

Attachment 3

Applicant's Justification Statement

Eno Drive at West Point on the Eno

Statement provided by Joseph Carley, Durham City-County Planning Department

This proposed plan amendment and related rezoning were recommendations in the Abandoned Corridors Study (hereafter "the study"), an assessment of land uses and zoning adjacent to abandoned corridors prepared by the City-County Planning Department. The study was presented to the Joint City-County Planning Committee on December 5, 2007, and this plan amendment and rezoning were initiated at the conclusion of that discussion. The study represents a change in conditions that justifies this plan amendment.

Past transportation plans have shown proposed thoroughfares that are no longer desired and not shown on adopted plans. Eno Drive was shown on the Durham-Chapel Hill-Carrboro Urban Area Thoroughfare Plan, from October 2, 1991, but is no longer on the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization's Long-Range Transportation Plan. Eno Drive was meant to be an arterial roadway stretching from I-85 in western Durham, north and east generally following the Eno River to Old Oxford Highway, then southeast and south to I-85 and eventually US 70 near the Wake County line. Land use and zoning decisions made in the past may no longer make sense if the thoroughfare is not going to be constructed.

Staff identified these parcels (hereafter "the site") as having an inappropriate Future Land Use Map and zoning designation. The proposed plan amendment and zoning map changes would help to ensure that the land use and development pattern is sensitive to the existing and planned character of these areas.

The site consists of two parcels west of Roxboro Road, south of West Point on the Eno City Park and north of Argonne Hills and Horton Hills neighborhoods. The Future Land Use Map currently designates these parcels for Low-Medium Density Residential (4-8 DU/Ac.). The parcels are zoned PDR 6.200. The neighborhoods to the south of these parcels are designated for Low Density Residential (4 DU/Ac. or Less) on the Future Land Use Map and are zoned Suburban Residential, RS-10.

This site is located between the environmentally-sensitive Eno River and West Point on the Eno City Park on the north and single-family residential neighborhoods to the south. All of the site and the parkland to the north are within the West Point on the Eno natural area identified for protection in the *Durham County Inventory of Natural Areas, Plants and Wildlife*. Given the Inventory designation on this site, and the less intense land use and zoning designations on the adjacent properties to the north and south, it is apparent that the Low-Medium Residential (4-8 DU/Ac.) designation is inappropriate for this site and that the proposed plan amendment is justified.