



## Consider Ordinance 2018-04: DPO Text Amendments Reducing Scale of Village Infill Building Types

To: Davidson Board of Commissioners  
From: Jason Burdette, Planning Director  
Date: August 28, 2018  
Re: Village Infill building types

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### 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.

### 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

Approve Ordinance 2018-04.

### 5. NEXT STEPS

N/A