

How Does the Framework Work?

The Master Plan depicts a long-term build out of 20 to 30 years. To address the unforeseen possibility of development occurring in a way that is not identical to the Master Plan, a Framework provides a guide to long-term growth so that the initial goals of the Master Plan are met. This Framework is comprised of the key planning principles that must be followed to achieve these goals.

The previous two chapters describe the Plan. The Framework concept is covered in the next four chapters.

The Framework identifies:

- The Zones of Urbanism: The location of Centers, Neighborhoods and Districts; their intensity, the mixture of uses and building types that are permitted.
- Streets: The basic network and access management; key streets that must be built to provide a minimal network; locations of important intersections along NC 73.
- Open Space: The location of parks, plazas, greens, trails and greenways.

Zones of Urbanism

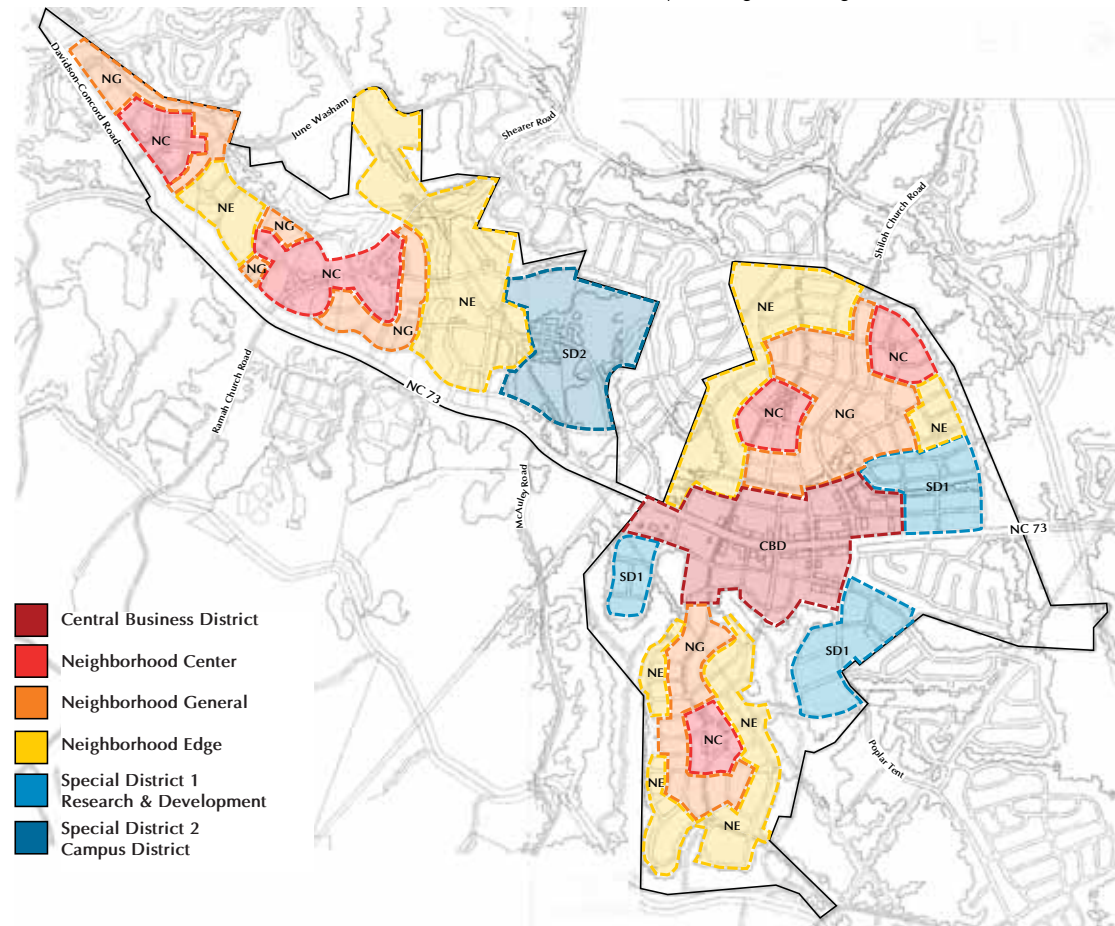
As opposed to single use zones, these Zones of Urbanism identify both the range of uses and physical form that should occur. Parameters that are identified include:

- The permitted range of uses and their location
- Identification of locations that require development of a continuous frontage of buildings so as to create pedestrian continuity, and so that key streets are interesting, comfortable and defined by buildings.
- Identification of particular block faces that will require specific uses. For example, retail may be required on the ground level so as to create a retail environment.
- The types of building that may be developed in each zone.
- Intensity. Minimum and maximum number of stories, as well as minimum dwelling units per acre.

