

DURHAM



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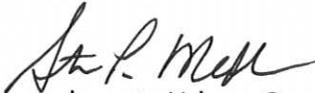
CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: January 22, 2013

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director 

Subject: Unified Development Ordinance Text Amendment, Urban Growth Area (TC1200010)

Summary. This text amendment would remove references to an Urban Growth Area (UGA) from the Unified Development Ordinance (UDO). These references are no longer needed due to the removal of the UGA from the City Code by the Durham City Council.

Recommendation. Staff recommends approval. The Durham Planning Commission will hold a public hearing on this text amendment on January 8, 2013. Staff will update the City Council regarding the Planning Commission's recommendation at the time of the hearing.

Background. This is an amendment initiated by the Durham City Council on October 15, 2012, directing staff to remove references of a UGA from ordinances and policy documents. City Council removed the UGA from the City Code on October 15, 2012, determining the UGA, a utility service capacity planning tool established in the 1960's, is no longer needed. The City's capability to track and manage its water and sewer capacity has increased and new land use planning tools, such as the Tier system established within the Comprehensive Plan and utilized within the UDO, have been implemented, thus eliminating the need for the UGA. A companion plan amendment removes references to the UGA from the *Durham Comprehensive Plan*.

Issues. The UGA is referenced in the UDO in Article 4, Zoning Districts, and in Section 16.3, Defined Terms. Since the UGA no longer exists due to the amendment to the City Code, these references are no longer needed.

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