



**TOWN OF DAVIDSON
PLANNING BOARD
Board Room
Davidson Town Hall
March 25, 2019**

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) Review/Approval of the February 25, 2019 Minutes

V. B.O.C. LIAISON REPORT

VI. OLD BUSINESS

- (a) Mobility Plan Update
- (b) Davidson Planning Ordinance Section 9 Update
- (c) Summers Walk Phase 6 Master Plan
- (d) Comprehensive Plan Update

VII. NEW BUSINESS

- (a) Davidson Landing Parking Lot Conditional Map Amendment - FYI

VIII. OTHER ITEMS

IX. B.O.C. LIAISON SELECTION

X. ADJOURNMENT



Agenda Title: Review/Approval of the February 25, 2019 Minutes

Summary: The Planning Board will review and consider approval of the previous meeting's minutes.

ATTACHMENTS:

Description	Upload Date	Type
☐ February 25, 2019 Minutes	3/21/2019	Exhibit

MEETING MINUTES

Planning Board
Town of Davidson, NC
February 25, 2019

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

I. CALL TO ORDER: 6:10 pm

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Susan Cooke; Kelly Ross; Matt Dellinger (Chair); Ellen Donaldson; Shawn Copeland; John Swope; Michael Flake; Kate Barr; Nora Barger; Lindsey Williams; Bob Miller
- **Absent Board Members:** Mike Minett
- **Town Representatives:** Jason Burdette, Travis Johnson, Trey Akers

III. NEW BUSINESS:

- a. **Mobility Plan: Joint Work Session with Livability Board**: Project Manager Travis Johnson welcomed attendees to the meeting and provided information about the plan and process. Yancey Fouche, Director of Sustainability for Davidson College, provided opening remarks. She described the college's role in the process, mobility challenges facing the college, and touched on overlapping goals between the college's aims and the mobility plan. John Cock and Wade Walker of Alta Planning, the project consultant, then provided an overview of the draft plan's concepts and recommendations. Following this, members of both boards engaged in a discussion of the topics presented and offered feedback on the plan.

[Note: Following the Joint Work Session the Planning Board resumed its regular meeting and opened with the Changes to the Agenda section; none were suggested. For consistency with the published agenda, Changes to the Agenda remains listed as Item IV below.]

- b. **Villages at South Main Master Plan Amendment**: Planning Director Jason Burdette gave an overview of the proposal. Members asked the developer, who was present in the audience, about the current and future building footprints based on the proposed plans; reasons for requesting a reduction; and, the anticipated timing of the construction. Members offered no formal comments as part of their review and comment of the proposal.
- c. **Summers Walk Phase 6 Master Plan**: Senior Planner Trey Akers provided an overview of the proposed plan, reviewing the Preliminary Sketch Plan with board members. Discussion topics focused on the integration of affordable housing within the proposed development; the use of payment-in-lieu funds from other developments' affordable housing payments to incentivize on-site construction; and, vehicular access throughout the site in light of NCDOT's plans to widen and restrict vehicular turning movements on NC 73.

IV. CHANGES TO THE AGENDA: None

V. REVIEW/APPROVAL OF THE MINUTES

- a. **Approval of Minutes from January 28th, 2019**: Planning Board members voted to approve the January 2019 Minutes.

- Motion to Approve: Susan Cooke
- Second: John Swope
- Vote: 11-0 (Minutes Approved. Absent: Minett)

VI. OLD BUSINESS:

- a. **Davidson Planning Ordinance Section 9 Update:** Senior Planner Trey Akers provided a verbal update of the text amendments' status, noting that work to research and review the ordinance was still underway. He also noted progress on the recently commissioned tree canopy study that should be completed in mid-spring of 2019.
- b. **Comprehensive Plan Update:** Senior Planner Trey Akers touched on a few recent highlights, including: Results from the Phase 1 *Exploring our Planning Principles* survey; the *Conversations on What's Next* workshop held January 17; and, the upcoming *Shaping What's Next* workshop on April 1-3.

VII. OTHER ITEMS:

- **Mayes Hall Master Plan Update:** Senior Planner Trey Akers and the Planning Board discussed the feedback provided to the developer as part of the board's January 2019 review and comment.

VIII. B.O.C. LIAISON SELECTION: N/A

IX. ADJOURNMENT: 8:55 pm

- Motion to Adjourn: Shawn Copeland
- Second: Ellen Donaldson

APPROVAL OF MEETING MINUTES

Signature/Date
Matt Dellinger
Planning Board Chair



Agenda Title: Mobility Plan Update

Summary: Planner Travis Johnson and Mobility Plan Committee members will provide an update on the draft Mobility Plan.



Agenda Title: Davidson Planning Ordinance Section 9 Update

Summary: Planner Trey Akers and Planning Board Ordinance Committee members will provide a brief update on the Section 9 draft text amendments and tree canopy study underway. Note: This will be a review of the Board of Commissioner materials from March 12, 2019.

ATTACHMENTS:

Description	Upload Date	Type
☐ DPO 9 Text Amendments - Memo	3/21/2019	Cover Memo
☐ DPO 9 Text Amendments - Presentation	3/21/2019	Presentation



MEMO: TREE ORDINANCE TEXT AMENDMENTS

Date: March 12, 2019
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: DPO Section 9 (Trees/Landscaping Ordinance) - Text Amendments

The following sections highlight the proposed text amendments history, alignment with town aims, public engagement, pros/cons, and anticipated schedule/potential action.

1. OVERVIEW

BACKGROUND

- **Purpose:** The standards promote the creation of a healthy tree canopy and landscape by establishing rules to regulate the establishment, preservation, and maintenance of natural features at the lot and site/master plan level.
- **Background:** In December 2016 the Livability Board suggested revising the standards to institute best practices, make adjustments, and clarify administration procedures. Updating the tree ordinance is listed as a high priority on the planning department workplan.

ATTACHMENTS

- **Presentation:** Provides an overview of the progress thus far, including: Work completed, remaining work, and next steps.

