



Statement of Compliance

Davidson Commons East Lot 4D Conditional Master Plan (aka "Davidson Cottages")
Saussy Burbank Homes
10/2/19 (Rev 12/10/19)

Planning Ordinance: The site is currently located in the Conditional Planning Area and is proposed to amend the Conditional Planning Area to accommodate a new site plan and land use. The project proposes up to 34 units (30 single-family, plus two duplex buildings) on +/- 3.135 acres.

Planning Ordinance:

Section 2: Planning Areas

Planning area proposed is **Conditional Planning Area (DPO 2.2.17)**

This site was previously zoned as a Conditional Planning Area in 2010, in order to allow proposed commercial use(s). The current proposal intends to reduce the land use intensity from approved commercial to residential (single-family, plus duplex units). The Applicant is having a traffic engineer prepare a traffic memo that shows the anticipated peak trips generated by the proposed development, and we anticipate the proposed peak hour trips will be fewer than trips generated by the existing entitled office building and athletic fields.

This site is located directly adjacent to a walkable commercial center (Davidson Gateway Center) in an area that is complimentary to other properties surrounding Davidson Gateway. The proposed uses (small single-family and duplex units) are compatible with the adjacent existing townhomes and would provide a transitional use between the Davidson Gateway Center and the adjacent single-family community on Westside Trail.

Section 4: Site & Building Design Standards

As shown on the enclosed site plan, the development contemplates a compact, cluster-style layout that concentrates the development closer to Davidson Gateway Drive and closer to the flatter, upland areas of the site.

This permits the development to retain a large amount of existing mature hardwoods along the eastern portion of the site, which will continue to serve as a visual and physical buffer between the existing single-family homes to the east.

The site plan shows proposed single family and attached (duplex) buildings having their primary pedestrian entry facing Davidson Gateway Drive or a variety of open spaces, including the proposed improved open space along the eastern side of the site. The site is designed to create a focal axis into the open space from Davidson Gateway Drive. Garage access for the proposed units will be from existing and proposed alleys. Due to the impervious (BUA) restrictions on the site, the Petitioner intends to utilize the sidewalk network coupled with extensive landscaping to link the building access with the open space, creating a linear landscape/courtyard. The Petitioner is willing to discuss dedication of a portion of this area as a pedestrian way or may explore with the Town the possibility of a public access easement, so the HOA can assume maintenance of the landscape and hardscape.

Proposed units will comply with Section 4.4

Section 5: Affordable Housing

The project proposed (34) units total. Out of these 12.5% min. must be affordable housing units. (34) total units x .125 = 4.25 = 4 affordable units required. The development proposes four duplex units – 1 unit at up to 50% AMI & 3 – units at up to 80% AMI.

Section 7: Parks and Open Space

As shown on the enclosed site plan, the development contemplates a compact, cluster-style layout that preserves a stand of existing hardwoods on the east side of the site. The plan also creates opportunities for improved open space that will serve as gathering areas as well as provide visual interest and focus when entering the site.

Section 8: Parking and Driveways

The site plan proposes on-street parallel parking along Davidson Gateway Drive, while the remainder of the site will be alley-fed with garages. The plan will comply with the parking requirements of the Ordinance.

Section 9: Tree Preservation, Landscaping and Screening

This site plan provides a substantial area of existing tree preservation, and it proposes additional landscaping throughout to enhance the streetscape along Davidson Gateway Drive, as well as within the inner courtyards. Screening will be used to soften impacts between this site and the adjacent commercial parcel. All proposed landscaping will comply with the Ordinance.

Small Area Plan(s):

The Circles @30 Plan dated 4/26/13 shows proposed commercial and tennis courts for the subject property. This corresponds to the original Davidson Commons East Conditional Plan that had been previously modified in 2014.

Other aspects of the Area Plan include the continuation of on-street parking (which this project proposes). The opposite side of Davidson Gateway Drive contemplates townhouses (page 9 of the SAP). The proposed site plan provides a dense cluster-type single family neighborhood that will serve as a good land use transition from the existing single family neighborhood to the east (perhaps a better transition than the formerly-proposed commercial use).

Planning Principles:

In reviewing the 7 guiding principles, this site plan:

- Provides a compact development with community open space
- Provides improved open space within a sidewalk-connected, pedestrian-oriented layout
- Encourages alternative transportation by creating a walkable community due to its close proximity to existing commercial uses, reducing vehicle trips.
- Creates a safer pedestrian zone along Davidson Gateway Drive through the addition of on-street parking (parked vehicles buffer pedestrians from moving vehicles).
- Preserves a significant amount of existing tree canopy

- Provides aesthetic improvement through the creation of ornamental courtyards and open space.
- Provides residential architecture that is compatible with the Town of Davidson's architectural style

Mission Statement, Goals and Values:

This project aligns with the Town's Mission Statement, Goals and Values by creating a compact layout that preserves open space and provides good connectivity through both the vehicular and pedestrian circulation networks. The project will provide housing in a location that is convenient to existing goods & services, which promotes walking or biking vs. driving. The layout combines a rear-loaded streetscape along the main road, and courtyard-centered lot configurations elsewhere, which reinforces the cohesion of the neighborhood.

Davidson Comprehensive Plan:

In reviewing the Town Comprehensive Plan, this project provides a good balance of providing new places for people to live, while preserving a substantial amount of open space (both preserved tree canopy and improved open space). The project is located with ready access to existing water & sanitary sewer facilities and proposes to tie into the existing alley network, providing better connectivity. By providing homes near existing mixed-use development, this project will promote walking and biking, reducing vehicle trips. The project also proposes over 10% of the units to be attached duplexes, which creates the opportunity for more socioeconomic diversity of residents within the development.

Davidson Economic Development Strategic Plan:

This project proposes to provide infill housing in very close proximity to existing commercial/mixed-use land uses, bringing potential customers closer to these businesses. The project also provides a mix of housing types (single-family, plus over 10% attached duplex), which will provide some economic diversity to the residents in the development.