



# CFA CHURCH DAVIDSON

## CONDITIONAL PLANNING AREA MAP AMENDMENT

### PRE-DEVELOPMENT CONSULTATION



College Town. Lake Town. *Your Town.*

CFA Church Davidson Conditional Map Amendment  
Board of Commissioners, Work Session  
Jason Burdette, Planning Director  
August 13, 2019

# SITE CONTEXT



College Town. Lake Town. Your Town.

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Board of Commissioners, Work Session  
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August 13, 2019

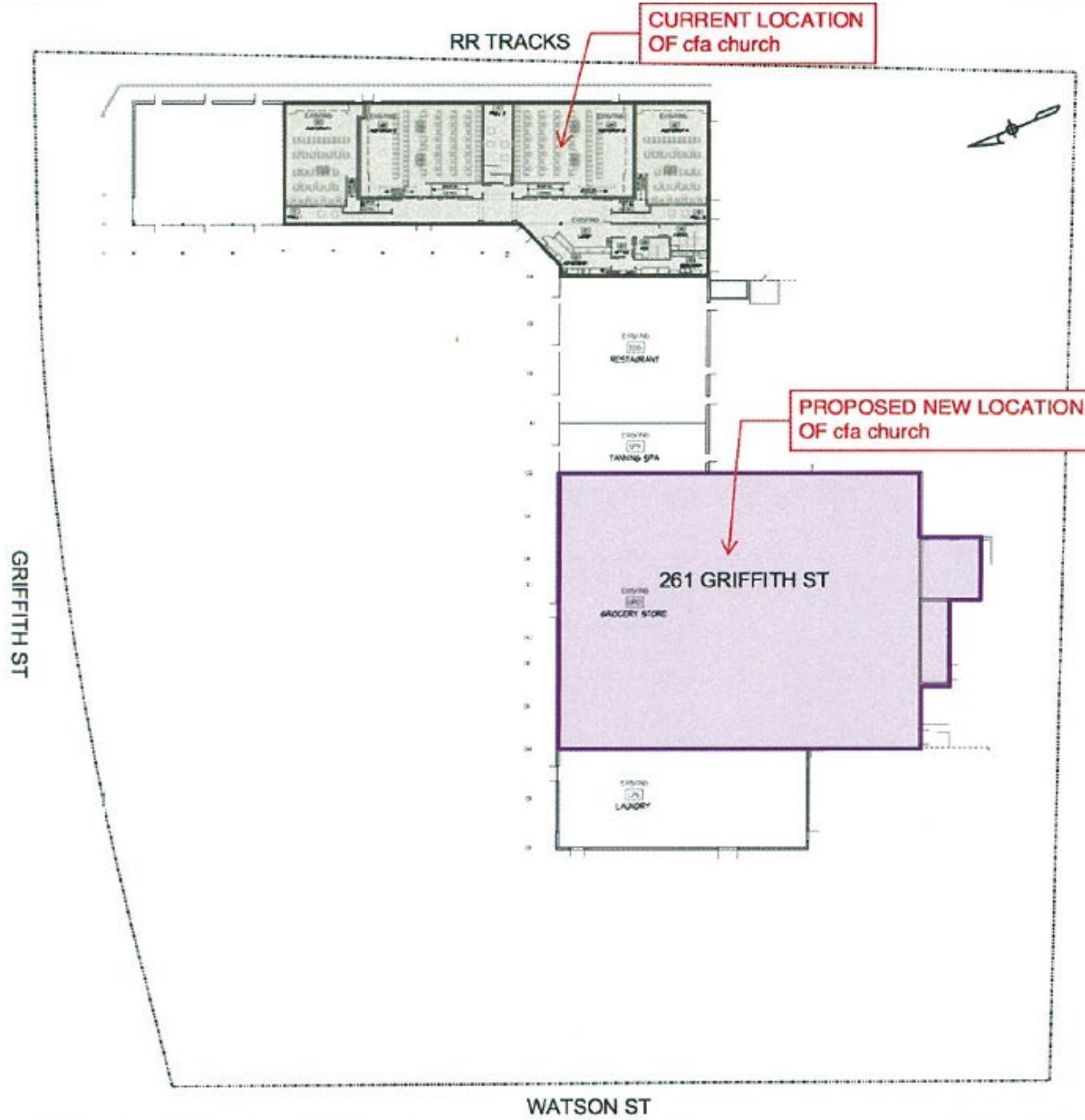
# CFA CHURCH CPA

## REQUEST / OVERVIEW

- **Current Owner(s):** Sadler Square Ltd.
  - Applicant: CFA Church
  - Site Designer: LS3P, Cole Jenest & Stone
- **Acreage/Parcels:** +/- 3.71 Acres (1 Parcel)
- **Zoning:** Village Commerce Planning Area
- **Existing Context:**
  - \* +/-37,300 sf commercial center
  - \* CFA leases space from Our Town Cinema on Sundays
