



STAFF ANALYSIS

To: Board of Commissioners
From: Jason Burdette, Planning Director
Date: June 11, 2019
Re: Lake Forest Church Davidson, Conditional Planning Area Map Amendment

1. INTRODUCTION

APPLICANT INFO

- **Owner(s):** Rebecca McIntosh (480 S. Main St.)
Julius Wade & Cary Page (496 S. Main St.)
- **Site Designer:** Henson Foley
- **Location(s):** 480 & 496 South Main Street (Parcel IDs: 00324111, 00324107, & 00324170)
- **Planning Area(s):** Village Edge (480 S. Main St.)
Village Infill, Purple Overlay District (496 S. Main St.)
- **Area:** +/- 3.9 acres

REQUEST

The applicant proposes to re-designate approximately 3.9 acres located on South Main Street from Village Edge and Village Infill Planning Areas to Conditional Planning Area.

2. PLANNING STAFF PRELIMINARY REVIEW

OVERVIEW

The applicant proposes a Conditional Planning Area Map Amendment for +/- 3.9 acres currently zoned Village Edge and Village Infill Planning Areas. 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 request includes three parcels, 480 South Main Street (the former Davidson Family Clinic site), 496 South Main Street (currently a single-family home), and a vacant lot just south of 496 South Main Street. The applicant proposes a three-story commercial building fronting South Main Street (+/- 25,000 square feet) with restaurant/retail space on the first floor and office space on the second and third floors. The commercial building will also have outdoor space fronting a public pedestrian way leading to the church facility at the rear of the property. The proposed church facility will be two stories (+/- 30,000 square feet) fronting a public pedestrian way/plaza. The plan also preserves the existing home at 496 S. Main St. for church offices and meeting rooms. Plans show one new access point to the site from 496 South Main Street. A second access point will be provided via a joint driveway/parking lot at the neighboring property to the north, 460 South Main Street. Total parking on site will be +/-140 parking spaces. The

applicant is working with neighboring property owners on shared use agreements that will allow the church to utilize additional parking located adjacent to the church property. A TIA will be required if this project moves forward.

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 (i.e. rezoning) process.

REQUESTED CONDITIONS

Lake Forest Church requests a conditional map amendment for the following reasons:

- **Allowing the Church use at 480 South Main Street.** This parcel is located in the Village Edge Planning Area which allows the religious institution use with additional requirements. Under Davidson Planning Ordinance Section 3.2.31.2, religious institutions may not be located within 1,320 feet (1/4 mile) of another religious institution. This site is just within this distance from the Davidson United Methodist Church chapel located at 304 South Main Street.
- **Allowing a portion of the church facility on the 496 South Main Street property.** This parcel is located in the Village Infill Planning Area. The religious institution use is not permitted in this planning area.
- **Allowing church offices to locate within the existing single-family residence at 496 South Main Street.** Because this parcel is located in the Village Infill Planning Area, the religious institution use would not be permitted.
- **Additional conditions to consider?** Through the Conditional Planning Area Map Amendment process, the Board of Commissioners may attach additional conditions to an approval.

RELATED TOWN GOALS

PLANNING PRINCIPLES

- **Principle 1 Character/Community:** *We must preserve Davidson's character and sense of community* (compact developments with community open space; neighborhoods welcoming to all citizens; and neighborhoods as integral parts of town).
- **Principle 2 Unique Downtown:** *We must preserve and enhance Davidson's unique downtown* (social and civic center; provide a variety of retail and services; mixed uses; maintain and increase walkability/bikability).

COMPREHENSIVE PLAN (2010)

Chapter 3 Goals and Recommendations: Goal 5 (Page 56) Provide Support and Space for Churches, Religious Institutions, Childcare Services, and Community Centers

Chapter 3 Goals and Recommendations: Goal 1 (Page 65) Prioritize Infill and Mixed-Use Development Within or Near Already Developed Areas

2018-2019 STRATEGIC PLAN

Historic Preservation Strategy: The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.

Economic Development Strategy: The Town of Davidson will use existing assets and manage growth to encourage an appropriate mix of residential and commercial development.

3. FYI OR RECOMMENDED ACTION

The applicant is meeting with the board of commissioners to understand the viability of the Map Amendment (i.e. rezoning) request prior to initiating the official Conditional Map Amendment process. The purpose of tonight's discussion is to determine whether the board of commissioners would like to see this proposed rezoning move through the formal Map Amendment (i.e. rezoning) process. The board of commissioners should provide direction to the applicant as to whether they believe the proposed rezoning to Conditional Planning Area to be a reasonable request worth pursuing further.

4. PROCESS/NEXT STEPS

Assuming affirmative responses at each point in the process:

- **BOC Pre-Development Consultation:** June 2019
- **Conditional Map Amendment Application:** Summer 2019
- **TIA Complete and Public Input Session:** Fall 2019
- **Rezoning Process/BOC Approval:** Winter/Spring 2020
 - Includes Public Hearing and Planning Board Recommendation

5. RESOURCES & ATTACHMENTS

RESOURCES

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

ATTACHMENTS

- Proposed Site Plan (Henson Foley)