2. RELATED TOWN GOALS

STRATEGIC PLAN ALIGNMENT

- **Land Use Strategy:** The proposed standards consider the revision of development processes to more effectively guide the approval of landscape plans and tree permits.
- **Historic Preservation Strategy:** The proposed standards allow contemplate how to increase incentives for the preservation of healthy, mature trees that contribute to the town's authenticity as a historic, small college town.
- **Operations:** The standards would clarify the administrative and approval processes for DPO 9.
- **Partnerships:** The town's advisory boards have been and will continue to be involved throughout the process. Additionally, guidance has been sought from arborists with Mecklenburg County. Lastly, the proposed amendments contemplate partnering with local organizations that could help incentivize tree canopy establishment and preservation.

CORE VALUES

- **Open Communication:** Advisory board members have and will continue to play an instrumental role in reviewing/revising standards and engaging citizens.
- **Traditional Character:** The proposed standards would indirectly reinforce the historic character of existing streets throughout town while ensuring new streets are built in the same manner.
- **Healthy Environment:** The standards help to protect and enhance the town’s tree canopy.

COMPREHENSIVE PLAN

- **Enable Faithful Stewardship, Goal 2 - Preserve Natural Habitats, the Lakeshore, and the Tree Canopy:** This goal recommends a variety of approaches being contemplated by the proposed policies and amendments, including:
 - » Promote healthy pruning techniques;
 - » Set measurable goals to increase and sustain forest cover;
 - » Consider using only native, drought-tolerant species in town landscaping projects;
 - » Create incentives and/or funds to assist landowners in mitigating tree removal through care practices or replanting;
 - » Create a tree canopy replanting and management plan;
 - » Revise requirements to better preserve existing tree canopy.

CONSTITUENTS SERVED

- **All Residents:** Residents across town experience the beauty of trees on our streets and in our public spaces and are positively impacted by the improved air quality that trees provide.
- **Administration/Government:** The proposed amendments increase administrative clarity, including application of standards and processes, compared to the current standards. This benefits landowners, too, who will have a better idea of steps needed to obtain approval.

3. OPTIONS/PROS & CONS

RECAP. – HIGH-LEVEL TOPICS

At the November 13, 2018 board of commissioners meeting the following topics were discussed and policy direction sought/confirmed. Below is a status update on each:

- **Arborist Involvement:** Established in 9.2.2.B and referenced throughout Section 9.
- **Tree Fund:** To be further explored as part of 9.3 work.
- **Landscape Bonds/Warranty:** Established in 9.2.2.D-E.
- **Canopy Preservation & Establishment:** To be further explored as part of 9.3 work. Tree canopy study underway with Plan-it-Geo; estimated completion Spring 2019.
- **Permitting/Removal Criteria:** To be further explored as part of 9.3 work.
- **Remediation Provisions:** To be further explored as part of 9.3 work.

OVERVIEW OF COMPLETED WORK, FUTURE WORK

The current status of work on the proposed amendments is as follows:

- **Completed Sections:**
 - » **9.1 Purpose & Intention:** This section has been reordered to address overarching goals first, then impacts addressed through the ordinance, then issues of property and aesthetics.
 - » **9.2 Applicability & Administration:** This section has been revised to designate an Arborist as a key figure in the approval of plans and permits. And, various changes have been made to

clarify the documentation requirements for landscape plans as well as the criteria governing landscape bonds, inspections, and the replacement of damaged vegetation.

- » **9.4 Street Tree Plantings:** This section has been revised in a few minor but important ways – namely, instituting standards to ensure robust plantings along streets but with flexibility accorded to the Arborist in making sure the intent of the requirements are met. References to third-party standards are included as a best practice.
- » **9.5 Site Landscaping:** Minimal adjustments have been made to this section, which establishes clear standards for depicting landscape/vegetation on site plans and minimum planting standards for areas around buildings.
- **Remaining Sections:**
 - » **9.3 Tree Coverage & Preservation:** A spreadsheet of comparable ordinance standards for 14 peer communities has been compiled and will be utilized in reviewing/revising the related standards in this section. Additionally, a tree canopy study is currently underway and is anticipated to be completed in April/May. The results of the study will inform this section’s standards. Lastly, work will be undertaken regarding the violations/penalties associated with tree removal and non-compliance.
 - » **9.6 Parking Area Landscaping:** This section covers planting and design requirements for existing as well as new parking lots. Minimal adjustments to this section are anticipated.
 - » **9.7 Screening:** This section covers special use circumstances. Minimal adjustments to this section are anticipated, with the main aim being to eliminate redundancies with Section 4.3.1.E of the ordinance.
 - » **9.8 Installation & Maintenance Standards:** This section covers miscellaneous topics ranging from soil compaction to fencing to encroachments. Minimal adjustments to this section are anticipated.

4. FYI/RECOMMENDED ACTION

- **Feedback:** The March 12, 2019 meeting is an opportunity for commissioners to understand the status of the work plan as well as to provide guidance concerning the high-level policy decisions being contemplated by the amendments.

5. NEXT STEPS

- **March 12, 2019:** Commissioners update and discussion/feedback provided.
- **March 2019:** Sections 9.6-9.8 completed by Planning Board Ordinance Committee.
- **April 2019:** Section 9.3 completed by Planning Board Ordinance Committee.
- **April/May 2019:** Tree canopy study completed and results utilized
- **Late Spring/Early Summer 2019:** Public hearing, Planning Board recommendation, commissioner consideration of approval.

TEXT AMENDMENTS UPDATE

DPO 9 TREE PRESERVATION, LANDSCAPING, & SCREENING

PURPOSE

Healthy, Mature Canopy

Improve/Calibrate Standards

Preserve, Protect, Enhance

Enduring Compliance

OVERVIEW

- **Work Plan Progress**
 - » Completed Sections/Topics
 - 9.1, 9.2, 9.4, 9.5, 9.9, 9.10
 - » Remaining Sections/Topics
 - 9.3 + Tree Canopy Study
 - 9.6, 9.7, 9.8
- **Next Steps**

COMPLETED SECTIONS

- **9.1 Purpose & Intention**
 - » Aspirations
 - » Reordered: Goals, Enviro. Impacts, Aesthetics
- **9.2 Applicability & Administration**
 - » Arborist Role Envisioned
 - » Clear, Consistent Documentation
 - » Bond, Inspections, Replacement Criteria

COMPLETED SECTIONS

- **9.4 Street Tree Plantings**
 - » Rigorous yet Flexible (Exs. 25-30' Avg., 8' Strip)
 - » Ref. Standards (Am. Std. for Nursery Stock)
- **9.5 Site Landscaping**
 - » Ensures Doc. Consistency
 - » Est. Min. Planting Area Standards for Bldgs
 - » Minimal Adjustments

COMPLETED SECTIONS

- **9.9 Alt. Methods of Compliance**
 - » Relocated from Start of DPO 9
 - » Titles Added for Clarity, Doc. Standards
- **9.10 Planting Specifications & Appendices**
 - » Docs. Revised/Updated by Livability Board
 - » Includes Ref. to Guidelines
 - » Adaptable – Can Respond to Blight, Etc.

