DAVIDSON COMMONS EAST LOT 4D MAP AMENDMENT PRE-DEV. CONSULTATION

The Town of Davidson

College Town. Lake Town. *Your Town.*

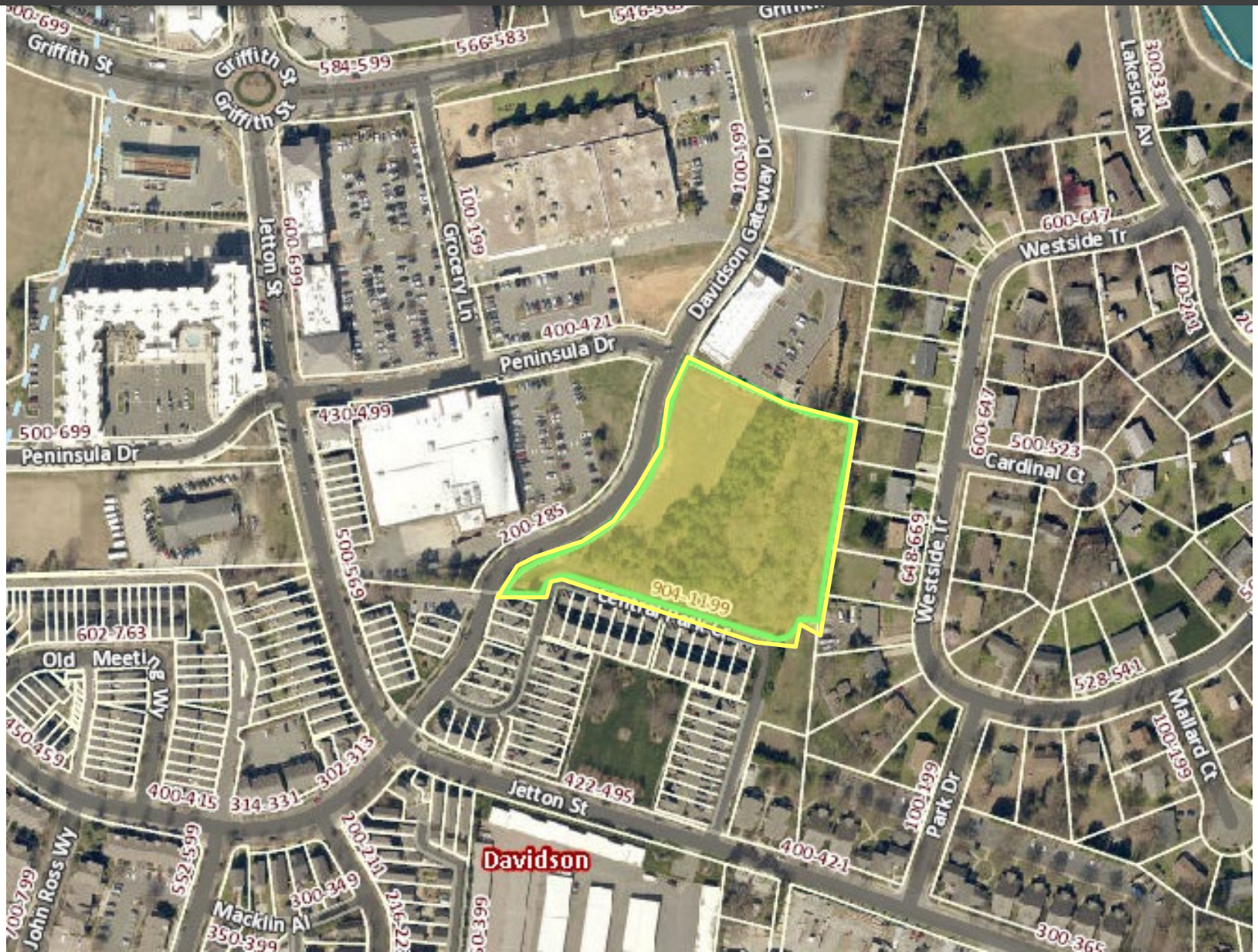
Dav. Commons East Lot 4D Map Amendment
Board of Commissioners Work Session
Trey Akers, Planning Dept.
February 12, 2019

