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## Mayes Hall Residential\_CJS4552.00

Davidson, NC  
Project Summary

The following is a summary of intended land use/ordinance compliance for the proposed 24± acre single-family subdivision located on Mayes Road in Davidson, North Carolina.

### **General Statement of Intent**

The Bayard Group “the Applicant” intends to develop the 24± acre site to accommodate the construction of a high-quality, residential community through the incorporation of detached, single-family and duplex 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 of the Site. Additionally, the development will provide public open space including parks, greenway/walking trails, and a multi-use path along Mayes Road.

### **Environmental Inventory**

The 24± acre site is located along the northern boundary of Mayes Road and encompasses three total parcels. The two southern-most parcels include a mixture of trees and open field and are currently vacant. Additionally, no rock out croppings have been observed on the site. The northern-most parcel is heavily wooded and contains an existing single-family house built in 1995 with an associated gravel driveway that enters from Mayes Road. A total of 828 trees, 12” DBH and larger, have been identified on site. According to local and state lists, there are no historical structures located on the Site. Furthermore, there are a total of (4) four wetlands and perennial/intermittent streams located along the northern and eastern boundaries as identified on MP-01. The streams include associated SWIM and Post Construction Control buffers as identified by the Post-Construction Controls Ordinance, section 20 of the Davidson Planning Ordinance. Please see the attached Exhibit A for photos showing the existing site and surrounding conditions.

### **General Description**

The current zoning for the site is Neighborhood Edge. The site is surrounded by existing single-family detached residential and agricultural land uses. Along the northern and eastern portions of the site, a total of four (4) wetlands and perennial/intermittent streams have been identified. SWIM and Post Construction Control buffers are present in the Northern 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.

A combination of Neighborhood General, Neighborhood Yield, Close, and Alley street cross-sections are proposed for the Site. Dedicated and informal on-street parking will be located on both Neighborhood General and Yield streets. Furthermore, a public park encompassing a minimum of 5% of the total project open space will be located on the site as noted on MP-03. A wet pond for stormwater treatment and detention will be located in the northeastern portion of the site. Additionally, a minimum of 20% of the trees identified to be 12” DBH and larger will be preserved in accordance with Ordinance requirements.



### **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. The proposed stream removal will be coordinated and permitted through Mecklenburg County Water Quality and NCDEQ.

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

- 00716286 – (0.57± Acres) (Neighborhood Edge)
- 00716206 – (10.72± Acres) (Neighborhood Edge)
- 00716207 – (12.97± Acres) (Neighborhood Edge)

**Zoning** – Based on the Town of Davidson Planning Ordinance “Planning Areas”, the proposed site plan complies with existing and future land uses.

### **Section 2 – Planning Areas**

#### **-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.*

#### **-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 story maximum

- Attached House
- Institutional
- Accessory Structure

#### **-Setbacks (NE)**

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

#### **-Open Space**

- 45% Minimum

#### **-Density**

- There is no density requirement

### **Section 4 – Design Standards**



- General Site Design Criteria (4.3)
  - The primary pedestrian entry for all detached housing will face a fronting primary street or pedestrian way.
  - All detached housing will front a public street, pedestrian way, or a dedicated public plaza that is open to a public street.
- General Building Design (4.4)
  - Building height will be a maximum of 3 stories as defined in Section 2 of the Ordinance.
- Specific Building Type Criteria (4.5)
  - All detached housing will meet the criteria outlined in Parts A-F.

#### **Section 5 – Affordable Housing**

- The applicant will utilize the PIL option and make a cash payment in lieu of providing all of the required affordable housing units as outlined in Part D of Section 5.2.

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

- The project will utilize a mixture of street types defined in Section 6.7. Street types will include Neighborhood General, Neighborhood Yield, Alley, and Close.
- Street block lengths will not exceed 600-ft. nor be less than 150-ft. in length.
- External connections will be provided to Mayes Road and stubbed to the adjacent property to the west as required by Section 6.5.E.
- 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 and a multi-use path will be located at the project frontage along Mayes Road. Walking trails will be provided throughout the Site's open space and will connect to the greenway trail at the northern edge of the property.
- A traffic impact analysis will be conducted for this project as the total number of units exceeds 50.

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

- A minimum of 45% open space will be provided as required by the Ordinance.
- A minimum of 5% of the total open space required will be dedicated as Park Space. The park space will comply with Section 7.4 requirements.

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

- Detached housing parking will provide a minimum of 1 space per unit and maximum of 2 spaces per unit.
- For lots of 60-ft. or less in width, driveways for detached housing will be located to the rear and accessed via public alleys.
- For lots greater than 60-ft. in width, driveways for detached housing will be front loaded along public streets.
- A maximum curb cut of 12-ft. wide will be provided for all detached housing.
- Alley-accessed garages will be set back a minimum of 15-ft. from the centerline of the alley.

#### **Section 9 – Tree Preservation, Landscaping, & Screening**

- Approximate tree canopy coverage for all lots will vary between 20% and 40%.
- A minimum of 20% of all trees 12" DBH and above will be preserved on the Site.
- 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 22 – Local Historic District Guidelines**

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