



October 2, 2019

Jason Burdette, Planning Director
Town of Davidson Planning Department
216 S. Main Street
Davidson, NC 28036

Re: Statement of Intent (rev 12/10/19)

Dear Mr. Burdette:

Please find enclosed our petition to revise the Conditional District for Lot 4D of Davidson Commons East, located at 219 Davidson Gateway Drive. The intent of this development is to construct single-family and duplex residential units on the site. The proposed residential lots will comprise approximately 1 acre of the site's 3.135 total acreage ($\pm 34\%$). The development proposes approximately 47,200sf of new Built-Upon Area, and is only allocated 33,386sf per the recorded plat. The Applicant proposes to reallocate additional BUA from a separate parcel as is necessary to comply with the Town's BUA limitations. We have reviewed the previously approved conditional site plan and commitments for our subject property, and the originally approved plan called for commercial uses and open space. We have identified the following components and conditions that conflict with our proposed land use and site plan. For these, we request waiver or relief as a condition to our site plan, as outlined below:

Condition 1:

The Applicant requests relief from the previous conditions outlined in the approved Davidson Commons East Phase 2 Site Plan Notes, including:

- Part 1 – Commitment
- Part 2 – Statement of Intent
- Part 3 – Permitted Development
- Part 4 – Design Guidelines
- General Development Notes

Condition 2:

On April 22, 2014, the current property owner reiterated as part of the development of 179 Davidson Gateway Drive, that *"plans and town approval of the future plaza/gathering area [shown on the site plan for DCE Phase 2] are a condition for the issuance of a building permit for Lot 4"* [the subject property]. The Applicant proposes that the central plaza/focal feature and retained forested area shown on the Site Plan contained herein shall serve to meet this condition. This area will have pedestrian access from Davidson Gateway Drive. The project proposes up to 34 units (30 single-family detached, plus two duplex buildings) on +/- 3.135 acres. Site access will come primarily from a proposed driveway connection to Davidson Gateway Drive, with a secondary connection to the existing Central Park Circle, along the southern property boundary. Of the total acreage, approximately 0.6 acres will remain as treed open space, and approximately 0.3 acres will be pedestrian-oriented open space (courtyards), in addition to other non-programmed open space. The project also includes a sidewalk and mulch-path network connecting the open spaces and public sidewalks, as well as a proposed gathering space at the SW corner of the site along Davidson Gateway Drive. The Conceptual Stormwater Plan contemplates a single sand filter to capture and treat stormwater runoff.

Condition 3:

Section 5 Affordable Housing requires developments to provide affordable units at a certain percentage of units and in a ratio of income level spelled out in a formula. The Applicant proposes for this project to provide one affordable unit at up to 50% AMI and three (3) affordable units at up to 80% AMI (four total affordable units).

Sincerely,

Landworks Design Group, P.A.

Matthew D. Langston, PLA, ASLA
Principal