DCE LOT 4D MAP AMENDMENT

PRESENTATION OVERVIEW

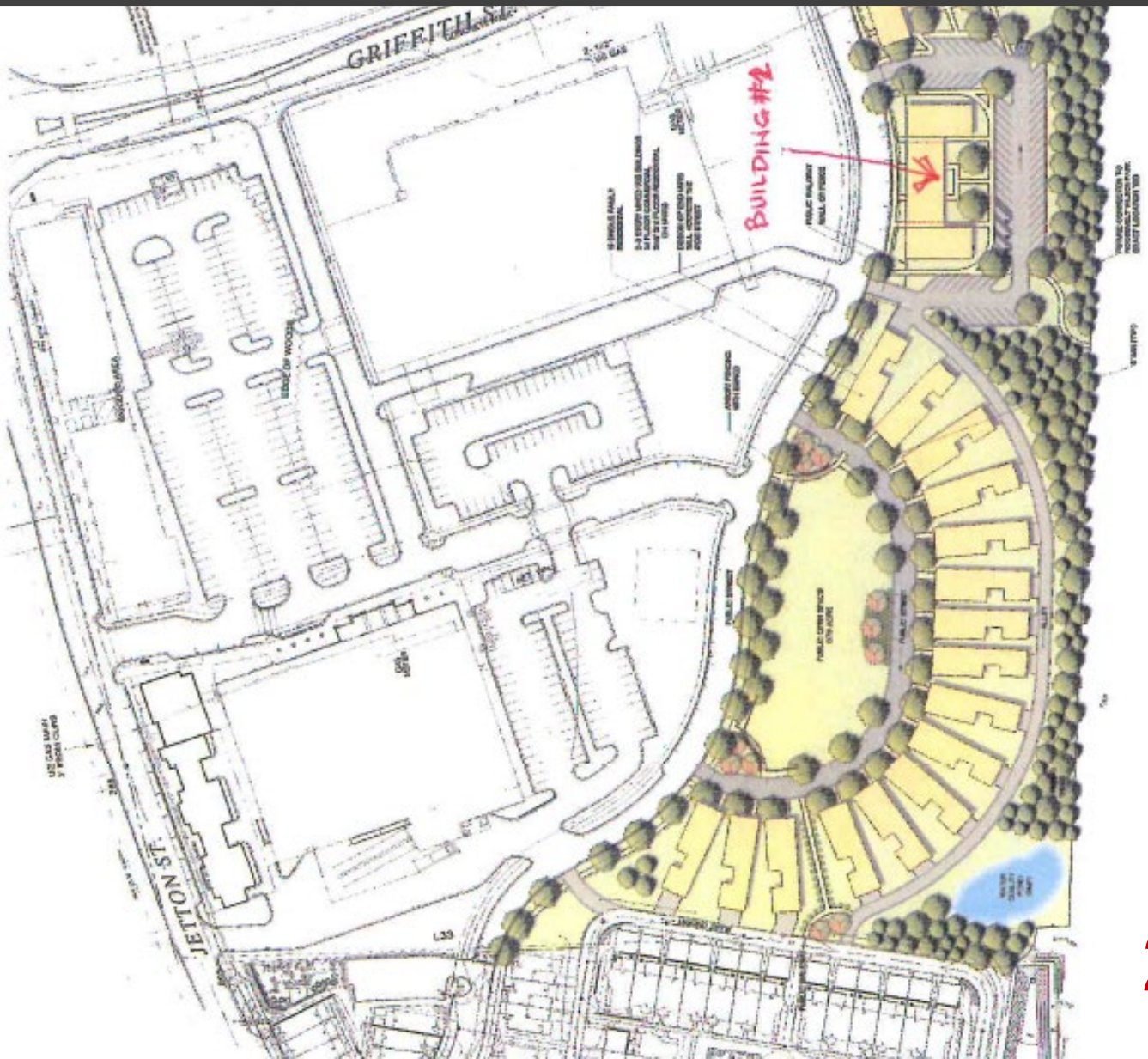
1. **Context:** Site Location
2. **Previous Plans/Timeline:** Site History
3. **Request/Overview:** Map Amendment, Proposed Plan
4. **Background:** Lakeshore Planning Area
5. **Related Town Goals:** Planning Principles, Comp. Plan
6. **Process Overview:** Decision Points, General Timeline
7. **Questions:** Follow Up + Discussion

