



# Boulder Rock Loop\_CJS4680.00

Davidson, NC  
Project Summary

The following is a summary of intended land use/ordinance compliance for the proposed 5.53± acre residential located on Davidson-Concord Road in Davidson, North Carolina.

## General Statement of Intent

Palillo Holdings, LLC. "the Applicant" intends to develop the 5.53± acre site, identified as Boulder Rock Loop, to accommodate the construction of a quality residential community through the incorporation of single-family homes, duplex homes, and open space. This development will provide the community and surrounding areas with improved pedestrian and bicycle connections along Davidson-Concord Road and internally with a proposed greenway connection to the existing Woodlands development. Additionally, the development will provide new vehicular connections with the extension of Boulder Rock Loop and construction of associated residential alleys.

## Environmental Inventory

The 5.53± acre site is bound to the north by Davidson-Concord Road, the south by The Woodlands at Davidson, the east by single family residential (Davidson Place Drive), and the west by single family residential. The property consists of one 5.53 acre parcel that is currently vacant. In the southwestern side of the property there is a 50' PCCO Buffer. The site has approximately 20' of grade change from the high point in the northwest corner to the low point in the southeast corner. Please see sheet MP-02 for photos showing the existing site and surrounding conditions.

## General Description

The project is located within the Neighborhood Edge Planning Area. The site is surrounded by existing single-family detached residential. The undeveloped site is well vegetated with an extensive tree canopy.

Neighborhood Yield and Alley Street cross-sections are proposed for the site. A multi-use path along Davidson-Concord Road in accordance with the Davidson Mobility Plan is planned. Additionally, internal greenway connectors are proposed to create a connection to the Woodlands at Davidson. A central green is designed to create usable open space for all to enjoy. Neighborhood Edge calls for 45% Open Space. 40% tree preservation is required within the Neighborhood Edge planning area.

## 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.

## Comprehensive Plan and Mobility Plan Compliance

Boulder Rock Loop complies with the 2020 Davidson Comprehensive Plan as its design reflects many of the themes set forth aligning most directly with the mobility and conservation goals as outlined in the General Planning Principles (Davidson Comprehensive Plan, Pages 7,9). In terms of mobility the plan speaks of connecting people and places through the creation of walkable, mixed-use, and connected



neighborhoods (Davidson Comprehensive Plan, Page 9). The implementation of the Davidson-Concord Roadway Sidepath Extension, a project set forth in the Davidson Mobility Plan is a part of this project (Davidson Mobility Plan, Page 97). Mobility Plan aims are met by creating comfortable cycling options and more pedestrian friendly streets. Alongside the 14' multi-use path a greenway connector meandering through the site and tying into The Woodlands at Davidson development is planned. This project extends the current stub street Boulder Rock Loop adding more single-family homes consistent with the surrounding developments. The plan also proposes duplex units, a different type of housing, helping meet diversity and inclusivity goals (Davidson Comprehensive Plan, Page 7).

This project meets the 45% open space requirement and is planning to preserve as many of the existing specimen trees as possible. The project team has met on-site with the town arborist to ensure that the preservation goals are being upheld. (Davidson Comprehensive Plan, Page 9). Preserving existing canopy while also creating new opportunities for active and passive recreation for the public is evident in this site design.

### **Parcels/Land Use Designation**

00716217– (5.53± Acres) (Neighborhood Edge)

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

### **Section 2 – Planning Areas**

Town of Davidson- Neighborhood Edge Description (NE)

*The Neighborhood Edge Planning Area is established to transition between Davidson's urban areas and its rural periphery. 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 connectivity without jeopardizing sensitive natural features or viewsheds*

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 stories maximum
- Attached House- 1 story minimum, 3 stories maximum
- Institutional- 2 stories minimum, 2 stories maximum



- Accessory Structure- see section 4.5.8 regarding design review
  - 1 story minimum, 2 stories maximum

#### Setbacks (NE)

- Detached House
  - Front setback: 10' minimum
  - Side setback: 3' minimum
  - Rear setback: 20' minimum
- Attached House
  - Front setback: 10' minimum
  - Side setback: 3' minimum
  - Rear setback: 20' minimum

#### Open Space

- 45% 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.
- Vehicle access from the fronting street is prohibited on lots for which access from an improved alley is available. See Section 8.5.
- Developments that include or front on an existing street must integrate that street into the development. Vehicular access may be from existing or new streets.

#### 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 (4.5.2)

- Detached houses are dwelling units with open yards, including modular homes but not including manufactured homes, mobile homes, or recreational or motor vehicles. Examples of detached homes are single-family residences or duplexes. Single family homes require permit approval.
- Attached houses have the outward appearance of detached houses, but accommodate three or four completely separate dwelling units within one building. Triplexes and quadplexes are examples of attached houses. Duplexes, triplexes, and quadplexes may be located on a single lot of record, or subdivided for individual sale.
- Duplexes and all attached houses are subject to the Individual Building Process and Design Review Board approval.\*

### **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 pursue the payment in lieu option for all of the required affordable housing units.



### **Section 6 – Subdivision & Infrastructure Standards**

- The project will utilize two street types, Neighborhood Yield and Alley, as defined in Section 6.7.
- Street block lengths will not exceed 600-ft. nor be less than 150-ft. in length.
- Roadway connection will be made to Boulder Rock Loop as required by Section 6.5.E. A stub connection will be made from Boulder Rock Loop to the adjacent western parcel.
- 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 is not required as only 13 total single family lots are being developed. (50 Single Family lots is the threshold.) Developer is opting to contribute to the Connectivity and Traffic Calming Plan. That total amount would be 15 units x \$500/unit = \$7,500.

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

- A minimum of 45% open space will be provided as required by the Neighborhood Edge Planning Area.
- A minimum of 5% of the total open space required in the Neighborhood Edge planning area will be dedicated as Park Space. The park space will comply with Section 7.4 requirements.

### **Section 8 – Parking & Driveways**

- Detached house and attached house 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**

- The minimum project canopy coverage of 50% in the Neighborhood Edge Planning Area will be established.
- A minimum of 40% of the existing mature tree canopy will be preserved in the Neighborhood Edge planning area.
- 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 does not lie within the Critical Area of the Lake Norman Watershed.

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

- This project is not located within a Local Historic District or National Register Historic District.