REMAINING SECTIONS

- **9.3 Tree Coverage & Preservation**
 - » Review of Comparable Ordinances (14)
 - » Tree Canopy Study - Underway
 - » Violations
- **9.6 Parking Area Landscaping**
 - » Covers Existing + New Parking Lots
 - » Minimal Adjustments Anticipated

REMAINING SECTIONS

- **9.7 Screening**
 - » Covers Special Circumstances
 - » Minimal Adjustments Anticipated
 - Eliminate Redundancies with DPO 4.3.1.E
- **9.8 Installation & Maintenance Standards**
 - » Covers Misc. Topics
 - » Minimal Adjustments Anticipated

NEXT STEPS

Continued Research/Sustained PBOC Engagement

Tree Canopy Study Completion

Planning/Livability Board Review

Additional Modifications

Public Hearing

Planning Board Recommendation

BOC Consideration of Approval



Agenda Title: Summers Walk Phase 6 Master Plan

Summary: Planner Trey Akers will review highlights of the Public Input Session held Thursday, March 14, 2019.

ATTACHMENTS:

	Description	Upload Date	Type
▢	Summers Walk Phase 6 - Preliminary Sketch Plan	3/21/2019	Exhibit
▢	Summers Walk Phase 6 - Public Input Session Staff Analysis	3/21/2019	Cover Memo

**SUMMERS WALK
 PHASE 6
 BLUE HEEL COMMUNITIES
 MASTER PLAN**
 DAVIDSON, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 60'



NO.	DATE	BY	DESCRIPTION
REVISIONS			

**CONCEPTUAL
 STORMWATER PLAN**

PROJECT NO. 50104981



EGB Holdings, LLC
 PID: 00747108
 DB 21571 PG 723

EGB Holdings, LLC
 PID: 00747107
 DB 29422 PG 619

The Summers Family Holding Group, LLC
 PID: 00747106
 DB 25371 PG 559

CONTACTS
 DEVELOPER:
 BLUE HEEL DEVELOPMENT
 CONTACT: BEN MCCRARY
 442 SOUTH MAIN STREET, SUITE 100
 DAVIDSON, NC 28036
 704-439-6897
 BEN@BLUEHEELDEVELOPMENT.COM
 ENGINEER:
 DEWBERRY ENGINEERS INC.
 CONTACT: TIM DERYLAK, PE
 9300 HARRIS CORNERS PARKWAY
 SUITE 220
 CHARLOTTE, NC 28269
 704-625-5087
 TDERYLAK@DEWBERRY.COM

LEGEND

 PROPOSED EASEMENT AREA
 PROPOSED COMMON OPEN SPACE AREA
 STREAM BUFFER
 PROPOSED ASPHALT PAVEMENT
 TREE SAVE AREA

**SUMMERS WALK
 PHASE 6
 BLUE HEEL COMMUNITIES
 MASTER PLAN**
 DAVIDSON, NORTH CAROLINA



KEY PLAN

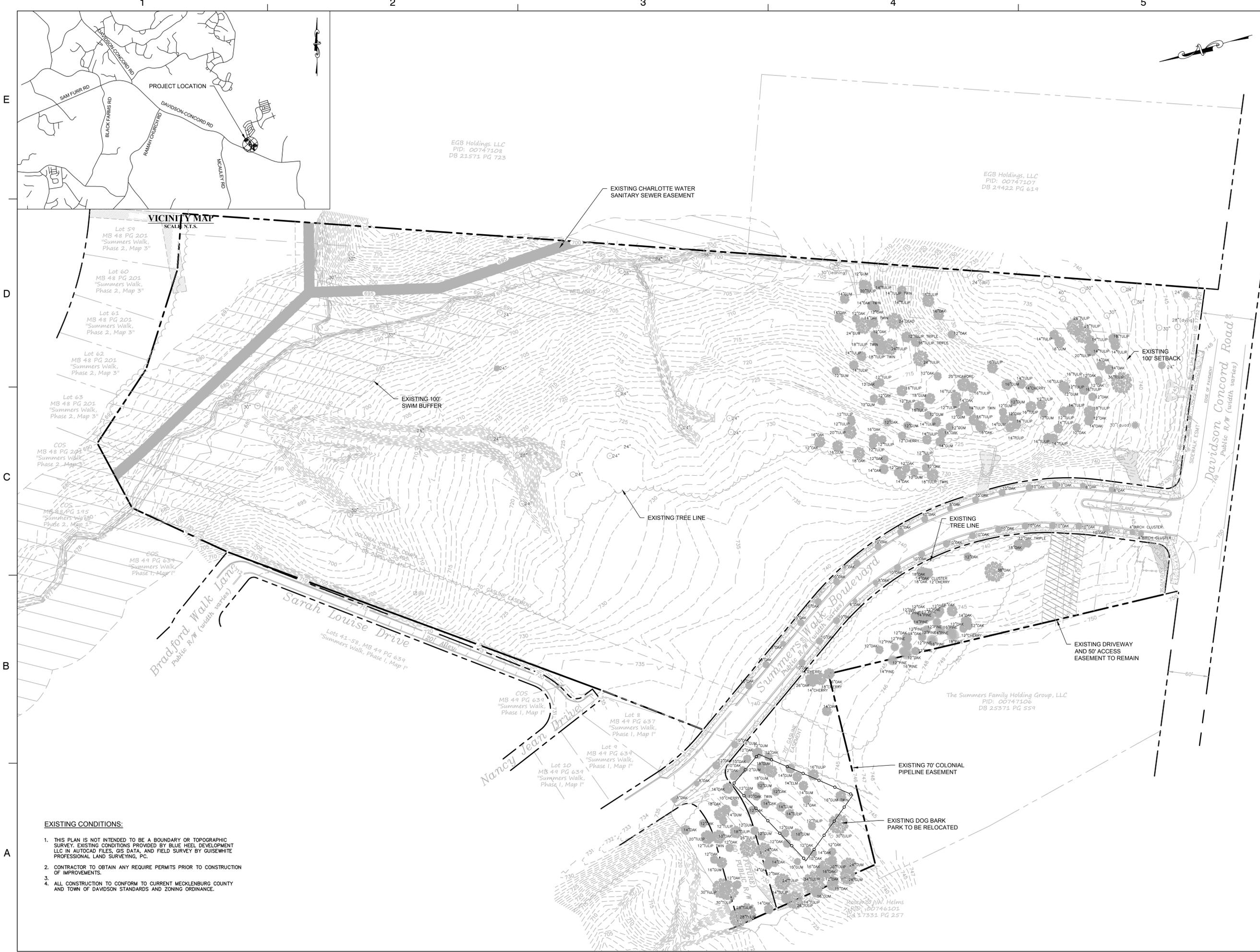
SCALE: 1" = 60'



