

PUBLIC INPUT SESSION: TARGETED CONDITIONAL ZONING

OPTIONS FOR PARTICIPATING IN THE MODERATED DISCUSSION:

- CHAT FUNCTION:** CLICK “CHAT” BELOW, TEXT APPEARS 
- TEXT COMMENTS/QUESTIONS TO** 704-251-9441

Please visit www.TownofDavidson.org/TextAmendments

TARGETED CONDITIONAL ZONING – OVERVIEW

BOARD OF COMMISSIONERS UPDATE – 9/8/2020 WORK SESSION

- Staff **provided feedback** from the first Public Input Session including who participated and what input was received.
- Feedback received was **largely non-supportive**.
- Staff presented several options and **sought direction from the BOC**.
- BOC directed staff to:
 - 1) **Slow down process, get more input**
 - 2) **Work with PB subcommittee to explore other potential growth management tools and reevaluate targeted conditional**

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TARGETED CONDITIONAL ZONING – OVERVIEW

TOPICS COVERED - FAQ

1. What is Targeted Conditional Zoning?
2. Where would it apply?
3. What are the proposed thresholds? Why were thresholds selected?
4. What's the reasoning behind this?
5. What about existing zoning?
6. Could development be denied?
7. Do other communities do this?
8. Pros/Cons
9. What's the process/next steps?
10. How can I provide feedback?

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WHAT IS TARGETED CONDITIONAL ZONING?

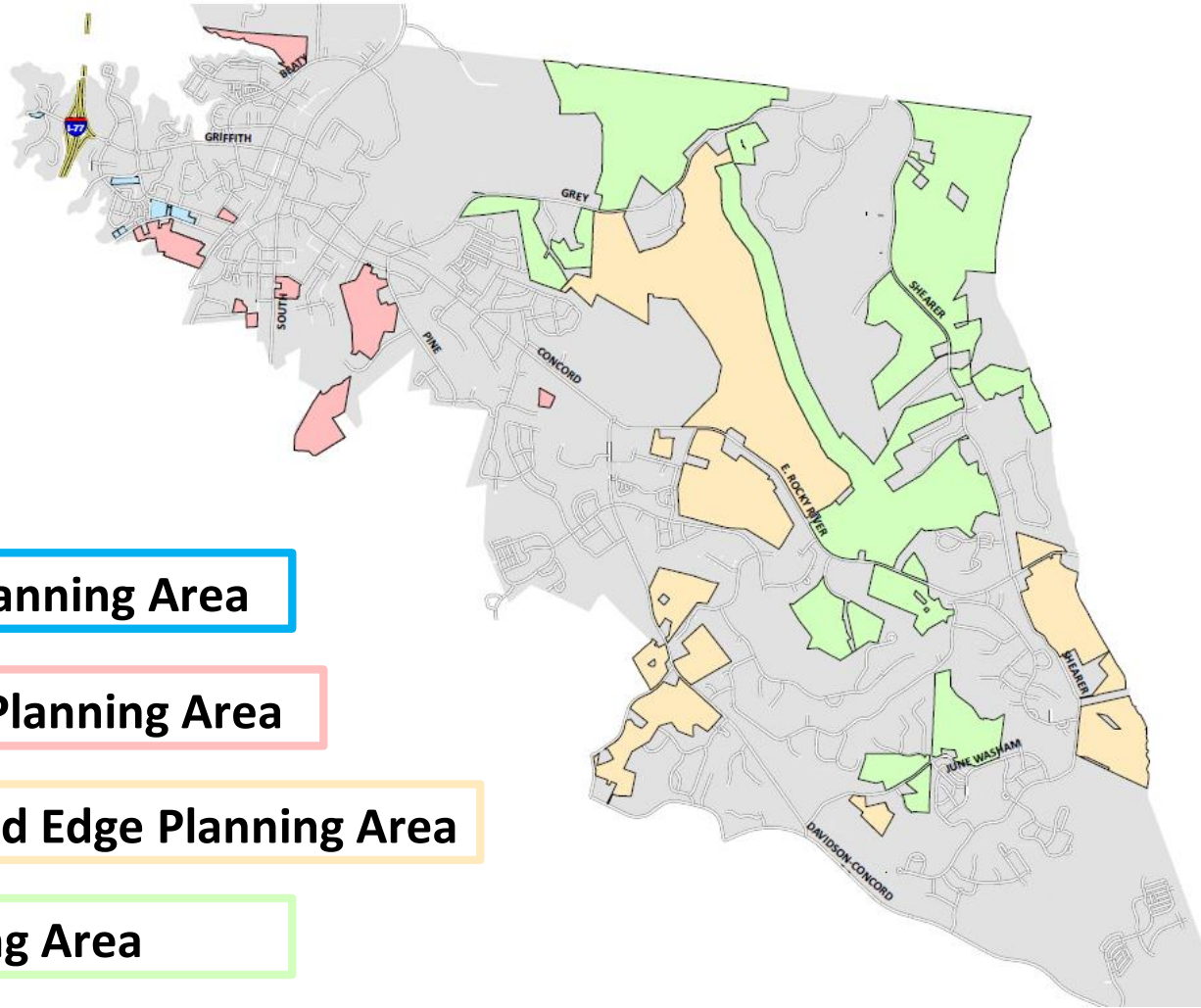
- **Targeted Conditional Zoning** is a proposed growth management tool whereby development proposals in certain planning areas (zoning districts) would require approval by the Board of Commissioners (BOC) if they reach specific thresholds based upon number of dwelling units and/or acreage.
- This proposal builds upon the existing **Conditional Planning Area (CPA)** process, which also requires board approval.

