



**CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA**



Zoning Map Change Report

Meeting Date: September 4, 2012

Table A. Summary			
Application Summary			
Case Number	Z1100031	Jurisdiction	City
Applicant	Horvath Associates, PA	Submittal Date	December 12, 2011
Reference Name	Renaissance at Four Seasons	Site Acreage	122.0
Location	Southwest quadrant of the intersection of Page Road and Chin Page Road		
PIN(s)	0757-01-09-9467, -9429, 9495, -3650, -8590, -8542, -8513, -7574, -7545, -6596, -6557, -6527, -5588, -2767, -3519, -2558, -1595, -1543, -0499, -0546, 0747-01-99-9690, -7682, -7592, -8497, -9443, -9388, 0757-01-09-0324, -0360, -0295, -1221, -1156, -3225, -2344, -2370, -2309, -3421, -3481, -4441, -4490, -6350, -5460, -6400, -6349, -6379, -7388, -7366, -8305, -8334, -8382, -9219, -9247, 9275, -08-7962, -2986, -09-0172, -0027, 0747-01-99-9063, -9122, 02-99-8176, -8220, -98-7966, -8955, -02-99-8000, -7055, -7100, -6164, -6119, -7275, -7321, 0757-01-19-2519, 0747-02-98-9854, -9833, -9801, -8880, -4957, -6867, -6847, -6817, -5887, -4957, -6867, -6847, -6817, -5887, -7795, -7764, -7743, -7712, -6751, -6731, -6701, -5781, -5751, -5711, -4791, -4761, -4741, -4711, -3781, -3731, -3701, -2782, -2753, -2734, -0970, -2705, -88-8897, -01-99-2657, -02-89-4618, -90-1473, 0757-01-08-8782, -4741, -3781, -3271, -2760, -2606, -2720, -1790, -1751, -1721, -0791, -0761, -0712		
Request			
Proposed Zoning	No change	Proposal	Entirely replace the existing design commitments associated with P02-29 and Z06-06 (see Appendix A, Attachment 4, Design Commitments)
Site Characteristics			
Development Tier	Suburban		
Land Use Designation	Commercial, Office, Low Density Residential (4 DU/Ac. or less), Medium Density Residential (6-12 DU/Ac.), Low-Medium Density Residential (4 – 8 DU/Ac.), Recreation/Open Space		
Existing Zoning	Commercial General with a development plan (CG(D)), Office Institutional with a development plan (OI(D)), Residential Suburban – Multifamily with a development plan (RS-M(D)), Residential Urban – 5 with a development plan (RU-5(D))		
Existing Use	Under development		
Overlay	None	Drainage Basin	Lower Neuse
River Basin	Neuse	Stream Basin	Stirrup Creek

Determination/Recommendation/Comments	
Staff	Staff determines that this request is consistent with the <i>Comprehensive Plan</i> and other adopted policies and ordinances.
Planning Commission	Approved 13 – 0 on July 10, 2012. The Planning Commission finds that the ordinance request is consistent with the adopted <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing, the information in the staff report.
DOST	No comments
BPAC	No comments

A. Summary

This is a request to replace the design commitments associated with the approved development plans associated with the CG(D), OI(D), RS-M(D), and RU-5(D) zoning designations of this site. This site is 122.0 acres located at the southwest quadrant of the intersection of Page Road and Chin Page Road.

The Planning Director has determined that replacing design commitments only requires a change to that portion of the application to be subject to the zoning map change process (ref. UDO Secs. 3.5.12.A and 3.5.12.B). As such, only the proposed design commitments have been reviewed.

Replacing the commitments, a proffered level of development greater than ordinance requirements, does not change the sufficiency of the previously approved development plan nor its consistency with the future land use designation of the *Comprehensive Plan*.

B. Site History

The site was originally zoned as IL(D), CG(D), RS-M(D), and RU-5(D) with the associated development plan (case P02-29) and was approved by City Council on April 23, 2003 and is further described in the attached development plan (Attachment 5, Development Plan-P02-29). The IL(D) designated portion of the site was changed to RS-M(D) with City Council approving the request (case Z06-06) on May 1, 2006 and described further in the attached development plan (Attachment 6, Development Plan-Z06-06).

