



STAFF ANALYSIS

Date: August 12, 2019
To: Public Input Session Attendees
From: Jason Burdette, Planning Director
Re: Davidson Bay Phase II, Master Plan Amendment

1. INTRODUCTION

APPLICANT INFO

- **Owners:** Beauty Street Development, LLC (Dominic Liburdi)
- **Developer:** J. Bart Hopper (Hopper Communities LLC)
- **Consultant:** Sean Paone (Cole Jenest & Stone)
- **Location:** 725 Beauty St. (Parcel ID: 00328269)
- **Planning Area(s):** Lakeshore (vested)
- **Area:** 4.8+/- acres

BACKGROUND

Davidson Bay Phases I and II were approved in 2000, and 2007, with 82 and 198 units (minimum), respectively. Collectively, the development was approved for 280 units (minimum). The initial approval also included +/-8,000 sf for mixed use/retail and +/-43,200 sf for mixed use/commercial (total: +/- 51,200 sf).

Over the years, the master plan has been amended several times to adjust unit counts and retail/commercial requirements. Section 14 of the Davidson Planning Ordinance (DPO) permits an administrative approval of a master plan amendment if proposed unit counts or non-residential density were below identified thresholds (i.e. an increase/decrease of more than 15 percent of the non-residential square footage; an increase/decrease of more than 10 percent of the residential units). Note: the original approval numbers for residential units and non-residential square footage are the basis number for which any proposed amendments must reference. This prevents incremental adjustments from circumventing the threshold limitations.

Any proposed master plan amendment that exceeds the administrative thresholds permitted by the DPO shall be considered “substantial” and must be reviewed and approved/denied by the board or agency which originally approved the plan. In this instance, the original approving body is the Davidson Board of Commissioners.

2. PLANNING STAFF PRELIMINARY REVIEW

REQUEST

Hopper Communities requests to reduce the proposed unit count in Building Envelopes B+C and commercial density in Building Envelope A.

Per development notes, Building Envelope B was approved as Senior Housing with 48-60 units (2007) and 60-80 units (2010). Building Envelope C was approved 13 townhomes or live/work (2007) and 18-24 apartments/townhouses with parking on lower level (2010).

Per development notes, Building Envelope A was approved (2007) as a commercial mixed-use node but not limited to retail and office. A building height of three stories was permitted totaling +/-51,000 sf in two or more buildings. Upper floor residential was permitted and six units were planned. In 2010, a reduction in density to +/-38,000sf was approved for Building Envelope A, though the six residential units remained unchanged.

Hopper Communities' proposal includes 56 townhomes, two quadplex buildings and +/-20,000 sf of commercial space (See Davidson Bay Phase II Master Plan Amendment Site Plan). This reduction of residential units and retail/commercial square footage falls outside the administrative approval thresholds based upon original approval numbers: 280 residential units; +/-51,200 sf mixed use.

If approved, total unit count for Davidson Bay Phases I and II would be reduced from 280 proposed units to 245 units. Envelope A+B+C's unit count would be reduced from 78-108 units, to 64. Commercial square footage in Envelope A would be reduced from the originally approved +/-51,200 sf (and amended in 2010 to +/-38,000 sf) to +/-20,000 sf.

PLANNING AND DEVELOPMENT STANDARDS

In advance of the Public Input Session, planning staff is required to provide a preliminary staff analysis. Below is a summary of this analysis. A more detailed technical review, conducted concurrently with Mecklenburg County, will follow.

CONTEXT

The proposed development is in keeping with the larger residential subdivision's predominant use—a mix of townhomes and single-family detached housing. The 4.8+/- acre site is bound to the east by Beaty Street, the south by townhomes across Armour Street, the west by Naples Drive, and the north by single family detached housing. The property consists of one parcel that is currently vacant with a stand of pine trees along Beaty Street and most of the northern property boundary. The remainder of the site is currently cleared.

LAND USE

The subject parcel is currently located in the Village Infill Planning Area with a portion along Beaty Street located in the Neighborhood Services Planning Area. The subject site is vested Lakeshore Planning Area under the previously approved master plan for Davidson Bay Phase II.

The proposed master plan amendment for this site illustrates 56 townhome units and two attached homes (quadplex buildings; 4 units each or 8 units total). Both townhomes and attached homes are permitted building types in the Lakeshore Planning Area. Townhomes interior to the site are designed to front a pedestrian way and public park space, while townhomes and attached homes throughout the remainder of the site are designed to front “neighborhood yield” streets or existing streets.

A +/-20,000 sf commercial storefront building is also proposed at the corner of Beaty Street and Armour Street. The storefront building type is permitted in the Lakeshore Planning Area. This building will be designed to front Armour and Beaty Streets with parking to the rear. Formalized on-street parking will also be provided along Armour Street and Beaty Street.

ACCESS & TRANSPORTATION

The proposed street network contains two street types: neighborhood yield (Road A) and alley street cross-sections. Road A will connect through the site from Beaty Street to Naples Drive. Road A will have two travel lanes with informal on-street parking along one side of the street. Road A will also have street trees and sidewalks along both sides of the street. Alleys will connect throughout the site and will be located to the rear of all townhome buildings.

Sidewalks will be located along all streets. Sidewalks will also connect around the public park space and from the park to the commercial and quadplex buildings.

