



**TOWN OF DAVIDSON
PLANNING BOARD
216 South Main Street
Town Hall Board Room
June 26, 2017**

PLANNING BOARD MEETING - 6:00 PM

(Held in the Town Hall Board Room)

- I. CALL TO ORDER**
- II. SILENT ROLL CALL AND DETERMINATION OF QUORUM**
- III. CHANGES TO THE AGENDA**
- IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) May 22, 2017 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - (a) DPO Text Amendments
 - (b) Mobility Plan RFP Selection Committee
- VIII. OTHER ITEMS**
 - 1. PERMIT ACTIVITY REPORT**
 - 2. PLANNING STAFF REPORT**
- IX. B.O.C. LIAISON SELECTION**
 - (a) 7/11/17 BOC Meeting Liaison
- X. ADJOURNMENT**



Agenda Title: May 22, 2017 Minutes

Summary: Review/Approval of May 22, 2017 Minutes

ATTACHMENTS:

Description	Upload Date	Type
□ May 22, 2017 Minutes	6/15/2017	Cover Memo

MEETING MINUTES

Planning Board
Town of Davidson, NC
May 22, 2017

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Davidson Town Hall Board Room.

CALL TO ORDER: 6:02 pm

SILENT ROLL CALL AND DETERMINATION OF QUORUM

PRESENT BOARD MEMBERS: Ellen Donaldson; Mike Minett; Lindsey Williams; Shawn Copeland; Susan Cooke; Kelly Ross (Vice-Chair/Acting Chair); Matt Dellinger; Michael Higgs.

ABSENT BOARD MEMBERS: Mickey Pettus, Chair; Bob Miller.

TOWN REPRESENTATIVES: Travis Johnson, Lindsay Laird, Trey Akers.

CHANGES TO THE AGENDA:

- Kelly Ross proposed discussion of the BOC Liaison, which was tabled until the end of the meeting.

REVIEW/APPROVAL OF THE MINUTES OF: April 25th, 2017

- Motion to Approve: Ellen Donaldson
Second: Susan Cooke
Vote: 8-0 (Minutes Approved; Not Present: Pettus, Miller)

REPORT OF B.O.C. LIAISON: None

OLD BUSINESS:

1. **Rural Area Plan:** Trey Akers informed Planning Board members that the RAP had been selected as the 2017 Land Use award winner by Sustain Charlotte. He acknowledged the work of the Planning Board for their input, along with Travis Johnson for graphic design, and Cristina Shaul for media/public engagement. He also provided an overview of the organization and their website.

NEW BUSINESS:

1. **Helmandollar Map Amendment:**
 - Lindsay Laird delivered a brief presentation of the proposal to re-designate PID 00327178 from Special Use Permit to Village Infill Planning Area.
 - Members asked questions about whether the open space would be impacted, including the existing play area; staff clarified that open space is not governed by the approved Special Use Permit, which does not mention open space or play area requirements. Additionally, the topic of built-upon-area limits was raised and staff confirmed that the parcel is subject to the requirements listed in Davidson Planning Ordinance (DPO) Section 17.

- Members also asked about the project context, including where existing development around the subject parcel was located. Staff noted that the requested Village Infill designation was consistent with all surrounding Planning Area designations, and that any development proposal the landowner could put forward would be the type of proposal as what currently is allowed on surrounding parcels.
- Members discussed whether they could modify the Consistency Statement to hold the landowner to their stated intent of building a single-family home; staff indicated that the drafted statement already indicated this express intent. Members voted to affirm the drafted Consistency Statement, finding the proposal in accordance with adopted plans and policies; members also approved the Map Amendment.

Motion to Approve Consistency Statement: Susan Cooke

Second: Ellen Donaldson

Vote: 8-0 (Consistency Statement Approved; Not Present: Pettus, Miller)

Motion to Approve Map Amendment: Michael Higgs

Second: Sean Copeland

Vote: 8-0 (Map Amendment Approved; Not Present: Pettus, Miller)

2. Davidson Planning Ordinance, Text Amendments:

- Trey Akers and Travis Johnson provided brief overviews of changes being considered throughout the DPO and, specifically, to the Transportation Impact Analysis (TIA) section of the DPO.
- Members discussed the proposed open space requirements and plaza seating criteria, expressing concern about whether plaza standards concerned only café seating. Staff noted that the DPO contains additional design requirements for plazas that go beyond seating.
- Members also discussed various aspects of the proposed TIA changes, including: The thresholds requiring a TIA or Transportation Review Meeting; how intersections were selected for study, including contexts where projects were near other jurisdictions; whether and how off-street parking requirements factored into TIA analyses; and, payment-in-lieu options. Staff noted that the proposed changes were intended to address the Board of Commissioners immediate concerns raised through the Rural Area Plan process, and that further changes could be expected through the Mobility Plan process beginning in the summer of 2017. Additionally, staff stated that they would provide overview documentation on how TIAs work to the Planning Board as a result of the discussion.

PERMIT & STAFF DEVELOPMENT REPORTS

1. Permit & Planning Staff Reports:

- Travis Johnson discussed the current status of permits, noting that applications were declining; members asked how this compared to the previous year, the data for which wasn't readily available.
- Trey Akers provided a brief update on various development proposals and projects underway. He noted that the Planning Board may be invited to participate in a joint work session with the Board of Commissioners if an application for the Davidson Commons East Hotel was submitted. Additionally, he noted that the Board of Adjustment was likely to hear a case concerning density averaging in the coming months, pending submittal of a complete application.

SELECTION OF BOARD OF COMMISSIONERS LIAISON: May 23rd, 2017

- No official liaison was selected for the Board of Commissioners meeting on May 23rd, 2017 meeting (Helmandollar Map Amendment).

ADJOURNMENT: 8:24 PM

- Motion to Adjourn: Sean Copeland
Second: Matt Dellinger

APPROVAL OF MEETING MINUTES

Signature/Date
Mickey Pettus
Planning Board Chair



Agenda Title: DPO Text Amendments

Summary: Review of proposed DPO text changes covering various topics.

- Overview of Items by Trey Akers and Travis Johnson.
- Planning Board Review/Recommendation. Consistency Statement Required.

