

HadenStanziale

*planning
urban design
landscape architecture
civil engineering
environmental graphics*

Plan Amendment Justification Statement Letter Meadows at Southpoint – February 8, 2012

The proposed Community of **Meadows at Southpoint** is located at the southeast quadrant of NC 54 and Barbee Road. The site currently contains vacant land zoned for office and low density residential. A gas station current exists at the corner of NC 54 and Barbee. The Comprehensive Plan Amendment (CPA) designates the future land use of this site as office. This Amendment request will only be for changing the immediate corner on NC 54 and Barbee from office to Commercial for the purposes of redeveloping the existing gas station and the addition of a internally accessed and environmentally controlled self storage complex adjacent to the gas station. The future land use designation of the remainder of the site will remain unchanged.

The proposed Comprehensive Plan Amendment (CPA) to change the land use designation from Office to Commerical is in the public's interest. The proposed change 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

Referencing the Durham Comprehensive Plan(DCP) section 2.2.5a, this site currently serves the community in its use as a gas station. This use is consistently used by local residents and commuters along NC 54, so the demand for this use is clear. The capacity of transporation, water and sewer systems and other public facilities and services will not be further impacted by the redevelopment of the gas station. To the contrary, redeveloping this station will alleviate the traffic at this intersection that currently backs up into adjacent roads. The intended use of self storage has little to no impact on water and sewer as the only office portion of this use requires these services.

The introduction of additional commercial land is consistent with DCP section 2.2.5b since the commercial uses are being clustered at the intersection of a major thoroughfare to create a commercial node. There will be no encroachment into established residential areas since the commercial land use will be buffered by land designated as office.

Compatible with existing land pattern and designated future land uses

2200 West Main Street
Suite 560
Durham, NC 27705

919.286.7440
919.286.7889 fax
www.hadenstanziale.com

Durham
Charlotte
Wilmington

The request for commercial land use is compatible with the current use of the intersection of NC 54 and Barbee Road. The increase of the Commercial Land Use area is compatible, since the proposed land use amendment clusters commercial uses at the intersection of a major thoroughfare with an office designation buffering the established residential neighborhoods to the south.

Will not create substantial adverse impacts in the area

This Comprehensive Land Use Plan Amendment request will not create "Substantial adverse Impacts." The request will bring the current land use and its redevelopment into compliance with the DCP.

There will be no significant increase on traffic or city utility demands in the area based on the intended use of the proposed land uses. The visual impact of the uses will be enhanced by the unified streetscape that will be provided along the entire frontage of NC 54 and Barbee Road. Also, all new buildings will be architecturally compatible, whereas the existing buildings are not.

Because of the enhanced Stormwater regulations of the Jordan Lake Watershed, water quality treatment will be addressed through carefully engineered plans meeting all state and local regulations.

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

The parcel is currently and will be of an adequate size and shape for the redevelopment of the gas station. The increase of the commercial land use designation will be increased appropriately to include the additional commercial use.