



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: September 3, 2013

Table A. Summary			
Application Summary			
Case Number	Z1300007	Jurisdiction	City
Applicant	Chapel Hill Street Development LLC	Submittal Date	March 11, 2013
Reference Name	Kent Corner 2	Site Acreage	2.70
Location	Corner of Kent Street at West Chapel Hill Street		
PIN(s)	0821-10-47-2480, -3406, -06-47-3524, -3680, -4640, -4691, -5556, -6611, -6662		
Request			
Proposed Zoning	Commercial General with a development plan (CG(D)) – 2.26 Ac., Commercial Infill with a development plan (CI(D)) – 0.44 Ac.	Proposal	50,000 square feet of commercial, office, and/or residential uses
Site Characteristics			
Development Tier	Urban Tier		
Land Use Designation	Commercial and Medium Density Residential (6-12 DU/Ac.)		
Existing Zoning	CI (1.54 acres) and RU-5(2)(1.16 acres)		
Existing Use	Vacant		
Overlay	N/A	Drainage Basin	Jordan Lake
River Basin	Cape Fear	Stream Basin	Sandy Creek, Third Fork Creek
Determination/Recommendation/Comments			
Staff	Staff determines that this request, should the plan amendment be approved, would be consistent with the <i>Comprehensive Plan</i> and applicable policies and ordinances.		
Planning Commission	Approval, 12 – 0 on July 9, 2013. The Planning Commission finds that the ordinance request is not consistent with the adopted <i>Comprehensive Plan</i> . However, should the plan amendment be approved, the request would be consistent with the <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.		
DOST	No comments		
BPAC	No comments		

A. Summary

This is a request to change the zoning designation of a 2.70-acre site for a proposed maximum development of 50,000 square feet of commercial, office, and/or residential

uses. The site is located in the southeast quadrant of the intersection at Kent Street and West Chapel Hill Street (see Attachment 1, Context Map). This zoning request is not consistent with the future land use map designation of the *Comprehensive Plan* which designates the site as Commercial and Medium Density Residential (6-12 DU/Ac.). A plan amendment request (Case A1200017) to designate the entire site as Commercial has been requested and is being supported by staff. Should the plan amendment be approved this case would be consistent with the *Comprehensive Plan* and applicable policies and ordinances.

Appendix A provides supporting information.

B. Site History

The existing CI zoning of the site (1.54 acres) was approved by Council on June 20, 2011 (case Z1000011).

Representatives of the West Chapel Hill Street commercial area and surrounding neighborhood brought the challenges of redevelopment of this corridor to the attention of Planning Department staff in late 2009. Of particular concern were barriers in the Unified Development Ordinance (UDO) such as suburban standards for parking, buffering, lot size, and setbacks, which make it difficult to utilize the existing structures and parcels.

Staff evaluated the area and examined several strategies that would facilitate new business and/or buildings, but would preserve the mercantile look and feel of the area. The issues identified by the area stakeholders and staff included 1) flexible parking requirements, 2) compact plantings in buffer and landscape requirements, and 3) building placement requirements to reflect the existing landscape. Through support of the stakeholders, these concerns were addressed through text amendment, case TC1000006, and zoning map change case Z10000011. These cases were approved by Council on June 20, 2011 and implement the new Commercial Infill district as a result of the above-mentioned process.

More recently, zoning map change case Z1200029, that encompassed 2.26 acres of this site, was withdrawn upon the submittal of a development plan for the subject case of this report.

C. Review Requirements

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request's consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

D. Unified Development Ordinance (UDO) Compliance

This request is consistent with the requirements of the Unified Development Ordinance. The associated development plan (see Appendix A, Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the CG(D) and CI(D) districts (Sec. 3.5.6.D, Sec. 6.10.1.C). In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

Text Commitments. Text commitments have been proffered to commit to requirements in excess of ordinance standards regarding provision of transit facilities, buffers, illuminated signage, light poles, and lighting. Additionally, if PIN 0821-06-47-6662 is incorporated into the project prior to the approval of site plan, the project will include open space as well as allocate parking spaces for public parking.

