

Plan Amendment Justification Statement Letter – Swift Avenue Apartment Homes August 2, 2012

The proposed Swift Avenue Apartment Homes development is located at 300 Swift Avenue, on the Southwest corner of Swift Avenue and the Hwy 147 Southbound on/off ramps.

The parcel under consideration is surrounded by Duke University which is rezoned to UC-D. Duke University has not included this parcel in any current or future master Planning of its campus and therefore has not indicated in any way that this parcel would have any institutional value. Duke University has historically supported residential uses that would support its mission of providing quality housing for its upper classmen, graduate students, post graduate students as well as residents and support staff within the medical center.

Based on the 2005 Comprehensive Land Use Plan and the recent re-zoning of the 9th Street area, the goals and objectives for density within these documents to support transit as well as to create a thriving retail environment; this site offers an excellent opportunity to provide high density residential units that would support these goals.

The proposed Comprehensive Plan Amendment (CPA) to change the land use designation from the Urban Tier/Institutional to the Compact Tier/Design District is in the public's interest. The proposed development is:

1. Consistent with the intent, goals, objectives, policies, and guiding principles of the Comprehensive Land Use Plan, UDO 3.4.7A
2. Compatible with existing land pattern and designated future land uses, UDO 3.4.7B
3. Will not create substantial adverse impacts in the area, UDO 3.4.7C; and
4. The subject parcel is of adequate shape and size to support the project, UDO 3.4.7D

Consistent with the intent, goals, objectives, policies, and guiding principles of the Comprehensive Land Use Plan

This site serves as a valuable opportunity for increased residential density to support transit-oriented development as this site is within ¼ mile of the proposed transit stop. This proposed redevelopment also meets policy 2.3.4a by converting existing underutilized property to higher density residential within the Core Area of the 9th Street Compact Tier.

During the initial zoning of the 9th Street Design District, several projects were either approved or submitted for Site Plan Approval within the Core Area. These projects

significantly reduced the potential density within the core that would help support transit oriented development. This project provides the opportunity to recapture that lost density.

Compatible with existing land pattern and designated future land uses

The proposed conversion from medium density residential to high density residential within the Core area of the Compact Tier is compatible with the existing and proposed land use pattern as the goal of the Compact Tier is to concentrate higher densities around the proposed transit stop.

Will not create substantial adverse impacts in the area

This Comprehensive Land Use Plan Amendment request will not create Substantial adverse impacts as the proposed high density residential development is consistent with the goals of the Core area of the Compact Tier. The site is surrounded by existing infrastructure that will be able to support the proposed density.

In addition, this site is adjacent to the UC-D Zone (Duke University). It is anticipated that residents of this Multi-Family project would be associated with the university making it walkable from the site to many destinations on the campus.

The subject parcel is of adequate shape and size to support the project

The parcel is 3.3 acres. The site is of adequate size and shape to accommodate the proposed use and meets the criteria of 3.4.7.D.