The Zones include:

1. Central Business District – A mixed-use regional employment center
2. Neighborhood Center – A Center at a village scale, which has service retail, restaurants and office.
3. Neighborhood General – A variety of housing types
4. Neighborhood Edge – Residential near the green edges

5. Special District 1, Research & Development District – Allows for the research and flex office buildings to occur; also within this zone are uses and buildings which would also fit in the Town Center.
6. Special District 2, Campus – A district that creates a contained, campus format of buildings which are nestled in the landscape, preserving the existing view sheds.



- Central Business District
- Neighborhood Center
- Neighborhood General
- Neighborhood Edge
- Special District 1
Research & Development
- Special District 2
Campus District

Central Business District (CBD)

Intent: Create a regional employment center in a mixed-use environment. This Center can potentially develop 4.5 million square feet of employment, and also include ground level services and urban housing options.

Location: The CBD is located at the intersection of Poplar Tent Road and NC 73.

Intensity: Building heights ranging from 2 to 6 stories are required, with a minimum density of 20 units per acre net per site.

Frontage Requirements: Key streets include NC 73 and the new north-south street (West Poplar). Key streets require the creation of continuous frontage; buildings must define 80 to 100 percent of the frontage of the block face. Retail and restaurants are required at the ground level along these frontages. Operable doors are required a minimum of every 50 feet.

Mixture of Uses:

- Along NC 73 - Office Buildings are required, ranging from 2 to 6 stories. The ground level should have retail and restaurants.
- Along the new north-south street (West Poplar), buildings may be 2 to 6 stories. Where frontage requirements are indicated, the ground level should be retail and restaurants, upper levels may be office or residential.
- All other locations may have 2- to 6-story buildings and may be mixed use, office, live-work, apartment, and civic uses.

This approach will generate approximately 1 to 4 million square feet of office with support services and housing. (To be verified)

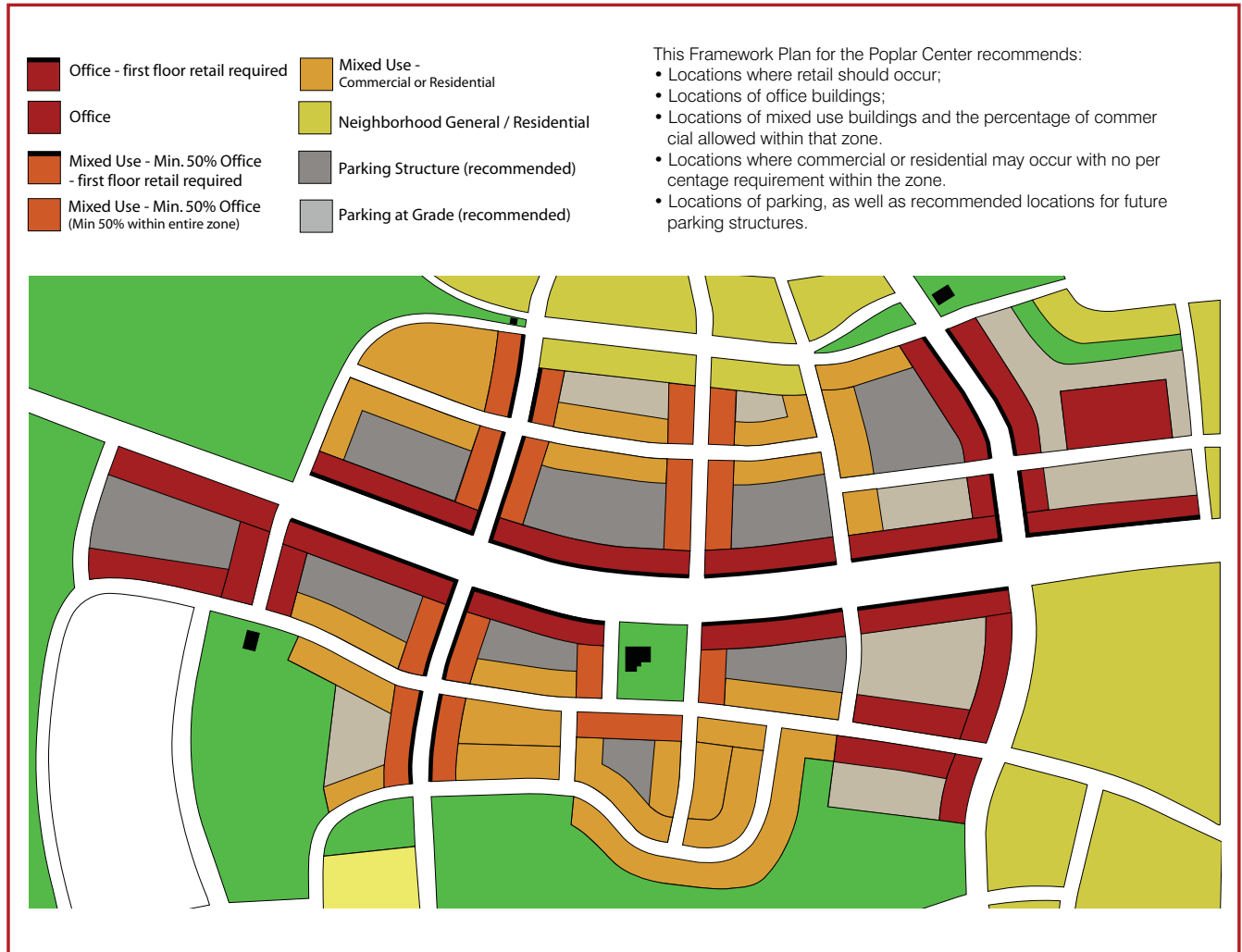
Building Types Allowed:

