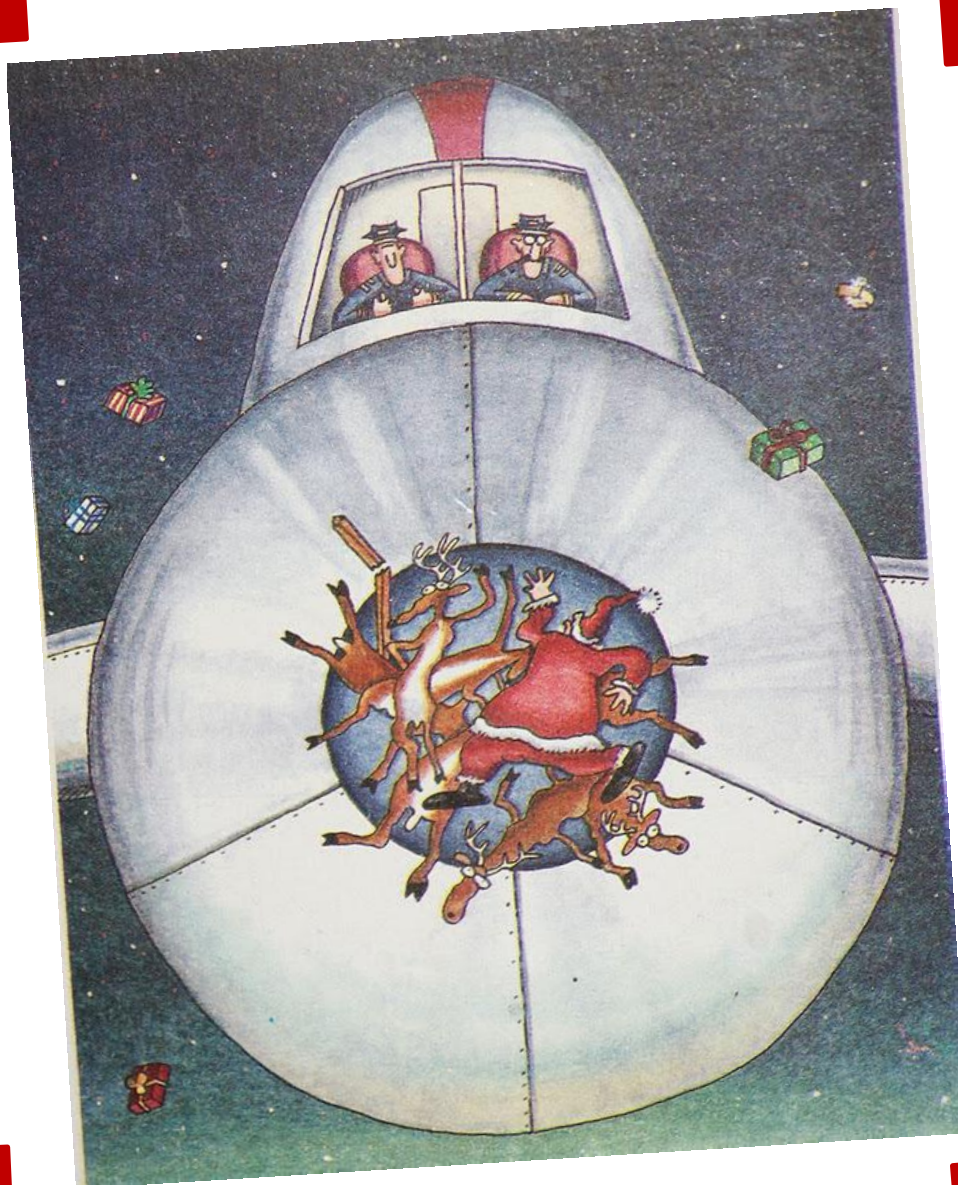


DPO TEXT AMENDMENTS



TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Overview:** What We'll Discuss/Timeline
2. **Purpose:** Why We're Discussing It
3. **Background:** Why It's Important to Davidson
4. **Proposed Changes:** Concepts/Changes
5. **Current Status & Next Steps:** Where We Are/Where We're Going
6. **Recommendation:** Planning Board Decision + Consistency Statement

SECTIONS 2 & 4 – TEXT AMENDMENTS

PURPOSE

- **BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area
- **CONCERNS:**
 - As Currently Exists: Compatibility
 - If Removed: Housing Choice (Historic, Future); Affordability
- **STRATEGY:** Find Middle Ground
- **PROPOSAL SUMMARY:**
 - Section 2: Modify Village Infill Planning Area Permitted Building Types
 - Section 4: Introduce Two New Building Types

BACKGROUND



College Town. Lake Town. *Your Town.*

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DPO Text Amendments
Trey Akers, Planning Dept.
October 30, 2017



PLANNING PRINCIPLES

P1

CHARACTER

We must preserve Davidson's character and sense of community...This sense of community is enhanced by: Neighborhoods welcoming to all citizens...

