



STAFF ANALYSIS

Date: October 9, 2018
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: North Harbor Club (Davidson Landing), Conditional Planning Area Map Amendment

1. INTRODUCTION

APPLICANT INFO

- **Owner:** The Lake Norman Company
- **Contractor:** Matthew Bartels (Bartels Construction Solutions, LLC)
- **Location:** 100 North Harbor Pl, 200 North Harbor Pl, 218 North Harbor Pl, 300 North Harbor Pl, and 400 North Harbor Pl. These properties are part of Davidson Landing, west of Interstate 77.
(Parcel IDs: 00118397, 00118395, 00118394, 00118393, 00118396, and 00118398)
- **Planning Area(s):** Special Use
- **Area:** +/- 2.6 acres

REQUEST

The applicant proposes to re-designate approximately 2.6 acres 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.

2. PLANNING STAFF PRELIMINARY REVIEW

OVERVIEW

The applicant proposes a Conditional Planning Area Map Amendment for North Harbor Club, a portion of Davidson Landing to allow for a building addition at 100 North Harbor Place and a building addition at 400 North Harbor Place.

100 NORTH HARBOR PLACE

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 by 700 square feet. There will be no increase in impervious area with this addition as proposed.

400 NORTH HARBOR PLACE

The existing building at 400 North Harbor Place is two stories with occupied office space on the first floor and unoccupied office space on the second floor. The property owner would like to renovate the existing approximately 4,000 square feet and expand the building by approximately 2,300 square feet (two-story addition) to provide adequate space to operate a banquet facility with an occupancy of approximately 300 people. The property owner would also like to extend the lakeside deck to create a larger outdoor area connected to the indoor banquet space. The proposed addition will increase the impervious area on this parcel by 1,900 square feet. This represents 15.9 percent of the existing pervious area of the parcel. This is below the 24 percent threshold for expansions to structures classified as existing development in Section 17.6.1 of the Davidson Planning Ordinance.

PARKING

The Davidson Planning Ordinance requires a minimum of two parking spaces per 1,000 square feet of commercial use in Section 8.3.1. The total square footage of commercial use after the proposed additions are as follows: 100 North Harbor Place total square footage after addition is 9,815 sq. ft.; 200 North Harbor Place total square footage of existing building is 11,400 sq. ft.; 400 North Harbor Place total square footage after addition is 12,635 sq. ft. The total commercial square footage of the three buildings will be 33,849 sq. ft. This means that a minimum of 68 parking spaces are required. There are 359 parking spaces currently on site.

CONDITIONS

Relevant conditions associated with the original Special Use Permit will carry over to this Conditional Planning Area. The conditions have been modified to allow for the expansion of the 100 and 400 buildings.

At the request of the Planning Board, a condition was added to require a vegetative swale between the structure located at 400 North Harbor Place and the lakeshore. The vegetative swale shall mitigate additional runoff from the increased built-upon area on this site. A separate condition was added to require public right-of-way dedication and sidewalk construction along the property frontage on Griffith Street, as shown on Exhibit A attached. The sidewalk shall connect to the terminus of the exit 30 bridge project (Exhibit B) and extend to the intersection of Griffith Street and Northwest Drive.

The proposed conditions are attached.

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. FYI OR RECOMMENDED ACTION

The proposed conditional planning area 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. The proposed change is recommended for approval as a means to bring the subject parcel out of its Special Use Permit designation, to allow the property owner to make alterations to the existing structures as outlined above.

4. PROCESS/NEXT STEPS

- Public Input Session: 8/29
- BOC Work Session: 9/4
- Planning Board Recommendation: 9/24
- BOC Public Hearing: 9/25
- BOC Decision (Tentative): 10/09

5. RESOURCES & ATTACHMENTS

Resources: Links to referenced policy documents.

- Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
- Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

Site Plans/Building Renderings:

- 100 North Harbor Place: Site Plan; Proposed Rendering (Approved by the DRB 8/15/18)
- 400 North Harbor Place: Site Plan; Proposed Rendering (Approved by the DRB 9/19/18)
- Updated Conditions: Conditions governing the approved site(s) development
- Exhibit A: Sidewalk Illustration
- Exhibit B: Exit 30 Bridge Site Plan