

TARGETED CONDITIONAL ZONING



College Town. Lake Town. *Your Town.*

Board of Commissioners Meeting
Jason Burdette, Planning Director
Targeted Conditional Zoning
July 9, 2019

TARGETED CONDITIONAL ZONING – OVERVIEW

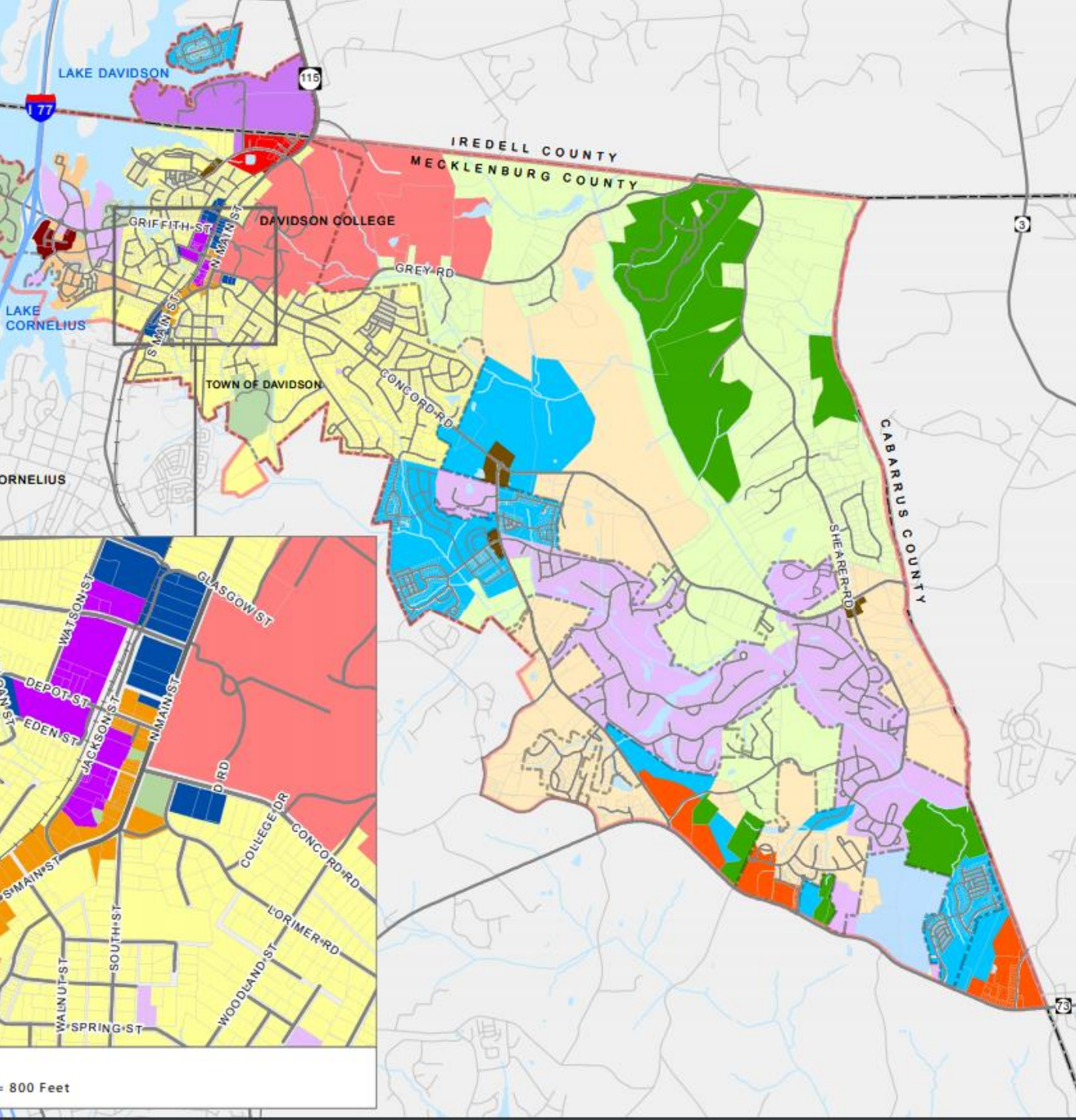
TOPICS COVERED

1. Purpose & Background
2. Strategic Plan/Core Value/Comp. Plan Alignment
3. Benchmark Communities
4. Options/Strategy
5. Pros & Cons
6. Next Steps

TARGETED CONDITIONAL ZONING

PURPOSE & BACKGROUND

- **BOC DIRECTIVE:** Explore strategies to better control the pace of development
- **CONCERNS:**
 - As Currently Exists: Difficult to control the timing of development
- **STRATEGY:**
 - Respond to BoC directive and citizen citizens' concerns to better manage growth
 - Research strategies that could be implemented
- **SUMMARY:**
 - Develop a targeted conditional zoning mechanism



PLANNING AREAS

A map of the Town of Davidson's Planning Areas as of July 2018.