Graphic Commitments. Graphic commitments include the general location of site access points, two masonry wall segments and two wood fence segments, limitation on height and uses, and limitations on the placement of dumpsters.

Design Commitments. Design commitments are required of zoning requests that include a development plan for nonresidential projects. This proposal includes commitments that specify the committed design elements specific to the proposed CG(D) and CI(D) districts and also includes height, building materials, and architectural features.

Determination. If the requested CG(D) and CI(D) zoning districts are approved, this request would allow for a range of uses that the existing CI zoning district allows, with the addition of the potential for drive-through facilities on the CG(D) portion of the site.

Although the CG district allows significantly more intense buildings and uses than the CI district, the applicant has provided mitigation to these potential impacts through committed elements to the Development plan.

Minimum lot size. There are several parcels included in this request that do not meet the minimum lot width in the CG district of 100 feet. A recombination plat would be required prior to site plan approval for development on this site.

E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

Determination. The requested CG and CI zoning districts are not consistent with the Future Land Use Map of the *Comprehensive Plan* which designates this site as Commercial (1.54 acres) and Medium Density Residential (6-12 DU/Ac.) (1.16 acres). A plan amendment (Case A1100017) to designate the 1.16 acres of Medium Density Residential (6-12 DU/Ac.) as Commercial has been requested and is being supported by staff. If approved the entire 2.70 acre site would be designated as Commercial on the Future Land Use Map.

Conditions in other adopted plans have been identified (see Appendix E, Table E):

Long Range Bicycle Plan Map 4.5. There are two conditions shown as recommendations of the Long Range Bicycle Plan Map 4.5. A proposed bicycle lane is shown along West Chapel Hill Street and a proposed shared road is shown along Kent Street. If approved, this project is not required to construct road improvements and therefore does not warrant improvements associated with the bicycle lane.

F. Site Conditions and Context

Site Conditions. This 2.70-acre site is comprised of nine parcels in the southeast quadrant of the intersection of Kent Street and West Chapel Hill Street. There are three existing structures on the site that are vacant; the fourth structure is a commercial dorm. Two of the parcels fronting on Kent Street are mostly unvegetated and the largest parcel, fronting on West Chapel Hill Street contains a mix of hard and softwood trees. The eastern-most parcel on West Chapel Hill Street is developed as a stand-alone public parking lot. No environmental features have been identified on this site.

Area Characteristics. This site is in the Urban Tier on the boundary of a commercial node and urban residential neighborhoods. The small commercial node is comprised of a variety of businesses ranging from non-profits to vehicle repair as well as vacant properties.

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

Determination. The proposed CG(D) and CI(D) districts meet the ordinance requirements in relation to development on the subject site.

G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

Determination. The proposed CG(D) and CI(D) districts are consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of transit, utility, drainage/stormwater, schools and water supply. The proposal is estimated to increase student generation by four students and increase water demand by 2,515 gallons per day. The existing infrastructure has available capacity to meet these needs.

Road capacity and traffic generation: This proposal, if developed to its maximum potential, is estimated to generate 2,216 additional trips per day. This represents an

additional 91 trips over what the existing zoning would allow if developed to its maximum potential.

The applicant has provided a Traffic Memorandum (see Attachment 8) that assumes the proposed development will include 40,000 square feet of general office and a 10,000 square foot grocery store; these uses are not committed. Durham Transportation concurs with the findings of this memorandum that the proposed (not committed) uses will result in an acceptable level of service along West Chapel Hill Street and would meet the capacity thresholds provided by the *Comprehensive Plan*.

H. Staff Analysis

Staff determines that, should the plan amendment be approved, this request is would be consistent with the *Comprehensive Plan* and applicable polices and ordinances.

If the requested CG(D) and CI(D) zoning designations were approved, a similar range of uses would be permissible to the existing CI zoning designation which comprises most of the site frontage along Kent Street and West Chapel Hill Street.

