

GROWTH MGT. OPTIONS



College Town. Lake Town. *Your Town.*

Growth Mgt. Options Summary
Board of Commissioners
Jason Burdette, Planning Director
December 8, 2020

GROWTH MGT. OPTIONS

BACKGROUND

1. **Comprehensive Plan (Jan. 2020):** Includes Growth Mgt. Goals/Policies
 - Goal 2.1 Intentional Growth Management: Utility/Annexation Criteria, Zoning Thresholds
 - Goal 2.2 A Network of Natural Areas & Open Space: Purchase of Development Rights (PDR)
2. **Strategic Plan (March/Aug. 2020):** Includes Growth Mgt. Strategies
 - Goal A: Well-Planned & Livable Community
 - Strategy A1: Explore Purchase of Development Rights
 - Strategy A2: Formalize Utility/Annexation Criteria, Implement Zoning Thresholds
 - Goal B: Historic Preservation
 - Strategy B1: Develop a Historic Preservation Plan
3. **Commissioner Discussions (Summer 2020):** Used 2019 Research, Thresholds Drafted
4. **Public Input Sessions (Summer 2020):** August, September (Virtual)
 - Participants: Wide Participant Range (Many ETJ Residents)
 - Overall Feedback: Thresholds, Applicability, Public Input Process Concerns (i.e., Slow Down)
5. **Planning Board Committee Created (Fall 2020):** Explore Growth Mgt. Tools & TCZ Options



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FEEDBACK FROM COMMISSIONERS

QUESTIONS FROM PLANNING BOARD

1. **Primary Concern:** What is your primary concern/objective driving your interest in growth management? Is there a particular problem you believe needs solving? Are there specific examples that highlight your primary concern?
 2. **Secondary concern(s):** Aside from your primary concern, are there other particular problems or objectives you believe need solving in the context of growth management?
 3. **Opportunities:** What does successful growth management look like to you? How would you see TCZ being applied successfully—what specific successes would it allow that our ordinance does not or could not achieve with text amendments? Would all parts of Davidson or only certain parts of Davidson need growth management in your vision?
 4. **Application:** What does successful application of TCZ look like to you? Is it intended for all parts of Davidson or only certain parts?
 5. **Specific Failures/Holes:** Please articulate specific instances or examples where the current DPO has failed and in what specific way it failed in the context of growth management.
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FEEDBACK FROM COMMISSIONERS

CURRENT CONDITIONS

- New Development: Timing Challenging, Unpredictable/Inconsistent (Character), Lack of Affordability
 - Land: Scarce, Expensive
 - Decisions: Reactive, Every Decision Point Matters – Esp. for Large/Key Projects
 - Existing Process: Foundational, Warrants Improvement
 - Participation: Lacks Meaningful Dialogue/Responsiveness (i.e., Public Input Sessions)
 - Housing: Lack of Affordability, Lack of Integration of New/Existing Buildings
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FEEDBACK FROM COMMISSIONERS

ASPIRATIONS

- Process: Respect Foundations (Planning Principles, DPO, Existing Plans), Further Refine/Improve
 - Variable/Prescriptive: Drive Process to Better Outcomes (Participation, Decisions)
 - » Establish practices ensuring meaningful public participation + legislative decision when appropriate (Conditional)
 - » Actively uphold character/existing precedents and foster consistent adherence to character in new development
 - » Direct growth to the right places, enhancing housing choice while protecting economic development possibilities and conserving land
 - » Ensure affordability/equity in housing as well as process
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FEEDBACK FROM COMMISSIONERS

GOALS

- Strategy: Manage Growth Proactively, Including Timing
- Process: Enhance Processes to Promote Exceptional Public Participation, Deliberative Decision-Making
- Housing: Achieve Housing Integration + Diversity (Opportunities for Affordable Housing)
- Community Character: Respect/Enhance Small Town Character through Preservation + Growth
- Equity: Foster Equitable Community/Stakeholder Processes + Outcomes

COMMITTEE ACKNOWLEDGEMENT

“Because it reflects these varying viewpoints it includes an inherent **tension** between different perspectives.”