P5

DIVERSITY

We will create a community where all persons are welcome and are able to fully and safely participate in community life. 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.



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CURRENT TRAJECTORIES



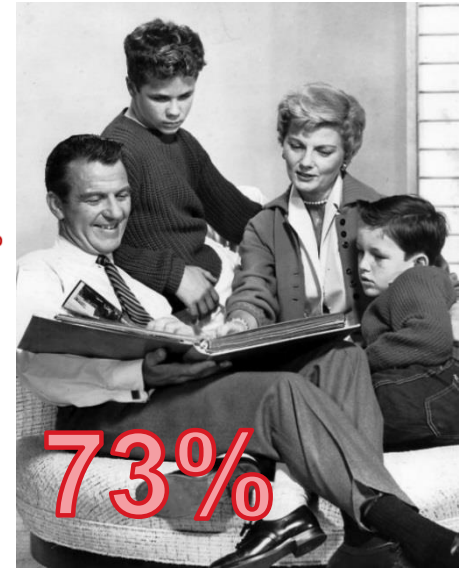
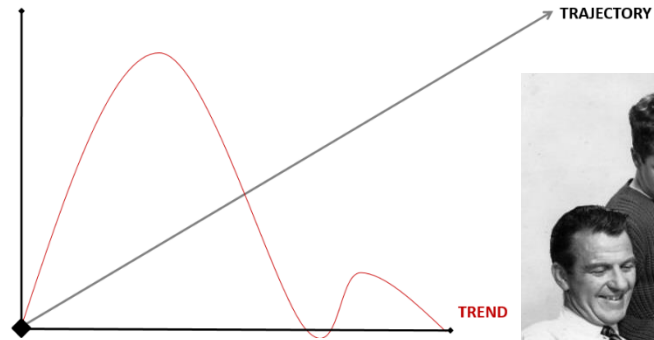
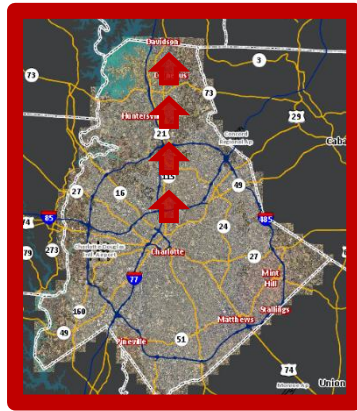
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DEMOGRAPHICS & CHOICES

Figure 2.1: Growth Rate of Davidson and Neighboring Municipalities

	1990	2000	2010 (est)
Cornelius	2,581	11,969	25,000
Growth Rate		364%	109%
Davidson	4,046	7,139	10,500
Growth Rate		76%	47%
Huntersville	3,014	24,960	45,000
Growth Rate		728%	80%
Mooresville	9,317	18,823	30,000
Growth Rate		102%	59%



The US population will grow by 31% between 2010 and 2040

31%

>80% of growth will be households without children



4.3m

Americans turning 65 each year by the year 2025. (Up from 1.5 M in 2000)

