

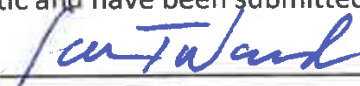
Application Requirements

Name of Project: Summit Farms

This application will not be deemed complete until the Planning Department has verified completeness and application fee paid.

Date Filed	Item
01/06/23	Application fee per Town of Davidson Fee Schedule – available on the Finance and Budget webpage .
01/06/23	Contact Information
01/06/23	General Statement of Intent (Including a description of the building type, intended uses, square footage and height, and general design features).
01/06/23	Environmental Inventory (In accordance with section 14.13.1 of the Davidson Planning Ordinance).
01/06/23	General Description (Including a description and color photos of existing/adjacent sites and buildings).
01/06/23	Statement of Compliance with the Ordinance
01/06/23	Preliminary Sketch Plan (Including all features listed in the Ordinance: Parcel data and boundaries, proposed building envelopes, existing and proposed streets, etc.)
	Public Input Session Report (in accordance with Section 14.4.2 – if applicable)
	Master Plan Schematic Design (in accordance with Section 14.13.2)
	Traffic Impact Analysis per Section 6.10 (If applicable)
	Additional Requirements as listed below:

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.


 Applicant's Signature

1/4/23
 Date

Contact Information

Name of Project: Summit Farms

Applicant's Information

Name: Summit Farms GP, LLC c/o Jason Ward

Email: jward@foxrockproperties.com

Mailing Address: PO Box 657
Davidson, NC 28036

Business Phone: (617) 845-4032 Mobile Phone: (617) 777-3702

Property Owner's Information

(If different from applicant)

Name: 19300 Shearer Road Realty LLC

Email: jward@foxrockproperties.com

Mailing Address: PO Box 657
Davidson, NC 28036

Business Phone: (617) 845-4032 Mobile Phone: (617) 777-3702

Design Team Information

Name of Firm: Bolton & Menk d/b/a ColeJenest & Stone

Primary Contact: Colin Jenest

Email: colin.jenest@bolton-menk.com

Mailing Address: 200 S. Tryon St., Charlotte, NC 28202

Business Phone: (704) 376-1555 Mobile Phone: (704) 564-1118

Project Description

Please attach additional documentation to the rear of packet if necessary

Name of Project: Summit Farms

Application Date: 01/06/23

Project Location - Indicate street frontage, nearest intersection, and address, if assigned:

Street Frontage: E. Rocky River Rd. & Shearer Rd.

Nearest Intersection: E. Rocky River Rd. & Shearer Rd.

Address: 19000 Shearer Road

Tax Parcel(s): 00723103, 00723121, 00723115, 00723116

Acreage: 57.64 acres

Building Envelopes: N/A

Existing Planning Area & Overlay Districts: Neighborhood Services (NS) &

Neighborhood Edge (NE) & Neighborhood Services Overlay District (NSOD)

General Statement of Intent: Include a full description of the purpose of the request

Refer to Letter of Intent

Project Details

Name of Project: Summit Farms

Include a full description of how the proposed conditional planning area deviates from the regulations and standards of the underlying planning area, including but not limited to:

Use(s): Refer to Letter of Intent and Conditional Plans

Building Type(s): Detached House Townhouse Attached House (Tri- or Quadplex)
 Institutional Live/Work Multi-family (Apts., Condos, Flats)
 Workplace Mixed Village Storefront Accessory Structures

Setbacks: Refer to Letter of Intent and Conditional Plans

Height: Refer to Letter of Intent and Conditional Plans

Number of Stories: Refer to Letter of Intent and Conditional Plans

Signage: Refer to Letter of Intent and Conditional Plans

Other: _____

Existing Site Conditions: Include significant physical, environmental, and cultural features; significant and heritage trees, existing structures; and infrastructure and street layout.

Refer to Letter of Intent and Conditional Plans

Statement of Compliance

Name of Project: Summit Farms

Please submit a detailed analysis describing how the project does or does not comply with Davidson plans and ordinances, and the specific regulations of each applicable section.

Comprehensive Plan (See the 2020 Davidson Comprehensive Plan here)

Davidson Mobility Plan (See the 2019 Davidson Mobility Plan here)

Davidson Planning Ordinance (See the Davidson Planning Ordinance here)

Section 2: Planning Areas

<input checked="" type="checkbox"/> Permitted Use/Add'l Req.	<input type="checkbox"/> Not Permitted
<input checked="" type="checkbox"/> Permitted Building Type	<input type="checkbox"/> Not Permitted
<input checked="" type="checkbox"/> Meets Setback Criteria	<input type="checkbox"/> Does Not Meet
<input checked="" type="checkbox"/> Meets Open Space Criteria	<input type="checkbox"/> Does Not Meet
<input checked="" type="checkbox"/> Meets Density Criteria	<input type="checkbox"/> Does Not Meet

Section 4: Design Standards

- General Site Design Criteria (4.3)
- General Building Design Criteria (4.4)
- Specific Building Type Criteria (4.5)

Section 5: Affordable Housing

Section 6: Subdivision & Infrastructure Standards

Section 7: Parks & Open Space

Section 8: Parking & Driveways

Section 9: Tree Preservation, Landscaping & Screening

Section 10: Lighting

Local Historic District Guidelines (See the LHD Guidelines here)

Development Process B – DPO Section 14.5

Name of Project: Summit Farms

This process is iterative. Multiple work sessions and review cycles may be required if necessary.

Date Completed	Checklist	Process Milestone
09/09/22	<input checked="" type="checkbox"/>	Step 1: Initial Meeting
01/16/23	<input checked="" type="checkbox"/>	Step 2: Application and Fee
01/16/23	<input checked="" type="checkbox"/>	Step 3: Application Completeness Review
	<input type="checkbox"/>	Step 4: Water/Sewer Approval*
03/31/23	<input checked="" type="checkbox"/>	Step 5: Transportation Impact Analysis (if required – See Section 6.10)
04/04/23	<input checked="" type="checkbox"/>	Step 6: Public Input Session <input checked="" type="checkbox"/> Notice to Neighbors <input checked="" type="checkbox"/> Press Release <input checked="" type="checkbox"/> Sign on Property
03/17/23	<input checked="" type="checkbox"/>	Step 7: Technical Review (Mecklenburg County & Davidson interdepartmental review)
	<input type="checkbox"/>	Step 8: Board of Commissioners Work Session
	<input type="checkbox"/>	Step 9: Planning Board Review & Comment
	<input type="checkbox"/>	Step 10: Planning Board Meeting for Recommendation
	<input type="checkbox"/>	Step 11: Board of Commissioners Meeting for Public Hearing <input type="checkbox"/> Notice to neighbors <input type="checkbox"/> Legal notice published in newspaper
	<input type="checkbox"/>	Step 12: Board of Commissioners Meeting for Decision
	<input type="checkbox"/>	Letter of Approval with Conditions

*Send the water/sewer form (included in packet) to Charlotte Water to determine whether water/sewer service will be an extension or connection, as part of the initial application. Connections are approved administratively, and extensions are approved by the Board of Commissioners. If an extension, the Board may require a work session prior to making a decision.

Conditional Planning Area Process: DPO Section 14.5