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WHERE WOULD TARGETED CONDITIONAL APPLY?



Lakeshore Planning Area

Village Infill Planning Area

Neighborhood Edge Planning Area

Rural Planning Area

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WHAT ARE THE PROPOSED DEVELOPMENT THRESHOLDS?

- Development proposals that hit **specific thresholds** described below would require conditional approval from the Board of Commissioners.

PLANNING AREA	PROPOSED THRESHOLDS
Village Infill (VIPA)	8 dwelling units (d/u)
Lakeshore (LAK)	8 d/u
Neighborhood Edge (NEPA)	36 d/u OR 35 acres
Rural (RPA)	36 d/u OR 15 acres

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HOW WERE THE THRESHOLDS DETERMINED?

- Staff presented a **menu of threshold options** at the November 2019 BOC work session based upon an analysis of historic development patterns (dwelling unit count and parcel acreages).
- Staff reviewed high, medium, and low thresholds for targeted conditional thresholds based upon existing development patterns, as well as hybrid options combining dwelling units and acreage into a single trigger.
- The **BOC provided direction** that favored using the lower thresholds.
- At the July 2020 BOC work session, commissioners provided new feedback to staff which considered a more conservative approach and also added Lakeshore Planning Area to the mix.

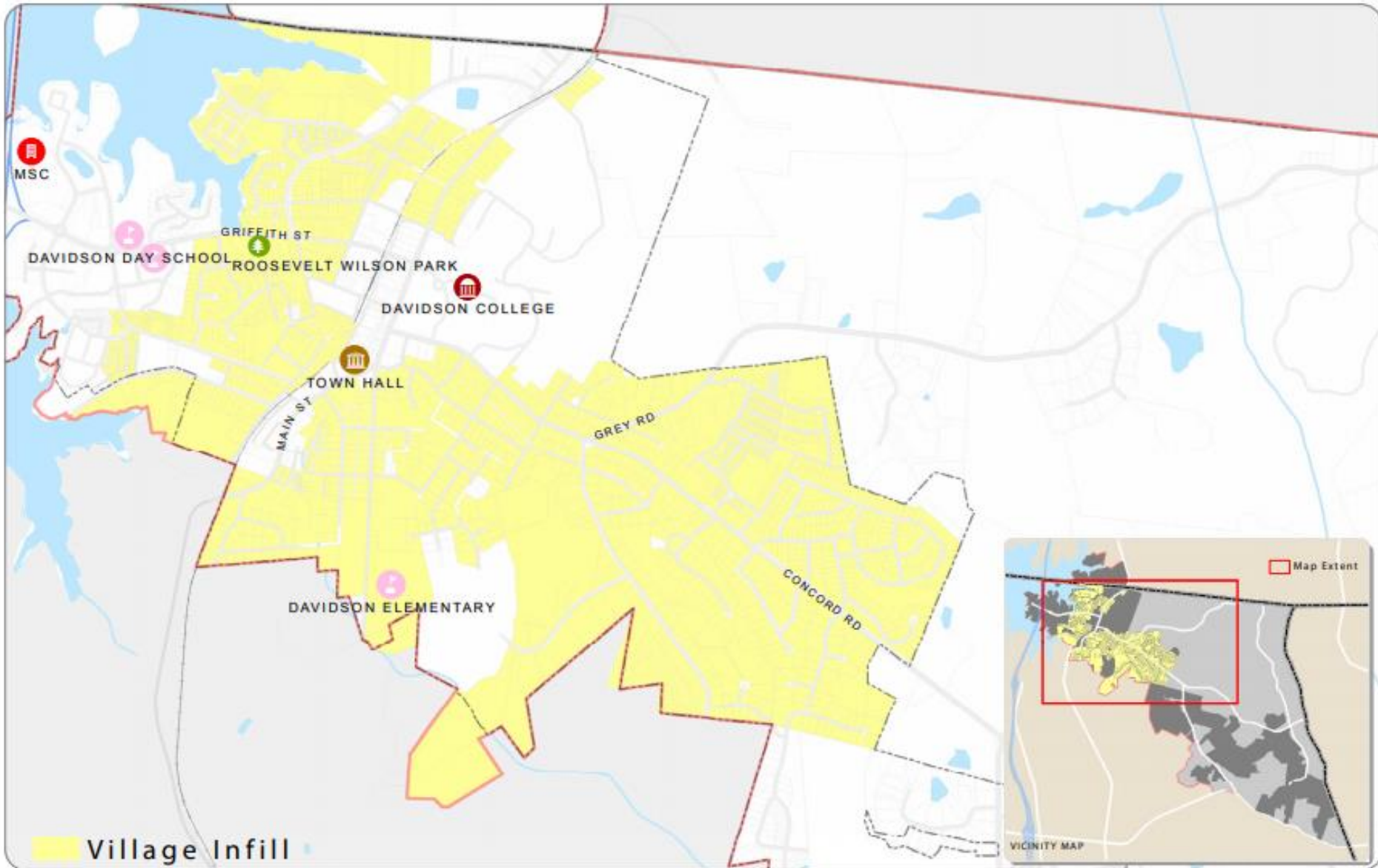
METRIC (d/u)	Average	Syncs w/ TIA	Average Minus Outlier: Nov 2019	BOC July 2020
THRESHOLD (d/u)	56 d/u	50 d/u	36 d/u	8 d/u

