



## STAFF ANALYSIS

To: Board of Commissioners  
From: Jason Burdette, Planning Director  
Date: March 12, 2019  
Re: Davidson Landing Parking Lot, Conditional Planning Area Map Amendment

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### 1. INTRODUCTION

#### APPLICANT INFO

- **Owner:** The Lake Norman Company
- **Contractor:** Matthew Bartels (Bartels Construction Solutions, LLC)
- **Designer:** Ashley Schaffner (Liquid Design)
- **Location:** The Lake Norman Company owned parcels accessed from Southwest Drive and Torrence Circle (Parcel IDs: 00118857, 00118856, & 00118855)
- **Planning Area(s):** Special Use
- **Area:** +/- 5.7 acres

#### REQUEST

The applicant proposes to re-designate approximately 5.7 acres located in Davidson Landing from Special Use to Conditional Planning Area. These properties are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct a parking lot on the above referenced parcels. This proposal differs 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 +/- 5.7 acres currently zoned Special Use. The Davidson Planning Ordinance (DPO) allows the Conditional Planning Area as an option for developers/property owners to ask for exceptions from the ordinance in a manner that is mutually agreeable to the developer and the Town of Davidson. The Lake Norman Company's proposal includes a 117 space surface parking lot with associated screening and pedestrian facilities. The proposed site plan shows pedestrian facilities along the property frontage on Southwest Drive, through the center of the parking lot, and along the northern and southern perimeter of the lot. The purpose of tonight's discussion is to determine if the Board of Commissioners would like to see this proposed conditional rezoning move through the formal Conditional Planning Area Map Amendment (rezoning) process.

### **PARKING AS A PRINCIPAL USE**

Parking as a principal use is permitted in the Village Center, Village Commerce, and Village Edge Planning Areas with additional requirements. Per DPO Section 3.2.26, additional requirements for parking as a principal use in the Village Edge, Village Center, and Village Commerce Planning Areas states that parking as a principal use must be in a structure (deck/garage) and may not be a surface lot. With this proposal, the applicant requests an exemption from the above requirement to allow a surface parking lot as a principal use.

### **PARKING LOT DESIGN STANDARDS**

DPO Section 8.4 outlines parking lot design standards. This section states that parking lots shall be placed behind buildings. As there are no building proposed at this time, the applicant is requesting an exemption from this requirement.

### **POTENTIAL CONDITIONS**

Through the Conditional Planning Area Map Amendment process, the Board of Commissioners may attach additional conditions to an approval. The following conditions may be considered:

- Require that property lines are redrawn to exclude the COA amenity area (tennis courts) and to clean up property lines so that the project site is a single parcel. The applicant plans to meet this condition by donating the portion of land with the tennis court to the COA.
- Continue pedestrian facilities along the eastern boundary of the parking lot.
- Continue pedestrian facilities along the property bordering Torrence Circle.
- Require construction of pedestrian facilities within the public right-of-way on the south side of Griffith Street connecting to the I-77 bridge project, similar to the new sidewalk approved under the 100-400 North Harbor Place Conditional Planning Area Map Amendment. This sidewalk is shown on the proposed plan.
- Require a crosswalk on Griffith Street connecting the existing COA path to the North Harbor Place properties.

### **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 purpose of tonight's discussion is to better understand the viability of the Map Amendment (i.e. rezoning) request prior to initiating the official Conditional Map Amendment process. Board feedback is integral to this process.

## **4. PROCESS/NEXT STEPS**

If this project receives positive feedback, then the project team will begin the Conditional Map Amendment process.

## **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:

- Proposed Parking Lot Layout (Liquid Design)