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# TC1100015

## University and College 2 (UC-2)

Durham City Council  
August 20, 2012

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# Background

- Fayetteville Street-University Land Use Update
  - Adopted September 19, 2011
- Similar to existing University and College zoning on Duke University campus

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# Public Outreach

- Fayetteville Street-University Land Use Update
  - Five public meetings/hearings
    - March 2010
    - May 2010
    - February 2011
    - June 2011
    - August 2011
- Text Amendment Public Meetings
  - Copies of draft text amendment provided
    - February 16, 2012
    - April 3, 2012
    - Planning Commission public hearing May 15, 2012

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# Intent Statement

University and College (UC) districts  
“allow for growth and development of  
colleges and universities, while protecting  
the larger community, nearby  
neighborhoods, and the environment...”

Existing UC district works well for Duke,  
not as well on the more urban NCCU  
campus.

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# TUA & Internal Campus

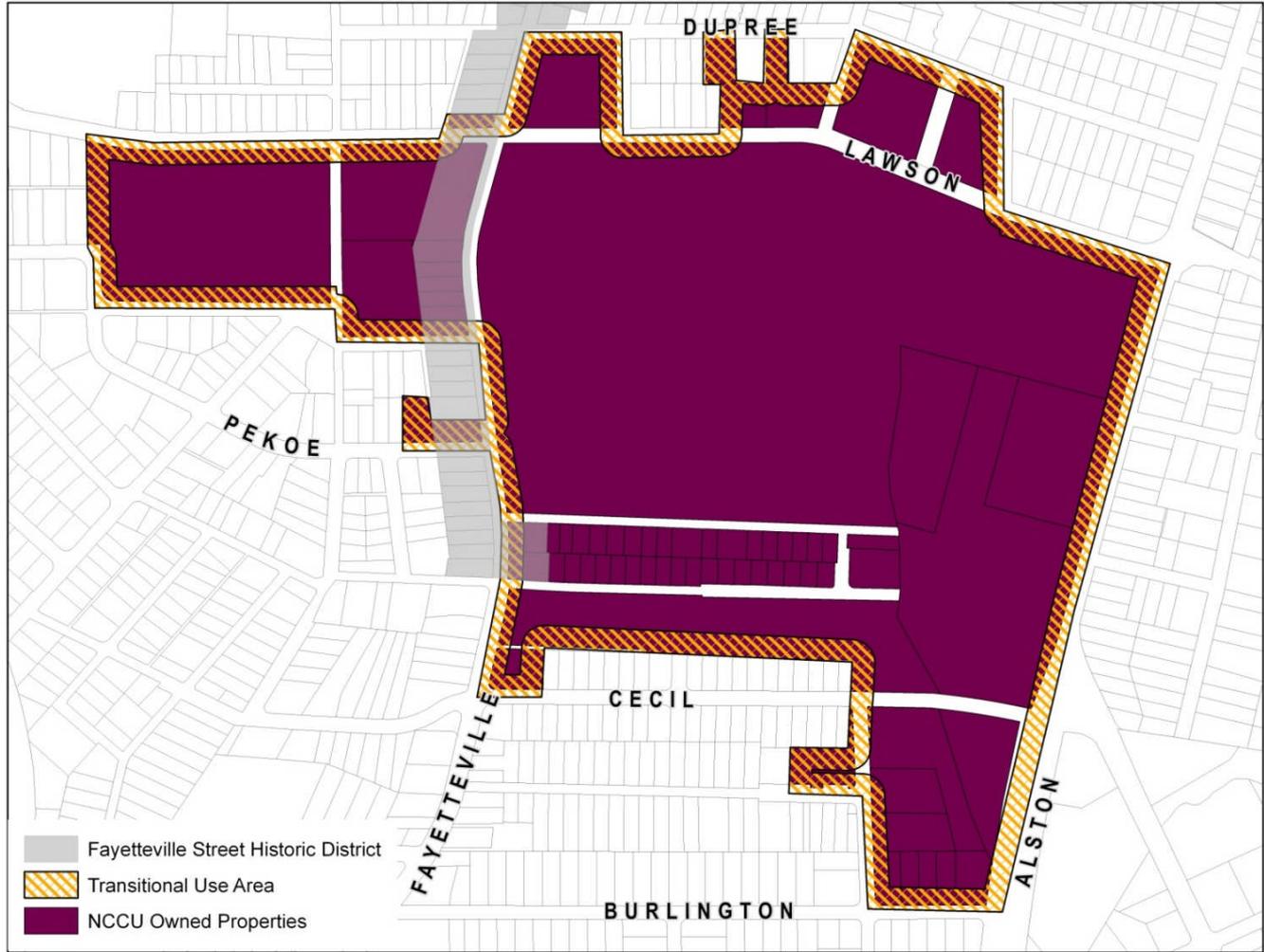
- Divides university into *Internal Campus* and *Transitional Use Area*
  - Internal Campus - interior of campus where greater height and flexibility are allowed
  - Transitional Use Area - edge of campus where development is more restricted