The original zoning (case P02-29) proposed a maximum of 605 residential units and a maximum of 255,000 square feet of non-residential uses. The change from IL(D) to RS-M(D) (case Z06-06) further specified that 105 residential units be permitted on that 26-acre sub-area fronting on Chin Page Road. Overall, a maximum of 710 residential units and 255,000 square feet of nonresidential uses have been approved. The existing design commitments are shown in Attachment 7, Design Guidelines, Z06-06, where development is proposed to be a contemporary design with a varied roofline with flat and/or pitched roofs of metal or composite fiberglass shingles. Building materials include a choice or combination of brick, architectural concrete block, stucco or hardiplank siding with a color scheme comprised of a range of subtle hues such as beige, light browns, and off whites with accent colors.

C. Staff Analysis

With approval of this application, new design commitments would be established for the subject site and applied to the development plans of both cases P02-29 and Z06-06. Both of these development plans were approved prior to requiring the design commitments to be provided on the cover sheet. As such, new sets of plans are not required but new design commitments will be noted in the files and tracked in the Land Development Office (LDO) system.

Determination. The proposed design commitments, Appendix A, Attachment 4, meet the requirements of the Unified Development Ordinance and staff determines that this request is consistent with the *Comprehensive Plan* and other adopted policies and ordinances.

Summarizing, the proposed design commitments for all buildings will incorporate elements of Craftsman, Minimal Traditional, or Contemporary styles that will utilize various column design, dormers, gables, and materials to match the design styles with the following building materials: brick, architectural concrete block, stucco (EIFS), structured or manufactured stone, and fiber cement or vinyl siding. Gables will be the principal roof form, shed, dormer, or gable roof forms for secondary roofs and be of metal, asphalt, composite fiberglass, or wood shake shingles. Commercial buildings may be gable, mansard, shed, or flat (with parapet).

These standards differ from the present in that they allow incorporation of a wider variety of style elements. Greater detail is given to roof forms visible from the street or public areas. The design commitments pertaining to entryways, windows, building heights, signage, and landscaping have also been removed.

D. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Partners Against Crime – District 4
- RDU HZO Permit Area
- Center of the Region Enterprise (CORE) – Town of Morrisville
- Center of the Region Enterprise (CORE) – City of Raleigh
- Center of the Region Enterprise (CORE) – Wake County
- Center of the Region Enterprise (CORE) – Town of Cary

E. Summary of Planning Commission Meeting July 10, 2012 (Case Z1100031)

Zoning Map Change Request: Entirely replace the existing design commitments associated with P02-29 and Z06-06.

Staff Report: Ms. Wolff presented the staff report.

Public Hearing: Vice Chair Monds opened the public hearing. One individual spoke in favor and none against. Vice Chair Monds closed the public hearing.

Commission Discussion: None.

Motion: To approve. (Ms. Beechwood, Ms. Mitchell-Allen 2nd)

Action: Motion carried, 13-0.

Findings: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing, the information in the staff report.

F. Recommendations

Staff recommends approval based on consistency with the *Comprehensive Plan* and other adopted plans and ordinances, and considering the information provided in this report.

F. Contacts

Table I. Contacts		
Staff Contact		
Amy Wolff, Senior Planner	Ph: 919-560-4137, ext. 28235	Amy.Wolff@DurhamNC.gov
Applicant Contact		
Kelly A. Gowers, Horvath Associates, PA	Ph: 919-490-4990	Kelly.Gowers@horvathassociates.com

F. Attachments

1. Context Map
2. Future Land Use Map
3. Aerial Photograph
4. Design Commitments
5. Development Plan Reduction, P02-29
6. Development Plan Reduction, Z06-06
7. Application
8. Owner's Acknowledgement Forms
9. Submittal History
10. Planning Commission Written Comments
11. Ordinance Form