ATTACHMENTS:

	Description	Upload Date	Type
□	DPO Text Amendments - Schedule of Proposed Changes	6/16/2017	Cover Memo
□	Exhibit A DPO Table 7-1 Park & Public Space Type Requirements	6/16/2017	Cover Memo
□	DPO Text Amendments - Planning Board Presentation	6/16/2017	Cover Memo



MEMO

Date: July 11, 2017 [Target Approval]
 To: Town Board
 From: Jason Burdette, Planning Director
 Re: Davidson Planning Ordinance Miscellaneous Proposed Text Amendments, Staff Analysis

1. TEXT AMENDMENTS

TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken to provide necessary clarifications and correct inadvertent omissions/errors since the DPO was approved by the Board of Commissioners and came into effect on May 1, 2015. Proposals are organized by page number.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
SECTION 2 – PLANNING AREAS				
2-3	2.1.3	PERMITTED USES	Parks + Open Space need to be identified as allowable uses in all Planning Areas.	Modify 2.1.3 to include Parks + Open Space as an explicit category of Permitted Uses.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: 2.1.3.H Park & Open Space Uses [NEW]: Parks and open spaces are permitted in all Planning Areas. Park types and open space must conform to the requirements listed in Section 7.	
2-13	2.2.2	VILLAGE COMMERCE BUILDING TYPES TABLE 2-5	The BOC expressed the need for transitions in building height between commercial areas and residential areas to be examined, and emphasized that multi-story transitions should be lessened.	Reduce Village Commercial max. Building height to 4 stories.
TEXT CHANGES			Old Text: Storefront: 5 Stories Max. New Text: Storefront: 4 Stories Max.	
2-13	2.2.2.D.2	VILLAGE COMMERCE	The BOC expressed the need to consider whether	Modify the Village Commerce requirements to

		OPEN SPACE REQUIREMENTS	open space requirements were appropriate for all Planning Areas.	feature a proportional amount of required open space.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: The following table establishes the required open space for the Village Commerce Planning Area: Required % of Development - Min. 5%, Max. N/A</p>	
2-17	2.2.3	VILLAGE EDGE BUILDING TYPES TABLE 2-8	The BOC expressed the need for transitions in building height between commercial areas and residential areas to be examined, and emphasized that multi-story transitions should be lessened.	Reduce Village Edge max. Building height to 3 stories.
TEXT CHANGES			<p>Old Text: Workplace, Storefront: 4 Stories Max.</p> <p>New Text: Workplace, Storefront: 3 Stories Max.</p>	
2-17	2.2.3.D.2	VILLAGE EDGE OPEN SPACE REQUIREMENTS	The BOC expressed the need to consider whether open space requirements were appropriate for all Planning Areas.	Modify the Village Edge requirements to feature a proportional amount of required open space.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: The following table establishes the required open space for the Village Edge Planning Area: Required % of Development - Min. 5%, Max. N/A</p>	
2-21	2.2.4.D.2	VILLAGE INFILL OPEN SPACE REQUIREMENTS	The BOC expressed the need to consider whether open space requirements were appropriate for all Planning Areas.	Modify the Village Infill requirements to feature a proportional amount of required open space.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: The following table establishes the required open space for the Village Infill Planning Area: Required % of Development - Min. 10%, Max. N/A</p>	
2-26	2.2.5.D.2	CENTRAL BUSINESS DISTRICT OPEN SPACE REQUIREMENTS	The BOC expressed the need to consider whether open space requirements were appropriate for all Planning Areas.	Modify the Central Business District requirements to feature a proportional amount of required open space.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: The following table establishes the required open space for the Central Business District Planning Area: Required % of Development - Min. 5%, Max. N/A</p>	
2-32	2.2.6.E	LAKESHORE	The Central Business District and Village Infill Planning Areas currently require	Revise the DPO to include shoreline preservation and public access standards as

		SHORELINE BUFFER REQUIREMENTS	shoreline preservation and public access as part of development, but these standards were inadvertently omitted from the Lakeshore Planning Area text.	part of the Lakeshore Planning Area requirements.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: The following are additional development standard(s) in the Central Business District Planning Area: New development along the lake shall retain 100 percent of the lake shoreline for public use. The existing vegetation within this area shall be preserved. This area may be dedicated to the Town for general public use. Refer to Section 17 - Watershed Overlay District for restrictions on pervious surface in the shoreline buffer area.	
2-35	2.2.7	NEIGHBORHOOD CENTER 1 BUILDING TYPES TABLE 2-22	The BOC expressed the need for transitions in building height between commercial areas and residential areas to be examined, and emphasized that multi-story transitions should be lessened.	Reduce Neighborhood Center 1 max. Building height to 3 stories.
TEXT CHANGES			Old Text: Live/Work, Storefront, Institutional, Workplace: 4 Stories Max. New Text: Live/Work, Storefront, Institutional, Workplace: 3 Stories Max.	
2-45	2.2.9	NEIGHBORHOOD SERVICES BUILDING TYPES TABLE 2-30	The BOC expressed the need for transitions in building height between commercial areas and residential areas to be examined, and emphasized that multi-story transitions should be lessened.	Reduce Neighborhood Services max. Building height to 3 stories.
TEXT CHANGES			Old Text: Live/Work, Storefront: 4 Stories Max. New Text: Live/Work, Storefront: 3 Stories Max.	
2-45	2.2.9.D.2	NEIGHBORHOOD SERVICES OPEN SPACE	The BOC expressed the need to consider whether open space requirements were appropriate for all Planning Areas.	Modify the Neighborhood Services requirements to feature a proportional amount of required open space.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: The following table establishes the required open space for Neighborhood Services Planning Area: Required % of Development - Min. 5%, Max. N/A	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				

