



May 17, 2019

Michael Tubridy
227 W. Trade St., Ste. 1000,
Charlotte, NC 28201

RE: Potts Street Residential Traffic Impact Analysis

Dear Michael,

The purpose of this letter is to formally accept the Traffic Impact Analysis (TIA) for the Potts Street Residential dated December 2017, with additional conditions as noted below, per Section 6.10 of the Davidson Planning Ordinance (DPO). The DPO states that if any public facility is inadequate, the planning director shall either make a negative recommendation or a positive recommendation with appropriate conditions. Such recommended conditions may involve the size of the proposed development, the timing and phasing of the proposed development, the construction of road improvements by the applicant or *any other reasonable condition to ensure that all public facilities will be adequate and available concurrent with the impacts of the proposed development.*

Background

The proposed Potts Street Residential development is located west of Potts Street and north of Davidson Street, in the Town of Davidson. As currently envisioned the proposed development will consist of 250 multifamily dwelling units. The TIA analysis assumed 246 multifamily units and 14 townhomes. Timing and phasing of the development shall be clarified in an upcoming review cycle. Two approved NCDOT roadway projects (U-5873 and U-5907) significantly impact the proposed development. Demand and capacity data can be found in the Potts Street Residential Draft Transportation Impact Analysis prepared by Kimley Horn.

Recommendations

Section 8 of the TIA lists a summary of recommended improvements. Attached to this letter is a summary of those recommendation and appropriate payments-in-lieu to be provided by the applicant.

Conditions of Approval

1. The approved Potts Street realignment (U-5873) must be shown on all drawings and the impervious and requisite right-of-way improvements must be removed from all base calculations. This is determined to be a reasonable condition to ensure that the proposal will comply with all DPO standards.
2. Per the TIA recommendation, the connection to Catawba Ave. must be provided. Given the size of the development, two means of ingress and egress are imperative to reduce the burden on the existing infrastructure and secure public safety.

3. Per the TIA, the greenway to the western parcel shall be constructed. Appropriate documentation from the adjacent parcel owner detailing the intent to provide an easement is a reasonable condition of the TIA approval.
4. All payments-in-lieu must be made to the Town of Davidson prior to any final plat approval.
5. Payments directed to the Town of Cornelius must be provided prior to the Town of Davidson approving any final plat. Appropriate documentation of such payment must be provided to the Town of Davidson.

As this TIA is approved with conditions, failure to comply with any of the conditions described above would render the TIA unapproved. An approved TIA is requirement of the development process.

It is the Planning Department's intent to facilitate the Potts Street Residential development through the appropriate development review steps in the coming months. Please reach out to Trey Akers, project manager, or myself if we can be of any assistance moving forward.

Respectfully,



Jason Burdette, AICP
Planning Director
Town of Davidson
JB/jtj

Cc: Doug Wright
Trey Akers
Michael Tubridy
Susan Irvin
Brady Finklea
File