NO.	DATE	BY	DESCRIPTION
REVISIONS			

**ENVIRONMENTAL
 INVENTORY PLAN**

PROJECT NO. 50104981



- EXISTING CONDITIONS:**
- THIS PLAN IS NOT INTENDED TO BE A BOUNDARY OR TOPOGRAPHIC SURVEY. EXISTING CONDITIONS PROVIDED BY BLUE HEEL DEVELOPMENT LLC IN AUTOCAD FILES, GIS DATA, AND FIELD SURVEY BY GUSEWHITE PROFESSIONAL LAND SURVEYING, PC.
 - CONTRACTOR TO OBTAIN ANY REQUIRE PERMITS PRIOR TO CONSTRUCTION OF IMPROVEMENTS.
 -
 - ALL CONSTRUCTION TO CONFORM TO CURRENT MECKLENBURG COUNTY AND TOWN OF DAVIDSON STANDARDS AND ZONING ORDINANCE.

SEAL



KEY PLAN

SCALE: 1" = 60'



NO.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY RAM

APPROVED BY TJD

CHECKED BY TJD

DATE JANUARY 24, 2019

TITLE

**MASTER PLAN
GENERAL NOTES**

PROJECT NO. 50104981

ZONING CODE SUMMARY

PROJECT NAME: SUMMERS WALK PHASE 6
 PROPERTY OWNER: BLUE HEEL DEVELOPMENT LLC
 PARCEL NUMBERS: 00747101, 00747112, 00747113
 TOTAL ACRES: 19.83 AC
 TOTAL SQUARE FEET: 198,634 SF
 PRINCIPAL USES: SINGLE FAMILY RESIDENTIAL
 ZONING DISTRICT: VESTED AS TND-OVERLAY DISTRICT
 (CURRENTLY NEIGHBORHOOD GENERAL)

PERCENTAGE OF BUA ALLOWED: N/A
 PERCENTAGE OF BUA ESTIMATED: 14.9%
 TIME FRAME: 2018
 STREAM WATERSHED: ROCKY RIVER
 POST CONSTRUCTION DISTRICT: TOWN OF DAVIDSON - YADKIN DISTRICT

LOT SCHEDULE:

WIDTH (FT)	QTY	COMMENT
20	22	TOWNHOMES, LOTS 2-5, 8-11, 14-17, 20-23, 26, 27, 30, 33, 34, 40
24	4	TOWNHOMES, LOTS 1, 6, 7, 12, 13, 18, 19, 24, 25, 28, 29, 31, 32, 35
80	1	SINGLE FAMILY HOMES, LOT 36

PHASING:

PHASE I: LOT 25-36
 PHASE II: LOTS 1-24
 PHASE III: LOTS 37-41
 PHASE IV: FUTURE DEVELOPMENT

TRANSPORTATION IMPACT ANALYSIS

TIA COMPLETED PREVIOUSLY AS PART OF THE OVERALL SUMMERS WALK DEVELOPMENT.

AFFORDABLE HOUSING

OWNER SHALL MAKE PAYMENT IN LIEU OF AFFORDABLE HOUSING MITIGATION PER TOWN OF DAVIDSON ORDINANCE PRIOR TO ANY FINAL PLAT APPROVAL.

FIRE NOTES

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

LANDSCAPING

STREET TREES AND LANDSCAPING OF SUMMERS WALK PHASE 6 SHALL BE IN ACCORDANCE WITH THE TOWN OF DAVIDSON'S PLANNING ORDINANCE. SEE STREET CROSS-SECTIONS FOR PLANTING STRIP LOCATION AND TOWN OF DAVIDSON PLANNING ORDINANCE FOR TREE SPACING/DENSITY.

BARK PARK

THE DEVELOPER RESERVES THE RIGHT TO RELOCATE OR REMOVE THE DOG BARK PARK.

ESTABLISHMENT OF VESTED RIGHTS:

1. ORIGINAL MASTER PLAN APPROVED BY DAVIDSON TOWN BOARD ON APRIL 4, 2002.
2. 2008 - MECKLENBURG COUNTY PURCHASED PHASE 4 (APPROX. 90 ACRES) TO CREATE A NATURE PRESERVE.
3. 2011 - TOWN APPROVED RESOLUTION SETTLING THE APFO LAWSUIT, WHICH INCLUDED BOTH A SETTLEMENT PAYMENT TOWARD THE APFO OBLIGATION, AS WELL AS RECOGNIZING THE NATURE PRESERVE CREATED BY THE COUNTY AS SATISFACTION OF ALL FUTURE OPEN SPACE REQUIREMENTS ASSOCIATED WITH THE VESTED MASTER PLAN.
4. 2012 - MASTER PLAN AMENDMENT APPROVED TO REALLOCATE UNITS ASSOCIATED WITH PHASE 4 (NATURE PRESERVE) TO PHASE 6 PER THE APFO SETTLEMENT AGREEMENT.
5. 2016 - SITE PLAN FOR 43 UNITS WAS APPROVED BY THE PLANNING BOARD FOR THE REMAINDER OF PHASE 6. THE SITE PLAN APPROVAL SUNSET IN JUNE OF 2018.
6. 2018 - 60% OF THE TOTAL NUMBER OF ALLOWED UNITS ARE PERMITTED TO BE IN THE ORIGINAL VESTED PLAN. 200 TOWNHOMES ARE INCLUDED IN THE ORIGINAL VESTED PLAN TABULATION, ACCORDING TO THE 2012 PLAN, 131 ATTACHED HOMES ARE INCLUDED IN THE CURRENT DEVELOPMENT, THEREFORE 69 TOWNHOMES ARE PERMITTING IN PHASE 6 PER THE VESTED PLAN.
7. DUE TO THE TOPOGRAPHY OF THE SITE, DETACHED HOMES ARE NOT PRACTICABLE AND WOULD BE A HARDSHIP TO THE DEVELOPER OF PHASE 6.

