

**TOWN OF DAVIDSON BOARD OF COMMISSIONERS**  
**Consistency Statement**  
(PROPOSAL: DCE HOTEL CONDITIONAL MASTER PLAN AMENDMENT)

**SUMMARY OF ACTION TAKEN BY BOARD**

Vote: 5-0

Description of Action: The Board of Commissioners found the proposal consistent with the Davidson Comprehensive Plan and the Davidson Planning Ordinance as described below.

**PROPOSAL / REQUEST**

The applicant requests a Conditional Master Plan Amendment to the Davidson Commons East (DCE) Conditional Master Plan to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. The proposal includes a pedestrian plaza along Griffith St. and a retail space on the site's northwest corner at the intersection of Griffith St. and Davidson Gateway Dr.

**SUMMARY OF PETITION / PROPOSAL**

The project proposes to:

1. Construct a four-story Workplace building with 0' setbacks;
2. Include a publicly-accessible plaza and retail component along Griffith Street;
3. Incorporate public art into the plaza design;
4. Provide a mix of parking formats including on-site, shared, and on-street;
5. Replant/establish mature tree canopy cover on the site's eastern buffer.

**CONSISTENCY STATEMENT**

In the opinion of the Board of Commissioners the proposed DCE Hotel master plan is consistent with Davidson Comprehensive Plan and Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the DCE Hotel master plan is consistent with the Davidson Comprehensive Plan and Davidson Planning Ordinance are as follows:

▪ **Consistency with the Davidson Comprehensive Plan:**

1. The proposal maintains and/or seeks to create a balanced tax revenue base through the inclusion of commercial enterprises, including the construction of hotel commercial spaces.
  - *The Comp. Plan cites Davidson's economic health as essential to the town remaining a sustainable community, and recommends that town government judiciously encourage and guide the location of new business opportunities (Pg. 4).*

- *The Comp. Plan specifically identifies the need to support and expand hotel and conferencing capabilities (48).*

- **Consistency with the Davidson Planning Ordinance (Planning Principles):**

1. Planning Principle #7 cites the importance of well-designed buildings and public spaces in proposed development projects:

7. *We must enhance our quality of life through architecture and design. Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:*

- *Private buildings and public infrastructure must work together to shape public space and to build community character.*
- *The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities.*
- *Public art will animate our civic spaces.*

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*Adopted this 14th day of November, 2017.*