

DAVIDSON PLANNING ORDINANCE PROPOSED TEXT AMENDMENTS



College Town. Lake Town. *Your Town.*

DPO – Misc. Text Amendments
Board of Commissioners Presentation
Jason Burdette, Planning Director
July 11, 2017

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*

**Alternative Metric Considerations: Neighborhood Services: 3 Stories or 42' Linear Height; for Neighborhood Center 1: 3 Stories or 46' Linear Height*



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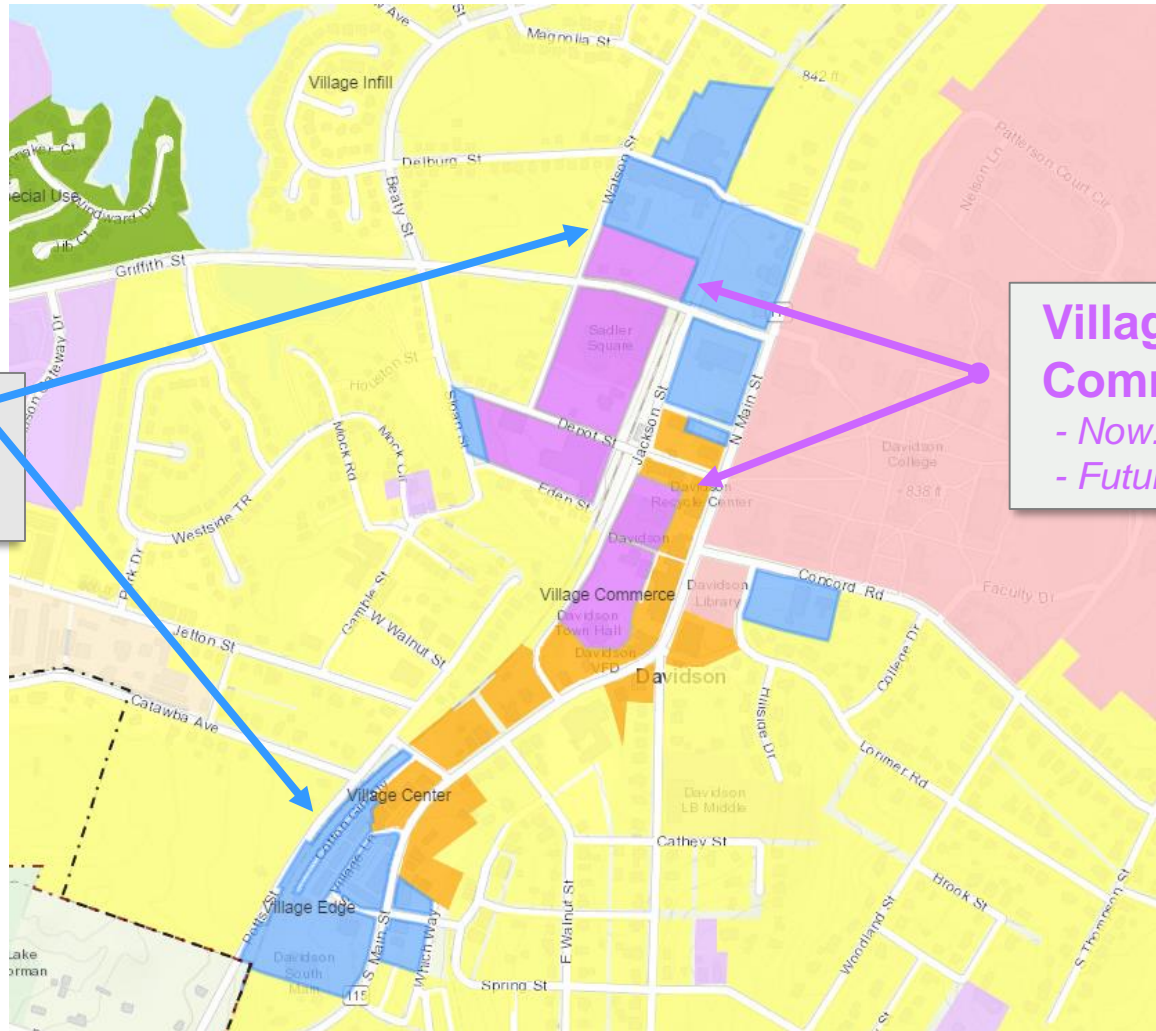
BUILDING HEIGHT REDUCTIONS