METRIC (d/u)	Above Average	Average	Average Minus Outlier	BOC July 2020
THRESHOLD (d/u)	30 d/u	20 d/u	14 d/u	36 d/u

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TARGETED CONDITIONAL ZONING DEVELOPMENT SIZE + VILLAGE INFILL (VIPA)



TARGETED CONDITIONAL ZONING

DEVELOPMENT SIZE + VILLAGE INFILL (VIPA)

- **UNIT COUNTS:** Developments which exceed established unit thresholds would require conditional approval.

METRIC (d/u)	Average	Syncs w/ TIA	Average Minus Outlier
THRESHOLD (d/u)	56 d/u	50 d/u	36 d/u

NOV. 2019

JULY 2020: 8 d/u

- **ACREAGE:** Developments whose base parcel(s) exceed established acreage thresholds would require conditional approval.

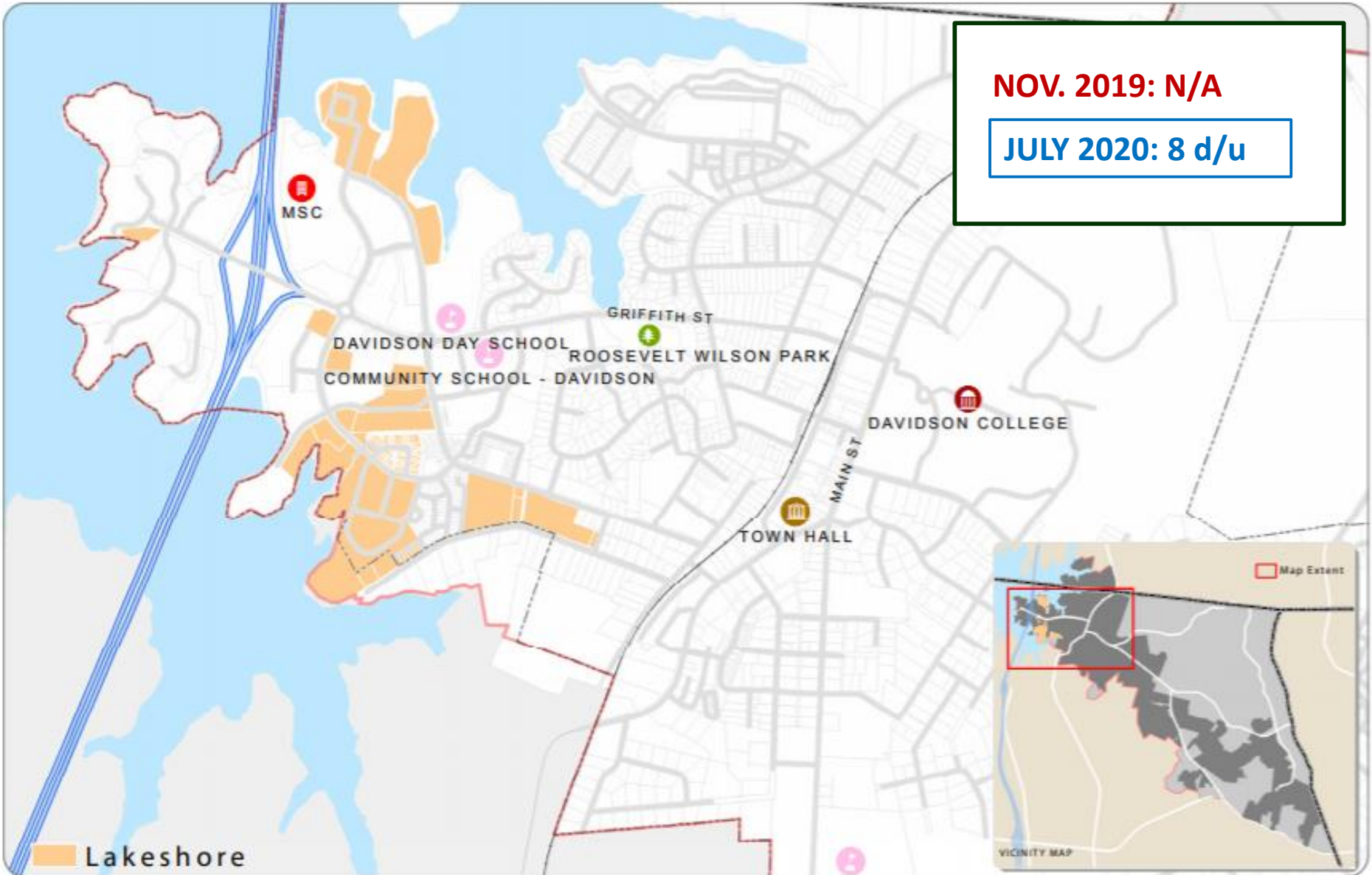
METRIC (ac.)	Average	Midpoint	Average Minus Outlier
THRESHOLD (ac.)	10 ac.	8 ac.	6 ac.

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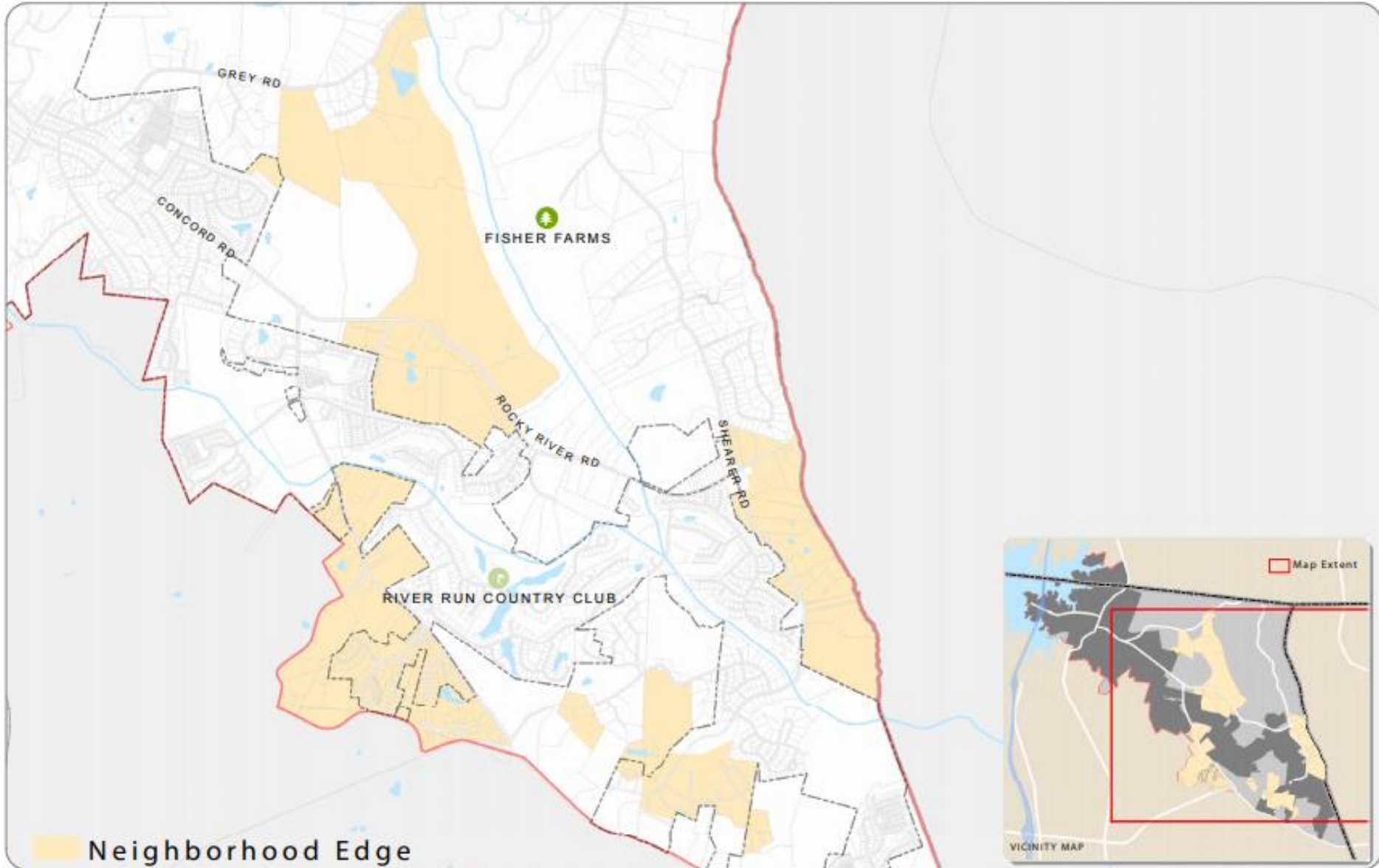
TARGETED CONDITIONAL ZONING

