



Hoke Townhomes_CJS4654.00

Davidson, NC
Project Summary

The following is a summary of intended land use/ordinance compliance for the proposed 5.55± acre mixed-use located on Jetton Street in Davidson, North Carolina.

General Statement of Intent

Taylor Morrison “the Applicant” intends to develop the 5.55± acre site, identified as Hoke Townhomes, to accommodate the construction of a quality residential community through the incorporation of townhomes and open space. This development will provide the community and surrounding areas with improved vehicular and pedestrian connections both along and between Jetton Street and Catawba Avenue. Additionally, the development will provide public open space with the incorporation of large greens.

Environmental Inventory

The 5.55± acre site is bound to the north by Jetton Street, the south by Catawba Avenue, the east by Hamilton Street, and the west by a storage facility. The property consists of seven parcels total. The largest parcels are the former lumber yard that is almost entirely paved along with a few buildings. One parcel at the corner of Catawba Avenue and Hamilton Street is currently vacant and is a part of the National Register District. Four parcels, adjacent to the Lumber Yard along Jetton Street, currently consist of single-family detached housing. The site is located within the Lake Norman Watershed. There are no wetlands or streams located on the site. **Please see the attached Exhibit A for photos showing the existing site and surrounding conditions.**

General Description

The site is located within two planning areas: Lakeshore and Village Infill. The site is surrounded by existing single-family detached residential, single-family attached uses and a storage facility to the west of the site. There are some existing specimen trees mostly on the eastern side of the site within the existing single-family residential parcels. The remainder of the site is impervious area that was part of the former lumber yard.

A combination of Neighborhood General, Neighborhood Yield, and Alley Street cross-sections are proposed for the site. Informal on-street parking will be located on the Neighborhood Yield Street. Furthermore, there will be formal on-street parking along Jetton Street and Catawba Avenue. Three greens are proposed on the site with townhomes fronting this park space. The proposed redevelopment results in a decrease in impervious area to less than 50% making redevelopment exempt from the installation of structural stormwater controls according to Charlotte-Mecklenburg Storm Water Services **(letter from CMSWS was included in the initial submittal)**. Tree Save within the Village Infill Zoning requires that three trees are to be preserved. Within the Lakeshore planning area, one tree is required to be preserved.

Statement of Compliance

Based on the Town of Davidson Planning Ordinance, this proposed development complies with all applicable sections of the Ordinance and Future Land Use Plans. In addition, the Applicant intends to develop the Site in compliance with all applicable Mecklenburg County Land Use and Environmental Agency, NCDOT and Charlotte Water regulations. The following is a partial list of applicable development standards;



the Davidson Planning Ordinance contains the full list of requirements and controls wherein the standards listed below may differ from the DPO.

Parcels/Land Use Designation

00324301,00324303,00324304,00324305,00324306,00321103,00321112 –
(5.55± Acres) (Lakeshore and Village Infill)

Zoning – Based on the Town of Davidson Planning Ordinance Section 2 - Planning Areas, the proposed site plan complies with the current planning area designations.

Section 2 – Planning Areas

Town of Davidson- Village Infill Description (VI)

The Village Infill Planning Area comprises Davidson's traditional, residential neighborhoods and provides for infill development surrounding the historic town center. Streets, sidewalks and greenways in the Village Infill Planning Area must be interconnected. A range of housing types is encouraged: For Master Plan projects on lots over three acres a mix of at least two different building types is encouraged. Additionally, small retail establishments are permitted on corner lots, with restrictions. This encourages the provision of small-scale retail and service uses for surrounding residential areas. Buildings are restricted in size to promote a local orientation, to be pedestrian-oriented, to be compatible with the scale of surrounding residences, and to limit any adverse impacts on residential development.

Permitted Uses (VI)

- Bed & Breakfast
- Day Care Home
- Family Care Home
- Residential
- Home Occupation
- Professional Services
- Retail Secondary
- Fire & Police Station
- Government Services
- Recreation Facility, Outdoor
- Transit Shelter
- Community Garden
- Essential Services I
- Use customarily accessory to the principal use
- Accessory Dwelling
- Containment Devices for trash & recyclables

Permitted Building Type (VI)

- Detached House- does not require design review
 - 1 story minimum, 37' maximum height
- Townhouse- 2 stories minimum, 37' maximum
- Attached House- 2 stories minimum, 37' maximum
- Mixed Village- 2 stories minimum, 2 stories maximum
- Live/Work- 2 stories minimum, 37' maximum
- Institutional- 2 stories minimum, 37' maximum
- Storefront- 2 stories minimum, 2 stories maximum
- Accessory Structure- see section 4.5.8 regarding design review



- 1 story minimum, 2 stories maximum

Setbacks (VI) Townhouse

- Front setback: 5' minimum, 10' maximum
- Side setback: 10' minimum
- Rear setback: 5' minimum

Open Space

- 10% Minimum

Density

- There is no density requirement.