~ *Comprehensive Plan (Pg. 1)*

- Examples:
 - » Affordable Housing vs. Land Use/Building Type Patterns
 - » Ad Hoc Growth vs. Intentional Growth
 - » Private Good vs. Public Good

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POTENTIAL TOOLS

- **Option A:** Establish Conditional Zoning Thresholds
- **Option B:** Adopt Growth Management Framework (Utility + Annexation Criteria)
- **Option C:** Improve Development Process
- **Option D:** Address Building Compatibility, Integration, and Affordability
- **Option E:** Explore Purchase of Development Rights Program (PDR)
- **Option F:** Pursue Historic Preservation Plan



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POTENTIAL TOOLS

- **Option A: Establish Conditional Zoning Thresholds**
 - Details: Modify DPO to include specific measures requiring legislative approval
 - Examples: Unit Count, Land Area
- **Option B: Adopt Growth Management Framework (Utility + Annexation Criteria)**
 - Details: Modify BOC policies and DPO to refine decision points and criteria, improving timing in process and leverage for participation/decisions
 - Examples: Enhance Criteria (e.g., Location, Fiscal, Transportation Considerations), Shift Water/Sewer Decision to Later in Process (i.e., After Public Input)
- **Option C: Improve Development Process**
 - Details: Modify DPO to require earlier public participation, public predevelopment consultation, and clarify utility/annexation decision points
 - Examples: Pre-Application Neighborhood, Advisory Board, or Commissioner Meetings and/or Design Workshops/Public Input Sessions Early in Process



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POTENTIAL TOOLS

- **Option D: Address Building Compatibility, Integration, and Affordability**
 - Details: Modify DPO to update Floor Area Ratio (FAR) standards, minimum required building type mix, and use of building diversity score to gauge compatibility
 - Examples: Revise FAR for Residences in Overlay Districts, Include Minimum Building Type Mixes for Master Plans, Utilize a Building Diversity Score
- **Option E: Explore Purchase of Development Rights Program (PDR)**
 - Details: Conduct initial steps in understanding statutory requirements and community interest, resources, partners
 - Examples: Perform Legal/Planning Research, Implement Intensive Engagement Process
- **Option F: Pursue Historic Preservation Plan**
 - Details: Undertake plan to examine expansion of historic district(s) to address neighborhood compatibility as well as uphold character and support diversity
 - Examples: Additional Tools/Standards to Protect Existing Neighborhoods



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SUMMARY TABLE

	STRATEGY TYPE/OUTCOME	PLAN ALIGNMENT	IMPLEMENTATION EFFORT	TIMING
Option A: Establish Conditional Zoning Thresholds	Variable Less Predictable	High	High	Late Spring or Early Summer 2021
Option B: Codify Growth Management Framework (Utility + Annexation Criteria)	Prescriptive Predictable	Very High	Medium	Late Winter or Early Spring 2021
Option C: Improve Development Process	Prescriptive Predictable	High	Low	Spring 2021
Option D: Address Building Compatibility, Integration, and Affordability	Prescriptive Predictable	Medium	Low	Late Spring or Early Summer 2021
Option E: Explore Purchase of Development Rights Program	Variable Less Predictable	High	Very High	Fall 2021 (Initial Work); Late Summer to Fall 2022 (PDR Program)
Option F: Pursue Historic Preservation Plan	Variable Less Predictable	Very High	Very High	Winter 2021-2022



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SUMMARY TABLE

	STRATEGY TYPE/OUTCOME	PLAN ALIGNMENT	IMPLEMENTATION EFFORT	TIMING
Option A: Establish Conditional Zoning Thresholds	Variable			Late Spring or Early
Option B: Codify Growth Management Framework (Utility + Annexation Criteria)				
Option C: Improve Development Process				
Option D: Address Building Compatibility, Integration, and Affordability				
Option E: Explore Purchase of Development Rights Program				
Option F: Pursue Historic Preservation Plan	Less Predictable			

OPTION SYNERGIES

- **Option A:** Can be addressed through Options B, C, D
- **Option B:** Can incorporate A, C, D
- **Option C:** Works best with an implemented Option B
- **Option D:** Works best with implemented Options B-C
- **Option E:** Represents a compatible but stand alone program
- **Option F:** Represents a compatible but stand alone program

DISCUSSION



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