LAKESHORE PLANNING AREA



TARGETED CONDITIONAL ZONING

DEVELOPMENT SIZE + NEIGHBORHOOD EDGE (NEPA)



TARGETED CONDITIONAL ZONING

DEVELOPMENT SIZE + NEIGHBORHOOD EDGE (NEPA)

- **UNIT COUNTS:** Developments which exceed established unit thresholds would require conditional approval.

METRIC (d/u)	Average	Approx. Midpoint	Average Minus Outlier
THRESHOLD (d/u)	150 d/u	115 d/u	75 d/u

- **ACREAGE:** Developments whose base parcel(s) exceed established acreage thresholds would require conditional approval.

METRIC (ac.)	Average	Approx. Midpoint	Average Minus Outlier
THRESHOLD (ac.)	60 ac.	45 ac.	35 ac.

NOV. 2019

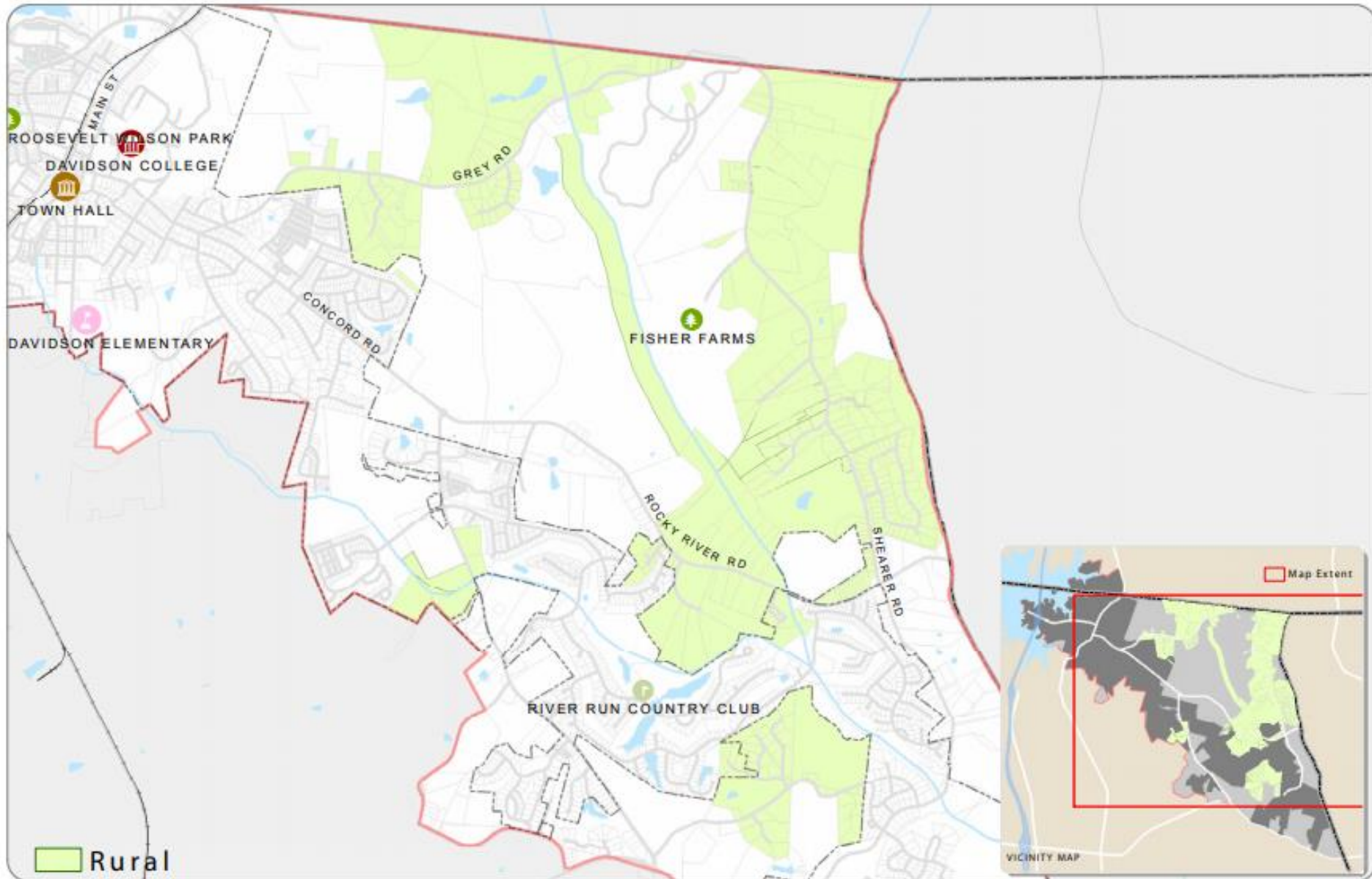
JULY 2020: 36 d/u OR 35 ac.

