



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: August 1, 2011

Table A. Summary			
Application Summary			
Case Number	Z1000016	Jurisdiction	City
Applicant	Tim Sivers, Horvath Associates, PA	Submittal Date	November 9, 2010
Reference Name	Leesville Road Active Adult Community	Site Acreage	368.8
Location	South side of Leesville Road, east of Doc Nichols Road and west of Andrews Chapel Road		
PIN(s)	0769-01-06-9898, -16-4591, -26-4978, -9080, -27-3333, -5342, , -35-3524, -36-3589, -03-14-4892, -24-8486, -33-2232, -35-7254, -44-6000		
Request			
Proposed Zoning	Planned Development Residential (PDR-4.000)	Proposal	Single, duplex, and triplex residential development with a clubhouse
Site Characteristics			
Development Tier	Suburban		
Land Use Designation	Low Density Residential (4 DU/Ac. or less) and Low-Medium Density Residential (4-8 DU/Ac.)		
Existing Zoning	Residential Rural (RR)		
Existing Use	Single-family residential, forestry, agricultural		
Overlay	F/J-B (partial)	Drainage Basin	Lower Neuse, Falls Lake
River Basin	Neuse	Stream Basin	Brier Creek, Little Lick Creek
Determination/Recommendation/Comments			
Staff	Staff determines that this request is consistent with the <i>Comprehensive Plan</i> and other adopted policies and ordinances.		
Planning Commission	Denial, 6-6 on May 10, 2011. The Planning Commission finds that the ordinance request is not consistent with the adopted <i>Comprehensive Plan</i> . The Commission believes the request is not reasonable nor in the public interest and recommends denial based on inadequate transportation infrastructure, inconsistency with neighboring land uses, inadequate facilities provided in the development plan, concerns regarding impacts on the environment, and opposition from the community.		
DOST	See Attachment 8, Durham Open Space & Trails Commission Memorandum		
BPAC	See Attachment 9, Bicycle and Pedestrian Advisory Commission Memorandum		

A. Summary

This is a request to change the zoning designation of 13 parcels of land totaling 368.8 acres from RR to PDR 4.000 for 1,314 single and/or multi-family units. The subject property is located on the south side of Leesville Road, east of Doc Nichols Road and west of Andrews Chapel Road (see Attachment 1, Context Map). This request is consistent with the *Comprehensive Plan* which designates this property as Low Density Residential (4 DU/Ac. or less) and Low-Medium Density Residential (4 – 8 DU/Ac.).

Appendix A provides supporting information.

B. Site History

There are two associated applications submitted for this site. First, the applicants for this zoning map change have petitioned the City for Annexation (item FY2011-04). Secondly, a utility extension agreement has not yet been finalized. The initial zoning map change for this item, Case #Z1000016A, Leesville Road Active Adult Community Initial, will be voted on the same agenda as this request.

While under review for the zoning map change application portions of this site were under investigation for illegal clear cutting activity. See Section F of this report for more information.

C. Review Requirements

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request's consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

D. Unified Development Ordinance (UDO) Compliance

This request is consistent with the requirements of the Unified Development Ordinance. The associated development plan (Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the PDR district (Sec. 3.5.6.D and Sec. 6.11.3. In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

Graphic Commitments. Elements depicted on a development plan (including but not limited to labels and descriptive information) become commitments. A summary of graphic commitments (see Table D5, Summary of Development Plan) includes:

housing types, road layout, pod areas (describing the types of uses by geographic area), greenway trail, and offsite traffic improvements as shown in the development plan (Attachment 4).

Text Commitments. Text commitments have been proffered to commit to requirements in excess of ordinance standards. A summary of these commitments (see Table D5, Summary of Development Plan) includes: a greenway trail, limitations on housing types, age restriction, north/south collector street, offsite collector street connection to T. W. Alexander Drive, dedication of 25 feet right-of-way along the frontage of the site, phased roadway improvements, 4-foot paved shoulder along Leesville Road, conversion of private streets to public streets, and a number of traffic improvements.

Design Commitments. Multi-family structures require design commitments accompanying a zoning map change when a development plan is included. As such, design commitments are required to be made for this site. The design commitments of this development provide commitments regarding architectural style, roofline, and materials. See Table D5, Development Plan Summary, for these commitments.