Village Edge

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

Village Commerce

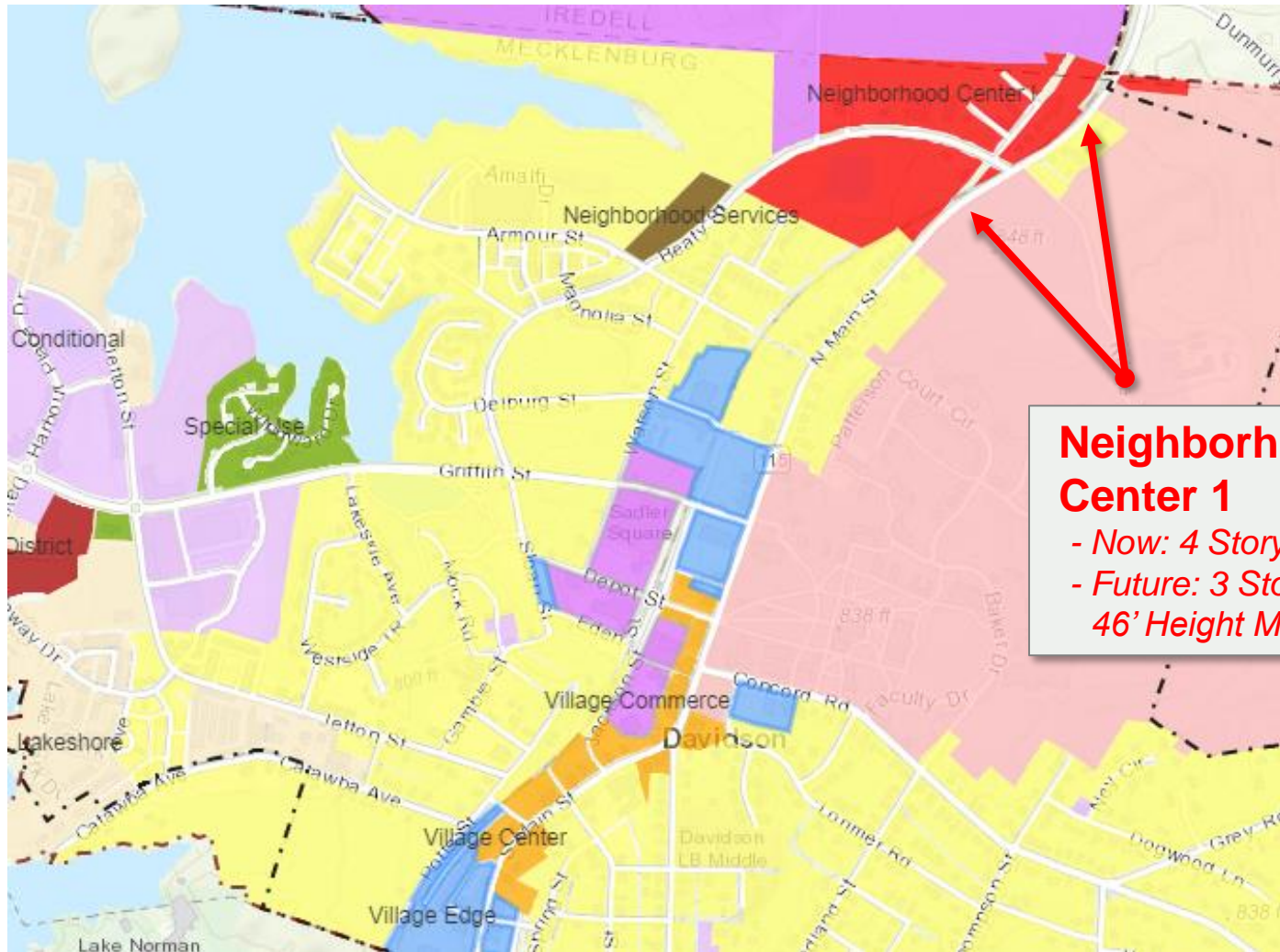
- Now: 5 Story Max.
- Future: 4 Story Max.



