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ASSOCIATES

Civil Engineers  
Planners  
Landscape Architects

## 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 (allowing 1-4 units per acre) for the 432 acre Del Webb project to the north of this expansion. The proposed change to the Future Land use Map includes the entire 18 acre parcel decreasing the land use plan to allow low density residential (1-4 units per acre).

This amendment will allow the project area to be developed equally throughout the entire Dell Webb community. The proposed use is more compatible with the surrounding future land use patterns, is more appropriate for the amount of existing environmental conditions as well as creates a better transition of the uses in the area.

This proposed use is more compatible with the surrounding future land use patterns to the north since this revision will extend the Low Density Residential Use further south and define a corridor along US 70 for the higher density developments.

In addition, this site is not sufficient size for development under the current land use designation due to the size, shape, and environmental conditions within the site. The amount of streams, steep slopes and associated buffers on this site indicate that the proposed designation of fewer units per acre than the current designation allows the land use to better mimic the sites environmental conditions. The environmental conditions to the south and west assist to encompass the project area and provide a separation from the higher density developments to the south.

This adjustment from the current 4-8 units per acre to the proposed 1-4 units per acre creates a transition between the future higher density residential and commercial developments to the south and lower density residential developments to the north. South of the project limits, developments can be designed for up to 8 units per acre. The proposed development of fewer than 4 units per acre acts as a transition to the developments north of Leesville Road which are approximately 3 units per acre.

**North Carolina**  
16 Consultant Place, Suite 201  
Durham, NC 27707  
p 919-490-4990 f 919-490-8953

**Tennessee**  
537 Market Street, Suite LL20  
Chattanooga, TN 37402  
p 423-266-4990 f 423-266-5700