





# Conditional Planning Area

Davidson Cottages

(Name of Project)

## Contact Information

### Applicant's Information

Name: Peter Harakas

E-Mail: peter.harakas@saussyburbank.com

Mailing Address: 2550 West Tyvola Rd. #100  
Charlotte, NC 28217

Business Phone: 704.442.4961 Mobile Phone: \_\_\_\_\_

### Property Owner's Information

*(If Different from Applicant)*

Name: Davidson Commons East Condominium Associates, LLC

E-Mail: mkerr@flatcreekconstruction.com

Mailing Address: P.O. Box 1696  
Davidson , NC 28036

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

### Architect's Information

*(If Applicable)*

Name of Firm: Landworks Design Group, PA

Architect's Name: Matt Langston

E-Mail: mlangston@landworkspa.com

Mailing Address: 7621 Little Avenue, Suite 111  
Charlotte, NC 28226

Business Phone: 704.841.1604 Mobile Phone: 704.618.3853



# Conditional Planning Area

Davidson Cottages

(Name of Project)

## Project Description

Application Date: October 9, 2019

Project Location: 219 Davidson Gateway Drive  
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s): 00323193

Acreage: 3.135 ac.

Building Envelopes: \_\_\_\_\_

Existing Planning Area: Conditional Planning Area

Existing Planning Area Overlay District: \_\_\_\_\_

General Statement of Intent: include a full description of the purpose of the request  
(uploaded to EPM on 10.4.19)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Details: include a full description of how the proposed conditional planning area deviates from the regulations and standards of the underlying planning area including but not limited to

Use(s): Residential with Community Open Space

Building Type(s): Single Family Detached (30 Units) & Duplex (4 Units)

Setbacks: \_\_\_\_\_

Height: \_\_\_\_\_

Number of Stories: 3 Stories

Signage: \_\_\_\_\_

Other: \_\_\_\_\_

Existing Site Conditions: (include significant physical, environmental, and cultural features; significant and heritage trees, existing structures; and infrastructure and street layout)  
(see Environmental Inventory uploaded to EPM on 10.4.19)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Conditional Planning Area

Davidson Cottages

(Name of Project)

## Statement of Compliance

For each category below submit a detailed analysis describing how the project does or does not comply with the respective ordinance, goal, plan, or document. Cite specific language in the document that is applicable to the project.

Date Completed	
<u>10.9.19</u>	<input checked="" type="checkbox"/> Planning Ordinance <a href="http://www.townofdavidson.org/planningordinance">www.townofdavidson.org/planningordinance</a> <i>(including but not limited to planning area, permitted uses, permitted building types, design regulations, and site design)</i>
<u>10.9.19</u>	<input checked="" type="checkbox"/> Small Area Plan(s) <a href="http://www.townofdavidson.org/plansreportsstudies">www.townofdavidson.org/plansreportsstudies</a> <i>(including but not limited to the name, the date of adoption, and cite specific goals or recommendations)</i>
<u>10.9.19</u>	<input checked="" type="checkbox"/> Planning Principles <a href="http://www.townofdavidson.org/planningprinciples">www.townofdavidson.org/planningprinciples</a>
<u>10.9.19</u>	<input checked="" type="checkbox"/> Town of Davidson Mission Statement, Goals, & Values <a href="http://www.townofdavidson.org/missionstatement">www.townofdavidson.org/missionstatement</a>
<u>10.9.19</u>	<input checked="" type="checkbox"/> Davidson Comprehensive Plan <a href="http://www.ci.davidson.nc.us/340/Davidson-Comprehensive-Plan">http://www.ci.davidson.nc.us/340/Davidson-Comprehensive-Plan</a>
<u>10.9.19</u>	<input checked="" type="checkbox"/> Davidson Economic Development Strategic Plan <a href="http://www.ci.davidson.nc.us/871/Economic-Development">http://www.ci.davidson.nc.us/871/Economic-Development</a>
<u>                    </u>	<input type="checkbox"/> Additional Ordinances, Goals, Plans, Reports, or Studies not listed above



