



STAFF ANALYSIS

Date: August 8, 2018
To: Public Input Session (August 8, 2018)
From: Chad Hall, Senior Planner
Re: Lake Cornelius Residential, Master Plan

1. INTRODUCTION

APPLICANT INFO

- **Owners:** Meeting Street, LLC
- **Developer:** Joe Roy (Meeting Street)
- **Consultant:** Jacob Bachman (ColeJenest & Stone)
- **Location:** Western end of Catawba Avenue, north and west of end of roadway (Parcel ID: 00321101)
- **Planning Area(s):** Lakeshore
- **Area:** 3.72 acres

REQUEST

The applicant proposes a Master Plan for development of 14 single-family homes on the peninsula located northeast of the western terminus of Catawba Avenue. Within the Lake Cornelius Residential project, there are essentially two different house types, with eight smaller homes and six larger homes. The property consists of 3.717 acres. This is a low density project within the Critical Area Watershed.

The design of the development features homes that front a pedestrian way and series of paths, fronting the lake. The “rear” of the homes will incorporate a “front” design, with the alley acting as fronting road.

The open space is passive, with both a tree preservation area between the homes and the lake and an internal green. A 10’ wide greenway is proposed around the peninsula and will eventually link with Parham Park. Connectors and walkways from the units also link to this greenway.

SUMMARY OF PETITION

The applicant proposes a master plan for Lake Cornelius Residential. Process B of the master plan process includes a Public Input Session (August 8, 2018) and Planning Board review and comment. Planning staff will conduct a technical review concurrently with Mecklenburg County.

The proposed Master Plan for Lake Cornelius Residential illustrate 14 total lots. Two house sizes are depicted on the Master Plan. The homes are alley-loaded with the fronts toward the lake, other than house 14 which sits amidst an internal green.

The master plan provides a density of 3.88 units per acre with an overall open space of +/- 0.75 acres (20.95 percent) on the 3.72 acre site. This open space is over the 5% common open space requirement for the Lakeshore Planning Area. The Park/Public Open Space requirement of 0.18 acre has been met, in addition to future construction a 10' wide mulch greenway.

There is a Tree Save requirement to preserve twenty (20) percent of existing mature trees on the site. Tree save is indicated at 55% of existing mature tree canopy (72 of 131 trees). The overall 3.72 acre parcel requires 27 large maturing trees, of which new plantings may contribute. Trees are also required for each house lot.

A greenway/multiuse path is illustrated traversing the site along its western boundary along the peninsula. It is accessed from the end of Catawba Avenue and will eventually link with Parham Park to the north.

No TIA is required for 14 units, but the applicant will be making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance.

A total of two affordable units are required based upon 14 total units. Payment-in-lieu is an option to providing the required units. Any payment-in-lieu would be required before approval of any final plat.

The applicant has met the documentation and public notice requirements as set forth in the Davidson Planning Ordinance (DPO).

2. PLANNING STAFF PRELIMINARY REVIEW

BACKGROUND

The applicant's design team met with planning staff several times prior to submitting the Master Plan application for Lake Cornelius Residential.

The property is within the Lakeshore Planning Area. The required open space for developments in this planning area is five percent.

This proposal was deemed to be a complete application on November 30, 2017. This review considers compliance with the DPO adopted May 1, 2015, as amended.

PLANNING and DEVELOPMENT STANDARDS

In advance of the Public Input Session, Planning staff is required to provide a preliminary staff analysis. Below is a summary of this analysis. A more detailed technical review, conducted concurrently with Mecklenburg County, will follow.

LAND USE

The proposed master plan for Lake Cornelius Residential illustrates 14 total units, with two detached home sizes. Detached houses are a permitted building type in the Lakeshore Planning Area. These homes are designed to front a pedestrian way/greenway and the lake. A greenway and required open space has been provided, including acceptable tree save areas. This is a low-density project within the Critical Area Watershed, meaning that less than 24% of the site will be impervious; this includes a 50' buffer along the lake.

ACCESS and TRANSPORTATION, including GREENWAYS, MULTI-USE PATHS and SIDEWALKS

The homes will have frontage on a greenway and connector paths to the greenway. A Traffic Impact Analysis (TIA) is not required; the applicant will be making a contribution into the Connectivity and

Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance. The greenway will be accessed from the end of Catawba Avenue and will eventually link with Parham Park to the north.

OPEN SPACE and PARKS

The Lakeshore Planning Area requires a minimum of five percent open space, with that area being park/public space. The proposed site plan indicates 20.95 percent open space as being preserved, including functional and riparian spaces. A small park/green area is being created internal to the community, near the proposed mail kiosk.