73%



35%

Households with children

48% in 1960
28% in 2025



50% Attached homes

Housing Demand

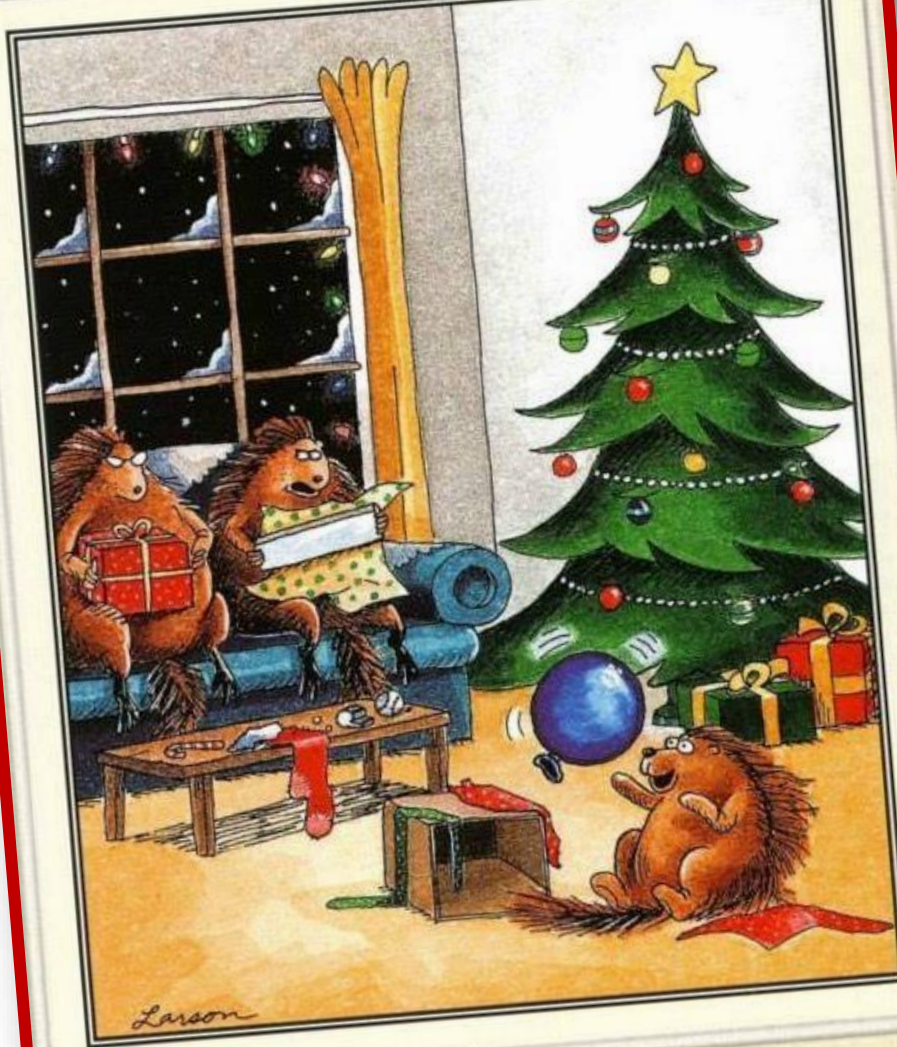
50% Small lot homes



14%

percentage increase in Davidson's median age from 2000 (31.3) to 2010 (35.7)

11/8/84



"Well, this shouldn't last too long."

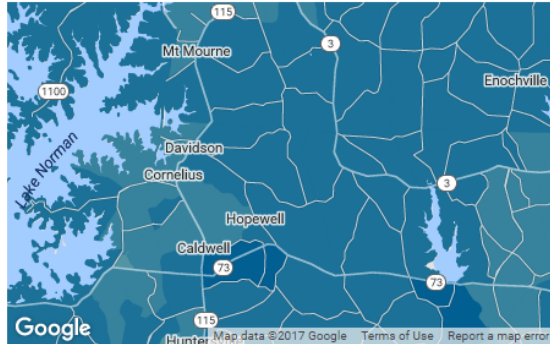
DAVIDSON COMPREHENSIVE PLAN

2010

“ Given the current population mix, and the lifestyle segments that this mix represents for economic forecasting purposes, it is likely that at least half of the incoming population will be looking alternatives to the single-family, detached housing unit, with many seeking townhome, apartment and condominium products. ”

HOUSING & MOBILITY CHOICES

Map of Transportation Costs % Income



COST TO OWN/OPERATE A CAR ANNUALLY...

\$8,558

American Automobile Association (AAA)

The Washington Post

Article: *America's affordable-housing stock dropped by 60 percent from 2010 to 2016*

“ We have a rapidly diminishing supply of affordable housing, with rent growth outstripping income growth in most major metro areas...affordable housing without a government subsidy is becoming extinct. ”

- David Brickman, EVP, Freddie Mac

“In North Carolina, the percentage of affordable apartments dropped...”

...from 10 percent to 0.3 percent --

-- mostly in the greater Charlotte area.”