# Conditional Planning Area

Davidson Cottages

(Name of Project)

## Development Process A

Date Completed	
_____	<input type="checkbox"/> Initial Meeting
_____	<input type="checkbox"/> Application and Fee
_____	<input type="checkbox"/> Technical Review
_____	<input type="checkbox"/> Planning Board Meeting for Recommendation
_____	<input type="checkbox"/> Board of Commissioners Meeting for Public Hearing
_____	<input type="checkbox"/> Notice to Neighbors Mailed
_____	<input type="checkbox"/> Legal Notice Published in Newspaper
_____	<input type="checkbox"/> Board of Commissioners Meeting for Decision
_____	<input type="checkbox"/> Letter of Approval with Conditions



# Conditional Planning Area

Davidson Cottages

(Name of Project)

## Development Process B

Date Completed	
_____	<input type="checkbox"/> Initial Meeting
_____	<input type="checkbox"/> Application and Fee
_____	<input type="checkbox"/> Public Input Session
_____	<input type="checkbox"/> Notice to Neighbors
_____	<input type="checkbox"/> Press Release
_____	<input type="checkbox"/> Sign on Property
_____	<input type="checkbox"/> Technical Review
_____	<input type="checkbox"/> Board of Commissioners Work Session
_____	<input type="checkbox"/> Planning Board Meeting for Recommendation
_____	<input type="checkbox"/> Board of Commissioners Meeting for Public Hearing
_____	<input type="checkbox"/> Notice to Neighbors
_____	<input type="checkbox"/> Legal Notice Published in Newspaper
_____	<input type="checkbox"/> Board of Commissioners Meeting for Decision
_____	<input type="checkbox"/> Letter of Approval with Conditions



# Conditional Planning Area

Davidson Cottages

(Name of Project)

## Post Conditional Planning Area Process

Date Completed	Depending on the nature and phasing of the proposed development, the following post conditional planning area approval steps may or may not be required. The planning staff will assist in determining which steps are applicable.
_____	<input type="checkbox"/> <b>Master Plan</b> <i>in accordance with Section 14.8</i> Application packet for a master plan is available at <a href="http://www.ci.davidson.nc.us/DocumentCenter/View/6700">http://www.ci.davidson.nc.us/DocumentCenter/View/6700</a>
_____	<input type="checkbox"/> <b>Preliminary Plat</b> <i>in accordance with Section 14.9</i> Application packet for a preliminary plat is available at <a href="http://www.ci.davidson.nc.us/DocumentCenter/View/6701">http://www.ci.davidson.nc.us/DocumentCenter/View/6701</a>
_____	<input type="checkbox"/> <b>Affordable Housing Plan</b> <i>in accordance with Section 5.3</i>
_____	<input type="checkbox"/> <b>Final Plat</b> <i>in accordance with Section 14.10</i> Application packet for a final plat is available at <a href="http://www.ci.davidson.nc.us/DocumentCenter/Home/View/1985">http://www.ci.davidson.nc.us/DocumentCenter/Home/View/1985</a>
_____	<input type="checkbox"/> <b>Individual Building(s)</b> <i>in accordance with Section 14.11</i> Application packet for an individual building is available at <a href="http://www.ci.davidson.nc.us/DocumentCenter/Home/View/1986">http://www.ci.davidson.nc.us/DocumentCenter/Home/View/1986</a>
_____	<input type="checkbox"/> <b>Design Review</b> <i>in accordance with Section 14.12</i> Application packet for design review is available at <a href="http://www.ci.davidson.nc.us/DocumentCenter/View/6699">http://www.ci.davidson.nc.us/DocumentCenter/View/6699</a>
_____	<input type="checkbox"/> <b>Site, Building, and Landscape Construction Approvals</b>
_____	<input type="checkbox"/> <b>Building and/ or Sign Permit</b> Permit forms are available at <a href="http://www.townofdavidson.org/permits">www.townofdavidson.org/permits</a>
_____	<input type="checkbox"/> <b>Certificate of Occupancy</b>