

**TOWN OF DAVIDSON PLANNING BOARD**  
**Consistency Statement**  
(DPO TEXT AMENDMENTS – SECTIONS 2 & 4)

**SUMMARY OF ACTION TAKEN BY BOARD**

Vote:

Description of Action:

**PROPOSAL / REQUEST**

The proposed amendments are being undertaken to address the compatibility of building types in the Village Infill Planning Area; the inclusion of Government Services as a use in the Village Center & Commerce Planning Areas; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings.

**SUMMARY OF PETITION / PROPOSAL**

The amendments propose to:

1. Remove the Multi-family building type from the Village Infill Planning Area;
2. Create a new building type, Mixed Village housing, with two sub-building types – Village Walkup and Village Courtyard;
3. Include Government Services as a use in the Village Center/Commerce Planning Areas;
4. Modify the Retail Overlay District requirements for Civic/Educational/Institutional buildings.

**CONSISTENCY STATEMENT**

In the opinion of the Planning Board the proposed text amendments are consistent with Davidson Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time. The areas in which the amendments are consistent with the Davidson Planning Ordinance are as follows:

▪ **Consistency with the Davidson Planning Ordinance:**

1. The amendments seek to maintain and/or increase the amount of housing choices while respecting the town's historic and existing character by creating new, smaller-scale multi-tenant building types in the Village Infill Planning Area.
  - *We must preserve Davidson's character and sense of community...This sense of community is enhanced by: Neighborhoods welcoming to all citizens...(Preface, p. 1).*
  - *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 (Preface, p. 2-3).*

2. The amendments propose to formally recognize the important role that Government Services play in the downtown area by permitting the use in the Village Center/Commerce Planning Areas.
  - *The Village Center Planning Area is established to protect and cultivate the unique environment of Davidson's historic downtown. It is the community's commercial, civic, cultural, and transportation hub. The Village Center should include places for public gatherings, civic and cultural events, and public art (DPO 2.2.1.A.Description).*
3. The amendments aim to accommodate non-commercial uses within the downtown's Retail Frontage Overlay District while relieving these uses of a retail requirement and instead requiring such buildings to maintain active, community-oriented spaces on their ground floors.
  - *The Retail Frontage Overlay District is established to create vibrant, pedestrian-friendly streetscapes in mixed-use and commercial environments (DPO 2.3.6.A.Purpose).*

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*Adopted this 27th day of November, 2017.*