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BUILDING HEIGHT REDUCTION



Neighborhood Center 1

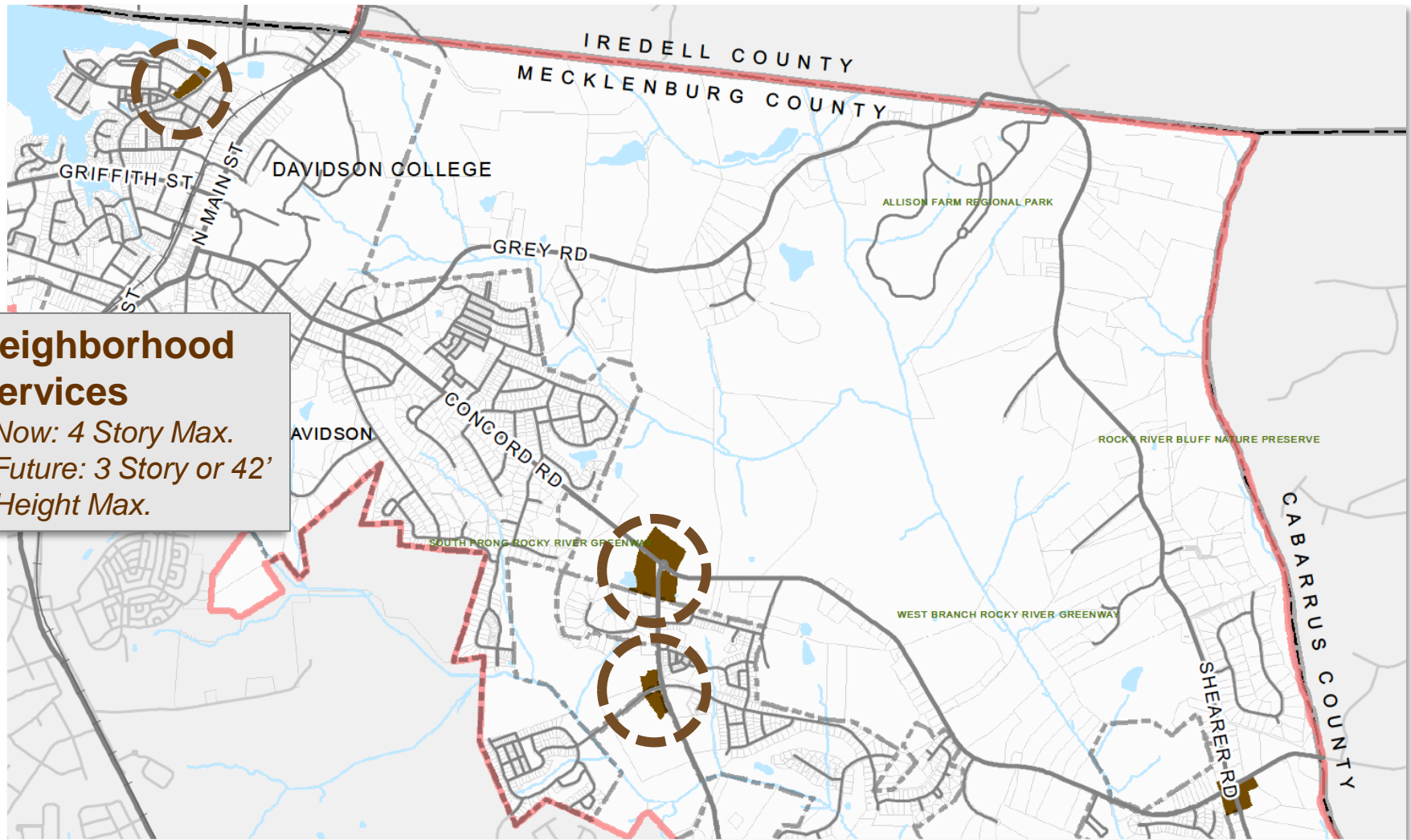
- Now: 4 Story Max.
- Future: 3 Story or 46' Height Max.



