



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



ZONING MAP CHANGE  
APPLICATION COMMENTS

<b>Reference Name</b>	Diamond Touch Construction
<b>Case #</b>	Z1100024
<b>Review</b>	Initial - FINAL

The Planning Department comments are preliminary until all other departments have submitted their comments. At such time the case planner will review for discrepancies and provide comments identified as “FINAL” in the Review line above.

Comments that are not addressed and remain after the 1<sup>st</sup> re-review will incur a re-review fee in the amount of half the original submittal fee, plus 4% technology surcharges, for each re-submittal after the first re-review. **If applicable, the re-review fee for this project will be \_\_\$2,181.40\_\_.** We suggest that you contact each person making comments to assure understanding and adequate response to the comments.

**Planning**

**Case Planner Amy Wolff, 560-4137 x28235**

10/24/2011

**Application Materials**

1. Thank you for providing the original signature on the Owner’s Acknowledgement form. However, the requested zone has not been provided. Please update this form.

**Inspections**

**Dennis Richie, 560-4677**

10/25/2011

No comments.

**Engineering**

**Public Works, Engineering Dev. Review, 560-4326**

10/20/11

10/20/11 Elizabeth Esbri

1. Construction Drawings will be required for this project.

**Transportation**

Bill Judge, P.E., 560-4366

11/07/11

**Infrastructure Impacts**

S. Alston Avenue is the major road impacted by the proposed zoning change. There are no scheduled City of Durham or NCDOT roadway improvement projects in the area.

**Road Impacts**

Affected Segments		S. Alston Avenue
Roadway Capacity (LOS D) (AADT)		11,900
Latest Traffic Volume (AADT)		6,900
Traffic Generated by Present Designation (average 24 hour)		*889
Traffic Generated by Proposed Designation (average 24 hour)		**2,481
Committed Transportation Elements		

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2009)

S. Alston Avenue: 2-lane City/County Roadway without left-turn lanes

Source of Latest Traffic Volume: 2009 NCDOT Traffic Count Map

\*Assumption- (Max Use of Existing Zoning) – OI: 6,000 sf bank with drive-up windows

\*\* Assumption- (Max Use of Proposed Zoning) – IL: 5,000 sf fast-food restaurant with drive-up window.

**Transit Impacts**

Transit service is not currently provided within one-quarter mile of this site.

**NC DOT**

Adrian Atkinson, 560-6854

10/26/2011

No comments.

**City Stormwater**

Public Works, Stormwater Dev. Review, 560-4326

10/20/2011

No comments.

**Durham Open Space and Trails**

Helen Youngblood/ Annette Montgomery, 560-4137

No comments have been provided as of 11/4/2011.

**Parks and Recreation/Greenways**

Rosetta Radtke 560-4355

11/1/2011

---

No comments.

**Bicycle and Pedestrian Advisory Commission**

Dale McKeel/Judy Martell, 560-4145

---

No comments have been provided as of 11/4/2011.

**RESUBMITTAL CHECKLIST**

---

- Response letter addressing all comments for each department that provided comments (provide a copy for each department)
- Copy of the full size development plan for each department that provided comments
- Development plan copies are folded
- Revisions on the plans have been highlighted or clouded to clearly distinguish the corrections or changes made, even when the changes were not directly in response to the corrections.

Please note that the Unified Development Ordinance, Section 3.5.7.C, requires that the plans be returned within 90 days or the case will be considered withdrawn and the applicant must resubmit a new application package (correct number of plans, application form and review fee) for review. Should you have any questions about the review process please contact the Case Planner referenced above.