SITE CONTEXT



SITE CONTEXT

DCE MASTER PLAN



North

2007

LOTS 4C-D MASTER PLAN

North

2010

CIRCLES @ 30 PLAN

North

2013

WOODIES, HOTEL

North

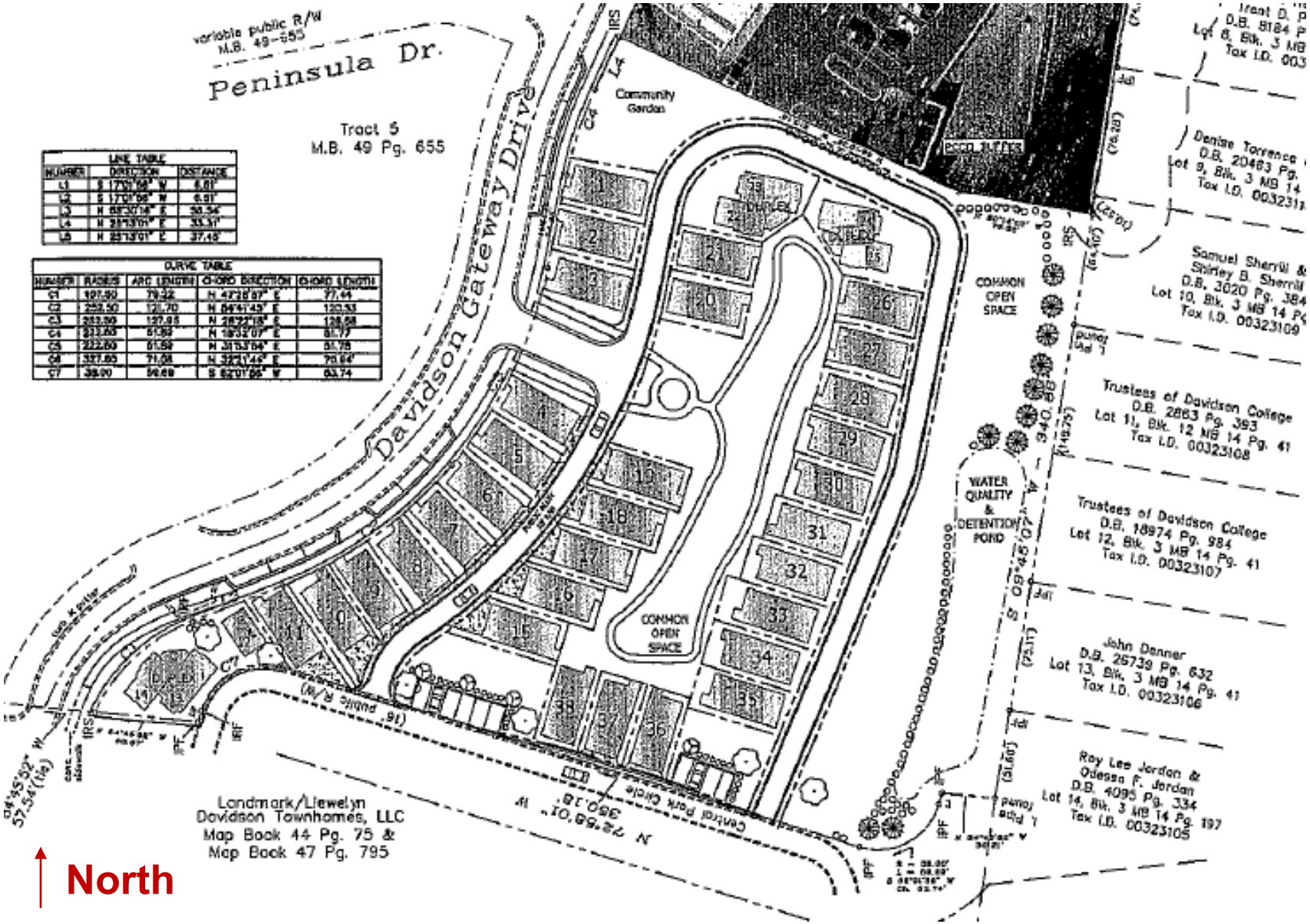
2014
2017

DCE LOT 4D MAP AMENDMENT

REQUEST / OVERVIEW

- **Applicants:** Saussy Burbank
- **Acreage/Parcels:** +/- 3.14 Acres (1 Parcels, CPA Zoning)
- **Number of Units:** 38
- **Unit Type:** Single-Family Detached
  - Includes Affordable Units (5)
- **Details:**
  - Lots: Two Frontages – Street & Common Open Space
  - Open Space: Central Focal Point

PROPOSED PLAN



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 17°01'06" W	6.01'
L2	S 17°01'06" W	6.01'
L3	N 68°30'18" E	50.56'
L4	N 28°53'01" E	33.31'
L5	N 28°53'01" E	37.18'

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	197.00	79.32	N 42°28'07" E	77.44
C2	252.50	121.70	N 64°41'43" E	120.53
C3	252.50	127.95	N 28°22'18" E	126.58
C4	222.50	61.69	N 18°32'07" E	61.77
C5	222.50	61.69	N 31°53'04" E	61.78
C6	337.65	71.08	N 32°21'46" E	70.94'
C7	38.00	58.69	S 62°01'06" W	53.74

LAKESHORE PLANNING AREA

STANDARD REQUIREMENTS

- **Mixed-Use Area:** Compact Form, Diverse Uses (DPO 2.2.6)
  - Housing Mix: Single-Family, Duplex, Attached, Townhome, Multi-Family
  - Building Diversity: Residential, Commercial (Live/Work, Storefront, Workplace)