I. Contacts

Table I. Contacts		
Staff Contact		
Amy Wolff, Senior Planner	Ph: 919-560-4137, ext. 28235	Amy.Wolff@DurhamNC.gov
Applicant Contact		
Agent: Dan Jewell, Coulter Jewell Thames, PA	Ph: 919-682-0368	djewell@cjtpe.com

J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- West End
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress

K. Summary of Planning Commission Meeting July 9, 2013 (Case Z1300007)

Zoning Map Change Request: CI and RU-5(2) to CG(D) and CI(D).

Staff Report: Ms. Wolff presented the staff report.

Public Hearing: Chair Jones opened the public hearing. Nine citizens spoke in favor and no one spoke in opposition. Chair Jones closed the public hearing.

Commission Discussion: None.

Motion: Approval of the Zoning Case Z1300007. (Mr. Harris, Mr. Whitley 2nd).

Action: Motion carried, 12-0.

Findings: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

L. Supporting Information

Table K. Supporting Information		
Applicability of Supporting Information		
Appendix A	Application	Attachments: 1. Context Map 2. Future Land Use Map 3. Aerial Photography 4. Development Plan Reduction 5. Application 6. Owner's Acknowledgement 7. Submittal and Review History
Appendix B	Site History	N/A
Appendix C	Review Requirements	N/A
Appendix D	Unified Development Ordinance	Table D1: Designation Intent Table D2: District Requirements Table D3: Environmental Protection Table D4: Project Boundary Buffers Table D5: Summary of Development Plan
Appendix E	Adopted Plans	Table E: Adopted Plans
Appendix F	Site Conditions and Context	Table F: Site Context
Appendix G	Infrastructure	Table G1: Road Impacts

Table K. Supporting Information		
		Table G2: Transit Impacts Table G3: Utility Impacts Table G4: Drainage/Stormwater Impacts Table G5: School Impacts Table G6: Water Impacts Attachments: 8. Traffic Memorandum
Appendix H	Staff Analysis	N/A
Appendix I	Contacts	N/A
Appendix J	Notification	N/A
Appendix K	Summary of Planning Commission Meeting	Attachments: 9. Planning Commissioner’s Written Comments 10. Ordinance Form

Appendix A: Application Supporting Information

Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan Reduction
5. Application
6. Owner’s Acknowledgement
7. Submittal and Review History

Appendix D: Unified Development Plan Supporting Information

Table D1. UDO Designation Intent	
CG	Commercial General - the CG district is established to provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Businesses in this district should be sited convenient to automotive traffic. Development in the CG District should provide safe pedestrian access to adjacent residential areas.
CI	Commercial Infill – the CI district is established to provide for small commercial and mixed use nodes within the Compact Neighborhood and Urban Tiers. These nodes are intended to provide for pedestrian-oriented development that supports the surrounding residential neighborhoods, and have limited vehicular accommodation. The CI district is only appropriate in locations that have direct access to residential neighborhoods. Businesses with the district should be sited to maximize visibility, convenience, and accessibility for pedestrians.
(D)	Development Plan – the letter “D” following a zoning district indicates that a development plan has been included with a zoning map change request. This designation may be added to any zoning map change request to signify that a conceptual representation of the proposed site has been submitted that indicates how the proposed development could meet ordinance standards. Any significant change to the development plan would require a new zoning petition.

Table D2. District Requirements – CG			
	Code Provision	Required	Development
Minimum Site Area (square feet)	6.10.1.C	20,000	98,445
Minimum Lot Width (feet)	6.10.1.C	100	100
Maximum Street Yard (feet)	6.10.1.C	15	15
Minimum Side Yard (feet)	6.10.1.C	15	15
Minimum Rear Yard (feet)	6.10.1.C	25	25
Maximum Height (feet)	6.10.1.C	50	50
District Requirements – CI			
	Code Provision	Required	Development
Maximum Lot Area (square feet)	6.10.1.C	20,000	19,166
Street Yard from back of curb (feet)	6.10.1.C	10 - 15	10 - 15
Maximum Side Yard (feet)	6.10.1.C	10	10
Minimum Rear Yard (feet)	6.10.1.C	10	10
Maximum Height (feet)	6.10.1.C	35	35

Table D3. Environmental Protection
There are no identified environmental features on this site that require protection under the UDO.

