



April 08, 2013

Plan Amendment Justification Statement Letter:
Hope Crossing II – Durham, North Carolina

The proposed community of **Hope Crossing II** is comprised of four vacant tracts of land, totaling approximately 30 acres, and is generally located in east Durham at the intersection of Junction & Chorley Roads. The assemblage is bound by the existing Hope Crossing Subdivision to the west, City owned park property to the east, property owned by Trueway Holiness Church, Inc. to the north, and an existing residential subdivision to the south.

The proposed Comprehensive Plan Amendment (CPA) to change the land use designation from industrial and low density residential to low-medium density residential is in the public's interest. The proposed community is:

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

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

According to the Comprehensive Plan (CP), Appendix A, Existing Conditions, Part 1, Durham has seen positive population growth since 1950 (even during the economic downturn within the last decade) and the population is expected to increase by approximately 88,000 residents in the County between 2010 and 2030 (CP, Chapter 10, Summary of Issues, Part 1). Additionally, there is currently capacity for growth in eastern Durham County (CP, Chapter 2, Summary of Issues); implying that this area will continue to see a population increase over the next decade(s).

The CP suggests that the majority of residential land is designated as low-density and cannot accommodate the anticipated population growth. The Hope Crossing II site is located in the Future Urban Area, (CP, Appendix A, Map 1) which indicates that a low-density land use is not necessarily consistent with projected development and growth patterns. With an increasing demand for medium and high density residential land (CP, Appendix A, Part 2, Table 4), the Plan Amendment request of a density range of 4-8 du/ac is consistent with the intent, goals, objectives, policies, and guiding principles of the CP and will provide a better opportunity for this site to serve the residential demand that is sought in Eastern Durham.

Hope Crossing II has direct access to a major collector road (Junction Road), with nearby connections to major thoroughfares, and also has direct access to the area's business districts. Based on the Thoroughfare Plan, a 3-lane extension of Midland Terrace is proposed along the eastern portion of the site which will increase connectivity and further justify a land use with higher density than what is currently designated. The Plan Amendment requests a density range of 4-8 du/ac which

would also aid in transitioning the adjacent industrial land to the other adjacent parcels that have densities ranging from 1-4 du/ac to 6-12 du/ac.

City water and sewer infrastructure has available capacity and is immediately adjacent to the site and City police and fire services already operate in the vicinity of the project; servicing adjacent residential and industrial uses.

The removal of industrial designation from a portion of the site will not negatively affect the demand for industrial land as the small portion of land included in the Amendment is adjacent to residential uses; not along the primary Junction Road industrial corridor.

Compatible with existing land pattern and designated future land uses

A community is made up of a mix of uses (retail, office, recreation, etc) and mix of residential densities. This policy reflects the fabric of the existing Durham community, from its downtown, and parts of town extending in all directions. Per the vision of the CP, it is essential to, "Promote a range of choices in...housing and economic opportunities" as well as, "Promote the identity of our distinct neighborhoods by encouraging design elements...appropriate to the character of each area." This Amendment will allow Hope Crossing II to enhance the diversity of the area by providing an additional mix of residential products while still being in tune with the adjacent land patterns and future land uses.

Will not create substantial adverse impacts in the area

With the majority of the surrounding area having residential lands uses, this Comprehensive Land Use Plan Amendment request will not create "Substantial Adverse Impacts." The request will complement the diverse community that Durham is known for by mixing compatible densities and providing additional opportunities for potential residents to utilize the adjacent industrial and recreation uses. Additionally, because of the enhanced stormwater regulations of the Falls Lake Watershed, any development in the area, regardless of land use classification, will be required to address water quality treatment 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 approximately 30 acres in size. Its size and land form is suitable for a variety of residential densities. There are no negative attributes of the parcel size that would prevent this site from being developed at 4-8 du/ac.