PROPOSED MASTER PLAN AMENDMENT

REVISED OVERALL SUMMERS WALK LOT PROGRAM

	PHASE #	1	2	3A	6	TOTAL	PCT.
DETACHED HOMES	75' LOTS	0	26	0	1	27	
(20-60% PERMITTED)	60' LOTS	0	81	12	0	93	
	44' LOTS	0	10	0	0	10	
	43' LOTS	20	1	0	0	21	
	42' LOTS	0	23	0	0	23	
TOTALS		20	141	12	1	174	50.4%
							(DETACHED)
ATTACHED HOMES	40' LOTS	0	14	0	0	14	
(30-60% PERMITTED)	38' LOTS	0	2	0	0	2	
	36' LOTS	0	14	0	0	14	
	24' LOTS	0	8	0	0	8	
	24' LOTS (AFFORDABLE)	30	0	0	0	30	
	24' TOWNHOMES	0	0	0	18	18	
	21' TOWNHOMES	24	0	0	0	24	
	20' TOWNHOMES	0	0	0	22	22	
	16' TOWNHOMES	39	0	0	0	39	
TOTALS		93	38	0	40	171	49.6%
							(ATTACHED)
DEVELOPMENT TOTALS		113	179	12	41	345	100%

STORMWATER MANAGEMENT NOTES:

1. ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN TOWN OF DAVIDSON POST-CONSTRUCTION STORM WATER ORDINANCE.
2. THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
3. BMP'S WERE PRELIMINARILY SIZED TO CONTAIN THE DIFFERENCE IN VOLUME BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT 50 YEAR STORMS AND THE WATER QUALITY VOLUME. THE BMP WAS ALSO SIZED TO HOLD AN APPROXIMATED VOLUME FOR WATER QUALITY VOLUME, CHANNEL PROTECTION VOLUME, AND PERMANENT POOL VOLUME. THE APPROX. REQUIRED STORAGE VOLUME IS 53,000 CF (50 YR POST DEVELOPMENT VOLUME) - 39,400 CF (PRE-DEVELOPMENT VOLUME) = 13,600 CF

DRAINAGE AREA CALCULATIONS

TOTAL DRAINAGE AREA:
 TO BMP: 15.23 AC

PRE-DEVELOPMENT: DRAINAGE AREA: 15.23 AC
 CN: 69
 TC: 11 MIN.
 Q50: 13 CFS
 VOLUME: 176,300 CF
 APPROX. STORAGE = 218,600 CF (POST) - 176,300 CF (PRE) = 42,300 CF

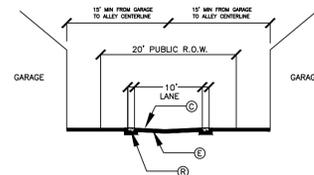
POST-DEVELOPMENT: DRAINAGE AREA: 15.23 AC
 CN: 80
 TC: 5 MIN.
 Q50: 22 CFS
 VOLUME: 218,600 CF

IMPERVIOUS AREA CALCULATIONS

PRE-DEVELOPMENT: PERVIOUS: 18.73 AC (94.5%)
 IMPERVIOUS: 1.10 AC (5.5%)
 TOTAL: 19.83 AC

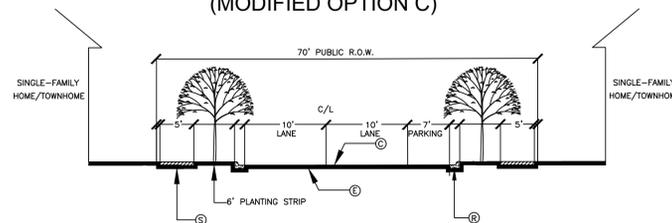
POST-DEVELOPMENT: PERVIOUS: 16.88 AC (85.1%)
 IMPERVIOUS: 2.95 AC (14.9%)
 TOTAL: 19.83 AC

TYPICAL ALLEY SECTION (MODIFIED OPTION A)



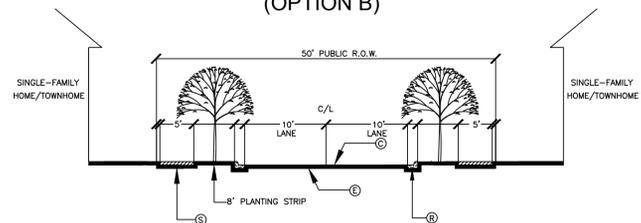
- NOTES:**
 ① THE REVERSE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
- PAVEMENT SCHEDULE**
 ① 1'-0" CONCRETE EDGE
 ② 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ③ FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ④ 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

RESIDENTIAL STREET (MODIFIED OPTION C)



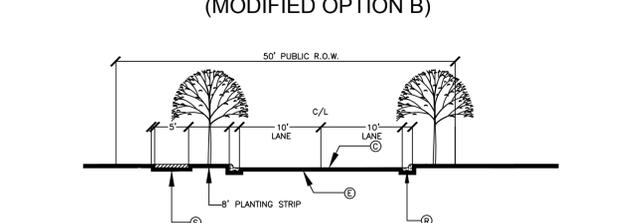
- NOTES:**
 ① SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 ② THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
- PAVEMENT SCHEDULE**
 ① 2'-0" VERTICAL CURB & GUTTER
 ② 4" THICK CONCRETE SIDEWALK (5' WIDE)
 ③ 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ④ FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ⑤ 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

RESIDENTIAL STREET (OPTION B)

