

REDUCING SCALE OF VILLAGE INFILL BUILDING TYPES

TEXT AMENDMENTS – OVERVIEW

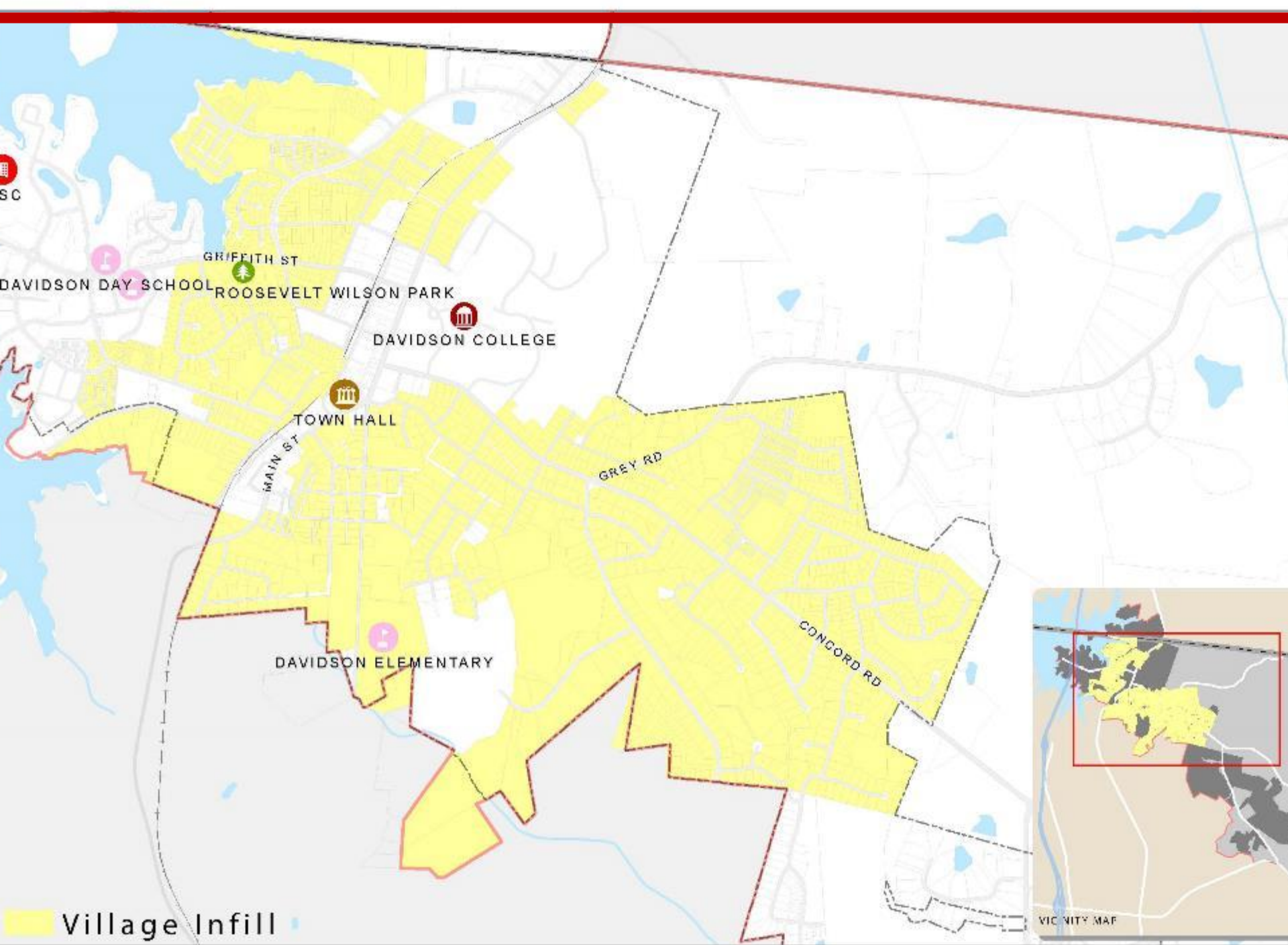
TOPICS COVERED

1. **Purpose:** Why We're Discussing It
2. **Background:** Why It's Important to Davidson
3. **Proposed Changes:** Draft Concepts/Changes
4. **Current Status & Next Steps:** Where We Are/Where We're Going

