

# **Davidson Commons East Amendments**

**Project Manager: Lauren Blackburn**

**Staff Analysis**

**Planning Board**

**October 18, 2010**

Developer: Martin Kerr and Robert Tremblay

Site Designer: Allison Merriman

Location: Conditional Planning Area, Griffith Street

Total Area: 6.4 acres

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In 2004, the Davidson Board of Commissioners approved a master plan for property south of Griffith Street and east of Jetton Street, including reuse of the former Elox/Industrial Dynamics building as a school and future development of the remaining parcel for townhomes. The Davidson Board of Commissioners approved a revised master plan for the Elox/Industrial Dynamics Site (see attached exhibit “Approved Site Plan July 06”) which included 36 residential townhomes. On August 14, 2007, the Board of Commissioners approved a revision to the master plan, referred to as Davidson Commons East (see attached exhibit “Approved Site Plan Revised August 07”). The revised master plan provided for 16 single-family detached homes and two three-story buildings (Building #1 & #2) that consisted of 24 condominiums and additional retail space on the first floor of each building.

In late 2007 and throughout 2008, the developer presented a series of revisions to staff and commissioners, proposing to reduce the condominium unit count to as low as 26, not including required affordable housing unit counts. The Board of Commissioners approved the reduction to at least 34 total units, and staff discussed the possibility of eliminating all residential condominium units from Buildings #1 and #2.

Due to changes in the housing market and increasing demand for commercial inventory, the developer is requesting a substantial revision to the approved master plan. The proposed site plan would eliminate all residential units, adding two new buildings to the site each containing up to 20,400 square feet of mixed use space. Buildings are proposed to a minimum of two stores and a maximum of three.

Impervious limitations for the site, per the original 2004 master plan, dictate that a certain amount of open space be preserved. The developer is proposing to allocate approximately 0.75 acres of open space be dedicated to the town, and graded if required, for use as a passive play space. A portion of the property is covered by a 50 foot post-construction ordinance water quality undisturbed buffer. The Davidson Post-Construction (Phase II Stormwater) Ordinance allows for conditional planning area projects to be exempt from post-construction disturbance limits.

One minor street connection is proposed to be eliminated (connecting to the alley way behind an adjacent residential development) and replaced with a new pedestrian connection, and a previously proposed pedestrian connection is shown as preserved. Parking shown on the proposed plan is compliant with the Davidson Planning Ordinance.

**Staff Recommendations:**

Staff recommends approval of the revised master plan as presented by the developer. The developer is not asking for any other conditions from the general requirements of the Lakeshore Planning Area (original planning area designation for the site) or other requirements of the Davidson Planning Ordinance than those listed below:

- Release from post construction ordinance requirements

**Proposed Staff Conditions**

Per August 14, 2007 approval:

- 1 A sidewalk must be provided along the east side of the 0.79-acre public open space (sidewalks shall be placed along the east side of the entire development regardless of placement of open space);
- 2 A 0.21-acre public open space must be provided along Griffith Street
- 3 Funding must be provided for a foot-bridge over the creek located near the northeast corner of the site

Per pending November 2010 approval:

- 1 On street parking on both the east and west sides of Davidson Gateway Drive as it passes alongside the development.
- 2 On-site park requirements to include but not limited to passive play fields, arbors and pedestrian walkways, and community gardens.
- 3 A design for the urban plaza set within the commercial development will be approved by staff prior to issuance of building permits. The urban plaza may include recreational features such as shuffleboard, public art or water features.
- 4 Requirement that developer present a site plan for all buildings, including final residential unit counts (if any) and an affordable housing plan (if applicable), prior to approval of any individual building sites.