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Comprehensive Plan Amendment

The Murfield Commercial development is located in northern Durham County north of Horton Road at the corner of Guess Road and Victory Boulevard. The comprehensive plan amendment is to change an existing CN(D) into a revised CN(D) that will increase the square footage of the proposed building envelope and remove connection driveways to the adjoining RS-M(D) area to the east.

The revision to the Comprehensive Plan will make the proposed commercial development more compatible to the existing multi-family development. By changing the plan as proposed would enhance the neighborhood, by protecting an existing stream buffer, protect existing steep slopes, protect existing plant material, remove two stream crossings and provide for a more environmental solution to eliminate development.

As part of the current Development Plan the site is approved for Multi-Family Residential, and Commercial along Guess Road. The current Development Plan requires two driveway entrances between the residential and commercial site. These driveways are proposed to connect to the residential street in the community. By changing the Development Plan to remove the two driveway connections, we will make the proposed use more compatible to the surrounding uses. This will be accomplished by allowing the residential and commercial development to be separated by removing the vehicular connection between each use. The removal will help to preserve the residential character of the neighborhood. Pedestrian access between the two uses will be provided.

The proposed change to the Comprehensive Plan will provide a better transition from the high commercial uses along Guess Road. As approved currently commercial is located along Guess Road with residential located behind as you continue on Victory Boulevard. The change in the plan will allow for a more compatible transition with the ability to preserve the existing stream, stream buffer, and the new development will add additional landscaping to assist in the transition from commercial to residential by the use of landscaping, and natural features on site.

This amendment will allow the project area to be developed in context of the existing development along Guess Road. This revision will not be substantially injurious to the value of the adjacent properties nor will it adversely affect the health, safety or welfare of the public.

This modification will not be substantially injurious to the value of the adjacent properties because the architectural style will be similar to the existing development along Guess Road. The proposed commercial building will be in harmony with the adjoining residential properties. The future building will use materials that are compatible with the adjoining residential neighborhood. This will include gable roofs, dormers, and like materials that will complement the existing residential development.

The proposed revision will not adversely affect the health, safety or welfare of the public. By designing the buildings along the eastern edge and toward the rear of the property, a separation is created between the parking areas and the single family residential units that will provide additional buffering.



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