Mecklenburg / Davidson Residential Permits

2014

106 One Family Detached \$\$\$\$

13 One Family Attached / Townhouse \$\$\$\$

3 Two Family / Duplex \$\$

DAVIDSON COMPREHENSIVE PLAN, RURAL AREA PLAN

2010, 2016

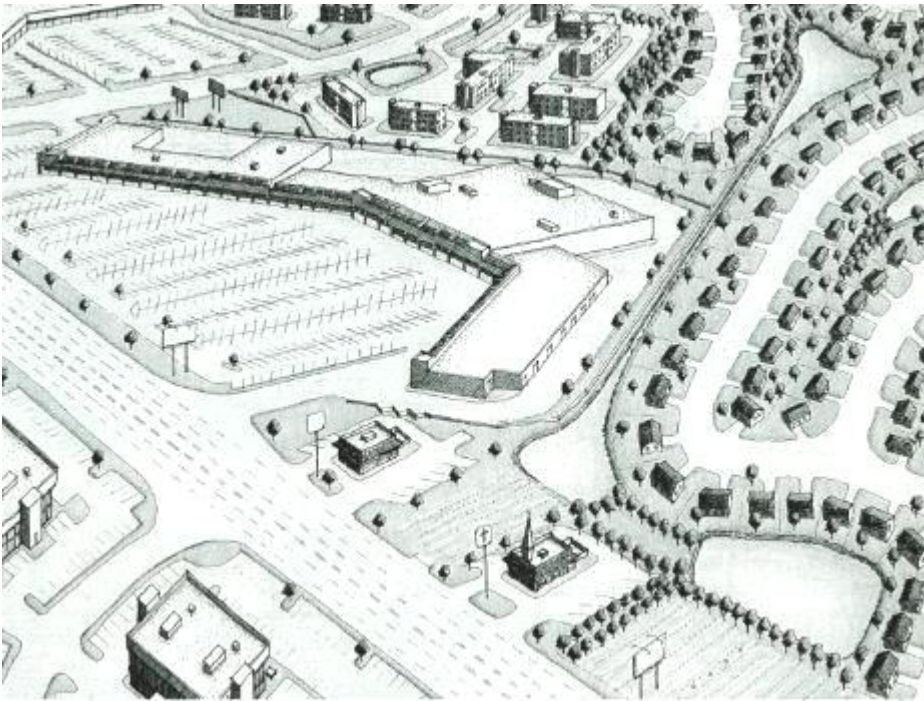
“ Local Mobility: *Quality of life for residents and business owners is significantly impacted by access to local greenways, sidewalks, bikeways, and neighborhood street connectivity. Multimodal facilities and good connectivity must remain high priorities for future construction. ”*

Source: Davidson Comprehensive Plan (29)

“ *...our well-connected neighborhoods will offer our residents many other choices to get around. ”*

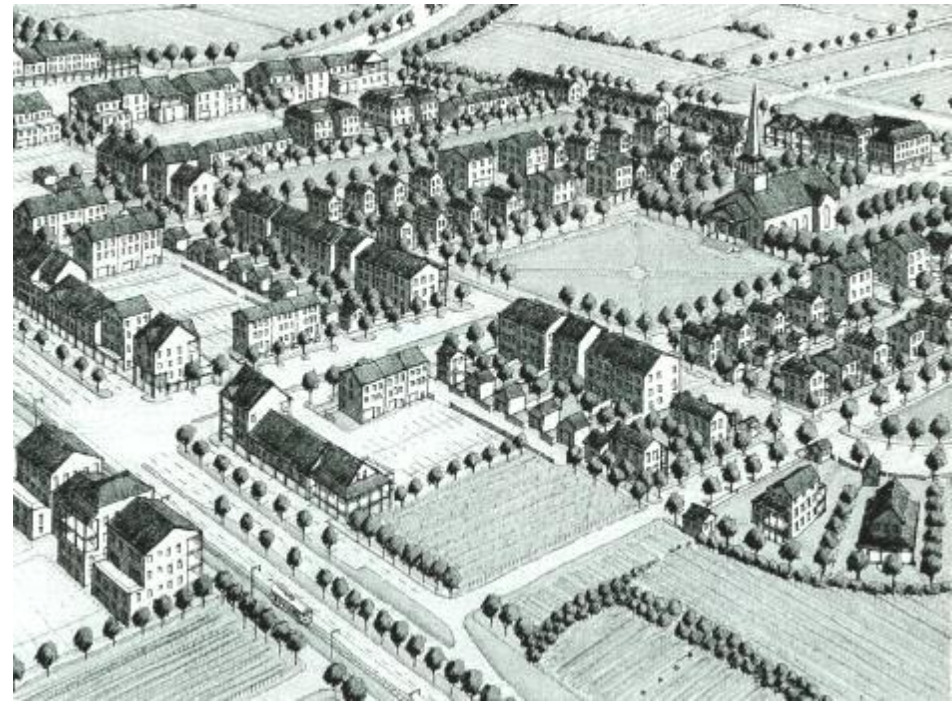
Source: Rural Area Plan (53)