4-3	4.3.1.D	FENCES, HEDGES, & GARDEN WALLS	<p>The DPO needs to be revised to clarify:</p> <ol style="list-style-type: none"> 1. That fences should be 2/3 not 1/3 solid (this is a typographical error); 2. The allowed fence heights for properties in the Scenic Byway Overlay District. 	<p>Revise the typographical error and list the fence standards for properties in the Scenic Byway Overlay District. Additionally, reorganize the section to include titled/numbered sub-sections: All Planning Areas; Scenic Byway Overlay District; and, Retaining Walls.</p>
TEXT CHANGES			<p>Old Text: Fences, hedges, and/or garden walls located... for purposes of fencing, hedges, and garden walls...The maximum height of retaining walls...</p> <p>New Text:</p> <ol style="list-style-type: none"> 1. All Planning Areas: Fences, hedges, and/or garden walls located...shall be no more than two-thirds solid...for purposes of fencing, hedges, and garden walls. 2. Scenic Byway Overlay District: For parcels subject to the split-rail fence standards within the Scenic Byway Overlay District, fences shall be constructed with a top of rail height not to exceed 48 - 52 inches. Supporting posts may extend an additional six to eight inches above the top of rail, but may not exceed 58 inches total. Agricultural or equestrian-related exceptions may be permitted by the Planning Director. 3. Retaining Walls: The maximum height... 	
4-6	4.4.1.A.3	BUILDING HEIGHT	<p>The DPO does not clearly define the extent of height measurements to top of building in regards to parapets, which should not be included in the measurements.</p>	<p>Add "parapet" to list 3a. Building Elements, describing features that are not included in building height measurements.</p>
TEXT CHANGES			<p>Old Text: Unless specifically stated elsewhere in this ordinance, the height requirements established in this ordinance shall not apply to:</p> <ol style="list-style-type: none"> a. Building elements (such as church spires, belfries, cupolas, domes, etc.) which are not intended for human occupancy; <p>New Text: Unless specifically stated elsewhere in this ordinance, the height requirements established in this ordinance shall not apply to:</p> <ol style="list-style-type: none"> a. Building elements (such as church spires, belfries, cupolas, domes, parapets, etc.) which are not intended for human occupancy; 	
4-7	4.4.1.C.2.D	FAÇADE ARTICULATION	<p>In order for the building height to be treated equally across projects, the DPO must clarify that parapets</p>	<p>Add language clarifying that parapets must be designed to be congruent with the overall building design.</p>

			should be proportional to the height of the building.	
TEXT CHANGES			Old Text: 2d. Stepped parapets. New Text: 2d. Stepped parapets. Parapets shall be proportional to the height of the building.	
SECTION 6 – SUBDIVISION & INFRASTRUCTURE STANDARDS				
6-18	6.8.1.A	SIDEWALKS REQUIRED LOCATION	The DPO must clarify when and where sidewalk construction is required as part of the development process.	Revise the introduction to 6.8.1.A to indicate when and where sidewalk construction is required as part of the building permit process.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: Except as provided for in this ordinance, all development requiring building permit approval shall provide sidewalk facilities along the property frontage in accordance with this ordinance. This does not apply to the following: - Existing residential or non-residential development construction affecting less than 50% of the building; - Permits for: Accessory structures; detached garages; demolition work; residential or non-residential interior work; pools; or, retaining walls.	
6-22	6.10	TRANSPORTATION IMPACT ANALYSIS	The BOC recommended the exploration of targeted changes to the Town’s TIA requirements to ensure accurate analysis and broader applicability.	Revise the TIA requirements to require analysis to occur during months when schools are in session, and to require all projects to meet and discuss transportation improvements related to each proposal.
			Old Text: N/A [Various] New Text: See Exhibit B at the end of this document.	
SECTION 7 – PARKS & OPEN SPACE				
7-2	7.2	PARKS & OPEN SPACE DEDICATION & CONSERVATION REQUIREMENTS	The DPO does not currently stipulate to what types of development proposals open space requirements apply.	Revise the text to indicate which specific development types must meet the open space requirements.
			Old Text: Any person developing and/or subdividing property for residential purposes shall be subject to the park dedication and open space conservation requirements as follows: New Text: All development except Single-Family Detached Houses and Duplexes shall be subject to the following park dedication and open space conservation requirements. Note: All lots approved as part of Individual Building, Master Plan, or Conditional Master Plan processes are	

			governed by the open space requirements specified therein. For exempt subdivisions, all applicable ordinance requirements apply.	
7-6	7.4.2	TYPES OF PARKS & PUBLIC SPACES	New open space requirements proposed for 7/11/17 mean that certain types of open space are desired in certain planning areas (i.e. plazas or squares in more urban areas).	Provide a chart indicating what types of open/park spaces must be used to meet the min. open space requirements for each planning area.
			Old Text: N/A [Does Not Exist] New Text: See Exhibit A at the end of this document.	
7-7	7.4.B.E	PLAZA REQUIREMENTS	The DPO is not clear on whether space dedicated to outdoor/café seating can contribute to open space/plaza requirements.	Include language clarifying that outdoor/café seating can contribute to but not satisfy the entirety of plaza requirements.
TEXT CHANGES			Old Text: Plazas shall provide an appropriate amount of seating, as determined by the Planning Director. New Text: Plazas shall provide an appropriate amount of seating, as determined by the Planning Director. A portion of outdoor café seating areas may contribute to meeting this requirement.	
SECTION 8 – PARKING				
8-8	8.5.B.4	PARKING STANDARDS LOTS MORE THAN 60 FEET IN WIDTH	Item 4. states that the criteria do not apply to RPA properties, which is not accurate.	Remove Item 4.
TEXT CHANGES			Old Text: The requirements above shall not apply to Detached Home building types in the rural and rural reserve planning area. New Text: N/A [Removed]	
8-12	8.7	DRIVEWAYS	An independent Driveway Permit is referenced but is not defined and does not exist in Section 14; rather, driveway permits are handled as Building Permits.	Revise the text to refer to the Building Permit process.
TEXT CHANGES			Old Text: ...or as an independent Driveway Permit according to the procedures outlined in Section 14. New Text: ...or as an independent Building Permit according to the procedures outlined in Section 14.	
SECTION 14 – ADMINISTRATION & PROCEDURES				
14-23	14.13	BUILDING PERMITS	The DPO must clarify that sidewalk construction is	Revise the introduction to 14.13 indicate when and where sidewalk construction

			required as part of the building permit process.	is required as part of the building permit process.
TEXT CHANGES			<p>Old Text: The Town of Davidson needs to approve building permit applications whenever a building, sign or other structure (except as otherwise provided in this ordinance) shall be erected, moved, extended, or enlarged or structurally altered, as per Section 14.</p> <p>New Text: ...as per Section 14. Except as provided for in this ordinance, all development requiring building permit approval shall provide any required facilities along the property frontage in accordance with this ordinance. See Section 6 for further information.</p>	
14-33	14.15.9	FINAL PLAT	Plats are being submitted without any/clear statement of purpose.	Modify Final Plat documentation criteria to require a Purpose Statement on each Final Plat explaining the purpose of the plat and/or RTAP.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: 1. PURPOSE: In the Notes section, list the purpose of the plat as the first note. For example, the purpose should state:</p>	
14-34	14.15.9.F	FINAL PLAT	Lots hosting affordable housing units must be shown on the Final Plat, which is stated in 5.2.B.3 but is not mentioned in the documentation requirements for Final Plats.	List affordable unit lot identification as a requirement of Final Plat documents.
TEXT CHANGES			<p>Old Text: F. Site Details: The lines and names of all streets, alley lines, lot lines, lot and block numbers, lot addresses, building setback lines, easements, reservations, on-site demolition landfills, and areas dedicated to public purpose with notes stating their purposes.</p> <p>New Text: F. Site Details: ...lot addresses, lots designated for affordable units, building setback lines...</p>	