Determination. The requested PDR 4.000 zoning district and associated development plan meets or exceeds the applicable requirements of the UDO. If this zoning map change request is approved, the attached development plan (Attachment 4) shall establish the level of development allowed on the property.

E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

Determination. The requested PDR 4.000 zoning district and associated development plan are consistent with the *Comprehensive Plan*.

Conditions in other adopted plans have been identified (see Appendix E, Table E):

Long Range Bicycle Plan Map 4.8 and Durham Trails and Greenways Mater Plan. The development plan commits to providing a greenway trail and/or easement along the two tributaries to Little Brier Creek as shown on sheet D100 of the development plan (see Attachment 4, Development Plan reduction) for consistency with adopted plans. Additionally, text commitment #8 commits the developer to provide a 4-foot paved shoulder along the Leesville Road frontage for consistency with Map 4.8 of the Long Range Bicycle Plan.

Wake-Durham Comprehensive Street System Plan. The development plan commits to the construction of a north/south collector street as well as an off-site collector street (alignment to be identified through the site plan process) to T. W. Alexander Drive for consistency with the Wake-Durham Comprehensive Street System Plan.

F. Site Conditions and Context

Site Conditions. This site consists of 368.8 acres of single-family residential and agricultural uses. The site is impacted by streams and stream buffers, floodway fringe, and steep slopes. There are two existing non-jurisdictional farm ponds and a 335-foot Progress Energy Easement that transects the site.

Some areas of the site have been recently used for timbering activity including selective tree removal. The timbering activity on portions of the site failed to maintain the appropriate perimeter buffers and intruded into some portions of required stream buffer areas. For more details see Attachment 10, Forestry Activities Final Report.

Area Characteristics. This site is in the Suburban Tier and in area transitioning from rural to suburban uses. It sits near the Durham-Wake County line where, just south of this site in Wake County, recent large-scale commercial and residential projects have already been completed.

A portion of the site is within the F/J-B Watershed Protection Overlay.

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

Determination. The proposed PDR 4.000 district meets the ordinance and policy requirements in relation to site and context and is a reasonable request given the surrounding transitioning uses. Portions of a new north-south collector street would be constructed within the site, as required by adopted street systems plans. Significant off-site water and sewer facilities would be needed to accommodate the project.

Clear Cut. Through the timbering process, several properties have been clear cut and determined to be in violation of UDO Sec. 8.3.4.A. As such, any site plan application submitted for the following parcels prior to April 17, 2016 shall be denied: 0769-01-36-3589, 0769-01-26-4978, 0769-01-16-4591, and 0769-03-14-4892.

G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

Determination. The proposed PDR district is consistent with *Comprehensive Plan* policies regarding infrastructure impacts. With current and expected growth in this area, significant improvements will be required for infrastructure that have not yet been approved.

Traffic. The rural yet transitioning nature of this area will require significant transportation system improvements. A north-south collector street will be developed through this site in addition to connecting (off-site) to T.W. Alexander Drive. Other offsite improvements are also required. Text Commitment #3 places age restrictions on the community and was required to limit the traffic generating assumptions of this proposal. Without this commitment the traffic impacts would be much greater.

Water and Sewer. This site does not presently have access to the adequate water and sewer improvements that would be required of this development. If the City of Durham were to provide water service, pump stations would be needed to make this option feasible.

H. Staff Analysis

This request is consistent with the *Comprehensive Plan* and other applicable adopted plans and polices. Staff has identified the following concerns:

Age-Restrictions. The commitment for this development to be age restricted was proffered to allow the Traffic Impact Analysis to be performed under a reduced set of assumptions. Without the age restriction, the traffic impact would be much greater and significant more improvements would be required. Although Planning accepts this commitment as enforceable, the future Home Owner’s Association (HOA) will be responsible for providing required information to ensure proper enforcement. Should the HOA not comply with this commitment, Zoning Enforcement action may include assessment of a fine. Should the HOA ever become inactive, there would no longer be any practicable method to enforce this commitment.

Development Catalyst. If this application and associated development approvals be obtained significant infrastructure improvements would be required; most notably road improvements and utilities. A project of this scope would be a catalyst for additional growth in area, particularly in this sewer basin (generally the area bounded by Leesville Road, US Highway 70 and the Wake County line) which would encourage development with the availability of sewer and water infrastructure.