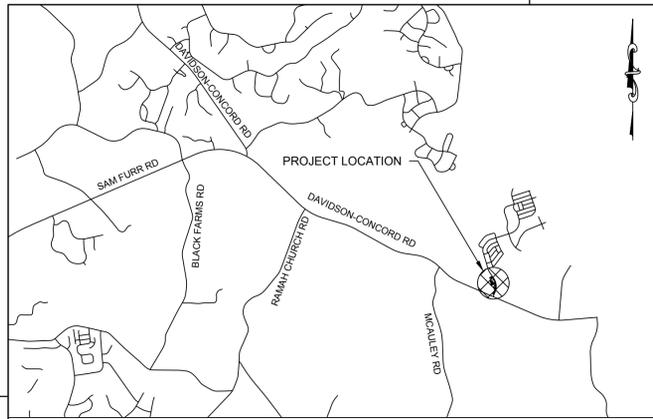


- NOTES:**
 ① SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 ② THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
- PAVEMENT SCHEDULE**
 ① 2'-0" VERTICAL CURB & GUTTER
 ② 4" THICK CONCRETE SIDEWALK (5' WIDE)
 ③ 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ④ FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ⑤ 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

RESIDENTIAL STREET (MODIFIED OPTION B)



- NOTES:**
 ① SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET.
 ② THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
- PAVEMENT SCHEDULE**
 ① 2'-0" VERTICAL CURB & GUTTER
 ② 4" THICK CONCRETE SIDEWALK (5' WIDE)
 ③ 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ④ FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 ⑤ 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B



VICINITY MAP
 SCALE: N.T.S.

LEGEND

- SMALL MATURING TREE
- LARGE MATURING TREE
- PROPOSED EASEMENT AREA
- PROPOSED COMMON OPEN SPACE AREA
- STREAM BUFFER
- PROPOSED ASPHALT PAVEMENT
- TREE SAVE AREA

CONTACTS

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STAFF ANALYSIS

Date: March 8, 2019
To: Public Input Session Attendees
From: Trey Akers, Senior Planner
Re: Summers Walk Phase 6 Master Plan

1. INTRODUCTION

APPLICANT INFO

- **Owner:** Blue Heel Development
- **Developer:** Blue Heel Development (Matt Gallagher)
- **Project Team:** Dewberry Engineers, Inc. (Tim Derlak)
- **Location:** 16650 Summers Walk Blvd. (Parcel IDs: 00747101, 0074112, 00747113)
- **Planning Area(s):** TND-Overlay (per previously approved master plan)
- **Area:** 19.83 acres

REQUEST

The applicant proposes the development of the final phase of a previously approved residential subdivision consisting of 41 units of townhome housing and a single-family detached house on approximately 19.83 acres. The master plan includes required open space, park, and greenway features along with street infrastructure. The applicant intends to meet all applicable requirements as part of the Master Plan process identified in Davidson Planning Ordinance (DPO) Section 14.6; the proposal is being reviewed according to the requirements in effect under the previously approved master plan (i.e. the 2012 Davidson Planning Ordinance).

2. PLANNING STAFF REVIEW - PRELIMINARY

BACKGROUND

The total master plan area consists of three parcels, each fronting Summers Walk Boulevard. The two southern parcels (PID 00747101, 00747113) also front NC 73 to the south.

The proposal seeks to fulfill the requirements of the previous Summers Walk Master Plan, reapproved in 2012 and last modified in 2015. The 2012 reapproval resulted in the relocation of units away from the future West Branch Nature Preserve, then known as Phase 4 of the development, to the current location at the front of the development – Phase 6. In 2015, the master plan was modified to remove the civic use and storefront/workplace building requirements from Phase 6. A 2016 master plan that was approved for 43 units expired in June 2018, after which the current project team became officially involved.

Over the course of several months, Blue Heel Development worked with Planning Department staff to produce a plan that fulfilled the remaining requirements from the 2012 Master Plan (i.e. housing mix, affordable housing, etc.) as well as applicable ordinance criteria (i.e. street connections, centralized open space, etc.). The resulting plan proposes 41 units on approximately 20 acres and includes a variety of open space areas, greenway/trail connections, and required street infrastructure and connectivity. The following sections offer greater detail concerning specific plan features and how they do/do not meet Davidson Planning Ordinance requirements. Note: The documentation requirements are governed by the ordinance in effect at the time of the 2012 Master Plan's approval; the process requirements are governed by the current DPO.

PLANNING AND DEVELOPMENT STANDARDS

CONTEXT

The proposed development is in keeping with the larger residential subdivision's predominant use – a mix of townhomes and single-family detached housing. The broader area remains largely rural, with a scattered patchwork of uses including enduring agricultural farms and homesteads as well as newer uses such as a behavioral health center and both active and passive regional parks (i.e. R.C. Bradford Park, West Branch Nature Preserve). There continues to be increasing residential development in the vicinity, most of which is set back from roads as proposed here. NC 73 provides the main transportation access through the area; NCDOT's plans to widen this road will likely spur further development along this main east-west corridor between Mecklenburg and Cabarrus Counties.

HOUSING

Concerning the proposed building types: With its 40 attached townhouses and one single-family detached house (Lot 36), the proposed plan meets the housing mix requirements specified by the larger 2012 Master Plan (Sheet 4, Master Plan General Notes, Lot Program). The townhouse lots size range 20-24 feet, while the single-family lot's 80-foot frontage is comparable to some of the larger lots within the existing Summers Walk development. Lastly, the proposal does not currently include affordable housing, though the project team has indicated they are actively exploring the on-site construction of units along Road E. Sheet 4 indicates that the applicant intends to satisfy the affordable housing requirements by making a payment-in-lieu, which for Phase 6 would result in a total contribution of \$132,750 for five required units. In addition, due to obligations of previous developers left unfulfilled in other parts of the development, the project team must construct or provide payment-in-lieu for eight units. The total payment-in-lieu fee for 13 units would be \$345,150.

STREETS/CONNECTIVITY/TRANSPORTATION IMPACT ANALYSIS

The proposed street network contains two street types: Residential Street Option C, modified to fit within the current Summers Walk Blvd. right-of-way; and, Residential Street Option B, which will be used as full cross-section for Road E and feature a modified cross-section for Road D. The modifications for Summers Walk Blvd. include adding on-street parking consistent with later stretches of the boulevard further in the development, and not requiring a bike lane as shown in the ordinance depiction – again, consistent with other portions of this existing street. Road D will be modified to include a sidewalk only on the north side, since the existing multi-use path along NC 73 is just south of this proposed road.