3. PUBLIC PLANS AND POLICIES

The proposed text changes are consistent with the existing policy and ordinance frameworks adopted by the town. Most changes involve the improvement or clarification of text, or the inclusion of items inadvertently missed in the drafting of the original ordinance. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

4. STAFF RECOMMENDATION

The proposed changes aim to: 1. Provide additional clarification pertaining to words or phrases utilized in the ordinance text; and, 2. Include in the ordinance items inadvertently missed in the drafting of the original ordinance or subsequent amendments. Specific explanations are provided in the table above. These changes are recommended for approval in order to accurately reflect the adopted Planning Area standards for each parcel.

5. EXHIBITS

- **Exhibit A:** Table 7-1: Park Types Permitted to Count Towards Minimum Open Space Requirement
- **Exhibit B:** Draft Transportation Impact Analysis Changes

EXHIBIT B: DRAFT TRANSPORTATION IMPACT ANALYSIS CHANGES

TRANSPORTATION IMPACT ANALYSIS (TIA) - Proposed Draft Changes, June 2017

6.10.1 APPLICABILITY

Development Threshold: A Transportation Impact Analysis (TIA) is required for all development applications that meet or exceed any of the following thresholds:

SINGLE FAMILY RESIDENTIAL LOTS*	MULTI-FAMILY RESIDENTIAL UNITS**	SCHOOLS	COMMERCIAL
50	50	All new and expansions of existing facilities	10,000 SF
* Applies to detached house building types (See Section 2) ** Applies to all residential units in buildings other than detached house building types (See Section 2)			

A Transportation Impact Analysis (TIA) will also be required if:

- The proposed development would increase the town's population by one percent or greater (based upon current US Census data and average household size);
- The proposed development expects to create one hundred (100) or more peak hour vehicle trips and/or five hundred (500) or more daily vehicle trips;
- The proposed development includes driveways connecting to existing roadways with a level of service of E or F.

All other developments may be required by the Planning Director to provide a TIA.

A draft TIA must be completed and submitted to the town thirty (30) days prior to any public input session and/or required public meeting.

A. TRANSPORTATION REVIEW MEETING

All projects of twenty (20) or more lots and/or twenty (20) dwelling units and/or all nonresidential projects of any size are required to attend a transportation review meeting with the Planning Director. The applicant shall assemble the following information (pre-scoping package) and submit it to the Town a minimum of ten (10) business days prior to the scheduled transportation review meeting. If necessary, NCDOT will be included in the transportation review meeting.

All pre-review submittal packages shall include the following items (as applicable):

1. Site Plan (to scale) shall include:
 - a. Parking count and any carpool or rideshare parking spaces
 - b. Location and number of bicycle parking spaces
 - c. Location of any transit stops (within 500ft of project site)
 - d. Sidewalks, greenways, and/or multi-use paths
 - e. Adjoining parcels (listing their parcel ID and planning areas)
 - f. Location of any existing stub outs and/or ROW preserved for connections (Including roads,

- greenways, multi-use paths, and sidewalks) on site and on all adjoining parcels
- g. Proposed driveway locations and dimensions
- 2. Vicinity map (See Section 14)
- 3. Construction timeline
- 4. List/Map of study area intersections in accordance with Section 6 of the Davidson Planning Ordinance
- 5. Location of existing and proposed bicycle and pedestrian facilities
- 6. Location of existing and proposed transit facilities and routes
- 7. Location and count of parking (vehicular and bicycle) within ¼ mile of project site.
- 8. Transportation Demand Management (TDM) policies to be included as part of project.
Ref: (<https://ops.fhwa.dot.gov/tdm/>)
- 9. Draft trip generation table for the proposed land uses and intensities.
 - a. The Planning Director may require the inclusion of internal capture, transit capture (if any), and pass-by calculations. The applicant will be notified no later than 48 hours before the scheduled scoping meeting if this information is required.
 - b. The Planning Director may require a draft trip distribution and assignment (separate trip distributions are needed for each land use proposed) The applicant will be notified no later than 48 hours before scheduled scoping meeting if this information is required.

*The Town has a list of approved vendors that are able to provide trip generation calculations by request. All work must be paid for by the applicant.
- 10. Development phasing plan

The Town shall provide the applicant a list of approved developments within the study area, and any approved/funded (but not yet constructed) transportation facility projects to be included in the TIA.

B. TIA DETERMINATION

Upon completion of a review meeting, Town staff will provide the applicant a transportation review determination in writing. Additional information may be required.

If the review determines that a TIA is required, preparation of the draft TIA will begin. A transportation consultant shall be selected from the Town's pre-approved list of on-call consultants. The town, TIA consultant, and applicant will confirm the TIA scope through a Memorandum of Understanding.

C. ALTERNATIVES TO TIA

If the proposed development schematic design produces between one and 50 lots and/or between one and 50 dwelling units, and/or a new commercial structure of less than 10,000 square feet, the developer shall choose one of the following:

1. A Transportation Impact Analysis as described in this section; or
2. A contribution to the implementation of the Connectivity and Traffic Calming Plan. The contribution will directly correlate with the number of proposed units/lots/square footage/daily trips. All developments will pay the same price for dwelling units in each range.
 - a. *For example, if a development is 21 units, then you would pay \$500 for 20 units and \$400 for the next 1 unit making the total contribution \$10,400 for a 21-unit development.*

DWELLING UNITS	FEE
< 20 du	\$500
21 - 40 du	\$400
41 - 50 du	\$300

New commercial developments less than 10,000 square feet and/or expansions of existing structures shall pay \$1 per additional/new conditioned square footage towards the implementation of the Connectivity and Traffic Calming Plan.