CONVENTIONAL DEVELOPMENT



- 'Single Use' Development
- Lack of Connectivity
- Reliance on Few, Large Roads

SMART GROWTH DEVELOPMENT



- Mixed-Use Development
- Compact/Walkable Nodes
- Variety of Lot Sizes + Housing Types
- Network of Streets/Options

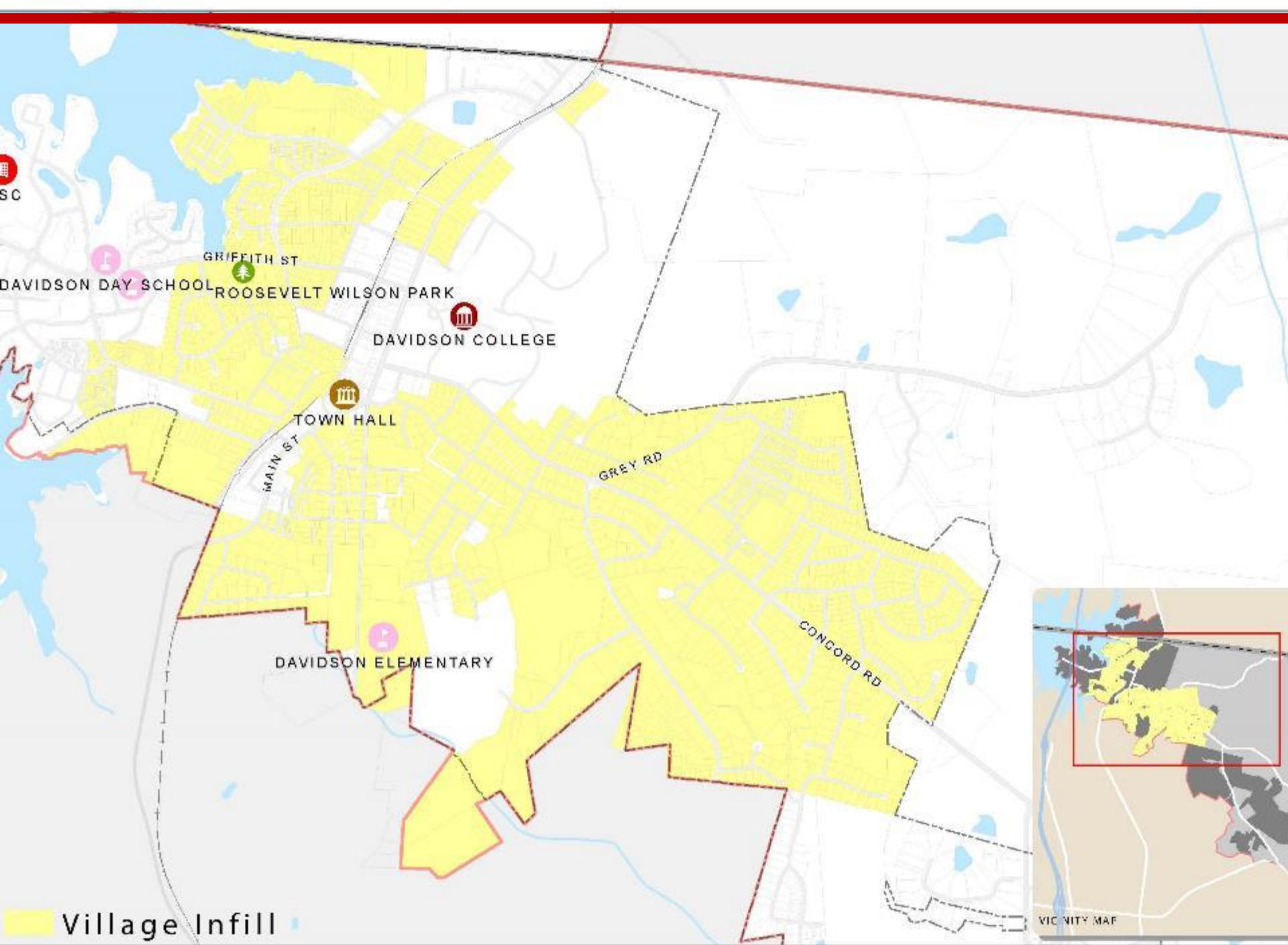
Images: Dover+Kohl & Partners

DRAFT CONCEPTS/CHANGES

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE

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RESIDENTIAL FOCUS + FUNCTION



