



STAFF ANALYSIS

Date: March 1, 2021
To: Public Input Session Participants
From: Andrew Ventresca, Senior Planner
Re: Boulder Rock Loop, Neighborhood Edge Planning Area

1. INTRODUCTION

APPLICANT INFO

- **Owners:** Palillo University, LLC
- **Developer:** Palillo Holdings, LLC
- **Project Team:** Cole, Jenest and Stone
- **Location:** 18647 Davidson-Concord Road (Parcel ID: 00716217)
- **Planning Area(s):** Neighborhood Edge
- **Area:** 5.810 acres

REQUEST

The applicant proposes the development of a residential subdivision consisting of 15 units (11 single-family detached homes and 4 duplex units) on approximately 6 acres. The master plan includes required open space, park, and greenway features along with street infrastructure. The applicant intends to meet all applicable requirements as part of the Master Plan process identified in Davidson Planning Ordinance (DPO) Section 14.6.

2. PLANNING STAFF REVIEW - PRELIMINARY

BACKGROUND

The total master plan area consists of one parcel fronting Davidson-Concord Road for the entirety of its northeastern boundary. The site is bounded by the Davidson Park Place Development on its southeastern boundary and will be accessed via Boulder Rock Loop. This parcel is currently covered by pine trees, with a few hardwood species in places.

The current project team became involved in May 2020 and worked through various plans on these sites, encountering constraints such as open space and public park requirements.

The resulting plan proposes 15 units on 5.81 acres and includes open space/park areas, a multi-use path running through the site as well as along Davidson-Concord Road, and required infrastructure related to

streets, stormwater, etcetera. The following sections offer greater detail concerning specific plan features and how they do/do not meet Davidson Planning Ordinance requirements.

PLANNING AND DEVELOPMENT STANDARDS

CONTEXT

The proposed residential subdivision is in keeping with the predominant area land use – single-family detached housing. The area features a mix of housing arrangements involving both master-planned and existing, non-master planned residences, including:

- Large-lot homes that do not directly front roads on parcels ranging from 5-10 acres (and many in excess of 10 acres);
- Large-lot homes that directly front roads on parcels about 1-2 acres in size;
- Large-lot homes that are part of master-planned subdivisions (i.e. River Run, Woodlands); and
- Smaller-lot homes that are part of master-planned subdivisions (i.e. Davidson Park Place).

On the larger, non-master planned parcels there is a mix of residential-only parcels and parcels that contain residences as well as primary or ancillary uses like equestrian or agricultural enterprises. Overall, the area seems to be in an extended transition period from larger lot/parcel residences to large/small lot residential subdivisions as long-time landowners sell their land, which is then subdivided into further residential lots via deed and master planning.

Overall, the proposed master plan incorporates characteristics of the adjacent Davidson Park Place development. The proposal is subject to the Neighborhood Edge Planning Area standards listed in DPO 2.2.11, which is designed as a transition between Davidson’s urban areas and its rural periphery.

HOUSING

Concerning the proposed building type: The proposed plan meets both the permitted building types and setbacks specified in the ordinance (DPO Tables 2-41, 2-42). With the implementation of the Rural Area Plan the master plan reflects a greater emphasis on the preservation of publicly-accessible open space now required in the Neighborhood Edge Planning Area. Along with the ordinance’s connectivity requirements, this has served to shape the residential lot layout to be centered around public park spaces. Lastly, the proposal does not include affordable housing; it is unclear how the applicant intends to satisfy DPO 5.2 Affordable Housing/Covered Development Projects either by providing affordable housing or making a payment-in-lieu for two units (\$53,100).

STREETS/CONNECTIVITY

The proposed street network contains one street type and two alleys, the street type based on the Neighborhood Yield cross-section (DPO 6.7.3). The road through the site will be an extension of the existing Boulder Rock Loop which currently is a stub out to the proposed site. The new road will feature a street flanked by curb and gutter, street trees and a sidewalk and will continue through the site and stub out at the Fleming property to the northwest. An alley will run parallel to the Boulder Rock Loop extension for the purpose of parking/access of the lots on the southern side of Boulder Rock Loop from the rear. The alley will also be stubbed out to the Fleming property.

Note: A transportation impact analysis (TIA) was not required for the proposal since it contains less than 50 units (6.10.1.C); however, a \$500.00 fee per lot must be paid to the Connectivity and Traffic Calming fund.

