



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

June Washam Road Residential_CJS4410.00

Davidson, NC
Project Summary

The following is a summary of intended land use/ordinance compliance for the proposed 52± acre single-family subdivision located on June Washam Road in Davidson, North Carolina.

General Statement of Intent

NVR-Ryan homes “the Applicant” intends to develop the 52± acre site to accommodate the construction of a high-quality, residential community through the incorporation of detached, single-family products. This development will provide the community and surrounding areas with improved vehicular and pedestrian connections between adjacent properties and land uses to the North and South the Site. In conjunction with this development the Applicant is coordinating with the North Carolina Department of Transportation and The Town of Davidson regarding the realignment of a portion of June Washam Road in order to provide additional traffic calming measures to support the areas future growth and development.

Statement of Compliance

Based on our review of 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.

General Description

The current zoning for the site is Neighborhood Edge and Rural. The site is surrounded by existing single-family detached residential and agricultural land uses. Plans for development of a future single-family development have been approved for the parcels to the South of the site. The site is bisected by a natural gas easement and contains 6 identified jurisdictional wetlands or perennial streams. Swim or Post Construction Control buffers are present in the Southern and Eastern portions of the Site. These areas are intended to remain undisturbed to the greatest extent possible as determined during future schematic engineering of the site, and utilized as open space for the development.

In order to reduce impervious coverage on the site, the Applicant is requesting to utilize the Neighborhood Yield street cross section, with informal on-street parking located on one side of the street. Bicycle facilities will be accommodated through the use of “sharrow” pavement markings and multi-use paths.

Parcels/Land Use Designation

- 0071919A/B – (3.944± Acres) (Neighborhood Edge)
- 00718210 – (2.956± Acres) (Neighborhood Edge)
- 00743103 – (44.242± Acres) (Neighborhood Edge)
- 00743104 – (0.474± Acres) (Rural) *Please find attached memo regarding parcel 00743104*

Zoning – Based on the Town of Davidson Planning Department’s future land use map, the proposed site plan complies with existing and future land uses.



-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 connectivity without jeopardizing sensitive natural features or viewsheds.

-Town of Davidson-Rural (R) Description

The Rural Planning Area places a high priority on the preservation of active farmland, open space, and the rural landscape. Development should be limited to clustered, residential neighborhoods with emphasis on protection of natural features and environmentally sensitive areas. The extension of sewer infrastructure and the construction of new roads must be carefully planned to preserve the rural character.

-Permitted Uses (NE)

Residential Detached Housing

- Does not require design review
- 1 story minimum, 3 story maximum

-Permitted Uses (R)

Residential Detached Housing

- Does not require design review
- 1 story minimum, 3 story maximum

-Setbacks (NE)

- Front setback – 10 Feet
- Side setback – 3 Feet
- Rear setback – 20 Feet
- Corner Lot – 10 Feet

-Setbacks (R)

- Front setback – 25 Feet
- Side setback – 15 Feet
- Rear setback – 30 Feet
- Corner Lot – 25 Feet

-Open Space – 40%

-Density – There is no density requirement