A Traffic Impact Analysis (TIA) is not required. This portion of Davidson Bay is part of a larger, previously approved master plan (Davidson Bay Phase II) and proposes a unit count/commercial square footage reduction below the already agreed upon ranges.

PARKING

Parking will be handled in a number of ways. Informal on-street parking will be located along one side of Road A. Furthermore, there will be dedicated off-street parking for the quadplex units and the commercial space located off the alley streets (28 spaces). Townhomes will park on driveways on individual lots. Additional on-street parking will be provided along Beaty Street (10 spaces) and Armour Street (14 spaces).

OPEN SPACE & PARKS

A public park of approximately 0.24 acres will be centrally located on the side with townhomes fronting the park space. In addition to the public park space shown on the proposed site plan, the notes indicate that an additional 0.94 acres of open space will be provided on site (1.18 acres total).

TREE PRESERVATION, LANDSCAPING & SCREENING

Tree planting standards require at least two large mature trees per 9,000 square feet of parcel area OR one large mature tree and one small mature tree per 6,000 square feet of parcel area. The plans indicate that 46 large mature trees will be planted on site, which is compliant with Davidson Planning Ordinance requirements.

AFFORDABLE HOUSING

A total of eight (8) affordable units are required based upon 64 total units in this portion of Davidson Bay. The affordable units have been identified on the proposed master plan within the two quadplex buildings (8 units total). Payment-in-lieu is also an option to providing the required units.

LAKE NORMAN WATERSHED

The project site is located in the Critical Area of the Lake Norman Watershed. Within this district, the Davidson Planning Ordinance limits development to a maximum of 50 percent built-upon area (BUA, or hardscape). The proposed plan indicates that the subject site will comply with the total amount of BUA allocated to this portion of Davidson Bay Phase II under the previously approved master plan (141,416 sf BUA for envelopes A, B, and C). The proposed plan shows BUA of the subject site at +/-132,732 sf.

3. PLANS AND POLICIES

Below is a list of town-adopted plans and policies summarizing each document's applicability to the proposed Master Plan:

- The **Davidson Comprehensive Plan (2010)** contains several recommendations and initiatives relevant to this proposal. The Targeted Growth Plan Livability Themes state:
 - A. CREATE DIVERSE BUSINESS AND JOB OPPORTUNITIES
 - Growth should create a balance of commercial and residential development.
 - B. SUPPORT SAFE AND VIBRANT PUBLIC SPACES AND NEIGHBORHOODS. GOAL 3: Provide Safe and Secure Neighborhoods, Streets, Parks and Greenways. Initiatives include:
 - Development should be walkable with vibrant public spaces.
 - Growth should support and enhance existing neighborhoods.
 - C. MAINTAIN QUALITY DESIGN AND SOUND PLANNING PRINCIPLES. GOAL 1: Prioritize Infill and Mixed-Use Development Within or Near Already Developed Areas, stating:
 - Continue to allow for limited single-family infill development and redevelopment in the Village Infill Planning Area.
 - Growth should create high-quality pedestrian environments.

As identified above, the comprehensive plan supports development that is walkable and safe. The plan also supports the dissemination of all transportation modes through multiple route options.

- The **Davidson Planning Ordinance (2015)** contains several references that speak directly to this proposal, including:

Principles

- We must preserve Davidson's character and sense of community: Enhanced by developments with open space and a street, sidewalk and greenway network that knits the community together (General Principles Item 1);
- We must encourage alternative means of active transportation: The built environment can enhance the use of alternatives to the car and increase our physical health (General Principles Item 3).

Lakeshore Planning Area, Description

- The Lakeshore Planning Area is located at the entrance to Davidson from I-77, within easy walking and bicycling distance to large employment centers and downtown Davidson, and with ample access and vistas to Lake Norman, Lake Davidson, and Lake Cornelius. The Lakeshore Planning Area contains opportunities for high density residential development integrated within corporate, commercial and retail mixed-use development. This planning area is within the state-mandated watershed overlay district; thus the development should be higher and denser development with a smaller footprint. Shorelines must be preserved for public use and aesthetic character. (2.2.6.A).

These references underscore the DPO's emphasis on interconnected policies and land use patterns that support the diversity of residential areas with the provision of community amenities, such as greenways.

4. PROCESS & NEXT STEPS

- Pre-Development Consultation w/ Board of Commissioners: January 2019
- Application/Preliminary Sketch Plan Submittal: May 2019
- Planning Board FYI Presentation: June 2019
- Public Input Session: August 2019
- Master Plan Schematic Design Submittal: August 2019 (tentative)
- Planning Board Review & Comment: September 2019 (tentative)
- Board of Commissioner Decision: TBD
- Preliminary Plat (i.e. Construction Documents): TBD

5. RESOURCES & ATTACHMENTS

- Resources: Links to referenced policy documents.
 - Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
 - Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>
- Maps:
 - Proposed Davidson Bay Phase II Master Plan Amendment (with environmental inventory, street sections, notes, etc.) – Envelopes A+B+C
- Town Staff Contact: Lindsay Laird, Planner - llaird@townofdavidson.org
- Applicant: J. Bart Hopper, Hopper Communities, LLC – bhopper@hoppercommunities.com