6.10.2 TRANSPORTATION IMPACT ANALYSIS REQUIREMENTS

4. Traffic Counts Timeframe: Traffic counts must be conducted when Davidson College and CMS schools are in session. Traffic counts conducted during holidays, school breaks, or during inclement weather will not be considered as valid counts and will be rejected by Town Staff.

6.10.2.C.b. The trip generation counts shall be taken between 6 to 9 AM and 4 to 7 PM to verify a local, more accurate trip rate. If a school is within one quarter mile (.25) of the project site, then the PM counts shall be taken from 2 to 7pm; and [continue existing DPO text].

■ **7.4.2: PARK & PUBLIC SPACE TYPES PERMITTED TO COUNT TOWARDS MINIMUM OPEN SPACE REQUIREMENT**

See below for a list of required Park/Public Space Types in select Planning Areas. Parks/Public Spaces are a subset of the total open space requirements and not additional requirements. For example, in the Neighborhood Center I Planning Area 10 percent of a project's total site area must be open space, and five percent of that total open space must be one of the identified park/public space types (i.e. Plaza, Square/Green, or Pedestrian Passageway).

TABLE 7-1 PARK & PUBLIC SPACE TYPE REQUIREMENTS										
PLANNING AREA	TOTAL OPEN SPACE REQUIRED (MIN.)	PARKS/PUBLIC SPACE REQUIRED	NEIGHBORHOOD PARK	PLAZA	SQUARE/GREEN	CLOSE	PLAYGROUND	COMMUNITY GARDEN	PEDESTRIAN PASSAGEWAY	GREENWAY
Village Commerce	5%	5%	*	X	X	-	-	-	X	*
Village Edge	5%	5%	*	X	X	-	-	-	X	*
Village Infill	10%	5%	*	X	X	-	X	X	X	*
Central Business District	5%	5%	*	X	X	-	-	-	X	*
Neighborhood Services	5%	5%	*	X	X	-	-	-	X	*
Lakeshore	5%	5%	*	X	X	-	X	-	X	*
Neighborhood Center I	10%	5%	*	X	X	-	-	-	X	*
Neighborhood Center II	10%	5%	*	X	X	-	-	-	X	*
Neighborhood General	20%	5%	*	X	X	-	X	X	-	*
Neighborhood Edge	45%	5%	*	-	X	-	X	X	-	*

*As required per ordinance.

DAVIDSON PLANNING ORDINANCE PROPOSED TEXT AMENDMENTS



College Town. Lake Town. *Your Town.*

TEXT AMENDMENTS - OVERVIEW

TOPICS COVERED

1. **Overview**
2. **Text Amendments Purpose**
3. **Proposed Amendments Highlights**
 - Building & Infrastructure
 - Final Plat Documentation
 - Open Space Types/Requirements
 - Transportation Impact Analysis
4. **Questions/Discussion**



TEXT AMENDMENTS

PURPOSE

1. Clarify Standards:

- Correct Inadvertent Omissions
- Address Inconsistencies
- Improve Predictability

2. Promote Davidson's Principles

- Achieve High-Quality Development
- Improve Quality of Life



TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 2: PLANNING AREAS**

- Permitted Uses: Parks + Open Space Allowed Everywhere
- Building Height: Reduce by One Story - Village Commerce/Edge, NS, NC1*
- Open Space: Est. Reqs. for Village Commerce/Edge/Infill, CBD, NS*

- **SECTION 4: BUILDING & SITE DESIGN STANDARDS**

- Fencing: Correct Transparency Req., Est. Scenic Byway Overlay Standards
- Building Height Measurement: Clarify how Parapet Features Considered

- **SECTION 6: SUBDIVISION & INFRASTRUCTURE STANDARDS**

- Sidewalk Construction: Clearly Tied to Building Permit
- Transportation Impact Analysis*
 - Require Transportation Review Meeting
 - Analysis Includes Schools' Peak

**Greater detail on ensuing slides*



TEXT AMENDMENTS

HIGHLIGHTS

- **SECTION 7: PARKS & OPEN SPACE**
 - Plaza Requirements: Café Seating Allowed to Contribute
 - Park Types & Public Spaces: Required Types Based on Planning Area*
- **SECTION 8: PARKING & DRIVEWAYS**
 - Driveways Handled via Building Permit
- **SECTION 14: ADMINISTRATION & PROCEDURES**
 - Final Plat Documentation: Include Purpose Statement, Identify Affordable Lots