Table D4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity	Proposed Opacity
North	CI or CG to CI	0/0	0/0
East	CI to CI	0/0	0/0
	CI to RU-5(2)	0.2/0.2	0.8 (proposing to reduce width)
	CG to RU-5(2)	0.6/0.8	0.8 (proposing to reduce width)
South	RU-5(2)	0.6/0.8	0.8 (proposing to reduce width)
West	RU-5(2)	0.6/0.8	0.8 (proposing to reduce width)

Table D5. Summary of Development Plan		
Components	Description	Development Plan Sheet
Required Information	Intensity/Density. 50,000 square feet of non-residential uses.	DP-2
	Building/Parking Envelope has been appropriately identified.	DP-2
	Project Boundary Buffers are appropriately shown	DP-2
	Stream Crossing. None shown.	N/A
	Access Points. Three (3) total access points have been identified. Two (2) driveway access points and one (1) pedestrian-only access point.	DP-2
	Dedications and Reservations. None	N/A
	Impervious Area. 100% = 2.70 acres	DP-2
	Environmental Features. None identified.	N/A
	Areas for Preservation. None.	N/A
	Tree Coverage. None.	N/A
Graphic Commitments	<ul style="list-style-type: none"> • Location of access points. • Minimum 7-foot wood fence with pedestrian opening as shown across the rear – Segments “B” and “C”. • Minimum 7-foot masonry screen wall as shown in two locations: across rear of CG(D) and rear of CI(D) – Segments “A” and “D”. • Limitation of height in CG(D) and CI(D) to two stories, CG(D) limited to 42 feet • Use limitations: CG(D) permitted uses limited to CI uses per UDO Sec. 5.1.2 with the addition of <ol style="list-style-type: none"> 1. Bank with drive-through facilities (single, 2-lane drive-through only) --Either/or, but not both-- 2. Pharmacy with drive-through facilities (single, 2-lane drive-through only) • Prohibition of uses in CG(D): <ol style="list-style-type: none"> 1. Vehicle service 2. Nightclub 3. Bar (except those associated with restaurants) 4. Outdoor kennels or other animal containment facilities 5. Commercial dormitories 6. Freestanding wireless communications facilities, concealed or unconcealed and no other wireless communication facilities operated commercially for revenue generating purposes such as a cellular operator, radio or television broadcaster, or their third-party contractors. 7. Overnight accommodations in the portion formerly 	DP-2

Table D5. Summary of Development Plan		
	<p>zoned RU-5(2) as shown on DP-1.</p> <p>8. Commercial parking shall be prohibited, with the following exceptions: free parking available to the general public; contractual parking arrangements with either on-site or off-site businesses, their employees, customers, and guests.</p> <ul style="list-style-type: none"> • Prohibition of uses in CI(D): <ol style="list-style-type: none"> 1. Freestanding wireless communications facilities, concealed or unconcealed and no other wireless communication facilities operated commercially for revenue generating purposes such as a cellular operator, radio or television broadcaster, or their third party contractors. 2. Commercial parking shall be prohibited, with the following exceptions: free parking available to the general public; contractual parking arrangements with either on-site or off-site businesses, their employees, customers, and guests. 	
Text Commitments	<ol style="list-style-type: none"> 1. The dumpster and recycling area will be screened using a seven (7) foot minimum height masonry screen wall, in addition to the required plant material. 2. Transit facilities to serve this site will be provided on West Chapel Hill Street as determined by the City of Durham at the time of site plan submittal. The transit facilities may include an easement, additional sidewalk, concrete pad, shelter, and bench. 3. No illuminated building signage, other than those required by the building code, shall be permitted on the rear facade of the buildings. 4. Within the CG(D) zoning district, all buffers as depicted on DP-2 shall contain a masonry screen wall or a wood screen fence at a minimum of seven (7) feet tall. Masonry screen wall segment "A" shall be faced with brick, stone, case stone, tile, or terra cotta. Wood fence segment "B", as depicted on DP-2, shall be supported by brick piers or by 6" x 6" wooden posts, spanned with arched topped opaque panels made of vertical wooden planks at a 3:1 post to pier ratio. Brick piers shall be located at any wood fence corners where wood fence segments joins another at an angle. Wood fence segment "C" may not contain brick piers. 5. Within the CI(D) zoning district, all required buffers shall contain a masonry screen wall at a minimum of seven (7) feet tall. Masonry screen wall segment "D" shall be positioned within the buffer no closer than four feet to any residential property line. The wall shall be faced with brick, stone, cast stone, tile, or terra cotta. 	Cover

