



HORVATH
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Future Land Use Plan Amendment

The NC 54 Office development is located in southern Durham County west of Fayetteville Road and east of Highgate Drive. The Future Land Use Plan proposes low density residential (less than 4 units per acre) for the project area. The proposed change to the Future Land use Map includes the entire project area to allow for office development.

This amendment will allow the project area to be developed in context to the adjacent property to the west. This revision will not be substantially injurious to the value of the adjacent properties nor will it adversely affect the health, safety or welfare of the public.

This modification will not be substantially injurious to the value of the adjacent properties because the architectural style of the single-story office buildings will provide a transition from the single family residential homes to the existing two-story office complex. This amendment will be in harmony with the area because this revision will be an extension of an existing office development that has complemented the surrounding residential neighborhood.

The proposed Future Land Use Map revision will not adversely affect the health, safety or welfare of the public. By designing the buildings along the eastern edge and toward the front of the property, a separation is created between the parking areas and the single family residential units that will provide additional buffering. The greenway trail that will be provided along the frontage of the site will increase the health, safety and welfare of the public by allowing safe pedestrian access to and from this site.

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