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BUILDING HEIGHT REDUCTIONS



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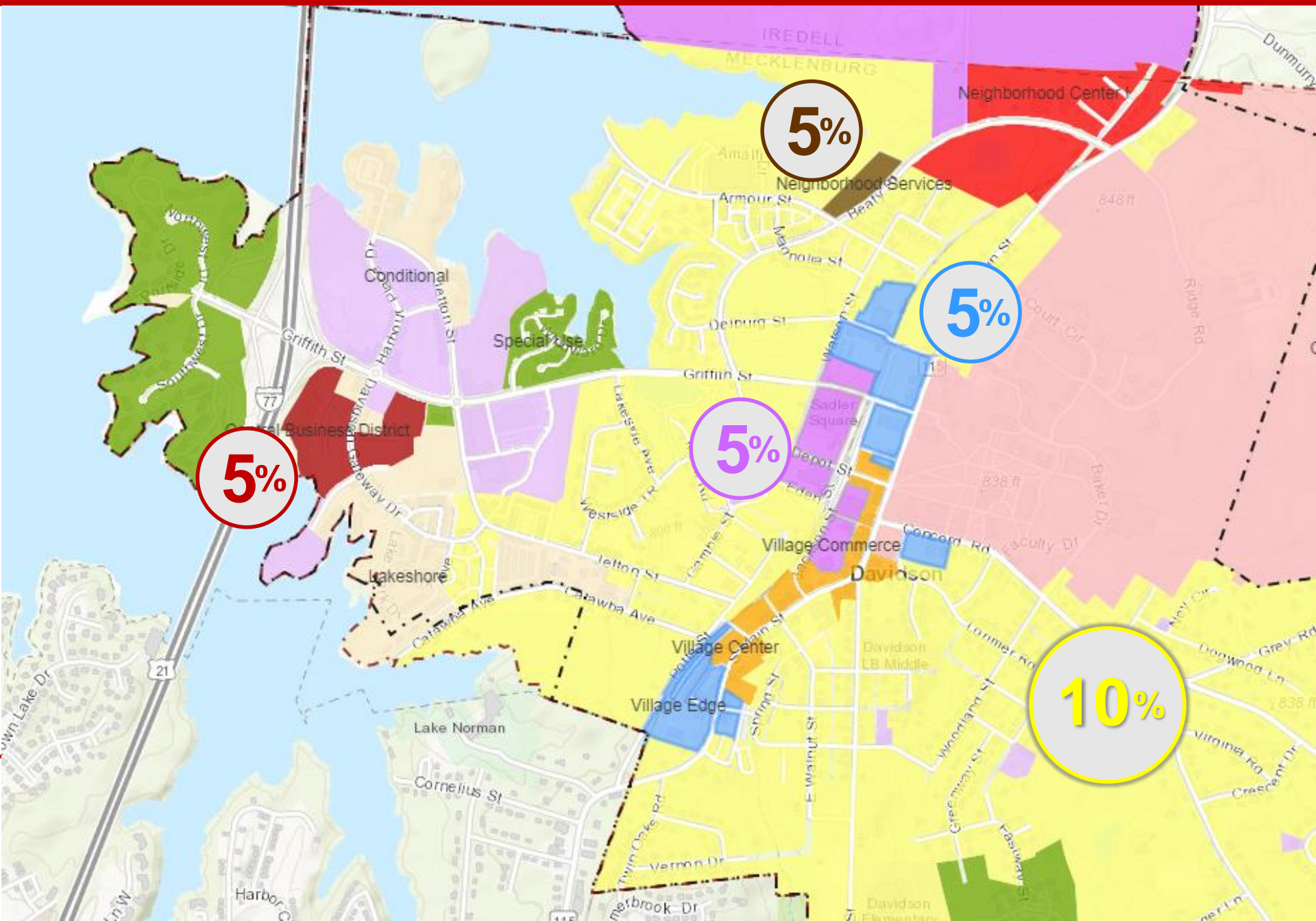
TEXT AMENDMENTS

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.



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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



PLANNING BOARD RECOMMENDATION

SUMMARY

- **Members Discussed:**

- TIA Payment-in-Lieu: How funds would be collected/spent [BOC Resolution].
- Open Space: Whether the proposed 5% was sufficient for VC, VE, CBD, NS.

- **Vote:**

- 9-0 to Approve Text Amendments
- Recommendation: Double open space in VC, VE, CBD, NS from 5% to 10%.



APPROVAL RECOMMENDED



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