I. Contacts

Table I. Contacts		
Staff Contact		
Amy Wolff, Planner	Ph: 919-560-4137, ext. 28235	Amy.Wolff@DurhamNC.gov
Applicant Contact		
Tim Sivers, Horvath Associates, PA	Ph: 919-490-4990	tim.sivers@horvathassociates.com

J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Olive Branch Road Association
- RDU HZO Permit Area

K. Summary of Planning Commission Meeting May 10, 2011 (Case Z1000016)

Zoning Map Change Request: RR to PDR 4.010

Staff Report: Ms. Berg and Ms. Wolff presented the staff report.

Public Hearing: Chair Brown opened the public hearing. The applicant and one other citizen spoke in support of both cases. Three citizens spoke in opposition and two had questions regarding both cases. Mr. Young addressed the issue that clear cutting had occurred recently and this was in violation of the UDO. Chair Brown closed the Public Hearing.

Commission Discussion: Commission discussion centered around environmental impacts, stream crossings, clear cutting, sewer and water capacity and Crabtree Creek, and surrounding land uses. The applicant, Mr. Horvath committed to modifying the rezoning to 4.000. Mr. Young presented a letter from the City Manger stating Water and Sewer would be attainable for this project.

Motion: Refer back to staff after the Plan amendment withdrawal. (Mr. Davis, Mr. Brine 2nd)

Action: Motion carried, 12-0.

Motion: To approve the zoning map change. (Mr. Davis, Mr. Brine 2nd)

Action: Motion failed 6-6. (Ms. Brown, Ms. Jacobs, Ms. Beechwood, Mr. Whitley, Mr. Monds, Mr. Jones voting no.

Findings: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable nor in the public interest and recommends denial based on inadequate transportation infrastructure, inconsistency with neighboring land uses, inadequate facilities provided in the development plan, concerns regarding impacts on the environment, and opposition from the community.

L. Supporting Information

Table K. Supporting Information		
Applicability of Supporting Information		
Appendix A	Application	Attachments: <ol style="list-style-type: none"> 1. Context Map 2. Future Land Use Map 3. Aerial Photography 4. Development Plan Reduction 5. Application 6. Owner’s Acknowledgement 7. Submittal and Review History 8. Durham Open Space & Trails Commissioner Memorandum 9. Bicycle and Pedestrian Advisory Commission Memorandum
Appendix B	Site History	n/a
Appendix C	Review Requirements	n/a
Appendix D	Unified Development Ordinance	Table D1: Designation Intent Table D2: District Requirements Table D3: Environmental Protection Table D4: Project Boundary Buffers Table D5: Summary of Development Plan
Appendix E	Adopted Plans	Table E: Adopted Plans
Appendix F	Site Conditions and Context	Table F: Site Context Attachment: <ol style="list-style-type: none"> 10. Forestry Activities Final Report
Appendix G	Infrastructure	Table G1: Road Impacts Attachments: <ol style="list-style-type: none"> 11. DDOT TIA Memorandum 12. NCDOT TIA Memorandum Table G2: Transit Impacts Table G3: Utility Impacts Table G4: Drainage/Stormwater Impacts Table G5: School Impacts

		Table G6: Water Impacts
Appendix H	Staff Analysis	n/a
Appendix I	Contacts	n/a
Appendix J	Notification	n/a
Appendix K	Summary of Planning Commission Meeting	Attachments: 13. Planning Commissioner’s Written Comments 14. Ordinance Form

Appendix A: Application Supporting Information

Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan Reduction
5. Application
6. Owner’s Acknowledgement
7. Submittal and Review History
8. Durham Open Space & Trails Commission Memorandum
9. Bicycle and Pedestrian Advisory Commission Memorandum

