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# Fayetteville Street-University Land Use Update

Durham City Council  
August 15, 2011

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# What is a Land Use Update?

- Directed by Durham Comprehensive Plan policy 2.3.6, Land Use Updates
- A detailed land use plan for a specific area
- Policy and zoning recommendations only
  - Does not include infrastructure improvements, construction, or any capital expenses

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# What is in the Fayetteville Street- University Land Use Update?

## Principal Goals

- Align land use policy with previous policy direction and citizen vision
- Address zoning challenges for North Carolina Central University
- Options for termination of North Carolina College Redevelopment Plan

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# What is **not** in the Fayetteville Street-University Land Use Update?

- Land Acquisition
- NCCU Campus Master Plan
- Infrastructure Improvements
- Capital Expenditures
- Housing Rehabilitation

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# Planning Process and Public Outreach

- Five public meetings and a workshop
- Outreach Committee
- Other public outreach efforts
  - Presentations to civic and neighborhood groups
  - DTV8 broadcasts
  - Web page
  - Documents at libraries and NCCU
  - Frequent emails
  - Mailings for every public event

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# Recommendations

- Future Land Use Plan Amendments
- Zoning Changes
- UC Zoning for North Carolina Central University
- Options for termination of North Carolina College Redevelopment Plan

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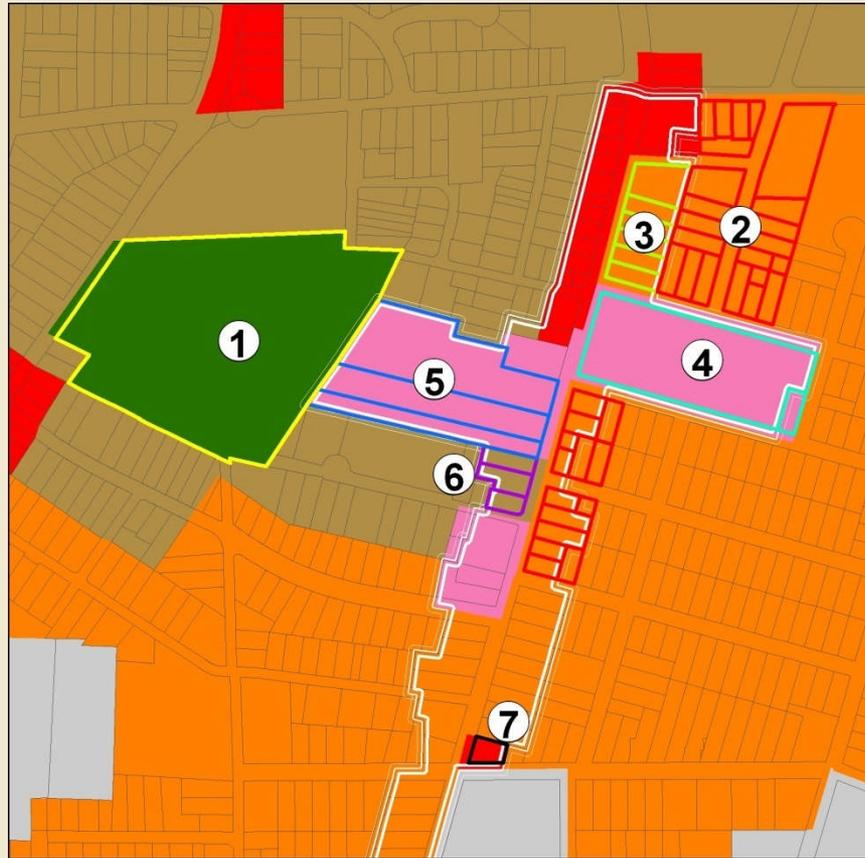


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# Future Land Use Map Amendments



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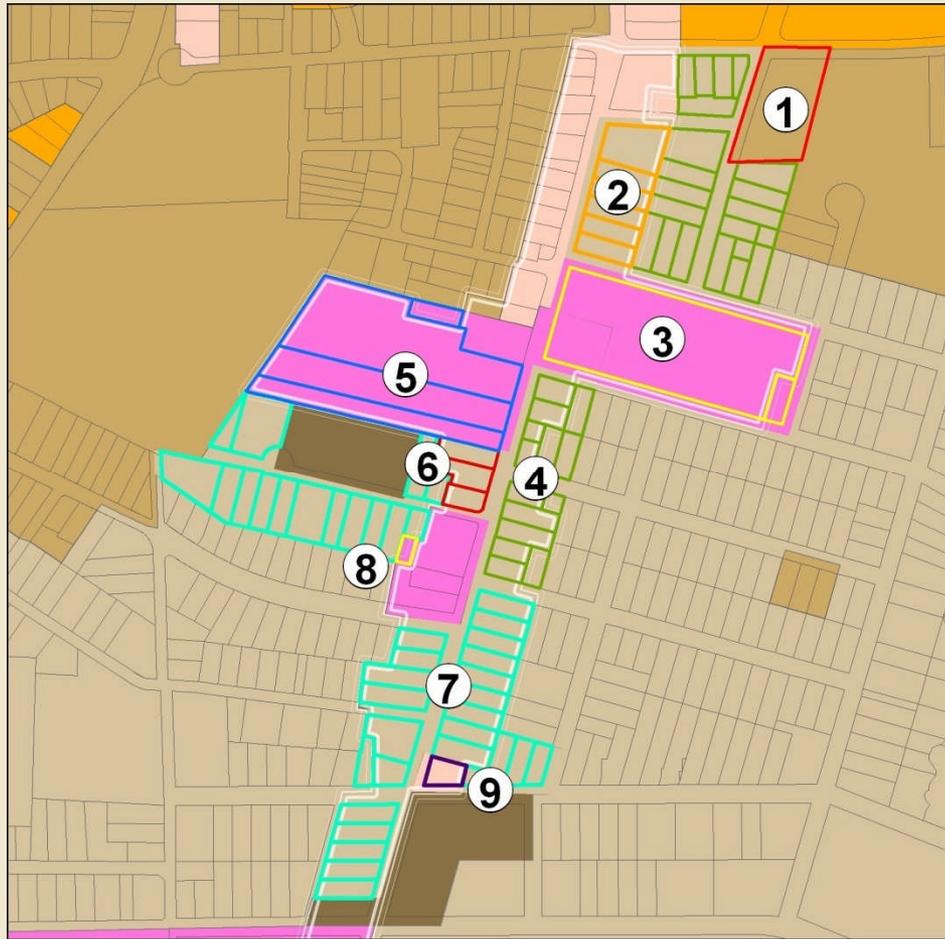


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# Zoning Map Changes



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# UC Zoning for NCCU

- Creation of UC2 zoning district
  - Reflect more urban nature of NCCU campus
- City-initiated zoning change for *existing* NCCU land

**These implementation items would take place after the Land Use Update is adopted**

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# Termination of NCCRP

## Options

- Obtain necessary consent for termination of Plan
  - Requires consent of majority of owners
- Modify Plan to allow it to expire
  - Requires consent of redevelopers

**Both options require significant staff time and resources**

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# Implementation

- Future Land Use Map amendments and zoning changes
- Draft and implement UC2 zoning district
- Determine best procedure for termination of North Carolina College Redevelopment Plan