Town of Davidson- Village Infill Overlay Description (VI-O)

The Village Infill Overlay District is established to preserve the character of the older parts of Davidson as defined by the Village Infill Overlay Districts. The town's historic core cannot remain static, but its existing character is worth preserving. It is acceptable for new houses to be larger than older ones, but not so much larger as to threaten neighborhood character. Development in the Village Infill Overlay District should:

- *Remind one of the surrounding neighborhood;*
- *Recognize the built environment;*
- *Have a human scale; and*
- *Preserve significant trees;*

The Village-Infill Overlay Orange district is applicable parcels 00324301, 00324303, 00324304, and 00324305 within the project site. Within the Village Infill Overlay Orange district there is a maximum allowable height of 32'.

Setbacks (VI-O)

- Front setback: same as Village Infill Planning Area
- Side setback: at a minimum the same as Village Infill Planning Area; in addition, the total of both side yard setbacks shall be equal to or greater than 30% of the property's street frontage.
- Rear setback: same as Village Infill Planning Area

Floor to Area Ratio (VI-O)

For lots less than 6,000 SF within the Orange Village Infill Overlay district the allowable Floor to Area Ratio is 0.39.

Town of Davidson- Lakeshore Description (LK)

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.

Permitted Uses (LK)

- Family Care Home



- Residential
- Commercial Services
- Home Occupation
- Micro-Brewery or Micro-Distillery
- Professional Services
- Research Laboratory
- Retail, Primary
- Retail, Secondary
- Daycare Center
- Fire & Police Station
- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Transit Shelter
- Community Garden
- Essential Services I
- Use customarily accessory to the principal use
- Accessory Dwelling
- Automatic Teller Machine (ATM)
- Containment Devices for trash & recyclables

Permitted Building Type (LK)

- Detached House- 2 stories minimum, 3 stories maximum
- Townhouse- 2 stories minimum, 3 stories maximum
- Attached House- 2 stories minimum, 3 stories maximum
- Multi-family- 2 stories minimum, 3 stories maximum
- Live/Work- 2 stories minimum, 4 stories maximum
- Workplace- 2 stories minimum, 4 stories maximum
- Storefront-2 stories minimum, 4 stories maximum
- Accessory Structure- 1 story minimum, 2 stories maximum

Setbacks (LK) Townhouse

- Front setback: 5' minimum, 10' maximum
- Side setback: 5' minimum, 10' minimum
- Rear setback: 5' minimum

Open Space

- 5% Minimum

Density

- There is no density requirement.

Section 4 – Design Standards

General Site Design Criteria (4.3)

- Detached, attached, townhouse, mixed village, and multi-family buildings shall have the primary pedestrian entry facing a fronting, primary street, a central courtyard, or pedestrian way. Secondary access for all building types may be provided from parking areas located to the rear of a building.

General Building Design (4.4)

- Building height, as established in each respective planning area in Section 2, is measured as the number of stories in a building. A story is a habitable level in a building.

Specific Building Type Criteria (4.5.3)

- A townhouse building type consists of a structure that contains two or more dwelling units placed side by side sharing a party wall. Each unit has its own



exterior entrances. Units are typically aligned close to the public sidewalk, although sometimes there are variations in setback to provide landscaping or variety in the streetscape. A small rear yard or courtyard is provided for each unit as private open space.

Section 5 – Affordable Housing

- At any point in time, a minimum of 12½% of the housing units in Davidson shall be affordable as defined by this Ordinance.
- Where permitted by this ordinance, the applicant may make a cash payment in lieu of providing some or all of the required affordable housing units. The applicant plans to provide five (5) affordable housing units.