Appendix D: Unified Development Plan Supporting Information

Table D1. UDO Designation Intent	
PDR	<p>Planned Development Residential: The PDR district is established to allow for design flexibility in residential development. The district is intended to encourage efficient use of land and public services and to promote high quality design that will provide a variety of dwelling types as well as adequate support services and open space for the residents of the development. The district regulations are intended to allow innovative development that is integrated with proposed adjacent uses and compatible with existing patterns of development.</p>
F/J-B	<p>Falls/Jordan District B Watershed Protection Overlay: The purpose this overlay district is to preserve the quality of the region's drinking water supplies through application of the development standards intended to protect the environment. In general, water supply protection will be accomplished by establishing and maintaining low intensity land use and development on land near the region's water supply rivers and reservoirs. Where high density development is desired, water supply protection will be accomplished through the use of engineered stormwater controls. The overall objective is to:</p> <ul style="list-style-type: none"> • Reduce the risk of pollution from stormwater running off of paved and other impervious surfaces; and • Reduce the risk of discharges of hazardous and toxic materials into the natural drainage system tributary to drinking water supplies.

Table D2. District Requirements – PDR			
	Code Provision	Required	Proposed
Minimum Site Area (square feet)	6.11.3.B.1	4	368.8
Residential Density	6.11.3.C	Specified on plan	4.010 (DU/Ac.)
Maximum Height (feet)	6.11.3.C.3	90	35 – residential 50 – clubhouse 75 – clubhouse distinctive features
Minimum Street Yard (feet)	6.11.3.E.1	8	Single-family: 8 Multi-family: 15
Side Yard (feet)	6.11.3.E.2	n/a	Single-family: 5 (10 if street side yard) Multi-family: 0 (10 if street side yard)
Rear Yard (feet)	6.11.3.E.2	n/a	Single-family: 5 Multi-family: 5
Minimum Open Space (%)	6.11.3.F	16 (59.01 ac.)	16 (59.01 ac.)

Table D3. Environmental Protection			
Resource Feature	UDO Provision	Required	Proposed
Tree Coverage	8.3.1C	20% (73.18 acres)	20% (73.18)
Impervious Surface	8.7.2B	70% maximum	45% (165.96 acres)
Stream Protection (buffer in feet)	8.5.4.B	50	50

Table D4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity	Proposed Opacity
North	PDR 3.000	0.0/0.0	n/a – right-of-way greater than 60 feet
	RR	0.2/0.2	0.2 (10 feet)
East	RR	0.2/0.2	0.2 (10 feet)
South	RR	0.2/0.2	0.2 (10 feet)
West	RR	0.2/0.2	0.2 (10 feet)

Table D5. Summary of Development Plan		
Components	Description	Development Plan Sheet
Required Information	Intensity/Density. 4.000 DU/Ac. = 1,314 units	D000/D100
	Building/Parking Envelope is appropriately identified.	D100
	Project Boundary Buffers. Appropriately identified.	D100
	Stream Crossing. Eight stream crossings have been identified subject to DWQ approval.	D100
	Access Points. Five (5) site access drives and 13 cross access drives have been identified. Two (2) of the site access drives may not be built subject to collector street alignment to T. W. Alexander Drive (see text commitment #5.	D000/D100
	Dedications and Reservations. 25 feet right-of-way dedication along frontage on Leesville Road.	D00/D100
	Impervious Area. 45% = 165.96 acres	D00/D100
	Environmental Features: The following protected environmental features have been identified: <ul style="list-style-type: none"> • Streams – 35.21 acres of stream buffers • Floodway fringe – 21.35 acres • Steep slopes – 4.42 acres 	D100
	Areas for Preservation. There were no conditions identified that require preservation.	n/a
Tree Coverage. 20% = 65.85 acres	D100	
Graphic Commitments	Single-family and multi-family lot layouts as shown on D000 are graphically committed.	D000
	A road layout depicting a north-south collector street and residential streets have been committed as shown.	D100
	Twelve (12) pod areas have been identified as on plan.	D100
	A greenway trail and/or easement will be provided as shown on plan. See text commitment #1.	D000/D100
	Offsite traffic improvements have been committed as graphically depicted. See text commitments for Summary of TIA Required Improvements.	D000/D101