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TARGETED CONDITIONAL ZONING

DEVELOPMENT SIZE + RURAL PLANNING AREA (RPA)



TARGETED CONDITIONAL ZONING

DEVELOPMENT SIZE + RURAL PLANNING AREA (RPA)

- **UNIT COUNTS:** Developments which exceed established unit thresholds would require conditional approval.

METRIC (d/u)	Above Average	Average	Average Minus Outlier
THRESHOLD (d/u)	30 d/u	20 d/u	14 d/u

- **ACREAGE:** Developments whose base parcel(s) exceed established acreage thresholds would require conditional approval.

METRIC (ac.)	Average	Approx. Midpoint	Average Minus Outlier
THRESHOLD (ac.)	50 ac.	25 ac.	15 ac.

NOV. 2019

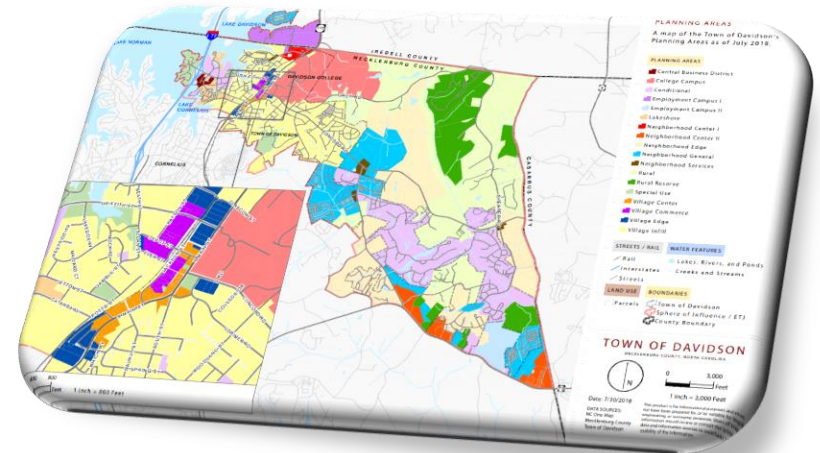
JULY 2020: 36 d/u OR 15 ac.

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WHAT'S THE REASONING BEHIND TARGETED CONDITIONAL?

- **BOC DIRECTIVE:** Explore strategies to better control the pace of development
- **CONCERNS:** Currently, it is difficult to control the timing of development
- **STRATEGY:**
 - Respond to BOC directive and citizens' concerns to better manage growth
 - Research strategies that could be implemented
- **SUMMARY:** Develop a targeted conditional zoning mechanism



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WHAT'S THE REASONING BEHIND TARGETED CONDITIONAL ?