Table D5. Summary of Development Plan		
	<p>6. Full cut-off light poles shall not exceed 25 feet in height as measured from the ground to the light fixture. No light poles shall be located closer to any residential property line than 25 feet. The light poles within 80 feet to the following properties shall be controllable (manually or automatically) for the time of operation: 1118 Jackson Street (0821-10-47-5303), 1120 Jackson Street (0821-10-47-4326), 1122 Jackson Street (0821-10-47-4311), and 1124 Jackson Street (0821-10-47-3259).</p> <p>7. Provided that the developer is able to incorporate the City parking lot parcel (0821-06-47-6662) before approval of the site plan, the following provision will be included in the development plan:</p> <p>The project shall include at least one “open space”, as defined by UDO Section 16.3, adjacent to West Chapel Hill or Kent Streets. The space shall be not less than 2,800 square feet in area with dimensions of not less than 40 feet in width or depth. No more than 50% of this open space shall be impervious surface. The remainder shall be landscaped to include lawn area and at least one canopy and two understory trees.</p> <p>8. Provided that the developer is able to incorporate the City parking lot parcel (0821-06-47-6662) before approval of the site plan, the developer will allocate parking spaces for public parking in conformity with deed restrictions to be imposed by the City of Durham in connection with the conveyance of the parking lot property.</p>	
SIA Commitments	None provided	N/A
Design Commitments (summary)	The proposed development identifies design commitments that address architectural style, rooflines, building materials, distinctive architectural features, and transition to the context area.	Cover

Appendix E: Adopted Plans Supporting Information

Table E. Adopted Plans	
<i>Comprehensive Plan</i>	
Policy	Requirement
Future Land Use Map	<p>Commercial: Land used primarily for retail, entertainment, office, and services.</p> <p>Medium Density Residential (6-12 DU/Ac.): Land primarily used for a range of residential uses between six and twelve dwelling units per acre.</p> <p>Urban Tier: Generally, land developed with small lot sizes in traditional grid patterns and differing uses in proximity to one another with access to urban services and provides opportunities for infill and redevelopment.</p>
2.2.3a	Urban Tier Development Focus. Ensure that new development enhances the street level experience by requiring that development within the Urban Tier have an urban form with small lot sized and proximity of uses.
2.2.3b	Urban Tier Land Uses: Land uses that shall be allowed include Recreation and Open Space, Residential, Institutional, Commercial, Office, and Industrial.
2.2.3d	Urban Tier Commercial Development: discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” and, pedestrian friendly “linear” corridors of commercial development and infill.
2.2.3e	<p>Urban Tier Spacing of Commercial Nodes: Use the following standards when evaluation requests for new commercial development:</p> <ul style="list-style-type: none"> i. Separate distinct nodes of commercial development by a distance of at least one-half mile; ii. Cluster commercial uses at intersections of thoroughfares; and iii. Restrict new, isolated, mid-block commercial uses, unless compatible with surrounding uses.
2.3.1b	Contiguous Development: Support orderly development patterns that take advantage of the existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Urban Growth Area.
2.3.2a	Infrastructure Capacity. Consider the impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. Measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.
8.1.2j	Transportation Level of Service Maintenance: Not recommend approval for any zoning map change which would result in the average daily trips exceeding 110% of the adopted level of service standards for any adjacent road, unless the impact on the adjacent roads is mitigated.
8.1.4c and d	Development Review and the Adopted Bicycle Plans: Review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards.
11.1.1a	School Level of Service Standard: The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system’s maximum permanent building capacity, measured on a system-wide basis for each type of facility.
11.1.1b	Adequate Schools Facilities: Recommend denial of all Zoning Map amendments that proposed to allow an increase in projected student generation over that of the existing zoning that would cause schools of any type to exceed the level of service.

