

# 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



College Town. Lake Town. *Your Town.*

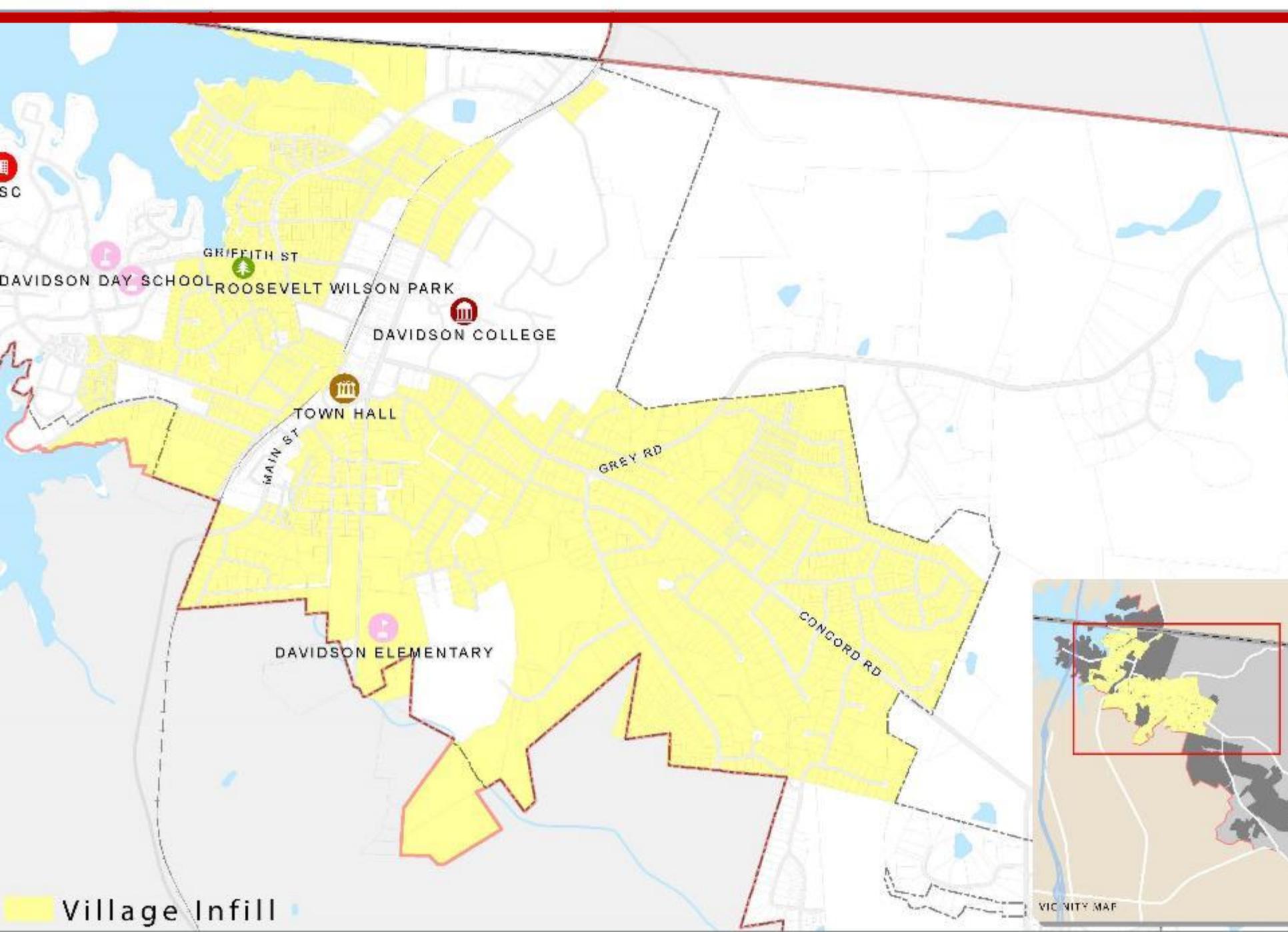
Board of Commissioners Work Session  
Jason Burdette, Planning Director  
Reducing Scale of Village Infill Building Types  
August 8, 2018

# SECTIONS 2 & 4 TEXT AMENDMENTS

## PURPOSE & BACKGROUND

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- **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



College Town. Lake Town. *Your Town.*

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# SECTIONS 2 & 4 TEXT AMENDMENTS

## NEW BUILDING TYPES

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- **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

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- **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

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- **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

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- 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