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# TUA & Internal Campus

## Transitional Use Area

- Direct orientation and entryways to edge street
- Architectural and landscaping requirements
- Maximum 75' height
  - *Lower heights as closer to edge street*

## Internal Campus

- Flexible building placement
- No architectural requirements
- Maximum 120' height
  - *Up to 145' with special use permit*

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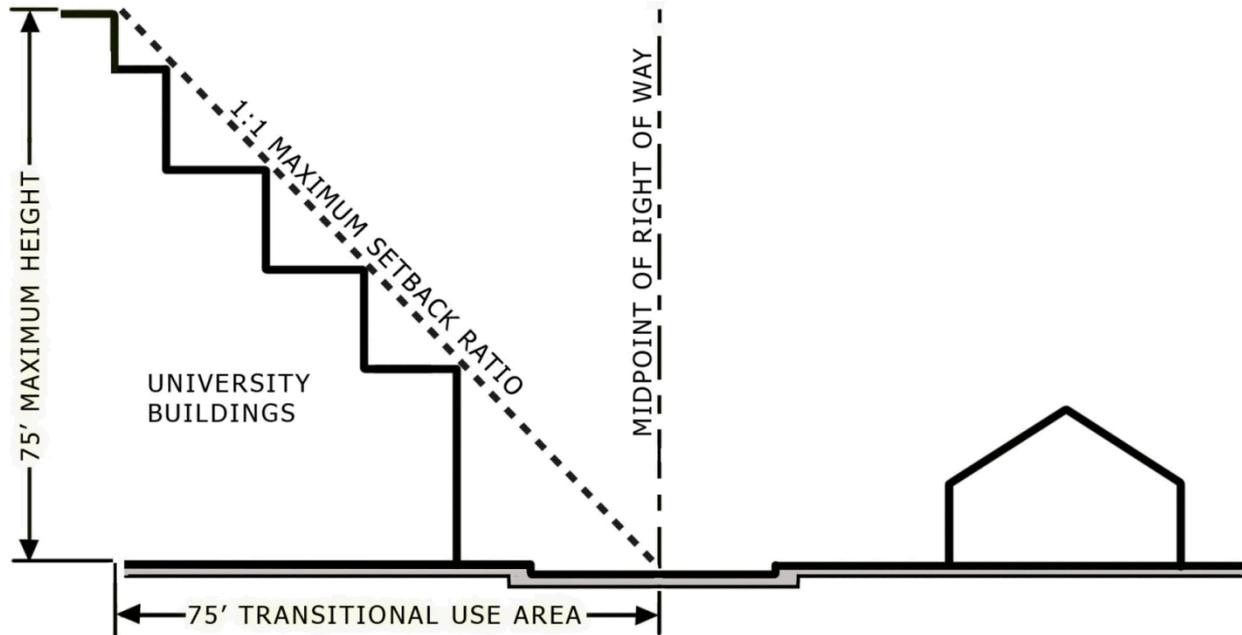


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# Height in TUA



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# Review Process

## Current Zoning

- Major Special Use Permit
  - Quasi-judicial
  - City Council
- Site Plan review
  - Administrative staff

## Proposed UC-2

- Site Plan review
  - Administrative staff
  - Design compliance

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# Additional Provisions

- Uses restricted to university-related functions
  - Dormitories, cafeterias, classroom and administrative buildings, bookstores, etc.
- Campus-wide parking and pedestrian plans

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## UC vs. UC-2

- Transitional Use Area (TUA) width is 75' rather than 150'
- Height maximum in TUA is determined by distance from edge of district
- Deadline for property acquisition to be included in initial zoning is January 1, 2010

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# Recommendations

**Staff recommends approval of the text amendment, based on policy direction from the Fayetteville Street-University Land Use Update.**

**Planning Commission recommended approval on a 12-0 vote at its May 15, 2012, meeting.**