**Greater detail on ensuing slides*



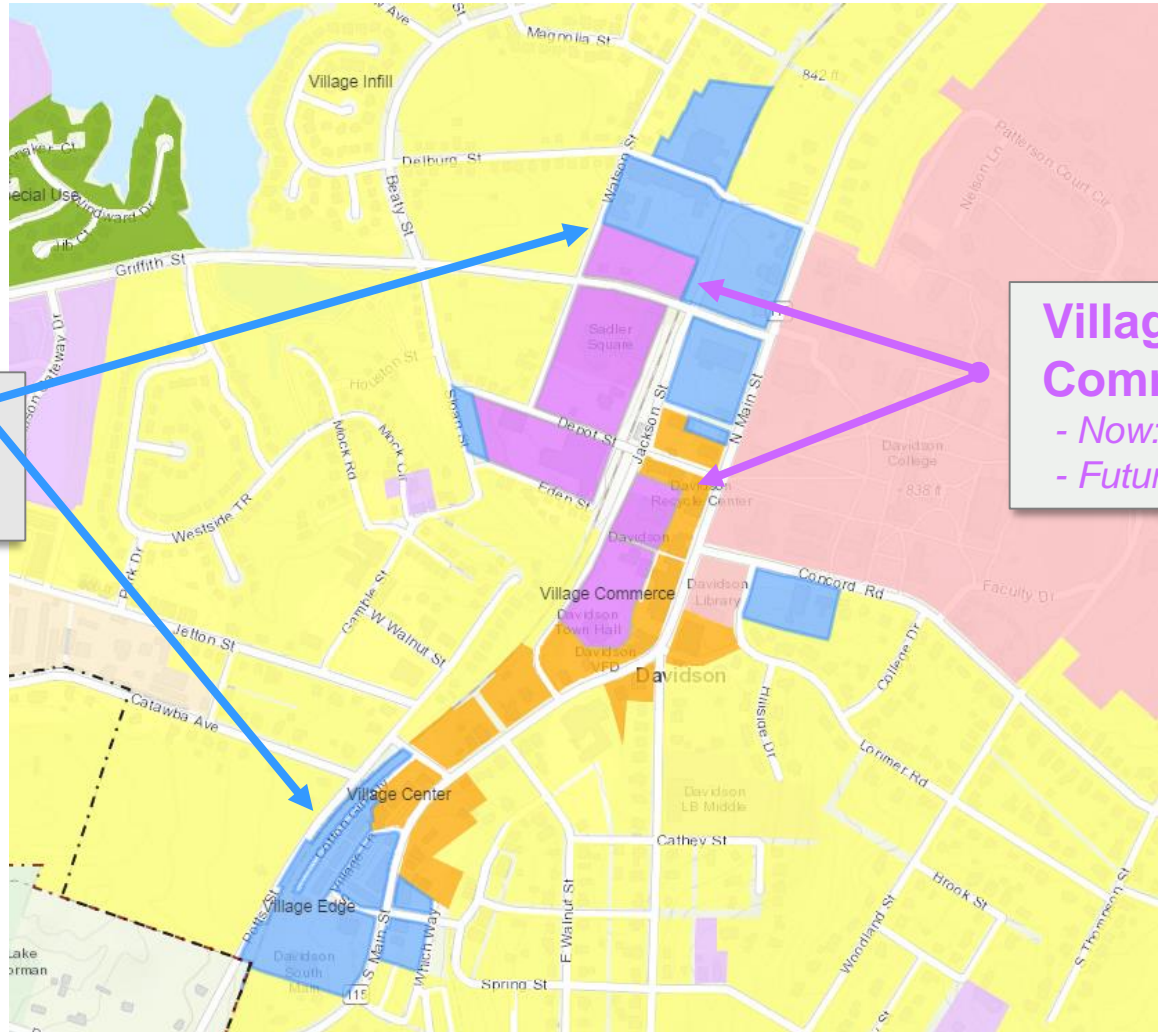
TEXT AMENDMENTS

BUILDING HEIGHT

PLANNING AREA	CURRENT MAX. HT.	PROPOSED MAX. HT.
VILLAGE COMMERCE	5 STORIES	4 STORIES
VILLAGE EDGE	4 STORIES	3 STORIES
NEIGHBORHOOD SERVICES	4 STORIES	3 STORIES
NEIGHBORHOOD CENTER 1	4 STORIES	3 STORIES



BUILDING HEIGHT REDUCTIONS



Village Edge

- Now: 4 Story Max.
- Future: 3 Story Max.

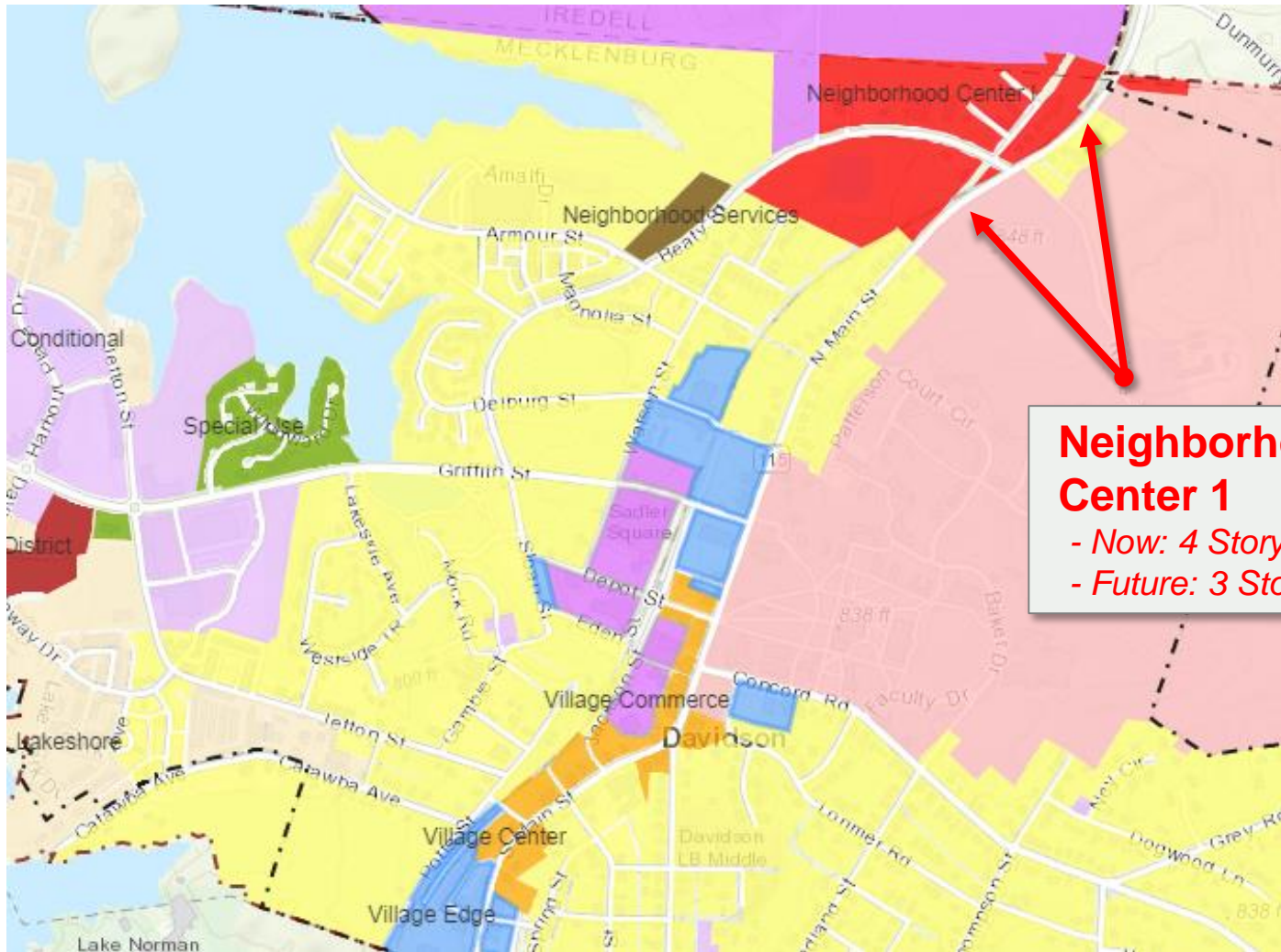
Village Commerce

- Now: 5 Story Max.
- Future: 4 Story Max.



