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Future Land Use Plan Amendment

The Del Webb active adult community is located in eastern Durham County south of Leesville Road and north of US 70. The Future Land Use Plan proposes low density residential for the entire 432 acre project. The subject area is currently zoned PDR 3.70. The proposed change to the Future Land use Map includes three (3) separate areas, two along Leesville Road and the other along Andrews Chapel Road, within the Del Webb PDR active adult community where the intent is to build a higher class entry feature as compared to the typical residential entry signs in Durham. In order to construct these signs to allow a larger sign area, by right, at each development entrance, an amendment to the Comprehensive Plan from Low Density residential to Institutional is necessary.

PDR zoned developments restrict the amount of sign area to sixteen (16) square feet. The concept of the proposed entry features do not fit within these parameters due to the scale of the entry feature walls, columns and landscaping. Sixteen (16) square feet of sign area would be out-of-scale within the proposed monuments. The best way to accommodate the proposed entry features is in the OI zoning district which permits up to eighty (80) square feet of sign area. This will allow the sign area to be an equivalent scale when combined with the monuments. The OI zoning district is compatible with two (2) categories of the FLUM; (1) Office and (2) Institutional. The Institutional Land use is the best fit for this proposed land use since it is not out of character with the neighborhood as explained below.

PDR zoned developments allow a portion of the development to be office, retail, or commercial within the PDR, if approved through a development plan. Institutional uses are either permitted or allowed through the use of a Special Use Permit in the majority of the zoning districts throughout the City, including low density residential. The proposed revision to the Land Use Plan separates the institutional use out of the PDR to indicate the specific areas of the use while permitting the larger sign area by right instead of through a special use permit.

By separating these uses, pockets of the Institutional land use are created; however, many pockets of the Institutional land use exist throughout the City as well as in the surrounding area of the project. Institutional land use pockets exist at each school, daycare, and church. Institutional land use pockets can also include before and after school centers or clubs. Not only are these pockets located throughout the City, but there are two (2) existing Institutional land uses adjacent to the Del Webb active adult community. A church is located adjacent to the development on Leesville Road and a school abuts the project area on Andrews Chapel Road.

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