



North Harbor Club CPA: Pre-Development Consultation

To: Davidson Board of Commissioners

From: Planning Director Jason Burdette, AICP

Date: June 5, 2018

Re: Changes to North Harbor Club's proposed Conditional Planning Amendment (CPA)

1. OVERVIEW

This Conditional Planning Area map amendment proposes to re-designate an approximately 2.60 acre area located in Davidson Landing from Special Use to Conditional Planning Area. This area is currently part of a Special Use Permit granted on May 18, 1983. The existing property owner would like to make improvements to the North Harbor Club restaurant located at 100 North Harbor Place (Parcel ID 00118397), including a kitchen expansion. The existing property owner would also like to add banquet hall space to the building located at 400 North Harbor Place (Parcel ID 00118398). Both proposals differ from the plans and specifications submitted with the original Special Use Permit for this area.

The existing building at 100 North Harbor Place is two stories with the North Harbor Club restaurant on the first floor and offices on the second floor. The property owner would like to expand the kitchen on the first floor. There will be no increase in impervious area with this addition as proposed.

The existing building at 400 North Harbor Place is three stories. The property owner would like to build an addition to the existing structure to allow for banquet space on the second floor of the building. The proposal includes a two-story addition. There will be an increase in impervious area with this addition, which appears to meet watershed ordinance requirements.

2. RELATED TOWN GOALS

Economic Development Strategy: The Town of Davidson will use existing assets and manage growth to encourage an appropriate mix of residential and commercial development.

Core Value: Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

3. OPTIONS/PROS & CONS

Pros: Supports the expansion of a long-standing Davidson business.

Cons: Potential noise and or inconvenience for current businesses during construction.

4. FYI or RECOMMENDED ACTION

This is an FYI. Staff has yet to receive an application and review the proposal. However, the proposed plan appears to be consistent with (a) the Davidson Comprehensive Plan, as adopted by the Board of

Commissioners and amended from time to time; and, (b) all other officially adopted plans and the Planning Ordinance.

5. NEXT STEPS

Provide feedback to potential applicant regarding the potential conditional planning area.