Table D5. Summary of Development Plan		
Text Commitments	<ol style="list-style-type: none"> 1. A greenway trail and/or easement will be provided per the Long Range Bicycle Plan Map 4.8 and Durham Trails and Greenway Plan (as shown on sheet D100). 2. The area of development will include single, duplex, triplex and/or quad residential units along with one clubhouse facility. All multi-family structures will maintain a separation of 50 feet from adjacent off-site residential primary structures exclusive of streets. 3. This community shall consist of “age restricted” units in accordance with the Federal Housing for Older Persons Act of 1995 and the exemptions for housing for older person contained in the North Carolina Fair Housing Act. <p>In accordance with the provisions of the Housing for Older Person Act, the following requirements shall be satisfied:</p> <ol style="list-style-type: none"> 1) That at least 80% of the occupied dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older; 2) That the housing community publish policies and procedures that demonstrate its intent to comply with the Housing for Older Persons Act; and 3) That the community comply with the rules issued by the Department of Housing and Urban Development (HUD) for verification of occupancy requirements. <p>The declaration of covenants, conditions, and restrictions for the community shall require that the HOA comply with the requirements of the Federal Housing for Older Person Act of 1995. The declaration shall:</p> <ol style="list-style-type: none"> 1) Specify that at least 80% of the dwelling units in the community must be occupied by at least one occupant who is 55 years of age or older, 2) Require that HOA to document and verify the ages of the dwelling unit occupants in accordance with the Housing for Older Persons Act; and 3) Require the HOA to provide evidence of compliance with the Housing for Older Person s Act to the Zoning Enforcement officials upon request. 	D000

Table D5. Summary of Development Plan		
	<p>As a condition of the zoning, the HOA shall continuously enforce these requirements and the covenants, conditions, and restrictions. The HOA documents will require that, in the event that the community becomes non-compliant with these requirements, and/or is notified by the City of a potential violation, the HOA shall take actions necessary to remedy the violation and bring the community back into compliance within the prescribed timeframe as defined by the Durham City-County Planning Department of will be responsible for any notices of violation or civil penalties that may be assessed for non-compliance.</p> <p>The HOA and/or the developer (up to the time of total build out) shall conduct a survey every year to verify the ages of the dwelling unit occupants. All in accordance with the Housing for Older Persons Act, and shall provide a summary of the findings and a certification from the HOA president/manager to the Planning Director by January 15th of each year. Failure to do so will result in a zoning violation subject to appropriate zoning enforcement action including the issuance of a \$500.00 per day civil citation (fine) or the maximum fine allowable.</p> <ol style="list-style-type: none"> 4. A north/south collector street will be constructed to City of Durham standards as a public street with sidewalks on both sides from Leesville Road to the Southern Boundary at Point 1C. 5. An offsite collector street shall be constructed to City of Durham and NCDOT standards as a public street with sidewalks on both sides from either 1A, 1B, or 1C to T.W. Alexander Drive. If the offsite collector street is constructed to 1A or 1B, the internal connection from the offsite collector (at 1A or 1B) to the north/south collector (Leesville Road to 1C) must also be constructed as a public collector street (to City of Durham standards) with sidewalks on both sides. The location of the off-site collector will be determined at the site plan stage. If the offsite collector street is constructed to 1A or 1B, then the other (1A or 1B) will not be constructed as an access point; including the connector street associated with 1A or 1B as shown on D100. 6. An additional 25 feet of right-of-way will be dedicated for the frontage of the site along Leesville Road. The right-of-way dedication will occur prior to the issuance of any building permit. 	

Table D5. Summary of Development Plan		
	<ol style="list-style-type: none"> 7. The required roadway improvements may be phased at the site plan submittal stage with a traffic phasing plan (acceptable to City Transportation and NCDOT). 8. A four (4) foot wide paved shoulder will be provided along the frontage of Leesville Road. 9. Private Streets will be located within the model park/sales center area. When all homes within the model park/sales center are no longer required for sales, the associated private streets will be dedicated as public right-of-way and any security gating removed from the public right-of-way. All collector streets will be publicly dedicated right-of-ways and not private. 	
SIA Commitments	Stormwater commitments have not been proffered as a result of the Stormwater Impact Analysis checklist.	n/a
TIA Commitments	<p><u>US 70 and T. W. Alexander Drive (signalized)</u></p> <ol style="list-style-type: none"> 1. Restripe eastbound US 70 to provide a third through lane while keeping the existing right-turn lane with adequate storage and appropriate taper for the eastbound right-turn movement. 2. Upgrade the traffic signal to accommodate the additional eastbound through lane and adjust the signal timing accordingly. <p><u>Brier Creek Parkway and ACC Boulevard (signalized)</u></p> <ol style="list-style-type: none"> 1. Revise signal timing to accommodate the additional site and background traffic growth. <p><u>T. W. Alexander Drive and Site Access #1 (unsignalized)</u></p> <ol style="list-style-type: none"> 1. Improvements to be determined during site plan stage. <p><u>Leesville Road and Site Access #2 (unsignalized)</u></p> <ol style="list-style-type: none"> 1. Construct an exclusive westbound left-turn lane on Leesville Road with adequate storage and appropriate tapers; 2. Construct an exclusive eastbound right-turn lane on Leesville Road with adequate storage and appropriate tapers. 3. Install a traffic signal with steel poles and mast arms (subject to MUTCD warrants and approval by NCDOT); 	D000

