



Planning Department  
Town of Davidson  
P.O. Box 579  
216 South Main Street  
Davidson, NC 28036

Re: **River Run Phase VI – Master Plan Application Submittal  
Project Summary**

This summary has been prepared for a Master Plan Application submittal for the development of Phase VI of the River Run residential subdivision located in the Town of Davidson (Mecklenburg County). This property is referred to as River Run Phase VI. The summary statements and descriptions are provided as outlined in the Town of Davidson Planning Ordinance (DPO) Section 14.6.2. This report is accompanied by the Environmental Inventory Report and a full-size Master Plan Drawing set which includes the Environmental Inventory, Preliminary Sketch Plan, Site Distances Exhibit, Utility Connection Plan and Grading & Drainage Plan.

#### **General Statement of Intent**

The River Run Limited Partnership (“Applicant”) intends to develop the approximately 51-acres as Phase VI of the existing River Run residential subdivision. The development proposes an expansion of the River Run community with detached and attached single-family homes of similar quality and aesthetic. This expansion will incorporate dedicated active and passive open space to meet DPO 2.2.11.D (45% minimum of total project acreage), a neighborhood park/open space to meet DPO 7.2 (5% of total required open space), publicly accessible side paths and greenways providing connections to existing and future greenway facilities. The applicant intends to develop this property in accordance with the current Neighborhood Edge Planning Area guidelines in the Davidson Planning Ordinance (“by right”), all applicable sections of the DPO and the specific regulations therein, and all applicable local, state, and federal guidelines for the development of the River Run Phase VI residential subdivision.

#### **Environmental Inventory**

A site review of the project area was conducted to identify environmental and natural features and potential constraints for the River Run Phase VI development. The ± 51ac project site is primarily fields and forested areas with upland oak and pine communities. A site investigation and tree survey was first conducted by SEPI on February 1, 2018, and an updated tree survey was performed in July 2020. These surveys recorded the various tree stand characteristics including species, size and general health of the tree stands. Existing features that have been identified on the property are listed below.

##### *Streams / Wetlands*

The site is located within the Rocky River Watershed. The Rocky River stream bounds the project site to the east. On May 4, 2016 SEPI conducted a preliminary environmental site review of this parcel. A field delineation of wetlands and streams was completed and identified on the property is a perennial stream along the eastern property boundary. There are no known wetlands within the project boundary based on this 2016 evaluation. The stream is subject to the Surface Water Improvement and Management stream buffers and requires a 100-foot buffer on each side measured from the top of the stream's bank.

### *Soil Types*

A geotechnical site investigation was performed by Miller Geotechnical Engineering & Consulting, PLLC in May 2016. Based on their investigation, data taken from boring logs, and soil samples, the site appears suitable for development as a residential neighborhood.

The soil types vary throughout the site, but generally consist of soils that are considered reusable as structural fill. The exception are the organic laden surficial soils and other debris laden soils. There is evidence of a fair amount of these type soils due to the site being an old homestead with agricultural uses.

- CeB2 Cecil sandy clay loam, 2 to 8 percent slopes, eroded is a well-drained soil typical of broad, smooth ridges on uplands.
- CeD2 Cecil sandy clay loam, 8 to 15 percent slopes, eroded is a well-drained soil typical on side slopes on the uplands.
- EnB Enon sandy loam, 2 to 8 percent slopes, is a well-drained soil typically found on broad ridges on uplands.
- EnD Enon sandy loam, 8 to 15 percent slopes, is a well-drained soil typical of sides slopes on uplands.
- MO Monacan soils are somewhat poorly drained, nearly level soils typical of flood plains along streams and drainageways.

### *Steep Slopes*

Steep slopes, defined by the UDO as greater than 20%, are found in limited areas along the floodplain boundary and in other areas central to the site. The general location of the steep slopes have been noted on the Environmental Inventory plan sheet.

### *Historical / Cultural Features*

Based on a query of the NC State Historic Preservation Office GIS shapefile points, no SHPO listed historically significant structures or sites were found within the project boundaries.

On June 26, Stewart Gray with the Mecklenburg County Historic Landmarks Commission visited the site. There was a follow up visit on July 24. Documentation of this visit was provided directly from the Historic Landmarks Commission to the Town of Davidson. Features noted by Mr. Gray as a result of his site reviews include an existing pole barn, classified as not significant, and several areas that were noted as important to the rural landscape. These include rock a outcropping previously documented by the development team and landscape elements associated with previous agricultural activity.

### *Connectivity to Open Space / Green Network*

The Rural Area Plan, Map 4.1 Future Green Network Diagram was referenced in relation to this project site and shows the West Branch of the Rocky River and the West Branch Nature Preserve in the near vicinity of the project site, as well as the floodplains and stream buffers of the Rocky River.

### *Other Natural Features - Rock Outcroppings*

Three areas of rock outcroppings exist on the site and are noted on the Environmental Inventory plan sheet.

### *Viewsheds*

Two viewsheds have been identified as part of the project site. View #1 overlooks the open field / floodplain on the adjacent parcel to the southeast. View #2 overlooks the open field / floodplain Northeast toward the Rocky River.

#### *Solid Waste*

To the best knowledge, information, and belief of SEPI, there are no areas that have been used for the disposal of solid waste on the project site.

### **General Description**

The project property is approximately 51-acres located on the east side of Shearer Road near the intersection of Dembridge Drive. The site is in the Neighborhood Edge Planning Area. The existing site and adjacent sites are shown in pictures on the following page.