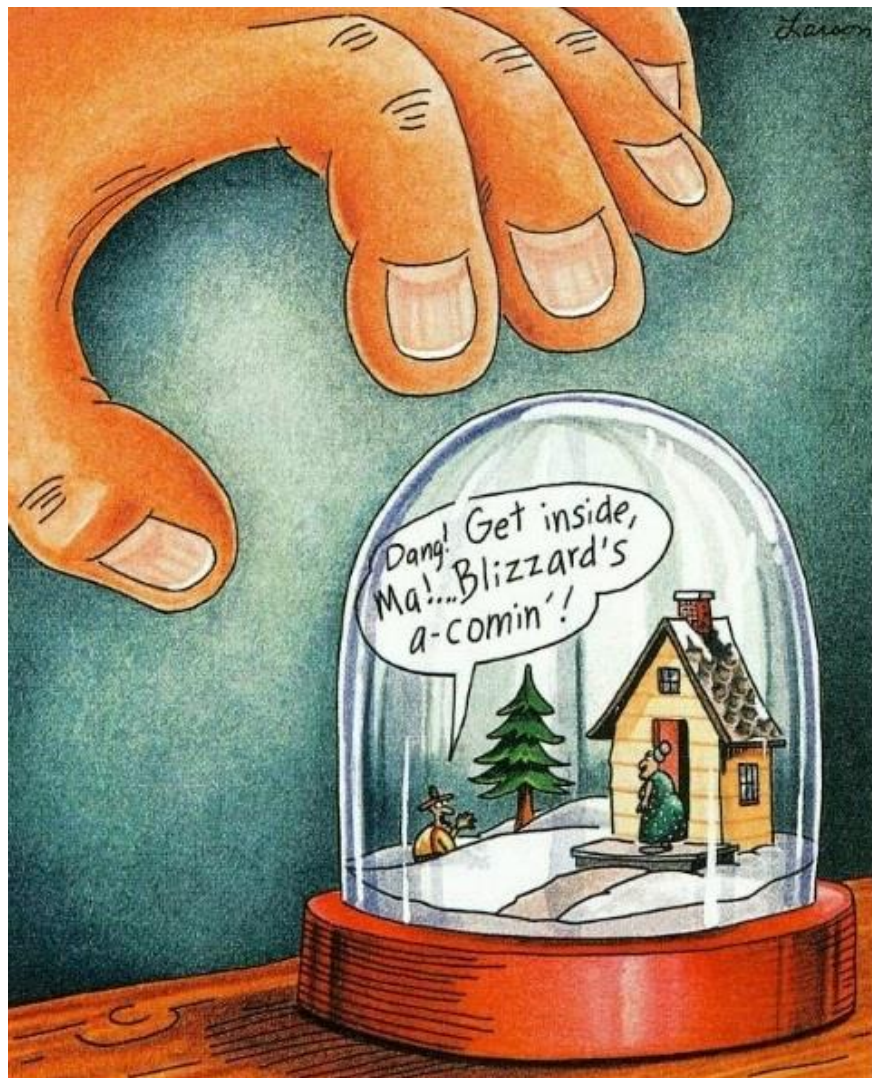
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THE MISSING MIDDLE



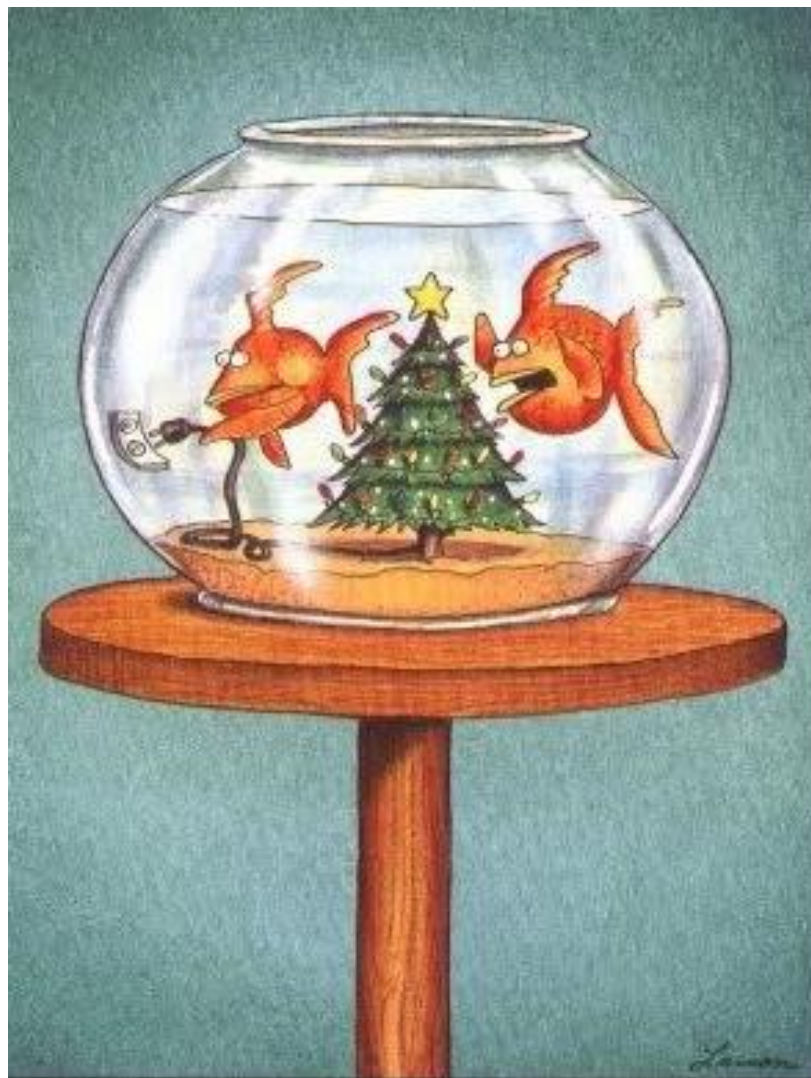
DEFINED: A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable living.