Table D5. Summary of Development Plan		
	<p>4. Construct a collector street on the south side of Leesville Road to serve the proposed development and provide a north-south public street collector from T. W. Alexander (access #1) to Leesville Road (access #2). The collector street should have one ingress lane and two egress lanes at Leesville Road.</p> <p><u>Leesville Road and Site Access #3(unsignalized)</u></p> <ol style="list-style-type: none"> 1. Construct an exclusive westbound left-turn lane on Leesville Road with adequate storage and appropriate tapers; 2. Construct site access #3 on the south side of Leesville Road to serve the proposed development. Site access #3 must be constructed with one ingress lane and one egress lane. <p>Improvements previously committed to be other developments and required of this development</p> <p><u>Leesville Road and Doc Nichols Road (unsignalized)</u></p> <ol style="list-style-type: none"> 1. Construct an eastbound left-turn lane on Leesville Road at Doc Nichols Road with adequate storage and appropriate tapers. 2. Construct an exclusive southbound left-turn on Doc Nichols Road at Leesville Road with adequate storage and appropriate tapers. 3. Install a traffic signal with steel poles and mast arms (subject to MUTCD warrants and approval by NCDOT). <p><u>Olive Branch Road and Doc Nichols Road (unsignalized)</u></p> <p>Construct an exclusive southbound right-turn on Olive Branch Road at Doc Nichols Road with adequate storage and appropriate tapers.</p>	D000
Design Commitments (summary)	<p>Architecture will be of a contemporary nature.</p> <p>Roofline. Flat and sloped (gables, hipped, etc.) roofs will be allowed. All rooftop equipment will be completely screened from views along public street right-of-ways.</p> <p>Building Materials. Primary material to be a choice or combination of brick, block, stone, EIFS, vinyl, and fiber cement board with visible trim and accents.</p> <p>Distinctive Architectural Features. Will match the contemporary nature and emphasize the compatibility of the proposed development. Features can include entrance monument signs, bell and/or clock tower, or decorative fencing.</p> <p>Context. Clubhouse and multi-family units will be similar in scale and design style to be compatible with the proposed surrounding residential development.</p>	D000

Appendix E: Adopted Plans Supporting Information

Table E. Adopted Plans	
Comprehensive Plan	
Policy	Requirement
Future Land Use Map	Low Density Residential (4 DU/Ac. or less) and Low-Medium Density Residential (4 – 8 DU/Ac.)
2.2.2b	Demand for Residential Land
8.1.2m	Transportation Level of Service
8.1.4b	Development Review and the Adopted Trails and Greenway Plan
8.1.4.d	Development Review and the Adopted Regional Bicycle Plan
8.1.6d	Development Review and Adopted Transportation Plans
9.4.1a, b, c	Water Quantity and Quality Level of Service
11.1.1a	School Level of Service
Long Range Bicycle Plan	
Map 4.8 shows a proposed trail along the two tributaries to Little Brier Creek as well as a proposed paved shoulder along Leesville Road.	
Durham Trails and Greenways Mater Plan	
A proposed trail is shown along the two tributaries to Little Brier Creek.	
Wake-Durham Comprehensive Street System Plan	
A collector street is shown running north-south through this site.	