A variety of building types are possible, including:

- Office Buildings with retail on the ground level – Mixed Use
- Stand-alone office buildings
- Mixed-use buildings that have retail and other commercial uses and /or residential uses above
- Live-work – buildings, which have a combination of office, retail and residential space.
- Apartment Buildings
- Townhouses – may include the Townhouses and stacked town houses,
- Hotel /lodging, Civic Buildings

Building Types Not Allowed:

One-story buildings are not allowed.



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Special District 1 (SD1) – Research & Development District

Intent: To allow for light industrial uses such as research and development and flex office, which are not acceptable or permitted within the Central Business District. This zone allows for the mixture of uses and higher end office product which is allowed in the Central Business District.

Location: Special District 1 is located on the north side of NC 73 west of Poplar Tent Road, on the south side of NC 73 southwest of the Central Business District, hidden from view.

Intensity: Building heights may range from 1 to 6 stories.

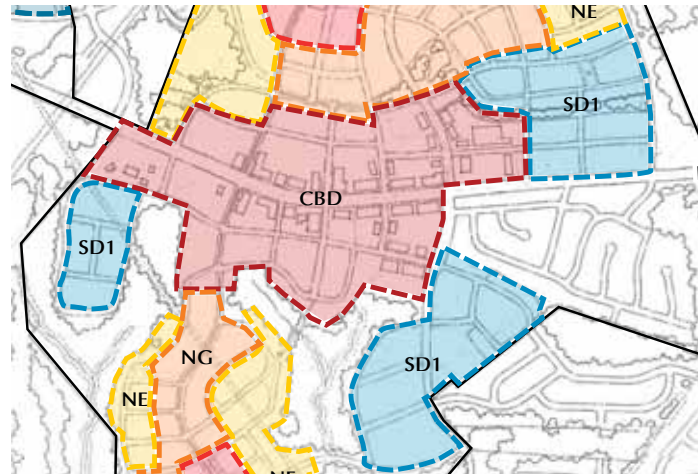
Frontage Requirements: Any frontage that is visible from a principal road must have operable doors facing the street.

Mixture of Uses: Flex Office, Office, Research and Development, Commercial, Residential, educational, lodging, civic uses are allowed.

Building Types Allowed:

A variety of building types are possible, they include:

- Office Buildings with retail on the ground level – Mixed Use
- Stand-alone office buildings
- Flex Office Buildings
- Mixed use building which have retail and other commercial uses and/or residential uses above
- Hotel /lodging
- Civic Buildings



Research & Development Districts

Special District 2 (SD2) – Campus District

Intent: To allow for the creation of a campus of buildings. The intent is to provide a minimal impact on the landscape, preserving view sheds and unique historical features by containing buildings in a cloistered campus format.