Table E. Adopted Plans
<i>Long Range Bicycle Plan</i>
Map 4-5 shows a proposed bicycle lane along West Chapel Hill Street and a shared road along Kent Street as recommended conditions.

Appendix F: Site Conditions and Context Supporting Information

Table F. Site Context			
	Existing Uses	Zoning Districts	Overlays
North	Office, convenience store, vehicle service	CI, RU-5(2)	Burch Avenue National Historic District
East	Group living, public parking, single-family residential	CI, RU-5(2)	Morehead Hill Local Historic District
South	Single-family residential, cemetery, vacant	RU-5(2)	N/A
West	Office, places of worship, single-family residential, vacant	CI, RU-M, RU-5(2)	N/A

Appendix G: Infrastructure Supporting Information

Table G1. Road Impacts	
West Chapel Hill Street is the major road impacted by the proposed development. There are no scheduled NCDOT roadway improvement projects in the area.	
Affected Segments	West Chapel Hill Street
Current Roadway Capacity (LOS D) (AADT)	13,300
Latest Traffic Volume (AADT)	12,000
Traffic Generated by Present Designation (average 24 hour)*	2,125
Traffic Generated by Proposed Designation (average 24 hour)**	2,216
Impact of Proposed Designation	+91

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2010)

W. Chapel Hill Street: 2-lane major city/county roadway with left-turn lanes

Source of Latest Traffic Volume: 2011 NCDOT Traffic Count Map

***Assumption(Max Use of Existing Zone)**-RU-5(2): 12 apartments; CI: 20,000 square-foot grocery store

** **Assumption(Max Use of Proposed Zoning)**-CG(D): 39,000 square-foot of specialty retail, CI(D): 11,000 square-foot of specialty retail

Table G2. Transit Impacts
Transit service is currently provided adjacent to the site along West Chapel Hill Street via DATA Route #6.

Table G3. Utility Impacts
This site is served by City water and sewer.

Table G4. Drainage/Stormwater Impacts
The impacts of any change will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required at this time.

Table G5. School Impacts			
The proposed zoning is estimated to generate nine students if developed at the maximum residential capacity. This represents an increase of four students over the existing zoning. Durham Public Schools serving the site are C.C. Spaulding or Pearson Elementary School (no traditional option), Githens Middle School, and Jordan High School.			
Students	Elementary School	Middle School	High School
Current Building Capacity	16,832	7,717	9,980
Maximum Building Capacity (110% of Building Capacity)	18,515	8,489	10,978
20th Day Attendance (2012-13 School Year)	16,150	7,212	9,476
Committed to Date (April 2010 – March 2013)	432	151	88
Available Capacity	1,933	1,126	1,414
Potential Students Generated – Current Zoning*	3	1	1
Potential Students Generated – Proposed Zoning**	5	2	2
Impact of Proposed Zoning	+2	+1	+1

*Assumption (Max Use of Existing Zone)- RU-5(2): 12 townhouses; CI: 21 apartments

** Assumption (Max Use of Proposed Zoning)- CG: 31 apartments; CI: 6 apartments

Table G6. Water Supply Impacts	
This site is estimated to generate a total of 6,250 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 2,515 GPD over the existing zoning district.	
Current Water Supply Capacity	37.00 MGD
Present Usage	23.33 MGD
Approved Zoning Map Changes (April 2010 – March 2013)	0.70 MGD
Available Capacity	12.97 MGD
Estimated Water Demand Under Present Zoning*	3,735 GPD
Potential Water Demand Under Proposed Zoning**	6,250 GPD
Potential Impact of Zoning Map Change	+2,515

Notes: MGD = Million gallons per day

***Assumption (Max Use of Existing Zone)-** RU-5(2): 12 townhouses; CI: 21 apartments

**** Assumption (Max Use of Proposed Zoning)-** CG(D): 39,000 square feet of commercial; CI(D): 10,000 square feet of commercial

Attachments

- 8. Traffic Memorandum

Appendix K: Summary of Planning Commission Meeting

Attachments:

- 9. Planning Commissioner’s Written Comments
- 10. Ordinance Form