Appendix F: Site Conditions and Context Supporting Information

Table F. Site Context			
	Existing Uses	Zoning Districts	Overlays
North	Single-family residential, agriculture	PDR 3.000, RR	F/J-B
East	Single-family residential, agriculture, place of worship	RR	None
South	Single-family residential, agriculture, commercial	RR	None
West	Single-family residential, agriculture, forestry	RR	None

Attachments:

10. Forestry Activities Final Report

Appendix G: Infrastructure Supporting Information

Table G1. Road Impacts		
<p>Leesville Road and US 70 are the major roads impacted by the proposed zoning change. There are two scheduled NCDOT roadway improvement projects in the area.</p> <ol style="list-style-type: none"> 1. NCDOT TIP Project U-4720 will provide improvements to the US 70 corridor from Lynn Road to the Wake County Line. This project is currently unfunded. 2. NCDOT TIP U-4721 will construct the Northern Durham Parkway from US 70 to US 501 (Roxboro Road). This project is currently unfunded. 		
Affected Segments	Leesville Road	US Highway 70
Current Roadway Capacity (LOS E) (ADT)	11,700	35,700
Latest Traffic Volume (AADT)	4,400	27,000
Traffic Generated by Present Designation (average 24 hour)*		3,953
Traffic Generated by Proposed Designation (average 24 hour)**		4,914 (103% of TIA)
Impact of Proposed Designation		+961

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2002)

Leesville Road: 2-lane major City/County roadway without left-turn lanes

US 70: 4-lane divided Class I arterial

Source of Latest Traffic Volume: 2009 NCDOT Traffic Count Map

***Assumption** (Max Use of Existing Zoning) – 427 single-family lots

****Assumption** (Max Use of Proposed Zoning) – 1,053 detached senior adult housing units and 261 attached senior adult housing units

Attachments:

11. DDOT TIA Memorandum
12. NCDOT TIA Memorandum

Table G2. Transit Impacts
Transit service is not currently provided within ¼ mile of the site.

Table G3. Utility Impacts
A Utility Extension Agreement is anticipated for approval and if approved, this site will be served by public water and sewer.

Table G4. Drainage/Stormwater Impacts
The impacts of any change will be assessed at the time of site plan review.

Table G5. School Impacts			
The proposed zoning is estimated to generate 29 students. The assumption for proposed students below is based on development for townhouses (multi-family) as opposed to the greater student generating assumption of single-family due to the age-restricted commitment (text commitment #3) for this community. As such, there is a decrease of 118 students over the maximum potential (if developed with the current zone) projected for the proposed development. Durham Public Schools serving the site are Spring Valley Elementary School, Neal Middle School, and Southern High School.			
Students	Elementary School	Middle School	High School
Current Building Capacity	15,972	8,523	9,971
Maximum Building Capacity (110% of Building Capacity)	17,569	9,375	10,968
20th Day Attendance (2009-10 School Year)	16,027	6,723	9,639
Committed to Date (April 2008–March 2011)	409	133	85
Available Capacity	1,022	2,656	1,222
Potential Students Generated – Current Zoning*	64	34	49
Potential Students Generated – Proposed Zoning**	14	7	8
Impact of Proposed Zoning	-50	-27	-41

*Assumption- (Max Use of Existing Zoning) –RR: 427 single-family lots

** Assumption- (Max Use of Proposed Zoning) – PDR 4.000: 262 multi-family units (20% of 1,314 without age restrictions per text commitment #3)

Table G6. Water Supply Impacts	
This site is estimated to generate a total of 144,540 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 78,355 GPD increase over the existing zoning district.	
Current Water Supply Capacity	37.00 MGD
Present Usage	20.19 MGD
Approved Zoning Map Changes (April 2008 –March 2011)	1.45 MGD
Available Capacity	15.36 MGD
Estimated Water Demand Under Present Zoning*	66,185 GPD
Potential Water Demand Under Proposed Zoning**	144,540 GPD
Potential Impact of Zoning Map Change	+78,355

Notes: MGD = Million gallons per day

***Assumption-** (Max Use of Existing Zoning) –RR: 427 single-family lots

**** Assumption-** (Max Use of Proposed Zoning) –PDR 4.000: 1,314 multi-family units

Appendix K: Summary of Planning Commission Meeting

Attachments:

13. Planning Commissioner’s Written Comments
14. Ordinance Form