

Planning Commission Written Comments
January 8, 2008
Erwin Road Mixed Use Z07-38

Ms. Brown. Until we get a full report on our water supply from staff, I cannot support another 380 units. This rezoning will generate 2,883 trips into an already busy area. This project may be a good fit for this area but without a full report on our water supply, I voted denial.

Ms. Jacobs. I am in support of this mixed use project in the hopes that it will be an additional high quality mixed used project that is transforming the face of Erwin Road and due to the additional proffered committed elements, I do hope that the applicant will seriously consider additional means to reclaim and reuse storm water run off on site for things such as irrigation of onsite landscaping or other gray water uses in the building.

Mr. Martin. Yes, good development plan for this area, and consistency with comprehensive plan.

Mr. Moffitt. The density is appropriate for the area; more housing to allow Duke employees and students to leave their cars at home is also appropriate.

The applicant proffered conceptual committed elements to 1) provide four (4) additional speed humps for adjacent roads (requested by the neighborhood); 2) provide off-site bike and pedestrian paths and 3) use of water-conserving plumbing devices.

The density promotes mass-transit and conserves land (and thereby reduces water use for landscape).

I support the application.

Ms. Smith. This is the kind of development Durham needs. The committed elements are good and that it may take some commuters out of their cars is good too.

Mr. Womack. A good use with committed elements.