College Town. Lake Town. *Your Town.*

BUILDING HEIGHT REDUCTION

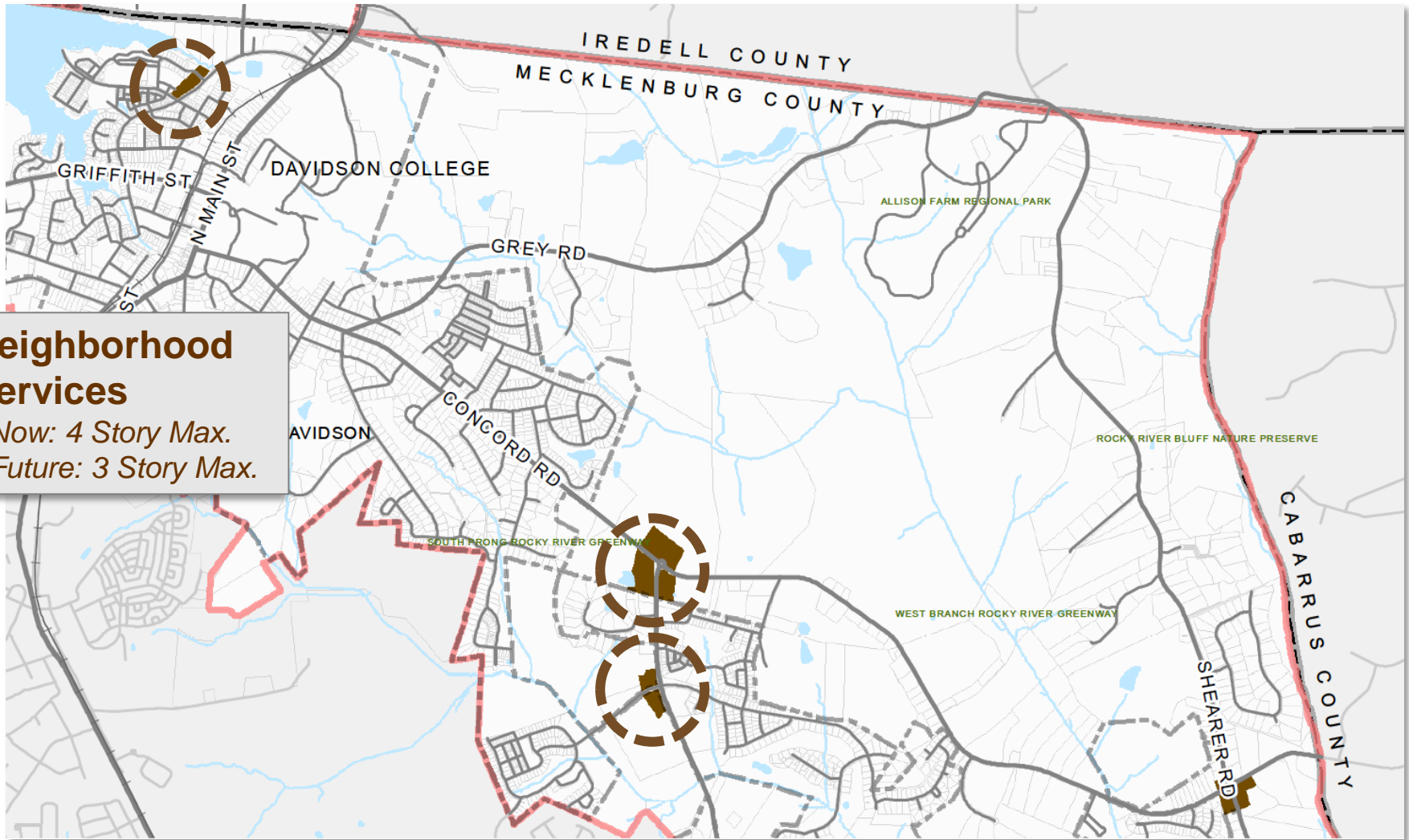


Neighborhood Center 1
- Now: 4 Story Max.
- Future: 3 Story Max.