SECTIONS 2 & 4 TEXT AMENDMENTS

NEW BUILDING TYPES

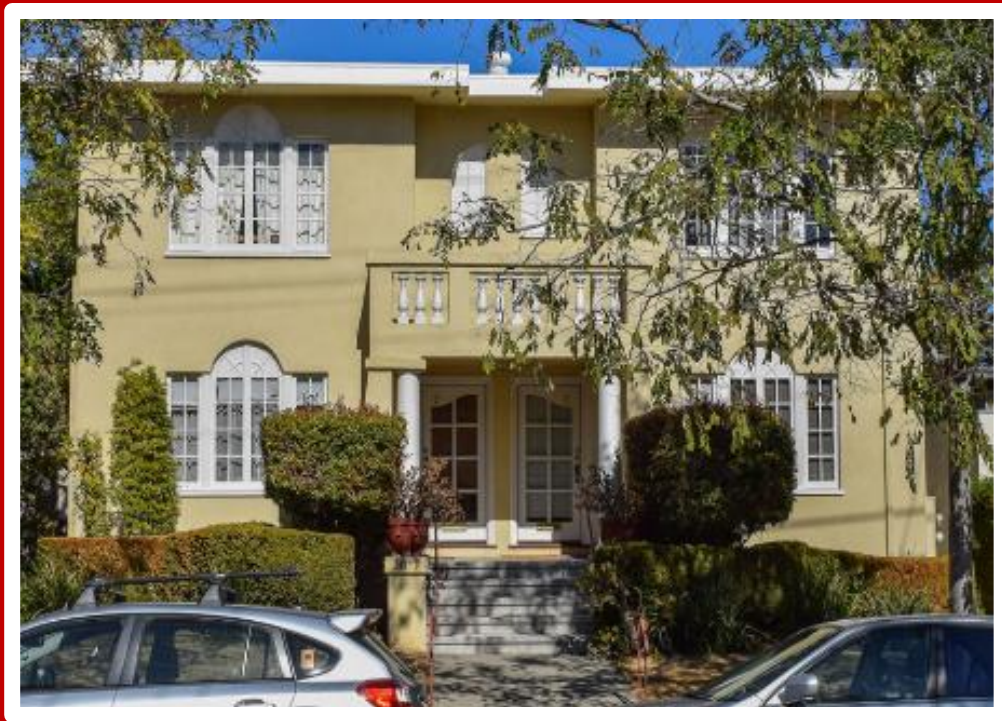
- **Multi-Family Building Type:** Remove from VIPA
- **Mixed Village Housing:** New/Create within VIPA
- **Mixed Village Includes:**
 - Village Walk-Up
 - Village Courtyard
- **Benefits:**
 - Respects Historic Precedents in Town
 - Accommodates Demographic Needs
 - Meets Market Demand



SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE WALK-UP

- **Units:** 4-12 Dwelling Units
 - **Height:**
 - Minimum 2 Stories
 - Maximum 3 Stories
 - Overlay Districts Applicable
 - **Setbacks:**
 - Front: Must Meet Single-Family Detached Criteria
 - Side: Must Meet Single-Family Detached Criteria
 - Rear: 20' (min.)
- Based on adjacent houses and amount of street frontage; reinforces existing streetscape.*



