



Reducing Scale of Village Infill Building Types

To: Davidson Board of Commissioners
From: Jason Burdette, Planning Director
Date: August 7, 2018
Re: Village Infill building types

1. OVERVIEW

The Board of Commissioners directed staff to review building types, specifically reducing the scale of buildings and developing a context-sensitive strategy. Staff proposes removing the multi-family building type in the VIP and replacing it with two Mixed Village options, both reduced in scale. Potential regulatory options shall be discussed.

2. RELATED TOWN GOALS

Strategic Plan Goal: Change land use regulations including revisions to Village Infill Planning Area for lower densities and smaller scale.

Planning Department: Work Plan: (Neighborhood Character) Develop a Village Infill multi-family strategy.

Comprehensive Plan: Maintain Quality Design/Sound Planning Principles Goal 1- Prioritize Infill/Mixed-Use Development Within or Near Already Developed Areas. The town should establish the downtown and village area as the highest priority for infill, redevelopment, and mixed use.

Core Values: Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.

Constituents Served: All citizens. Though citizens living in the Village Infill Planning Area would be most served/impacted.

3. OPTIONS/PROS & CONS

Pros: Reduces scale of potential development in the Village Infill Planning Area.

Cons: Renders Lakeside Apartments a non-conforming building type.

4. FYI or RECOMMENDED ACTION

This is for discussion purposes.

5. NEXT STEPS

The Board could choose to take action at the August 28th meeting. Or, the Board could request more input from the Planning Board and/or citizens.