TREE PRESERVATION, LANDSCAPING and SCREENING

There is a Tree Save requirement to preserve twenty (20) percent of existing mature trees on the site. Tree save is indicated at 55% of existing mature tree canopy (72 of 131 trees). Additionally, landscaping will be installed on each house lot. Each lot in the Lakeshore Planning Area should have approximately 15 percent tree canopy at maturity.

AFFORDABLE HOUSING

A total of two (2) affordable units are required based upon 16 total units. The affordable units have not been identified on the master plan. Payment-in-lieu is an option to providing the required units. The developer has indicated they plan to make payment-in-lieu.

3. PLANS AND POLICIES

Below is a list of town-adopted plans and policies summarizing each document's applicability to the proposed Master Plan:

- The ***Davidson Comprehensive Plan (2010)*** contains several recommendations and initiatives relevant to this proposal. The Targeted Growth Plan Livability Themes state:
 - A. SUPPORT SAFE AND VIBRANT PUBLIC SPACES AND NEIGHBORHOODS. GOAL 3: Provide Safe and Secure Neighborhoods, Streets, Parks and Greenways. Initiatives include:
 - Build off-road greenways, trails, and bike improvement projects per the bicycle master plan.
 - Development should be walkable with vibrant public spaces.
 - Growth should support and enhance existing neighborhoods.
 - B. MAINTAIN QUALITY DESIGN AND SOUND PLANNING PRINCIPLES. GOAL 1: Prioritize Infill and Mixed-Use Development Within or Near Already Developed Areas, stating:
 - Continue to allow for limited single-family infill development and redevelopment in the Village Infill Planning Area.
 - Growth should create high-quality pedestrian environments.

As identified above, the comprehensive plan supports development that is walkable and safe. The plan also supports the dissemination of all transportation modes through multiple route options.

- The ***Davidson Planning Ordinance (2015)*** contains several references that speak directly to this proposal, including:

Principles

- We must preserve Davidson's character and sense of community: Enhanced by developments with open space and a street, sidewalk and greenway network that knits the community together (General Principles Item 1);
- We must encourage alternative means of active transportation: The built environment can enhance the use of alternatives to the car and increase our physical health (General Principles Item 3).

Lakeshore Planning Area, Description

- The Lakeshore Planning Area is located at the entrance to Davidson from I-77, within easy walking and bicycling distance to large employment centers and downtown Davidson, and with ample access and vistas to Lake Norman, Lake Davidson, and Lake Cornelius. The Lakeshore Planning Area contains opportunities for high density residential development integrated within corporate, commercial and retail mixed-use development. This planning area is within the state-mandated watershed overlay district; thus the development should be higher and denser development with a smaller footprint. Shorelines must be preserved for public use and aesthetic character. (2.2.6.A).
- The ***Davidson Walks and Rolls Active Transportation Master Plan (2013)*** contains several references that speak directly to this proposal, including the continuation of a key corridor greenway path along the western edge of the property.

These references underscore the DPO's emphasis on interconnected policies and land use patterns that support the diversity of residential areas with the provision of community amenities, such as greenways.

4. STAFF FINDINGS

The proposed Master Plan illustrates a building type and permitted use consistent with existing plans and policies. The plan indicates 14 total single-family homes. Though accessed from Catawba Avenue, the primary frontage of the site is along Lake Cornelius. This is a low density project within the Critical Area Watershed, meaning that it includes less than 24% impervious areas.

Open space is provided above the required five percent for the Lakeshore Planning Area. This includes a neighborhood park internal to the site and additional land preserved along the western boundary. The site plan also illustrates a greenway along the western boundary along Lake Cornelius, to eventually connect with Parham Park.

There is a Tree Save requirement to preserve twenty (20) percent of existing mature trees on the site. Tree save is indicated at 55% of existing mature tree canopy (72 of 131 trees).

With a total of 14 lots/units, there is an affordable housing requirement of two units. The developer has indicated that they will provide a payment-in-lieu, as permitted by the DPO.

A Traffic Impact Analysis (TIA) is not required; the applicant will be making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance.

In conclusion, the proposed master plan for Lake Cornelius Residential is for 14 single-family homes, consistent with the Comprehensive Plan and DPO. Staff supports the general intent of the master plan, understanding that detailed ordinance requirements will be addressed during the technical review.

5. RESOURCES & ATTACHMENTS

- Resources: Links to referenced policy documents.
 - Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
 - Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

- Maps:
 - Proposed Lake Cornelius Residential Master Plan (with environmental inventory, street sections, notes, etc.)