Importantly, the plan fulfills the ordinance requirements for east-west connectivity. In this case, Roads D-E afford the opportunity to connect adjacent lands – should they develop – to provide a parallel alternative to NC 73. This proves critical as NCDOT's intended "superstreet" cross-section for NC 73 will prohibit future left-hand turns out of Summers Walk Blvd. onto NC 73 east. Road D follows existing right-of-way dedicated as part of the original master plan while Road E represents a new connection in fulfillment of ordinance requirements.

A transportation impact analysis (TIA) was not deemed necessary for this development – Phase 6 – which is part of a larger, previously approved master plan and proposes a unit count/mix within the already agreed-to acceptable unit ranges. Regarding vehicular movements: Public Safety personnel identified a potential conflict at the intersection of Road D and the existing, landscaped entrance island in the middle of Summers Walk Boulevard. It is recommended that the northern tip of this island be removed to allow an unencumbered intersection, especially with the anticipated importance of Road D as an east-west alternative to NC 73 noted above.

Finally, parking will be handled both on-site (i.e. via driveways on lots) and, for visitors, via on-street parking along Summers Walk Boulevard. Parking will not be permitted in alleys, as specified by the Police/Fire and Public Works Departments, which is consistent with other alleys throughout Summers Walk.

OPEN SPACE/GREENWAYS/TREE PRESERVATION

In terms of open space criteria, the plan relies on the areas set aside as part of existing open spaces within the Summers Walk development – including the West Branch Nature Preserve – to satisfy the DPO requirements from the original master plan (60.4% open space). The areas of Phase 6 approved for development and open space as part of the 2012 Master Plan have not changed. Within this framework, however, the plan works to connect these existing open spaces areas as well as create a new gathering space.

Accordingly, the plan links existing but disconnected portions of the Summers Walk development by providing an east-west pedestrian walkway across Summers Walk Boulevard and a trail connecting the multi-use path on NC 73 with the existing trail running on the south/southwest side of Helen Benson Boulevard. Ultimately, this provides a direct link to the West Branch Nature Preserve. Similarly, the east-west walkway ensures continuity of connection and safety for residents living on the west side of Summers Walk Blvd. by providing a direct, shortened crossing distance across this main street.

But, the east-west walkway does more than provide connectivity: It's also designed in a way that fulfills DPO 9.1.1, which focuses on the integration of parks/open spaces throughout development as celebrated features rather than residual areas behind houses, placed in a corner, or tacked onto the end of a block. Specifically, the ordinance references such spaces as “special places for social activity and recreation,” underscoring the importance of centralizing and celebrating some of these spaces as organizing components of the proposal. With its series of benches, landscaping, and focal point on the west side of Summers Walk Blvd., the east-west walkway strives to marry the functionality of connection to the beauty of place-making. Additionally, staff has requested on several occasions that an alternate trail loop be provided so that users can experience more of the site's natural areas and not just views of the natural areas while walking adjacent to the Alley A. The plan has yet to be updated to fulfill this request.

The plan also contains information based on an Environmental Inventory (EI) conducted. The EI included a survey of the trees impacted by development within Phase 6 (Sheet 3), many stands of which were found to be comprised of mature trees. The EI did not identify specimen trees and the ordinance applicable to the 2012 Master Plan, to which this proposal is subject, does not contain a minimum preservation requirement. Staff has requested identification of potential specimen trees on the next EI.

Finally, the EI also proposed that the existing “Bark Park” be relocated away from its current location – which is envisioned to potentially contain the affordable housing units along Road E. The project team has stated that they're in discussions with the HOA regarding this facility's relocation; the original master plan did not include this feature.

3. PUBLIC PLANS & POLICIES

Below is a list of town-adopted documents and a brief summary of each’s applicability to the proposed master plan:

- The ***General Principles for Planning in Davidson (2015)*** include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Residential development should include a variety of housing and transportation options integrated with thoughtful open space preservation.
 1. We must preserve Davidson’s character and sense of community.
 - Compact developments with community open space
 - A street, sidewalk, and greenway network that knits the community together
 - Neighborhoods welcoming to all citizens
 - Neighborhoods as integral parts of town
 3. We must encourage alternative means of active transportation.
 - New greenway, bike, and sidewalk connections to existing developments
 5. We must create an environment that fosters diversity. To encourage diversity of all economic levels, all races and ethnic groups, all ages, and all physical and mental abilities we will:
 - Provide a mixture of housing types and prices in every neighborhood
- The ***Davidson Comprehensive Plan (2010)*** characterizes the project site area as an approved “Smart Suburban” context, describing these areas as “...transition areas between the more intense growth targets and existing low-intensity neighborhoods or protected open space. Residential development, public services and civic uses (such as churches and schools) and additional neighborhood-support centers are ideally located within” these areas.
- The ***Town of Davidson Water/Sewer Policy (2018)*** requires a determination by Charlotte Water regarding their ability to serve a site as well as whether a development proposal constitutes an extension (i.e. construction of a non-existing line) or connection (i.e. tapping into an existing line). This proposal did not require a determination since the existing Summers Walk development is already served by adequate water/sewer facilities.

4. OUTSTANDING ISSUES

Below is a list of items that require further clarification/resolution prior to the plan’s approval. Several of these have been noted previously in the Planning Staff Review – Preliminary section above. They are consolidated here to provide a single location for the identified issues.

- Trail Loop: It is recommended that an additional loop further to the northeast be included to provide users a full experience of the site’s open space – including woodlands – rather than a view of it from adjacent to Alley A.
- Specimen Trees: The next EI should include identification of potential specimen trees, which are currently not called out as required in DPO 8.2.B.
- Entrance Island: The northern tip of the entrance island should be removed to allow full access throughout the Summers Walk Blvd. and Road D intersection.
- Visitor Parking: It is recommended that the adequate provision of visitor parking be addressed by extending the parking all the way south on Summers Walk Blvd. (currently, on-street parking ends at Lot 18).

5. FYI OR REQUIRED ACTION

This analysis was produced for a Public Input Session. No action is required at this time.

