

DAVIDSON COTTAGES

Conditional Master Plan

Site Notes + Conditions

10/16/2020

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INTRODUCTORY COMMENTS

- All statements below are proposed for inclusion as part of the Conditional Master Plan. They are based on ordinance requirements, public and elected officials' feedback, and relevant plans/policies. References to applicable notes'/conditions' origin are included. See the [Public Input Session Report](#) for PIS Comment references and the [Davidson Comprehensive Plan](#) for Policy/Action Item references (i.e., abbreviated P 2.2.6, A 5.2.7).

SITE NOTES (MP-3)

- 1. Master Plan:** The site plan, associated notes, and conditions are a condition of approval and based upon the Davidson Planning Ordinance in effect on October 9, 2019.
- 2. Modifications:** The site configurations and placements (including but not limited to lot sizes, parking layouts, and open spaces) are schematic in nature and may be altered and/or modified during the Preliminary Plat process in accordance with ordinance requirements and Planning Director approval.
- 3. Subdivision:** The site may be subdivided to create individual lots, rights-of-way, open spaces, and easement access areas.
- 4. Built-Upon Area:** The project proposes 46,734 square feet (SF) of built-upon area, or BUA (i.e., impervious hardscape). Through previous plat recordations and owner allocations this lot is permitted 33,386 SF of BUA. After Conditional Master Plan approval the project must secure the remaining BUA required to execute the plan through the Built-Upon Area Averaging process (DPO 17.8).
- 5. Open Spaces:** Designated park and open space areas shall be privately-maintained but publicly-accessible via recorded public access easements. The proposed public park shall serve as the previously-required plaza and must be developed generally as shown on the schematic design; access to the park and within the park must meet ADA accessibility requirements.
- 6. Tree Preservation:** All tree preservation requirements shall be met, including ordinance-specified protective measures during construction detailed in the Planning Ordinance effective November 1, 2019, Sections 9.3.2.E-F and 15.3.1.
- 7. Central Park Circle Alley:** The Central Park Circle alley shall remain a one-way alley.

CONDITIONS

1. **Previous Approvals:** All site plan features and associated conditions of previous approvals (i.e., Parts 1-4, General Notes) shall be replaced by this plan and conditions.
2. **Building Setbacks:** The permitted Rear Yard Setback (3') shall be as shown on the plan.
3. **Building Materials:**
 - a. **Exterior Building Materials:** All principal and accessory buildings abutting a street or alley shall comprise durable, natural materials or cementitious siding (i.e., brick, natural stone or synthetic equivalent, fiber cement) and/or other material approved by the Planning Director. Exterior siding shall not be comprised of wood.
 - b. **Prohibited Exterior Building Materials:**
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.
4. **Affordable Housing:** The required units shall be up to 50% (1) or 80% (3) of the Area Median Income.
5. **Universal Design:** Three units, including one affordable housing unit, shall be designed according to the following specifications derived from [ICC A117.1, Type C, Visitable Unit](#) and LEED for Neighborhood Development v4 [Visitability & Universal Design Options 1-3](#) principles:

Dwelling units shall include at least six features from the list below, with at least one feature from each three options:

- a. Option 1. Universal design features throughout the home throughout the home:
 - easy-to-grip lever door handles;
 - easy-to-grip cabinet and drawer loop handles;
 - easy-to-grip locking mechanisms on doors and windows;
 - easy-to-grip single-lever faucet handles;
 - easy-touch rocker or hands-free switches;
 - motion-detector lighting at entrance, in hallways and stairwells, and in closets, and motion-detector light switches in garages, utility spaces, and basements;
 - large, high-contrast print for controls, signals, and the house or unit numbers;
 - a built-in shelf, bench, or table with knee space below, located outside the entry door with weather protection overhead, such as porch or stoop with roof, awning, or other overhead covering;
 - a minimum 32-inch (80-centimeter) clear door opening width for all doorways;
 - tread at the entrance, on stairs, and other areas where slipping is common, with color contrast difference between stair treads and risers; and
 - interior floor surfaces (e.g., low-pile carpets, hard-surface flooring) that provide easy passage for a wheelchair or walker, with color contrast between floor surfaces and

trim; no carpet is permitted in a kitchen, bathroom, or other wet areas of the dwelling unit.

Option 2. Kitchen Features

b. All of the following throughout the kitchen:

- variable-height (28- to 42-inch [70- to 110-centimeter]) or adjustable work surfaces, such as countertops, sinks, and cooktops;
- clear knee space under sink and cooktops (this requirement can be met by installing removable base cabinets or fold-back or self-storing doors), cooktops and ranges with front or side-mounted controls, and wall-mounted ovens at a height to accommodate a seated adult;
- a toe kick area at the base of lower cabinets with a minimum height of 9 inches (23 centimeters), and full-extension drawers and shelves in at least half (by volume) of the cabinets;
- contrasting color treatment between countertops, front edges, and floor;
- adjustable-height shelves in wall cabinets; and
- glare-free task lighting.

Option 3. Bedroom and Bathroom Features

c. All of the following in at least one bedroom:

- Size the room to accommodate a twin bed with a 5-foot (1.5-meter) turning radius around the bed.
- Install a clothes closet with a 32-inch (80-centimeter) clear opening with adjustable-height closet rods and shelves.

6. **Parking:** Parking shall be as shown on the plan and shall be prohibited in driveways, along alleyways, and in shared drive spaces.
7. **Street Improvements:**
 - a. **Loading Zone:** Dedicated loading zones for delivery vehicles shall be provided along Davidson Gateway Drive (1 space) and Alley B (2 pullouts) as shown on the plan.
 - b. **Crosswalks:** Existing crosswalks shall be enhanced to feature high-visibility materials.
 - c. **Bicycle Facilities:** Bicycle sharrows (2) shall be installed along Davidson Gateway Dr. as shown on the plan.
8. **Open Space:** The following apply to the dedicated open space and park areas featuring public access:
 - a. **Signage:** Signs indicating public access to the dedicated park and open spaces shall be provided at each path/entrance connection point along Davidson Gateway Dr. as shown on the plan. Signs shall conform to Davidson Planning Ordinance requirements.
 - b. **Lighting:** Lighting shall be provided from each path/entrance connection point along Davidson Gateway Dr. to the interior common open spaces and park. All lighting installed in the right-of-way and common open space areas shall meet or exceed the back-uplight-glare (BUG) or calculation methods specified in LEED v4.1 Sustainable Sites Light Pollution Reduction.

- c. **Landscaping:** Landscaping shall use only plant species that are appropriate for the project's EPA Level III ecoregion and that are suitable for site conditions, climate, and design intent. Both native and adapted vegetation may qualify.
- d. **Bicycle Parking:** Parking shall be provided for four (4) bicycles at the park's western entrance.

9. Rainwater Management:

- a. **BMP Design:** The rainwater BMP shall incorporate low-impact development techniques and enhanced landscaping (including a variety of plant species) in conformance with the Charlotte-Mecklenburg BMP Design Standards Manual or Mecklenburg County policy. Landscaping shall be approved in coordination with Mecklenburg County and the Town of Davidson during the construction document phase. Additionally, to the extent practical, trees shall be planted adjacent to the BMP to screen views from properties to the east.
- b. **Mitigation Payment:** Based on the 9/16/20 Pollutant Load Analysis memo from Mecklenburg County, the developer shall make a nitrogen mitigation payment of \$22,523.84 to the Town of Davidson to offset development impacts.

10. Utility Easement: The Town of Davidson shall abandon the electrical utility easement along Central Park Circle Alley.