Location: Special District 2 is located on the north side of NC 73, west of the Summers Walk development.

Intensity: Building heights may range from 1 to 6 stories.

Frontage Requirements: none. Site plan should be submitted to the Town of Davidson for master plan review process.

Mixture of Uses: Office, Commercial, Educational, lodging, Institutional uses are allowed.

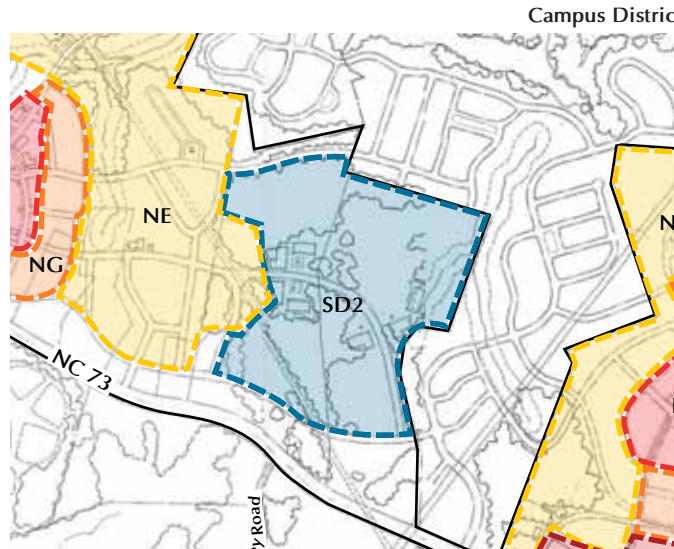
Building Types Allowed:

A variety of building types are possible, they include:

- Office Buildings
- Institutional Buildings
- Civic Buildings

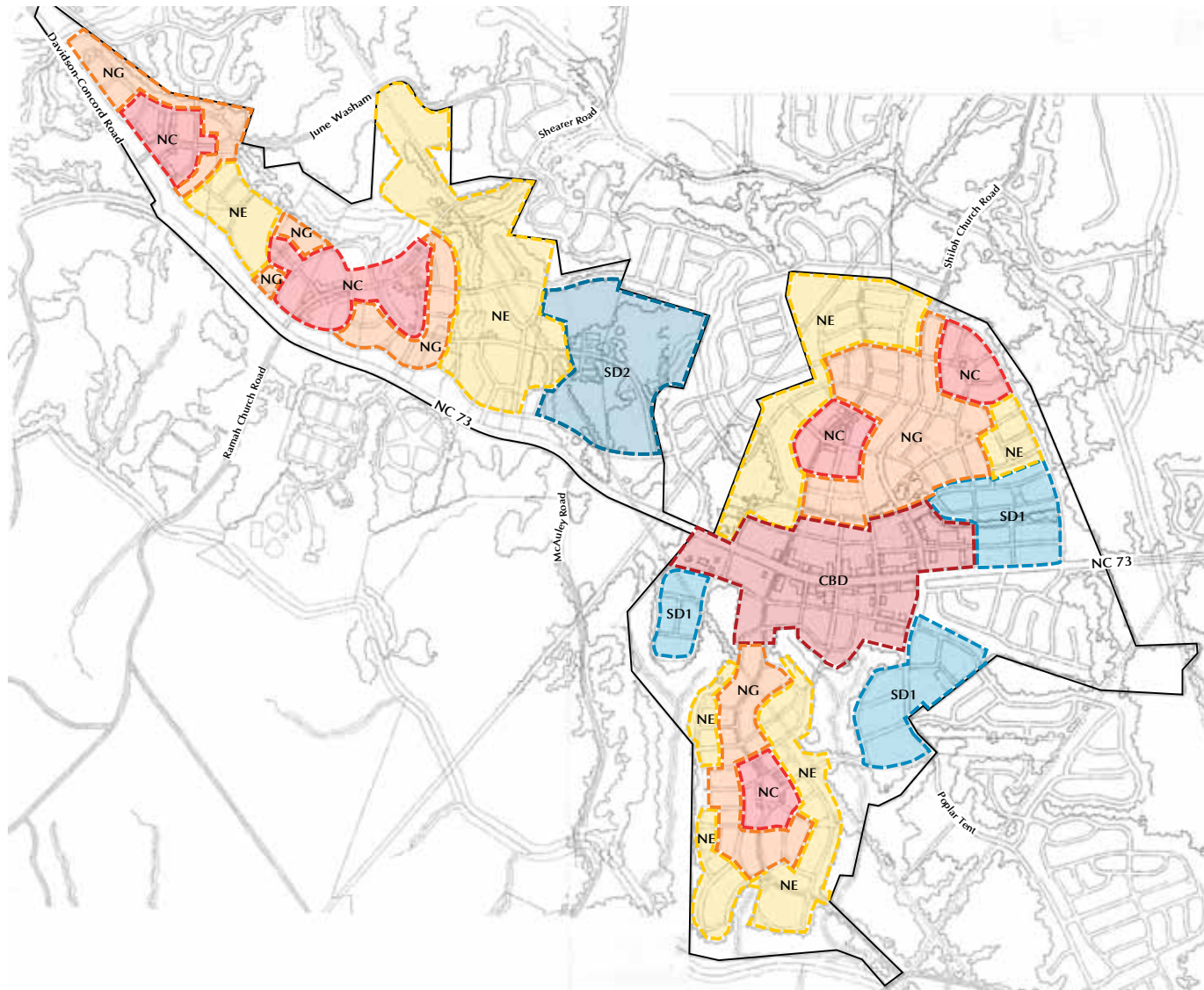
Building Types Not Allowed:

One-story buildings are not allowed.



Campus District

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Neighborhood Center (NC)

Intent: Create centers with a variety of uses including office, live-work, neighborhood services, retail and urban housing options.

Location: The Neighborhood Centers are located throughout the study area, indicated on the Zone Map.

Intensity: Building heights ranging from 2 to 4 stories are required, with a minimum density of 10 units per acre net per site.

Frontage Requirements: Key block faces that are indicated are required to have continuous frontage; buildings must define 80 to 100 percent of the frontage of the block face. Operable doors are required a minimum of every 50 feet.

Mixture of Uses:

Retail, offices, restaurants, services, live-works and townhouses are required. Civic uses are allowed. Operable doors are required a minimum of every 50 feet.

Building Types Allowed:

A variety of building types are possible, including:

- Office Buildings with retail on the ground level – Mixed Use
- Stand-alone office buildings
- Mixed-use buildings which have retail and other commercial uses and/or residential uses above.
- Live-work – buildings which have office or retail below and residential space above.
- Apartment Buildings.
- Townhouses – may include townhouses with detached garages, integral garages and/or stacked townhouses, which may have two or more units within the townhouse unit.
- Hotel/lodging.
- Civic Buildings.

Building Types Not Allowed:

One-story buildings are not allowed.

Neighborhood General (NG)

Intent: Create areas that are predominantly residential.

Location: The Neighborhood Centers are located throughout the study area, indicated on the Zone Map.

Intensity: Building heights ranging from 2 to 4 stories are required, with a minimum density of 5 units per acre net per site.

Frontage Requirements: Buildings must define 60 to 80 percent of the frontage of the block face. Operable doors are required a minimum of every 60 feet.

Mixture of Uses:

Residential and live-work units are allowed. Operable doors are required a minimum of every 60 feet. Civic uses are allowed.

Building Types Allowed:

A variety of building types are possible, including:

- Live-work – buildings which have office or retail below and residential space above.
- Townhouses – may include townhouses with detached garages, integral garages and/or stacked townhouses, which may have two or more units within the townhouse unit.
- Duplex or two family homes
- Single Family detached
- Civic Buildings

Neighborhood Edge (NE)

Intent: Create areas that are predominantly residential.

Location: The Neighborhood Edge zones are located throughout the study area, indicated on the Zone Map.

Intensity: Building heights ranging from 2 to 4 stories are required, with a minimum density of 4 units per acre net per site.

Frontage Requirements: Buildings must define 40 to 70 percent of the frontage of the block face. Operable doors are required a minimum of every 100 feet.

Mixture of Uses:

Residential and live-work units are allowed. Operable doors are required a minimum of every 60 feet. Civic uses are allowed.

Building Types Allowed:

A variety of building types are possible, they include:

- Townhouses – may include the Townhouses with detached garages, integral garages and stacked town houses, which may have two or more units within the townhouse unit.
- Duplex or two family homes
- Single Family detached
- Civic Buildings

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