PLANNING AREAS

- Central Business District
- College Campus
- Conditional
- Employment Campus I
- Employment Campus II
- Lakeshore
- Neighborhood Center I
- Neighborhood Center II
- Neighborhood Edge
- Neighborhood General
- Neighborhood Services
- Rural
- Rural Reserve
- Special Use
- Village Center
- Village Commerce
- Village Edge
- Village Infill

STREETS / RAIL

- Rail
- Interstates
- Streets

WATER FEATURES

- Lakes, Rivers, and Ponds
- Creeks and Streams

LAND USE

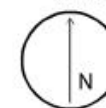
- Parcels

BOUNDARIES

- Town of Davidson
- Sphere of Influence / ETJ
- County Boundary

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



0 3,000
Feet

1 inch = 3,000 Feet

Date: 7/30/2018

DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson

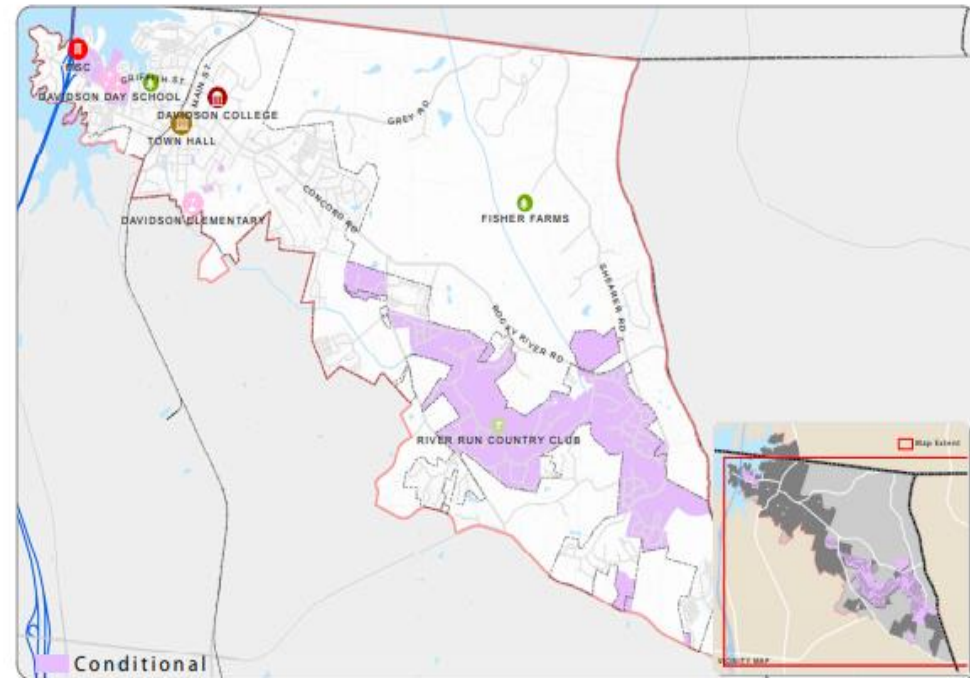
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TARGETED CONDITIONAL ZONING

PURPOSE AND BACKGROUND

Existing Conditional Planning Area (CPA):

Allows for flexible and innovative development that may fall outside the rigid parameters of the ordinance



2.2.17 CONDITIONAL PLANNING AREA

A. DESCRIPTION

Because of the nature, scale, or location, or particular impacts on the immediate areas, as well as the community as a whole, a Conditional Planning Area is established to add flexibility to the planning and development process, but at the same time create additional controls which can establish specific development standards to insure quality development.

B. PURPOSE

Conditional Planning Areas may be established for the purpose of allowing innovative planning or design ideas for development in any planning area.

In some instances, such development proposals may not be adequately accommodated by the base planning areas. In accordance with NCGS 160A-382, 384 and 385 the provisions set forth in Section 14 establish a legislative, conditional rezoning process for property within the town's planning jurisdiction.

TARGETED CONDITIONAL ZONING

PURPOSE AND BACKGROUND

- **Strategic Plan:**
 - Change land use regulations to slow growth
- **Planning Department Workplan:**
 - Research APFO and explore conditional development options
- **Core Values:**
 - Land planning will reflect historic patterns of village-centered growth
- **Planning Principle #6**
 - We must manage growth so that the town can provide public facilities and services apace with development
- **Comprehensive Plan:**
 - Continue to provide effective and efficient public services
 - Maintain quality design and sound planning principles

TARGETED CONDITIONAL ZONING

BENCHMARK COMMUNITIES

- **Asheville:** Uses CPAs with development thresholds
- **Chapel Hill:** Use Conditional-Use Permit (Q-J) to achieve specific goals
- **Charlotte:** Uses CPAs in specific zoning districts
- **Cornelius:** Uses CPAs for specific uses and specific development processes
- **Huntersville:** Uses Special Use Permits (Q-J) for major subdivision
- **Kannapolis:** CPAs are treated as an overlay
- **Mooreville:** Uses CPAs for specific uses

TARGETED CONDITIONAL ZONING

OPTIONS / STRATEGY

- **Options:** Targeted conditional zoning is a viable option. It offers a quicker, more direct, and defensible strategy to better control the pace of development.

Options: Residential & Commercial Development; Just Residential

- **Strategy:** Staff will explore a menu of options pertaining to threshold metrics.
 - Unit count options
 - Targeted density thresholds
 - Tiered approach based upon planning area
 - Commercial square footage
 - Combination of the above

TARGETED CONDITIONAL

PROS & CONS

PROS

1. Aligns with strategic plan initiative to control the timing of development
2. Could provide opportunities to achieve specific town goals such as affordable housing (i.e. Chapel Hill) or green building capacity
3. Could allow additional opportunities for public input
4. Provides the Board of Commissioners a direct say in the type and scale of development they would like to see
5. Could allow additional flexibility for creative/innovative development

TARGETED CONDITIONAL

PROS & CONS

CONS

1. Reduces the predictability of the process for land owners, developers, citizens, planners
2. Could significantly lengthen approval process
3. Would require additional staffing to accommodate lengthened and focused process
4. Would likely lead to a highly politicized process
5. Could negate previous community-wide planning efforts/initiatives/plans
6. Targeted threshold could result in the underutilization of land (i.e. not the highest and best use)

TARGETED CONDITIONAL ZONING

NEXT STEPS

- **Planning Staff:** Additional Research
- **Planning + BOC:** Solicit additional feedback (ongoing)
- **Planning + Planning Board:** Solicit feedback (beginning July)
- **BOC Action (Potential):** TBD