6. HISTORY/NEXT STEPS

- Application/Preliminary Sketch Plan Submittal: January 2019 [Complete]
- Planning Board FYI Presentation: February 2019 [Complete]
- Public Input Session: March 2019
- Planning Board FYI Presentation 2: March 2019
- Master Plan Schematic Design Submittal: April 2019
- Planning Board Review & Comment: April 2019
- Final Master Plan Submittal for Review/Approval: May 2019
- Preliminary Plat (i.e. Construction Documents): TBD

7. RESOURCES & ATTACHMENTS

ATTACHMENTS

- Preliminary Sketch Plan (i.e. Master Plan), Application, & Statement of Intent: <http://www.townofdavidson.org/1053/Summers-Walk> (see “Documents” tab).

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>



Agenda Title: Comprehensive Plan Update

Summary: Planner Trey Akers will provide a brief update/reminder regarding the upcoming *Shaping What's Next* workshop to be held April 1-3, 2019.



Agenda Title: Davidson Landing Parking Lot Conditional Map Amendment - FYI

Summary: Planner Lindsay Laird will provide an overview of the proposal and solicit informal, initial feedback from board members. Note: This will be a review of the Board of Commissioner materials from March 12, 2019.

ATTACHMENTS:

	Description	Upload Date	Type
▣	Davidson Landing Parking Lot Conditional Map Amendment - Staff Analysis	3/21/2019	Cover Memo
▣	Davidson Landing Parking Lot Conditional Map Amendment - Presentation	3/21/2019	Presentation



STAFF ANALYSIS

Date: March 25, 2019
To: Planning Board
From: Lindsay Laird, Planning Department
Re: Davidson Landing Parking Lot, Conditional Planning Area Map Amendment

1. INTRODUCTION

APPLICANT INFO

- **Owner:** The Lake Norman Company
- **Contractor:** Matthew Bartels (Bartels Construction Solutions, LLC)
- **Designer:** Ashley Schaffner (Liquid Design)
- **Location:** The Lake Norman Company owned parcels accessed from Southwest Drive and Torrence Circle (Parcel IDs: 00118857, 00118856, & 00118855)
- **Planning Area(s):** Special Use
- **Area:** +/- 5.7 acres

REQUEST

The applicant proposes to re-designate approximately 5.7 acres located in Davidson Landing from Special Use to Conditional Planning Area. These properties are located west of Interstate 77 and south of Griffith Street. As part of the conditional request, the property owner would like to construct a parking lot on the above referenced parcels. This proposal differs from the plans and specifications submitted with the original Special Use Permit for this area.

2. PLANNING STAFF PRELIMINARY REVIEW

OVERVIEW

The applicant proposes a Conditional Planning Area Map Amendment for +/- 5.7 acres currently zoned Special Use. 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 Lake Norman Company's proposal includes a 117 space surface parking lot with associated screening and pedestrian facilities. The proposed site plan shows pedestrian facilities along the property frontage on Southwest Drive, through the center of the parking lot, and along the northern and southern perimeter of the lot. 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 (rezoning) process.

PARKING AS A PRINCIPAL USE

Parking as a principal use is permitted in the Village Center, Village Commerce, and Village Edge Planning Areas with additional requirements. Per DPO Section 3.2.26, additional requirements for parking as a principal use in the Village Edge, Village Center, and Village Commerce Planning Areas states that parking as a principal use must be in a structure (deck/garage) and may not be a surface lot. With this proposal, the applicant requests an exemption from the above requirement to allow a surface parking lot as a principal use.

PARKING LOT DESIGN STANDARDS

DPO Section 8.4 outlines parking lot design standards. This section states that parking lots shall be placed behind buildings. As there are no building proposed at this time, the applicant is requesting an exemption from this requirement.

POTENTIAL CONDITIONS

Through the Conditional Planning Area Map Amendment process, the Board of Commissioners may attach additional conditions to an approval. The following conditions may be considered:

- Require that property lines are redrawn to exclude the COA amenity area (tennis courts) and to clean up property lines so that the project site is a single parcel. The applicant plans to meet this condition by donating the portion of land with the tennis court to the COA.
- Continue pedestrian facilities along the eastern boundary of the parking lot.
- Continue pedestrian facilities along the property bordering Torrence Circle.
- Require construction of pedestrian facilities within the public right-of-way on the south side of Griffith Street connecting to the I-77 bridge project, similar to the new sidewalk approved under the 100-400 North Harbor Place Conditional Planning Area Map Amendment. This sidewalk is shown on the proposed plan.
- Require a crosswalk on Griffith Street connecting the existing COA path to the North Harbor Place properties.

RELATED TOWN GOALS

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

Core Value: Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

3. FYI OR RECOMMENDED ACTION

The purpose of tonight's discussion is to present the Map Amendment (i.e. rezoning) request to the Planning Board prior to initiating the official Conditional Map Amendment process. Board feedback is integral to this process.

4. PROCESS/NEXT STEPS

If this project receives positive feedback, then the project team will begin the Conditional Map Amendment process.

5. RESOURCES & ATTACHMENTS

Resources: Links to referenced policy documents.

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

Site Plans/Building Renderings:

- Proposed Parking Lot Layout (Liquid Design)

DAVIDSON LANDING PARKING LOT CONDITIONAL PLANNING AREA MAP AMENDMENT



College Town. Lake Town. *Your Town.*

Davidson Landing Parking Lot Conditional Map Amendment
Planning Board FYI Presentation
Lindsay Laird, Planning Department
Page 34 of 41 March 25, 2019

SITE CONTEXT



DAVIDSON LANDING CPA

REQUEST / OVERVIEW

- **Owner:** The Lake Norman Company
 - Additional Partners: Bartels Construction Solutions, LLC & Liquid Design
- **Acreage/Parcels:** +/- 5.7 Acres (3 Parcels, SUP)
- **Details:**
 - 117-space surface parking lot as a principal use

PROPOSED PLAN



PROPOSED PLAN



DAVIDSON LANDING CPA

REQUESTED CONDITIONS

- **Parking as a Principal Use:**
 - Exemption to allow a surface parking lot as the principal use of the site
- **Parking Lot Design Standards:**
 - Exemption from parking lot placement behind buildings

DAVIDSON LANDING CPA

CONDITIONS TO CONSIDER

- Redraw property lines to exclude COA tennis court amenity area
- Continue pedestrian path along eastern edge of parking lot
- Continue sidewalk along property frontage on Torrence Cr
- Sidewalk in ROW on south side of Griffith St to I-77 bridge project
- Crosswalk on Griffith connecting COA parcel to N. Harbor Pl parcels
- Others?

QUESTIONS