

DPO TEXT AMENDMENTS

TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Purpose:** Why We're Discussing It
2. **Background:** Why It's Important to Davidson
3. **Proposed Changes:** Draft Concepts/Changes
4. **Current Status & Next Steps:** Where We Are/Where We're Going



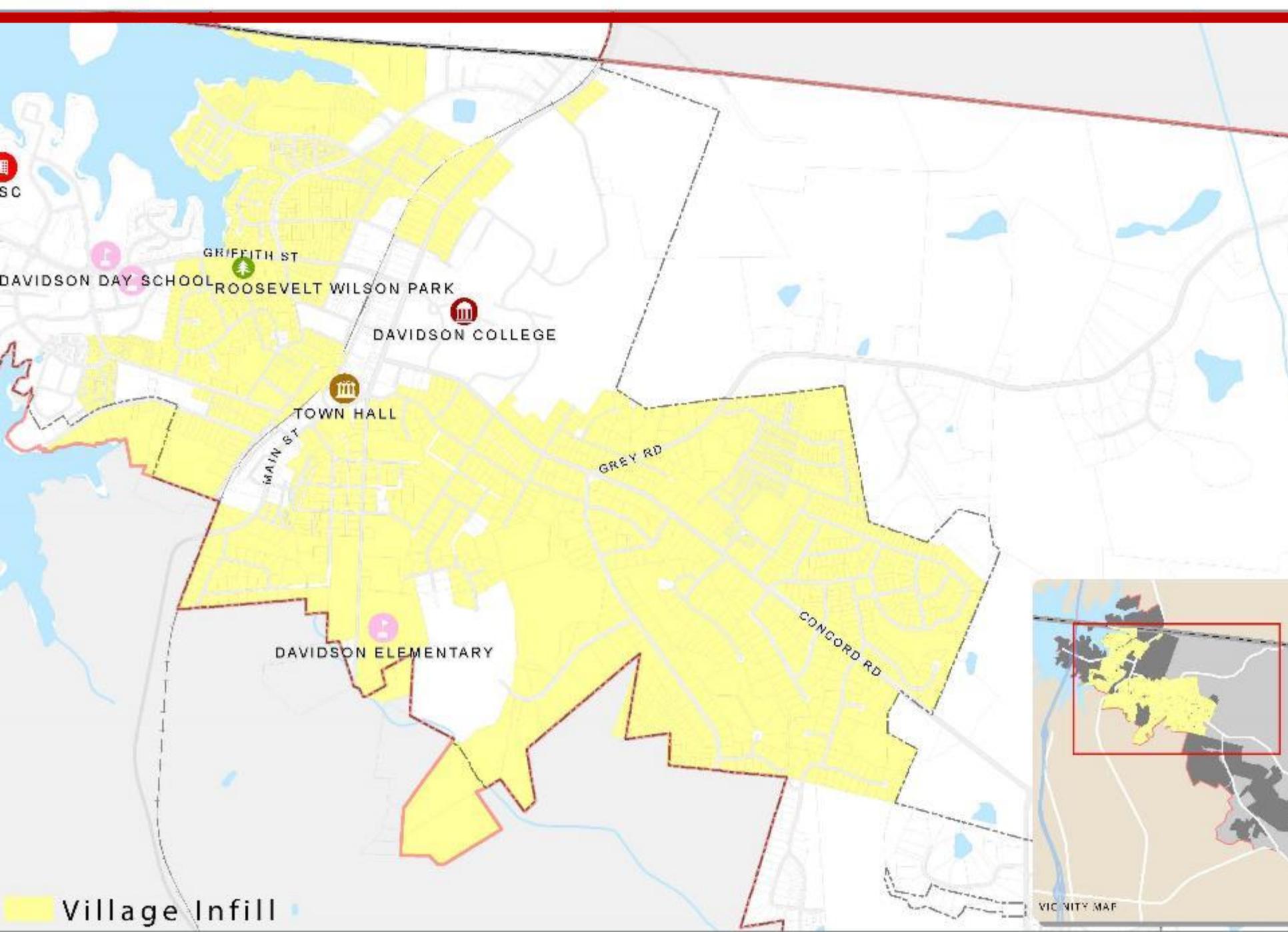
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Board of Commissioners Regular Meeting
Jason Burdette, Planning Director
DPO Text Amendments
December 12, 2017

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE & BACKGROUND

- **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



DRAFT CONCEPTS/CHANGES



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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

VILLAGE WALKUP





VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

MIXED VILLAGE

- **Requiring a Mix of Building Types in Master Plans >3 acres:**
 - 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 Acres**
 - » (i.e.) Master Plan = Two or more Principal Buildings or Public Infrastructure

NEXT STEPS



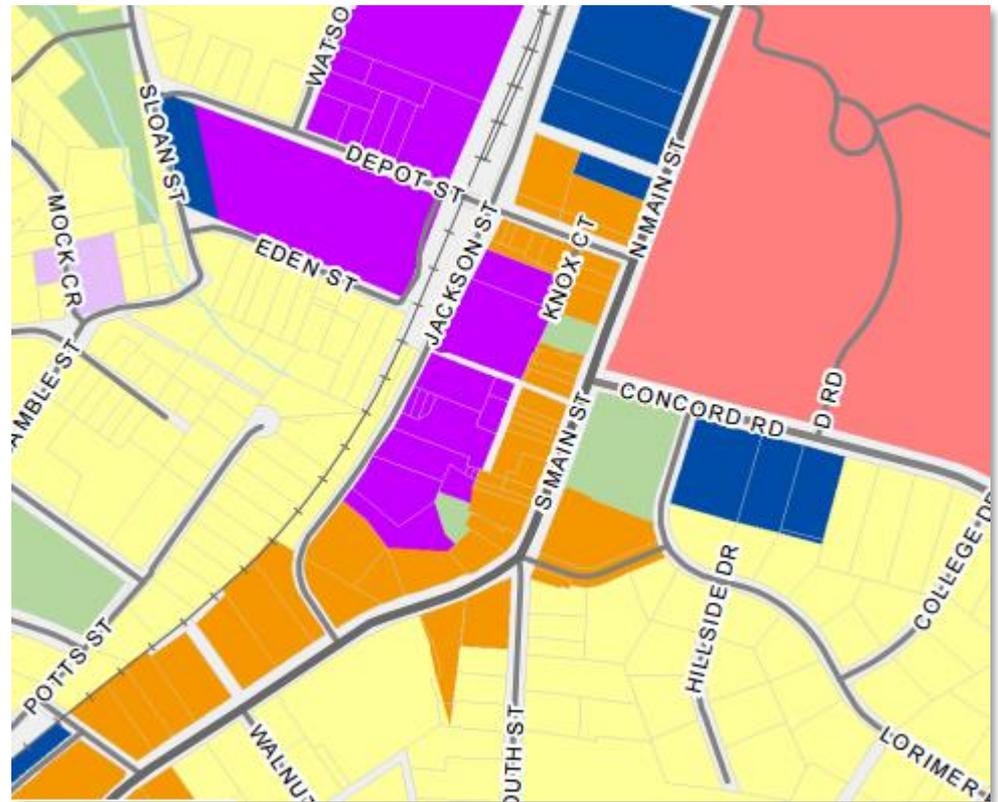
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SECTION 2 - TEXT AMENDMENTS

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



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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.

RECOMMENDATION



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