STRATEGIC PLAN + COMP PLAN + CORE VALUES ALIGNMENT

- **Strategic Plan:**
 - A well-planned and livable community: implement targeted conditional zoning
- **Planning Department Workplan:**
 - Research and explore conditional development options
- **Core Values:**
 - Land planning will reflect historic patterns of village-centered growth
- **Planning Principle #6**
 - We must manage growth so that the town can provide public facilities and services apace with development
- **Comprehensive Plan (2020):**
 - Explore the use of targeted conditional zoning (p. 35)

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WHAT ABOUT EXISTING ZONING AND/OR PLANS?

- Existing Davidson Planning Ordinance (DPO) requirements for respective planning areas would **remain in place**.
- The intention is not to make everything in town de facto conditional.
- The town still has a **comprehensive DPO** with rigorous development standards (many based upon 2010 Comp Plan and Rural Area Plan).
- The underlying zoning would still be the **baseline** for any development once a threshold is triggered.

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WHAT CONDITIONS MIGHT BE IMPOSED ON DEVELOPMENT?

- **Cannot predict** future potential conditions.
- Each development proposal that reaches or exceeds the established thresholds would be **considered individually** by the BOC.
- **BOC/Developer would determine** the conditions for each project, if any.

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COULD A CONDITONAL DEVELOPMENT BE DENIED?

- **Yes.** As with any conditional development proposal, the BOC may deny at their discretion.
- There could be a **number of reasons** why the BOC would deny a development proposal including proposed intensity, size, infrastructure capacity, ability to serve with utilities or public safety providers, etc.
- All conditional development proposal approvals are at the **discretion** of the BOC.

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DO OTHER COMMUNITIES IN NC DO THIS?

- **Yes.** Other communities use similar conditional approval requirements specific to certain types of development or uses.
- Typically, conditional requirements are based upon specific **uses** or **types** of development.
- Examples:
 - Asheville uses conditional approvals for large commercial and residential developments above 50 d/u;
 - Chapel Hill uses conditional use permits to allow for additional density and the provision of affordable housing;
 - Cornelius uses conditional for specific uses (micro-breweries/commercial) and residential developments (though they are considering relaxing these standards);
 - Mooresville uses conditional for specific uses.

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WHAT ARE THE BENEFITS OF TARGETED CONDITIONAL?

- Would better control the **timing** of development, inserting additional/intentional steps
- Provides opportunities to achieve **specific town goals** such as affordable housing
- Allows additional opportunities for **public input**
- Provides the Board of Commissioners a **direct say** in the type and scale of development they would like to see in specific locations
- Provides additional oversight for **contextually sensitive development** in the most pressured neighborhoods (VIPA) and in the most fragile lands (RPA)
- Would allow additional **flexibility** for creative/innovative development

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WHAT ARE THE DRAWBACKS OF TARGETED CONDITIONAL?

- Could reduce the value of larger parcels (i.e. **harder to develop**)
- Could lead to **uneven development pattern**
- Targeted threshold could result in the **underutilization of land**
- **Reduced predictability** for land owners, developers, citizens, commissioners, planners
- Would significantly **lengthen** the approval process
- Would require **additional time** of the BOC, Planning Board, staff
- Could lead to a politicized process
- Could negate previous **community-wide planning efforts/initiatives/plans**

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WHAT'S THE PROCESS FOR TEXT AMENDMENTS?

- The Planning Board and Board of Commissioners have received periodic **updates** on the topic in recent months.
- As with all text amendments, a **public hearing** will be required along with a formal recommendation from the Planning Board.
 - **Public Input Session:** Thursday, August 27
 - **Second Public Input Session:** Tuesday, Sept. 15
 - **BOC Public Hearing:** TBD
 - **Planning Board Recommendation:** TBD
 - **BOC Action:** TBD