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE & BACKGROUND

- **BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area (BoC Strategic Plan, PD Work Plan)
- **CONCERNS:**
 - As Currently Exists: Building types incompatible with Village Infill
 - If Removed: Context-sensitive building types permitted in Village Infill
- **STRATEGY:** Respond to BoC directive and citizen concerns about scale of buildings in the VIP
- **PROPOSAL SUMMARY:**
 - Section 2: Eliminate Multi-family from Village Infill Planning Area Permitted Building Types
 - Section 4: Introduce Two New Building Types (Village Walkup, Village Courtyard)



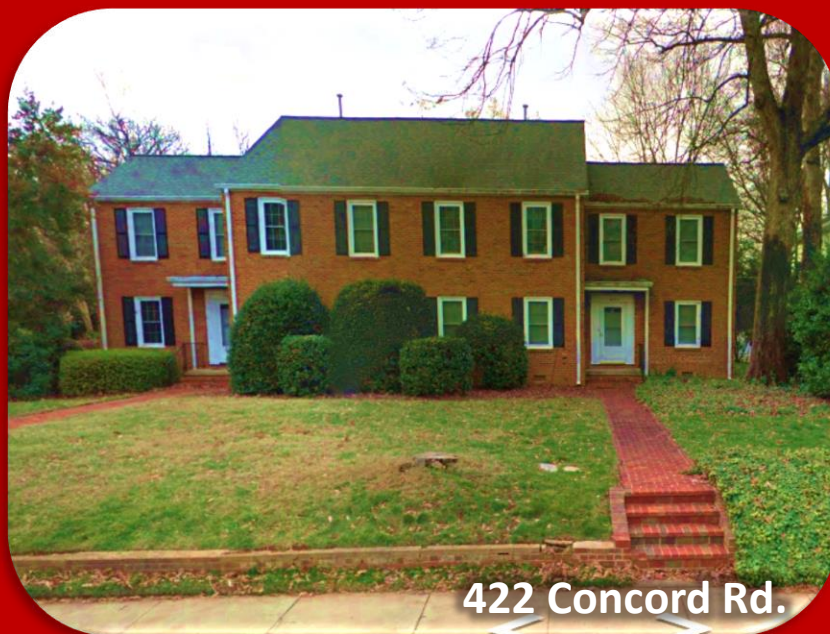
DRAFT CONCEPTS/CHANGES

SECTIONS 2 & 4 TEXT AMENDMENTS

NEW BUILDING TYPES

- **Multi-Family Building Type:** Remove from VIPA
- **Mixed Village Housing:** New/Create within VIPA
- **Mixed Village Includes:**
 - Village Walk-Up
 - Village Courtyard
- **Benefits:**
 - Respects Historic Precedents in Town
 - Accommodates Demographic Needs
 - Meets Market Demand

VILLAGE WALKUP



VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

MIXED VILLAGE

- **Requiring a Mix of Building Types in Master Plans >3 acres:**
 - Minimum/Maximum:
 - » No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types;
 - » No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
 - Master Plans: **Applicable to Only to Master Plans > 3 Acres**
 - » (i.e.) Master Plan = Two or more Principal Buildings or Public Infrastructure

SECTIONS 2 & 4 TEXT AMENDMENTS

MIXED VILLAGE OPTIONS

- **Options for a Mix of Building Types in Master Plans >3 acres:**
 - Option 1: No Minimums/No Maximums:
 - » Development could include all of one building type (i.e. Single Fam, Triplexes, Village Walkups)
 - Option 2: Bare Minimums/No Maximums:
 - » Must have *at least two* building types (but no prescriptive amount)
 - » Ex: 10 Single-Family, One Triplex or Four Village Walkups and Four Townhomes
- Master Plans: **Applicable to Only to Master Plans > 3 Acres**
 - » (i.e.) Master Plan = Two or more Principal Buildings or Public Infrastructure

NEXT STEPS

OPTIONS

- Gather more public input (potentially have the PB field inquiries at August meeting)
- Restart the text amendment process (public hearing, PB rec); takes longer to implement
- Vote on August 28
- Put on hold and discuss at a later date (Comprehensive Plan)
- Discard altogether