



## Petition for Amendment

DAVIDSON COTTAGES

(Name or Address of Proposal)

### Application Requirements

#### Date Filed

11/9/18

11/9/18

11/9/18

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#### Initial Application

- ☒ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ Description of Proposed Change  
(Use, compatibility with adjacent uses, consistency with by-right regulations)
- ☒ Statement of Compliance with Davidson Planning Ordinance
- ☒ Sketch Map in accordance with Section 14.21.3  
(Including existing site features, perimeter line, property lines, rights-of-way)

#### Additional Materials

- ☒ List of Adjacent Property Owners  
(All properties within 1320 feet)
- ☐ Legal Notice for Public Hearing  
(Obtained from Planning Director)
- ☐ Notice Letters, Envelopes Addressed/Mailed to Property Owners  
(Returned to Planning Dept. for Mailing)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

[Signature]  
Applicant's Signature

11/9/18  
Date



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(Name of Proposal)

### Contact Information

#### Applicant's Information

Name: SAUSSY BURBANK

E-Mail: peter.harakas@saussybank.com

Mailing Address: 2550 WEST TYVOLA RD, SUITE 100  
CHARLOTTE NC 28217

Business Phone: 704-802-1282 Mobile Phone: \_\_\_\_\_

#### Property Owner's Information

(If Different from Applicant)

Name: DAVIDSON COMMONS EAST CONDOMINIUM ASSOC

E-Mail: mkenr@flatcreekconstruction.com

Mailing Address: PO BOX 11696  
DAVIDSON, NC 28036

Business Phone: 704-892-0057 Mobile Phone: \_\_\_\_\_

#### Architect's Information

(If Applicable)

Name of Firm: WOODBINE DESIGN, PC

Architect's Name: RILEY D. BURGESS, JR.

E-Mail: rburgess@woodbinedesign.com

Mailing Address: 20816 N. MAIN STREET, SUITE 204  
CORNELIUS, NC 28031

Business Phone: 704-892-5479 Mobile Phone: 980-722-2669



## Petition for Amendment

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(Name of Proposal)

### Proposal Description

Application Date: \_\_\_\_\_

Project Location: 219 DAVIDSON GATEWAY DRIVE

Tax Parcel(s): 00323193

Current Planning Area: LAKE SHORE

Overlay District: ☐ No ☐ Yes District: LAKE SHORE

Proposed Planning Area: CONDITIONAL

Description of Proposed Change: TO ALLOW SINGLE FAMILY & DUPLEX RESIDENTIAL

(Attach Additional Information if Necessary)

Existing Site Conditions: VACANT

(Buildings, structures, easements, etc.)

Proposal Details:

• Parcel(s) Size (acres): 3.135 ACRES

• Water/Sewer Access: ☒ Water ☒ Sewer ☐ None

• Potential Use(s): SINGLE FAMILY DETACHED & DUPLEX RESIDENTIAL

• Permitted Height: 3 FLOORS

• Floor Area Ratio: \_\_\_\_\_



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## Statement of Compliance

	<p>For each category below that is applicable to the proposal submit a detailed analysis describing how the amendment does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.</p>
<p>Date Filed</p>	
<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input checked="" type="checkbox"/> <b>Planning Ordinance</b>  <a href="http://www.townofdavidson.org/1006/Planning-Ordinance">http://www.townofdavidson.org/1006/Planning-Ordinance</a>  <i>(Includes all relevant criteria such as Planning Area, Permitted Uses &amp; Building Types)</i></p> <p><input checked="" type="checkbox"/> <b>Section 2 Planning Areas</b></p> <p><input checked="" type="checkbox"/> Permitted Use/Add'l Req. <input type="checkbox"/> Not Permitted</p> <p><input checked="" type="checkbox"/> Permitted Building Type <input type="checkbox"/> Not Permitted</p> <p><input checked="" type="checkbox"/> Meets Setback Criteria <input type="checkbox"/> Does Not Meet</p> <p><input checked="" type="checkbox"/> Meets Open Space Criteria <input type="checkbox"/> Does Not Meet</p> <p><input checked="" type="checkbox"/> Meets Density Criteria <input type="checkbox"/> Does Not Meet</p> <p><input checked="" type="checkbox"/> <b>Section 4 Site &amp; Building Design Standards</b></p> <p><input checked="" type="checkbox"/> General Site Design Criteria (4.3)</p> <p><input checked="" type="checkbox"/> General Building Design Criteria (4.4)</p> <p><input checked="" type="checkbox"/> Specific Building Type Criteria (4.5)</p> <p><input type="checkbox"/> Existing Industrial Campuses Criteria (4.6)</p> <p><input type="checkbox"/> Renovation of Existing Structures Criteria (4.7)</p> <p><input checked="" type="checkbox"/> <b>Section 8 Parking &amp; Driveways</b></p> <p><input checked="" type="checkbox"/> <b>Section 9 Tree Preservation, Landscaping &amp; Screening</b></p> <p><input checked="" type="checkbox"/> <b>Section 10 Lighting</b></p> <p><input type="checkbox"/> <b>Section 22 Local Historic District Guidelines</b></p>

## Statement of Compliance

The Davidson Cottages has been conceived in an effort to be as compliant with the various applicable sections of the planning ordinance as possible. This site incorporates a use which is permitted for the site, single family detached and duplex dwellings, with these residential dwelling units being in convenient proximity to services and transportation. The building types are fully compliant with the ordinance, and are a complimentary size and arrangement to the adjacent single family detached subdivisions, the townhomes, and the live/work units.

The site plan has utilized front setbacks that are common and typical to the building type, as well as side yards. Rear yards have been minimized in an effort to maximize the open space area in the central core of the housing units. This open space as well as other open space on the periphery of the housing in the north and eastern boundaries is in excess of the minimum requirements while providing residential density that is within the ranges of the proximate area.

The site layout is consistent with the principles and goals of the planning process within the Town of Davidson, and with the design of the homes will help to create the sense of neighborhood that is desired.

The existing site is largely open with some mixed woods concentrated mostly along the southeastern border. Some of these existing trees will be thinned and/or removed to accommodate the grading and construction of the alley and the storm water facility. Trees that are not necessary to remove for these purposes will remain. There are no known specimen or significant trees in this affected area. In areas where existing vegetation is removed to the point where the required landscape buffer requirements are not being met, then additional vegetation will be provided as needed to bring those areas into compliance.

All dwelling unit parking will be via garage and short driveways from the alley access, with some visitor parking located in several areas. Additionally, a portion of the existing Davidson Gateway Drive frontage will be modified to provide some parallel spaces along that street.

All site lighting will be in accordance with Town of Davidson standards and requirements.