VILLAGE WALKUP

VILLAGE WALKUP



SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE COURTYARD

- **Units:** 10-18 dwelling units
 - **Height:**
 - Minimum 2 Stories
 - Maximum 3 Stories
 - Overlay Districts Applicable
 - **Setbacks:**
 - Front: Must Meet Single-Family Detached Criteria
 - Side: Must Meet Single-Family Detached Criteria
 - Rear: 20' (min.)
 - **Courtyard Criteria:** Emphasize Location, Proportion
- Based on adjacent houses and amount of street frontage; reinforces existing streetscape.*

VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

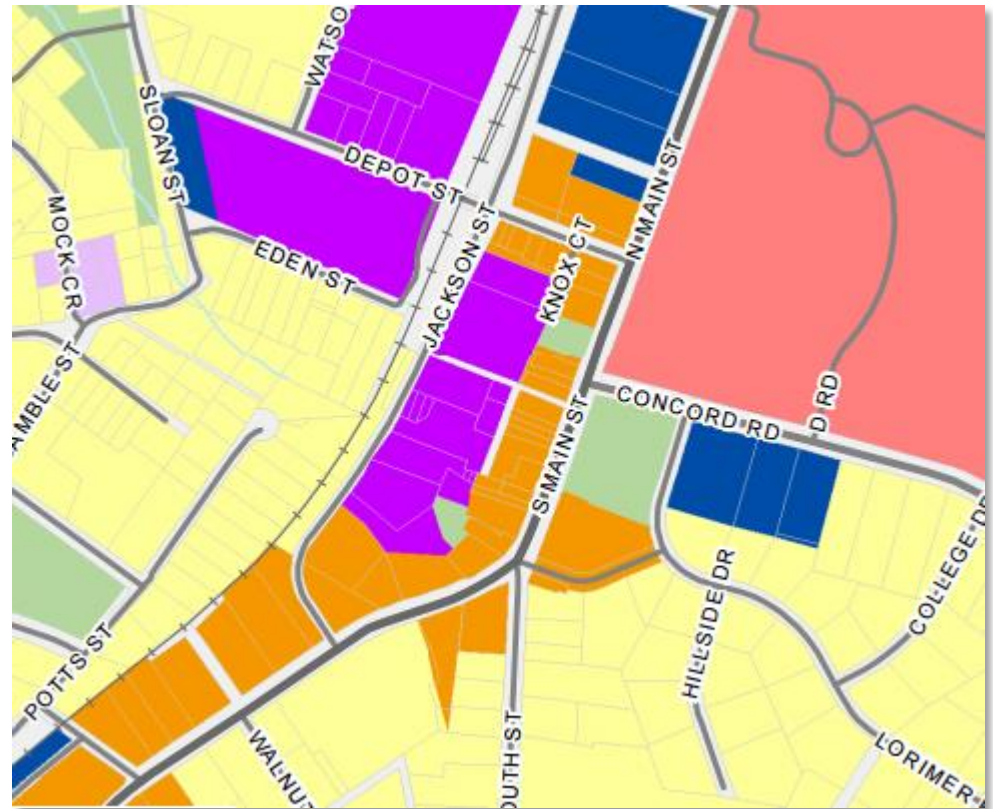
MIXED VILLAGE

- **Incentivizing a Mix of Building Types:**
 - Minimum/Maximum:
 - » No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types;
 - » No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
 - Master Plans: Applicable to Only to Master Plans > 3 Ac.
 - » (i.e.) Master Plan = Two or More Buildings

SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Village Center Uses:**
 - Table 2-1
 - “Government Services” = An existing, non-conforming use in the Village Center Planning Area (i.e. Town Hall).



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Retail Overlay District**

- Current Criteria:

- » First 35' of Building Must be Retail

- » Applies to All New Development, Redevelopment, & and Changes of Use

- Unintended Impact: If Primary Use is Civic/Educational/Institutional

- Proposed Criteria:

- » For Civic/Educational/Institutional Buildings: 20% of the first floor square footage must be reserved for publicly-accessible gathering (including galleries/lobbies) and/or community meeting or programming. This gathering and/or community space must be located along a street-facing façade.



TEXT AMENDMENTS

NEXT STEPS

- **Tonight:** Planning Board Recommendation; Consistency Statement
- **Next Steps:** Potential Board of Commissioners Decision in December

HAPPY HOLIDAYS!!!