College Town. Lake Town. *Your Town.*

BUILDING HEIGHT REDUCTIONS



College Town. Lake Town. *Your Town.*

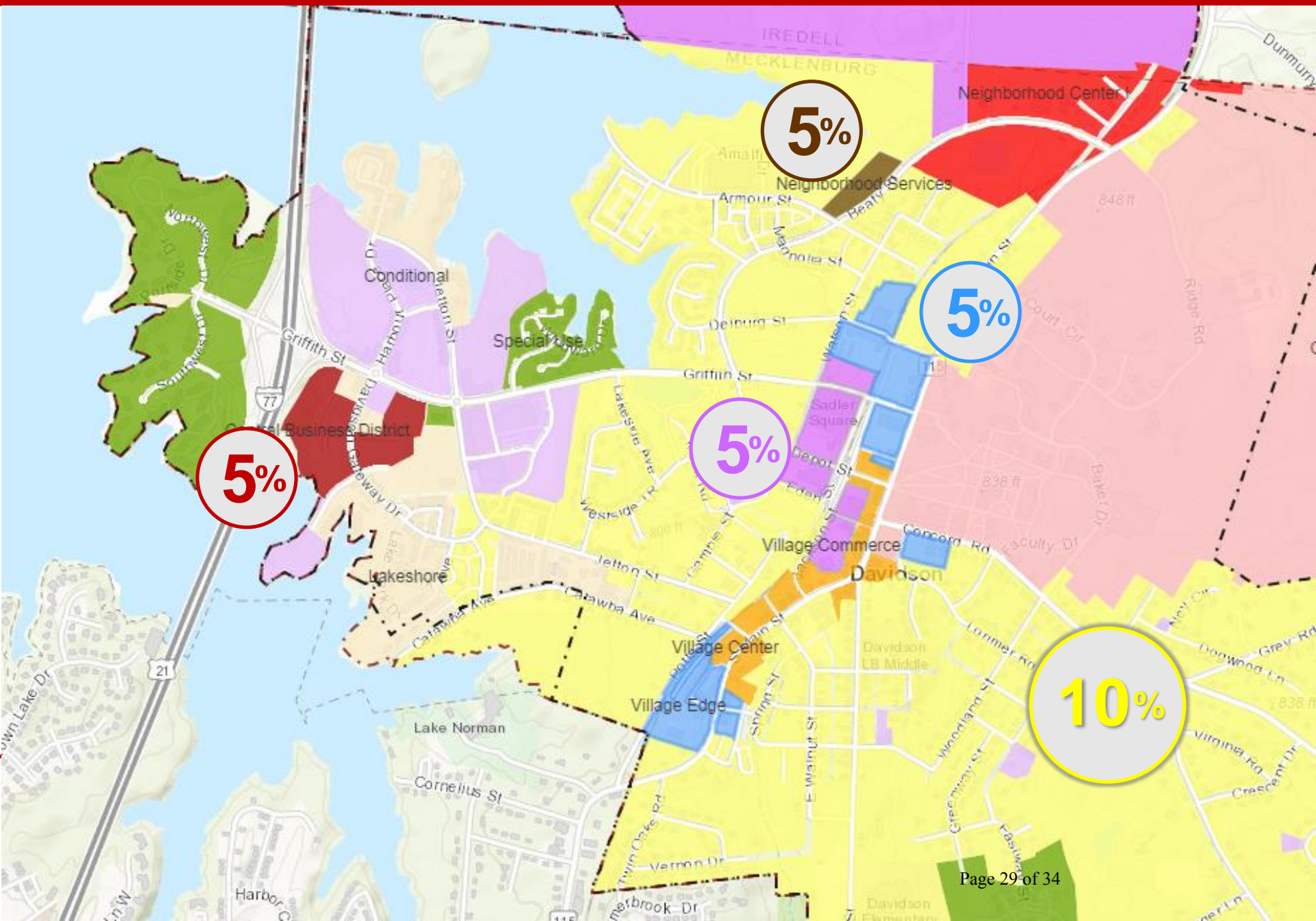
TEXT AMENDMENTS

OPEN SPACE

PLANNING AREA	CURRENT OS REQ'D	PROPOSED OS REQ'D
VILLAGE COMMERCE	0%	5%
VILLAGE EDGE	0%	5%
VILLAGE INFILL	0%	10%
CENTRAL BUSINESS DISTRICT	0%	5%
NEIGHBORHOOD SERVICES	0%	5%



OPEN SPACE REQUIREMENTS



PARKS & PUBLIC SPACE – REQUIRED TYPES

7.4.2: PARK & PUBLIC SPACE TYPES PERMITTED TO COUNT TOWARDS MINIMUM OPEN SPACE REQUIREMENT

See below for a list of required Park/Public Space Types in select Planning Areas. Parks/Public Spaces are a subset of the total open space requirements and not additional requirements. For example, in the Neighborhood Center I Planning Area 10 percent of a project's total site area must be open space, and five percent of that total open space must be one of the identified park/public space types (i.e. Plaza, Square/Green, or Pedestrian Passageway).

TABLE 7-1 PARK & PUBLIC SPACE TYPE REQUIREMENTS

PLANNING AREA	TOTAL OPEN SPACE REQUIRED (MIN.)	PARKS/PUBLIC SPACE REQUIRED	NEIGHBORHOOD PARK	PLAZA	SQUARE/GREEN	CLOSE	PLAYGROUND	COMMUNITY GARDEN	PEDESTRIAN PASSAGEWAY	GREENWAY
Village Commerce	5%	5%	*	X	X	-	-	-	X	*
Village Edge	5%	5%	*	X	X	-	-	-	X	*
Village Infill	10%	5%	*	X	X	-	X	X	X	*
Central Business District	5%	5%	*	X	X	-	-	-	X	*
Neighborhood Services	5%	5%	*	X	X	-	-	-	X	*
Lakeshore	5%	5%	*	X	X	-	X	-	X	*
Neighborhood Center I	10%	5%	*	X	X	-	-	-	X	*
Neighborhood Center II	10%	5%	*	X	X	-	-	-	X	*
Neighborhood General	20%	5%	*	X	X	-	X	X	-	*
Neighborhood Edge	45%	5%	*	-	X	-	X	X	-	*

*As required per ordinance.



TEXT AMENDMENTS – TRANSPORTATION IMPACT ANALYSIS

CURRENT STANDARDS

- **TIA REQUIRED**
 - Residential: 100 Units or More, Commercial: 75,000 SF or More
 - Make Required Improvements, or Payment-in-Lieu for Improvements
- **TIA NOT REQUIRED, ALTERNATIVES:**
 - Contribution Per Lot [6.10.1.2]
 - Residential: \$350 [25-50 Lots]; \$250 [50-75 Lots]; \$150 [75-99 Lots]
 - Commercial: N/A [Not Permitted]
- **TIMEFRAME**
 - N/A [Traffic Counts: Conducted Any Time of Year]



TEXT AMENDMENTS – TRANSPORTATION IMPACT ANALYSIS

KEY CHANGES

- **TRANSPORTATION REVIEW MEETING: TIA REQUIRED?**
 - All Proposals of 20 or More Lots and/or 20 or More Units; All Non-Residential
 - Requires Analysis of Context, Existing Facilities
- **TIA REQUIRED**
 - Thresholds: 50 lots/units; >10,000 SF Commercial; Population (1% Increase); 500 Daily Trips; Connection to road with poor Level of Service
 - Make Required Improvements, or Payment-in-Lieu for Improvements
- **TIA NOT REQUIRED, ALTERNATIVES**
 - Residential: Tiered Contribution Per Lot: \$500 [20 Lots]; \$400 [21-40 Lots]; \$300 [41-50 Lots]
 - Commercial: <10,000 sf [500-1,000 Trips/Day] requires \$1/sf up to 10,000 sf
 - * Landowner retains option to perform TIA
- **TIMEFRAME**
 - Traffic Counts: Conducted During School Year





Agenda Title: Mobility Plan RFP Selection Committee

Summary: One member of the Planning Board will serve on the selection committee to help determine the consultant for the Town's upcoming Mobility Plan.

- Brief overview of committee role/expectations by Travis Johnson
 - Interested members: Email Travis Johnson
-



Agenda Title: 7/11/17 BOC Meeting Liaison

Summary: Presentation of Planning Board's DPO Text Amendment decision by Planning Board Member, 6:00 pm.
