



Villages of South Main Master Plan Amendment

To: Davidson Board of Commissioners
From: Planning Director Jason Burdette
Date: March 26, 2019
Re: Villages of South Main Master Plan Amendment

1. OVERVIEW

APPLICANT INFO

Owner: Davidson Village Investments, LLC

Developer: Fund 24-Davidson, LLC

Location: Corner of South Main Street and Griffith Village Lane; +/- 0.35 acres (Parcel IDs 00705148, 00705149, 00705150, 00705151, 00705152, 00705153, 00705154, & 00705155)

Planning Area: Village Infill

BACKGROUND

The Villages of South Main master plan was approved in 2004 with **39 total residential units**. In 2012, the master plan was amended to adjust the residential unit count from 39 to 31 total residential units.

Section 14 of the Davidson Planning Ordinance (DPO) permits an administrative approval of a master plan amendment if proposed unit counts were below identified thresholds (i.e. an increase/decrease of more than 10 percent of the residential units). Note: the original approval numbers for residential units and non-residential square footage are the basis number for which any proposed amendments must reference. This prevents incremental adjustments from circumventing the threshold limitations.

Any proposed master plan amendment that exceeds the administrative thresholds permitted by the DPO shall be considered “substantial” and must be reviewed and approved/denied by the board or agency which originally approved the plan. In this instance, the original approving body is the Davidson Board of Commissioners.

At the February 2019 work session, staff presented the request described below to the Board of Commissioners. The Board of Commissioners indicated general support for the master plan amendment.

REQUEST

Davidson Village Investments, LLC requests to reduce the proposed unit count in block 1 by an additional two units, **resulting in 29 total residential units**. Block 1 was originally approved in 2004 for ten townhome units and was amended in 2012 to allow eight townhome units. As currently proposed, the unit count in block 1 would be further reduced to six townhome units.

The proposed reduction of residential units falls outside the administrative approval thresholds based upon original approval numbers: **39** residential units.

If approved, total unit count for Villages of South Main would be reduced from 31 proposed units (2012 amendment) to 29 units.

2. RELATED TOWN GOALS

- 2018-2019 Strategic Plan—
Land Use Strategy: The Town of Davidson will manage residential growth and reduce the scale of future development.

3. OPTIONS/PROS & CONS

Pros: The proposed master plan amendment would reduce the number of units at Villages of South Main. Approval of this proposed amendment would expedite the completion of a project that has been dormant for many years.

4. FYI or RECOMMENDED ACTION

Staff supports the applicant's request and asks that the Board of Commissioners approve accordingly.

5. NEXT STEPS

If approved, the applicant will submit a final plat and pursue building permits.