OPEN SPACE/GREENWAYS/TREE PRESERVATION

Per the ordinance requirements (DPO 2.2.11, 7.5.1), the plan sets aside a minimum of 45% of the site as publicly-accessible open space. The plan proposes much of the open space remain undisturbed, including the majority of a 100-foot setback from the Davidson-Concord Road right-of-way. However, this area will include a 14-foot multi-use path along Davidson-Concord Road (per the Mobility Plan, Pg. 71) and will include a 10-foot multi-use path through the site that will connect the path along Davidson-Concord Road to the Woodlands development located to the south of the site. The developer will work with the Woodlands to make this connection. The plan also shows a park located in a central location along Boulder Rock Loop and accessed by the multi-use path through the site which meets the required 5% park space in the Neighborhood Edge Planning Area. However, further information is needed regarding the park area, which requires clearer depiction on the master plan and confirmation that the proposed elements meet ordinance requirements (DPO 7.4.1).

The plan also contains information based on an environmental inventory (EI) conducted. The EI included a survey of the site area's hundreds of trees, many stands of which were found to be comprised of mature trees – with several specimen trees identified. A total of 222 trees of 12 inches or greater diameter breast height were identified. Document pages MP-01 and MP-04 detail the mature trees and identify the specimen trees intended for preservation, most of which lie to the north and south of the proposed location of the homes. Correspondence from the project team indicates that the proposal meets DPO 9.3.2 by preserving at least 40% of the mature tree canopy and undergrowth. This criterion will continue to be monitored and enforced based on any alterations to the plan.

3. PUBLIC PLANS & POLICIES

Below is a list of town-adopted documents and a brief summary of each's applicability to the proposed master plan:

- The ***General Principles for Planning in Davidson (2015)*** include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Residential development should include a variety of housing and transportation options integrated with thoughtful open space preservation.
 1. We must preserve Davidson's character and sense of community.
 - Compact development with community open space
 - A street, sidewalk, and greenway network that knits the community together
 3. We must encourage alternative means of active transportation.
 - New greenway, bike, and sidewalk connections to existing developments
- The ***Davidson Comprehensive Plan (2020)*** characterizes this area as Residential Neighborhood Edge and Open Space: Residential Neighborhood Edge and Open Space areas are expected to accommodate new neighborhoods, while protecting large open space areas and corridors ranging from hardwood forests to rural landscapes. These neighborhoods should use traditional neighborhood design to enhance the natural and built environment of the town.
- The ***Town of Davidson Water/Sewer Policy (2018)*** requires a determination by Charlotte Water regarding their ability to serve a site as well as whether a development proposal constitutes an extension (i.e. construction of a non-existing line) or connection (i.e. tapping into an existing line).

Charlotte Water determined this project would be considered an extension. Moreover, per DPO 6.3.1, requires public sewer for all developments in the Neighborhood Edge Area. The Davidson Board of Commissioners reviewed the proposed request for water/sewer approving the site for extension in December 2020.

4. OUTSTANDING ISSUES

Below is a list of items that require further clarification/resolution prior to the plan's approval. Several of these have been noted previously in the Planning Staff Review – Preliminary section above. They are consolidated here to provide a single location for the identified issues.

- Affordable Housing: Determine how it is intended to meet DPO 5.2
- Multi-Use Path/Trail Alignments: Work with Woodlands development to connect to the existing trail system of that development
- Park: The proposed park space must be more clearly illustrated and it must be confirmed that the elements envisioned meet the DPO 7.4.1 requirements.
- Canopy coverage requirement of 50% in the Neighborhood Edge Planning Area will continue to be monitored per section 9.3.1.A while the design of the BMP for stormwater purposes is under review.

5. FYI OR REQUIRED ACTION

This analysis was produced for a Public Input Session. No action is required at this time.

5. HISTORY/NEXT STEPS

- Board of Commissioners Water/Sewer Connection Request: December 2020 [Complete]
- Planning Board FYI Presentation: October 2020 [Complete]
- Public Input Session: March 2021
- Master Plan Schematic Design Submittal: TBD
- Planning Board Review & Comment: TBD
- Final Master Plan Submittal for Review/Approval: TBD
- Preliminary Plat (i.e. Construction Documents): TBD

6. RESOURCES & ATTACHMENTS

ATTACHMENTS

- Preliminary Sketch Plan (i.e. Master Plan), Application, & Statement of Intent: <https://www.ci.davidson.nc.us/1350/Boulder-Rock-Loop-18647-Davidson-Concord> (see "Documents" tab).

RESOURCES

- Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
- Comprehensive Plan (2020): <https://www.ci.davidson.nc.us/340/Davidson-Comprehensive-Plan>