  - Reflects Planning Principles, Circles @ 30 Plan, Comp. Plan
- **Transportation:** Walking/Biking Access Emphasized
- **Open Space:** Min. 5% Req.
- **Environmental:** Shoreline Preservation (Not Applicable Here)

TOWN RELATED GOALS

PLANNING PRINCIPLES / COMP. PLAN

- **PP1 Character/Place:** Compact Dev., *Community* Open Space;
- **PP3 Mobility:** Encourage Alt. Means of Transportation – Walkable, Mixed-Use Neighborhoods;
- **PP4 Land Resources:** Use Wisely (Dev. Up/Not Out);
- **PP 5 Diversity:** Housing/Price Mix in Each Neighborhood;
- **PP6 Manage Growth:** Healthy Diversity of Uses;
- **PP 7 Quality of Life:** Buildings/Places Encourage Interaction.
- **Comp. Plan (2010):**
  - Encourage Socioeconomic Diversity
  - Prioritize Infill Development

PROCESS OVERVIEW

BOC DIRECTION REQUIRED

- **BOC Work Session:** Winter 2019 **[BOC Guidance – Move Forward?]**
- **Rezoning Application:** Winter 2019
- **Rezoning Process/BOC Approval:** Spring 2019
  - Includes Public Hearing and Planning Board Recommendation
- **Master Plan Application:** Summer 2019
- **Master Plan Process/Approval:** Summer/Late Summer 2019
  - Includes Public Input Session, Planning Board Review + Comment
- **Built-Upon-Area Averaging Application/Approval:** 2019
  - Includes Board of Adjustment Approval

QUESTIONS