



STEWART

June 10, 2013

Plan Amendment Justification Statement Letter:

Page Park Townhomes– Durham, North Carolina

The proposed community of **Page Park Townhomes** is comprised of one vacant tract of land, totaling approximately 10 acres, and is generally located in southeast Durham north of the intersection of Page Road and I-540. The assemblage is bound by the existing Avellan Springs Apartments Subdivision to the South, vacant commercial property to the east, a residential subdivision to the north, and a natural stream buffer to the West.

The proposed Comprehensive Plan Amendment (CPA) to change the land use designation from office to 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).

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 6-12 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.

Page Park Townhomes 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 6-12 du/ac which would also aid in transitioning the adjacent residential land of 4-8 du/ac to the other adjacent parcels that have densities ranging from 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 office designation from this area will not negatively affect the demand for office land as the portion of land included in the Amendment is adjacent to residential uses; not along the primary Page Road 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 Page Road Townhomes 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 office and recreation uses.

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

The parcel is approximately 10 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 6-12 du/ac.