



STEWART

Plan Amendment Justification Statement Letter Meadows at Southpoint – July 8, 2013

The proposed Community of **Meadows at Southpoint** is located at the southeast quadrant of NC 54 and Barbee Road. The site currently contains vacant land designated for office. The Comprehensive Plan Amendment (CPA) was recently modified to designate the future land use of these two parcels as office and partially commercial. While the CPA was approved, the zoning request was challenged by the neighborhood and did not pass.

This Amendment request will be to change the land use designation to Low-Medium Residential (4-8 u/a) to be a more compatible with the existing land uses along the south side of NC 54 stretching west towards Fayetteville Road and East to Hwy 55. The land use designation along this 1.5 miles along the southern side of NC 54 is either Low Density Residential (4 u/a or less) or Low-Medium (4-8 u/a). Additionally, this land use designation is in response to the requests of the existing residential neighborhoods south of this project site.

The proposed Comprehensive Plan Amendment (CPA) to change the land use designation from Office to Low-Medium (4-8 u/a) is in the public's interest. The proposed change is:

1. Consistent with the intent, goals, objectives, policies, and guiding principles of the Comprehensive Land Use Plan, UDO 3.4.7A
2. Compatible with existing land pattern and designated future land uses, UDO 3.4.7B
3. Will not create substantial adverse impacts in the area, UDO 3.4.7C; and
4. The subject parcel is of adequate shape and size to support the project, UDO 3.4.7D

Consistent with the intent, goals, objectives, policies, and guiding principles of the Comprehensive Land Use Plan

This request meets the goals of the Land Use Plan by accommodating the future growth demands of the Southern Durham community by locating this density along a major transportation corridor with its current capacity allowances, while balancing the impact to adjacent communities. By providing more density at this location than this CPA requests, the capacity of NC 54 would be significantly more impacted and would not be consistent with Section 8.1.2i of the Comprehensive Land Use Plan. (CLUP)

The capacity of transportation, water and sewer systems and other public facilities and services are adequate for this proposal.

Compatible with existing land pattern and designated future land uses

The request for Low-Medium (4-8 u/a) is more compatible with surrounding land use designations along the south side of NC 54 and provides a greater transition to the existing neighborhoods from NC 54 and the non-residential designations north towards Interstate 40. Additionally, it will provide a compatible land use designation that is consistent with the proposed residential use of the subject property.

Will not create substantial adverse impacts in the area

This Comprehensive Land Use Plan Amendment request will not create "Substantial adverse Impacts." The request will be more consistent with the surrounding designations south of NC 54.

The land use designation will generate less traffic than the current designation, and therefore create less of an impact to the capacity of NC 54.

Because of the enhanced Stormwater regulations of the Jordan Lake Watershed, water quality treatment will be addressed through carefully engineered plans meeting all state and local regulations.

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

The parcel is of an adequate size and shape for the proposed land use designation.