Section 6 – Subdivision & Infrastructure Standards

- The project will utilize a mixture of street types defined in Section 6.7. Street types will include Neighborhood General, Neighborhood Yield, and Alley.
- Street block lengths will not exceed 600-ft. nor be less than 150-ft. in length.
- External connections will be provided to Jetton Street and Catawba Avenue as required by Section 6.5.E.
- All intersections will intersect as nearly as possible at right angles and no street will intersect at less than 60 degrees.
- Curb radii are designed for minimum emergency-vehicle access where necessary.
- Internal sidewalks have been provided along all streets.
- A traffic impact analysis has been completed though not required per Section 6.10 Transportation Impact Analysis.

Section 7 – Parks & Open Space

- A minimum of 10% open space will be provided as required by the Village Infill Planning Area.
- A minimum of 5% open space will be provided as required by the Lakeshore Planning Area.
- A minimum of 5% of the total open space required in the Village Infill planning area will be dedicated as Park Space. A minimum of 5% of the total open space required in the Lakeshore planning area will be dedicated as Park Space. The park space will comply with Section 7.4 requirements.

Section 8 – Parking & Driveways

- Attached housing and townhouse parking will provide a minimum of 1 space per unit and maximum of 2 spaces per unit.
- Driveways for attached housing will be located to the rear and accessed via public alleys.
- A maximum curb cut of 12-ft. wide will be provided for all driveways. Driveways may widen, if necessary, to a maximum of the garage width.
- Alley-accessed garages will be set back a minimum of 15-ft. from the centerline of the alley.

Section 9 – Tree Preservation, Landscaping, & Screening

- A minimum of 20% of the existing mature tree canopy will be preserved in the Village Infill planning area.
- A minimum of 10% of the existing mature tree canopy will be preserved in the Lakeshore planning area.
- On May 8, 2020 the project team met with the Town Arborist and Town Planner and determined that the majority of the trees on-site were in good condition with the following exceptions:



- Trees 2,10,11, and 37 (numbers based on Environmental Inventory) were determined to not be in good health and acceptable for removal.
 - Trees 41-50 are existing Leyland Cypress that are in poor health and are not a suitable street tree according to the Davidson Tree List. The removal and replanting of street trees here will be better suited for the proposed design.
 - Tree 1 (42" Oak); Although the 42" tree was in good health, its location on the property does not lend itself to be easily incorporated into the overall open space design. During the on-site tree analysis, it was determined that the eastern trees were much more valuable to the overall useable open space areas and should be prioritized in saving.
- The minimum project canopy coverage of 20% in the Village Infill planning area and 15% in the Lakeshore planning area will be established.
 - Trees will be provided within the planting strip along all public streets as required by Section 9.4.1.B.

Section 10 – Lighting

- Street lighting will be provided along all new public streets per the requirements listed in Section 10.5.
- All lighting will conform to the standards listed in Section 10.4.

Section 17- Watershed Protection Overlay District

- This project lies within the Critical Area of the Lake Norman Watershed which limits the overall site built-upon area to 50%. The project is exempt from the installation of structural stormwater controls according to Charlotte-Mecklenburg Storm Water Services (letter from CMSWS was included in the initial submittal) as the proposed redevelopment results in a decrease in impervious area to less than 50%.
- Per chapter 17.7.1.2.c of the Town of Davidson Planning Ordinance Watershed Protection Overlay District, attached home developments are required to reserve 150 sq. ft of impervious area per lot to allow for future impervious installed by the homeowner/occupant. Based on the lot size proposed within this development, the attached townhome lots do not support additional built-upon area beyond what is currently shown on the plans in a way that would be in keeping with this rule. In order to meet this future reserved BUA (built-upon area) requirement the developer proposes to record a deed restriction on the property that eliminates the allowance of any additional impervious area within the lots beyond what is approved in the permitted plat plans.

Section 22 – Local Historic District Guidelines

- This project is not located within a Local Historic District, but portions of the property are included in the National Register Historic District.
- The parcel falling within the NRHD (302 Catawba Ave) is listed in the National Register of Historic Places as there used to be a historic 1930s Duplex on the property. At present the lot is vacant. It appears to have been demolished or moved between 2017-2018 based on aerial imagery. This information was obtained from the MCHLC/SHPO databases and confirmed by the State Historic Preservation Office. MCHLC had no comment when contacted via phone. No additional information was found via the Mecklenburg County Landmarks Commission or the State Historic Preservation Office.