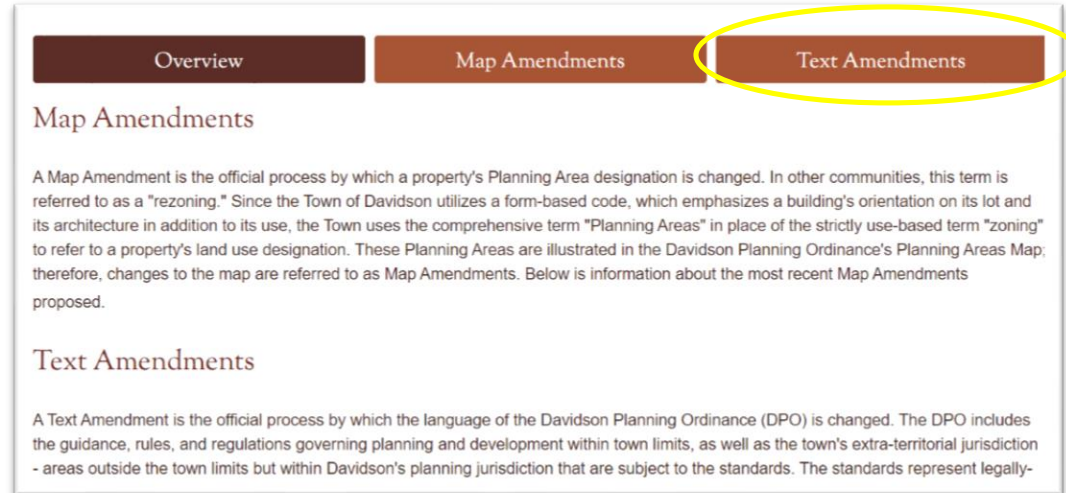
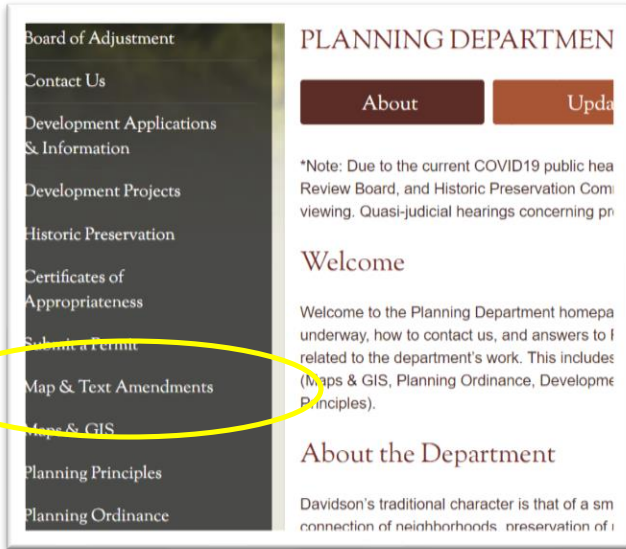
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WHERE'S THE ACTUAL DRAFT TEXT AMENDMENTS?

- The draft text amendments and other pertinent information can be found on the [Maps & Text Amendments](#) page of the Planning Department's website.
- Once there, click on "Text Amendments."



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HOW CAN I SHARE FEEDBACK ON TARGETED CONDITIONAL?

- There are several ways to provide feedback:
 - **Public Input Sessions:** August + September
 - **Email Planning:** You may also submit comments via email to planning@townofdavidson.org (please include “Targeted Conditional” in the subject line).
 - **Email BOC:** board@townofdavidson.org
 - **Planning Board:** Aug. 31 + Sept. 28
 - **Board of Commissioners Public Hearing:** TBD
 - **Board of Commissioners Public Comment:** TBD

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MODERATED QUESTION + ANSWERS

- Add your voice to the conversation.
 - 1) Click **“Chat”** below and type question
 - 2) Text **704-251-9441**
- Staff will read and answer all questions received

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TARGETED CONDITIONAL ZONING

DRAFT DPO TEXT

Section 2.1.5 Development Standards

Add additional paragraph:

Specific development proposals in the Village Infill, Lakeshore, Neighborhood Edge, and Rural Planning Areas may trigger the Conditional Planning Area (CPA) process and require approval from the Board of Commissioners **based upon specific metrics. These threshold metrics aim to improve the town's ability to better control the pace of development given existing infrastructure, while simultaneously providing opportunities to secure specific town goals via innovative development proposals.** See specific planning area development standards for additional detailed requirements.



College Town. Lake Town. *Your Town.*

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DRAFT DPO TEXT

Section 2.2.4.E (VILLAGE INFILL) Development Standards

Section 2.2.6.E (LAKESHORE) Development Standards

Additional bullet as the first point added after “The following are additional development standards in the VIPA/LAK...”

Any new development greater than eight dwelling units requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

Section 2.2.11.E (NEIGHBORHOOD EDGE) Development Standards

Add first paragraph under existing bullet points.

Any new development whose **master plan encompasses** 35 acres or greater OR 36 dwelling units or greater requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

Section 2.2.12.E (RURAL) Development Standards

Add first paragraph under existing bullet points.

Any new development whose **master plan encompasses** 15 acres or greater OR 36 dwelling units or greater requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

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TARGETED CONDITIONAL ZONING

NEXT STEPS

1. **Staff/PBOC:** Finalize DPO Draft Text
2. **Planning Board:** Additional feedback, August
3. **Second Public Input Session:** September 15
4. **BOC:** Public Hearing (potentially September 22)
5. **Planning Board:** Recommendation (potentially Sept. 28)
6. **BOC action:** Potentially October

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