The property is bounded on the east by the Rocky River. The adjacent property to the north is residential in use, and the southern boundary is portioned with residential use and existing floodplain. The Rocky River is subject to the Surface Water Improvement and Management (SWIM) stream buffers and requires a 100-foot buffer on each side of the stream measured from the top of the stream's bank.

### **Statement of Compliance with the Ordinance**

#### **Planning Ordinance:**

Based on our review of the DPO and Future Land Use Plans, initial compliance for this land development project is demonstrated in the drawings, maps and reports included with this application and will be further established with future design submittals. Additionally, it is the intent of the Applicant to develop the site in accordance with all applicable United States Army Corps of Engineers, North Carolina Department of Transportation, North Carolina Department of Environmental Quality, Mecklenburg County Land Use and Environmental Agency, Mecklenburg County Water Quality, and Charlotte Water regulations.

### **Section 2: Planning Areas**

The subject parcel (PID 00749104) is located within the Neighborhood Edge Planning Area.

#### Town of Davidson – Neighborhood Edge (NE) Description

The Neighborhood Edge Planning Area is established as a transition area between Davidson's rural periphery and its more urban areas. Development in this planning area is low-density residential consisting primarily of single-family homes. Transportation systems, with an emphasis on greenways and bicycle or multi-use paths, should be evaluated to improve the connectivity without jeopardizing sensitive natural features or viewsheds.

#### Neighborhood Edge Development Criteria

##### Permitted Uses (NE)

- Bed & Breakfast
- Day Care Home
- Family Care Home
- Residential
- Home Occupation
- Fire & Police Station
- Recreation Facility, Outdoor
- Religious Institution
- Transit Shelter
- Community Garden

- Essential Services I
  - Use customarily accessory to the principal use
  - Accessory Dwelling
  - Containment Devices for trash & recyclables
- Permitted Building Type (NE)
  - Detached House
    - Does not require design review
    - 1 story minimum, 3 story maximum
  - Attached House
  - Institutional
  - Accessory Structure
- Setbacks (NE)
  - Front setback – 10 Feet
  - Side setback – 3 Feet
  - Rear setback – 20 Feet
  - Corner Lot – 10 Feet
- Open Space
  - 45% Minimum
- Density
  - There is no density requirement

Based on the DPO “Planning Areas”, the proposed site plan complies with existing and future land uses.

**Section 4: Design Standards**

General Site Design Criteria (4.3)

The primary pedestrian entry for all detached housing will face a fronting primary street or pedestrian way.

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All attached and detached housing will front a public street, pedestrian way or dedicated public plaza that is open to a public street.

General Building Design Criteria (4.4)

Building Heights shall not exceed 3 stories as defined in DPO Section 2.

Specific Building Type Criteria (4.5)

All detached housing will meet the criteria outlined in parts A-F.

All attached housing will meet the criteria outlined in parts A-F.

**Section 5: Affordable Housing**

The applicant will utilize the PIL option and make a cash payment in lieu of providing required affordable housing units as outlines in Part D of Section 5.2.

**Section 6: Subdivision and Infrastructure Standards**

This land development project will include a mixture of street types as defined in DPO Section 6.7. The street types included are Neighborhood General, Neighborhood Yield, and Alley.

Street block lengths shall be no less than 150 feet in length and shall not exceed 600 feet in length.

External connections shall be provided to Shearer Road and stubbed o the adjacent properties to the north in accordance with DPO Section 6.5.E.

All intersections will intersect as nearly as possible at right angles and in no case shall intersect at less than 60 degrees.

Curb radii are designed to meet minimum emergency-vehicle access requirements where necessary. Internal sidewalks have been provided along all streets.

A greenway shall be located along the bank of the Rocky River, within the floodplain.

Walking trails will be provided through the required on-site open space and will connect to the greenway trail to be installed as part of this project.

A multi-use path shall be located at the project frontage along Shearer Road.

A multi-use path shall connect Shearer Road and the greenway trail to be installed as part of this project.

A traffic impact analysis will be conducted as part of this project due to the number of units included in this project.

### **Section 7: Parks & Open Space**

A minimum of 45% open space will be provided as required.

A minimum of 5% of the total open space required will be dedicated a Park Space and will comply with the requirements outlined in DPO Section 7.4

### **Section 8: Parking and Driveways**

Detached housing parking will provide a minimum of 1 space per unit and a maximum of 2 spaces per unit.

Driveways for attached housing will be located to the rear and accessed by public Alley.

Alley accessed garages will be set back a minimum of 20 feet from the centerline of the Alley.

Driveways for detached housing will be front loaded along public streets.

A maximum curb cut of 12 feet wide will be provided for all detached housing.

### **Section 9: Tree Preservation, Landscaping, & Screening**

A minimum of 50% of the parcel shall be tree canopy.

Approximate tree canopy coverage for all lots will vary between 20% and 40%

A minimum of 40% of the existing tree canopy will be preserved.

A minimum of 20% of all existing trees 12" DBH and above will be preserved on the Site.

Trees will be provided within the planting strip along all public streets as required by DPO Section 9.4.1.B.

### **Section 10: Lighting**

Street lighting will be provided along all new public streets as required by DPO Section 10.5.

### **Section 22: Local Historic District Guidelines**

This project is not located within a Local Historic District.



View south on Shearer Road. Intersection of Dembridge Drive to the right.



View of adjacent property on Shearer Road at northwest corner of project boundary.



Views of project property from Shearer Road.