  - \* +/-20,000 sf vacant grocery space



# PROPOSED PLAN



SADLER  
SQUARE  
SHOPPING  
CENTER

261 GRIFFITH STREET  
DAVIDSON, NC

EXISTING  
OVERALL SITE PLAN

29 MAY 2019

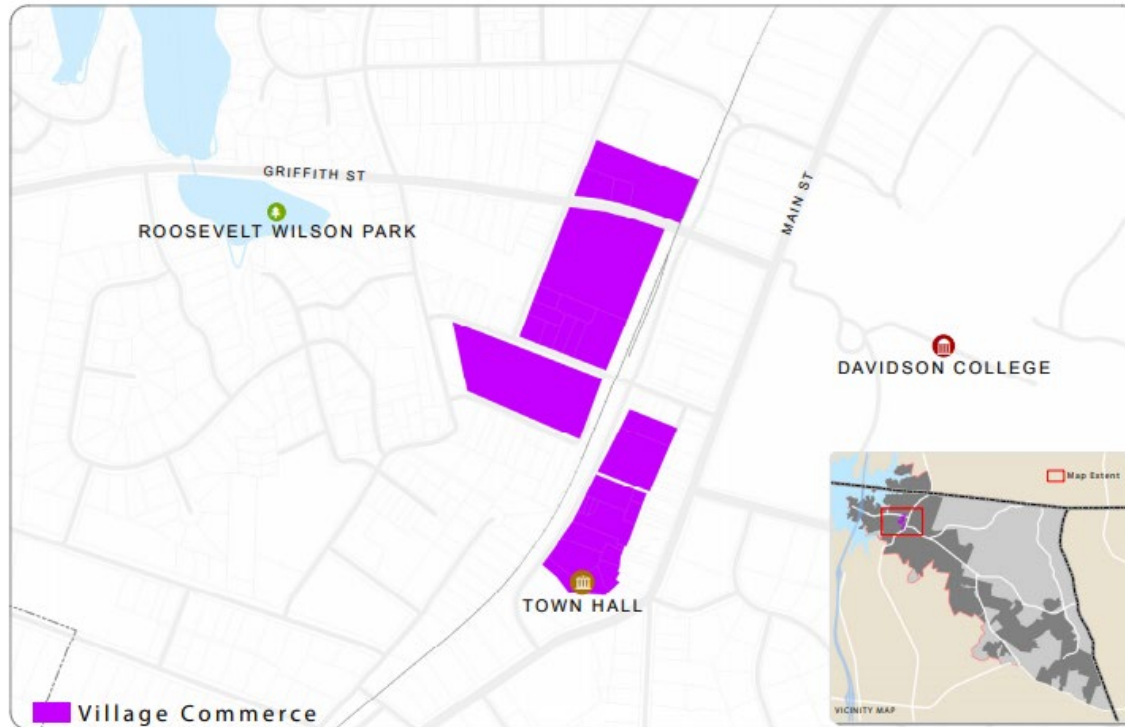
# CFA CHURCH CPA

## REQUESTED CONDITIONS

- **Religious Institution Use in Village Commerce Planning Area:**
  - Condition to allow the religious institution use in the Village Commerce Planning Area
- **Religious Institution Separation Requirement (DPO 3.2.31):**
  - Condition to allow a religious institution to locate within ¼ mile of another religious institution (three located within ¼ mile)
- **Others to Consider?**



# VILLAGE COMMERCE PLANNING AREA



- Strong emphasis on redevelopment of commercial/retail
- Dense mix of retail frontage
- Provisions for pedestrians, bicyclists, and transit

## 2.2.2 VILLAGE COMMERCE PLANNING AREA

# QUESTIONS



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