



Ellis Road Townhomes Residential
Comprehensive Plan Amendment

Justification Statements and Applicant Responses:

1. The proposed use is more compatible with surrounding uses and/or designated future land use patterns.

Response: The existing land use designated for this site as per the FLUM is Low Density Residential, which allows a density of 4 units/acre or less. The adjacent future land uses in the context area include office/low-medium density residential (4-8 du/ac.) to the south, Industrial/ low-medium density residential (4-8 du/ac.) beyond the N.C. 147 Freeway to the east, and low density residential (4 du/ac. or less) to the north and west of this site. The proposed future land use designation is an allowed under the Suburban tier category of the Comprehensive Plan.

2. The proposed use would act as a good transition between less compatible uses.

Response: The site's location between the FLUM low density residential to the north and west and RTP, FLUM Industrial, office, and low-medium density residential to the south and east would make an ideal land use transition with the proposed FLUM amendment to low-medium density residential category.

Supplemental Information and Applicant Responses:

Per Section 3.4.7 of the Unified Development Ordinance, the following criteria are to be considered when determining the viability of a proposed Comprehensive Plan Amendment:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

Response: The applicant is requesting that proposed Future Land use designation change from Low Density Residential (4 du/ac. or less) to Low-Medium Density Residential (4-8 du/ac.). The proposed Future Land use would be consistent within the Suburban Tier portion of the Comprehensive Plan under the following policies:





Policy 2.3.1b – Contiguous Development: The proposed Future Land use would support an orderly fashion of development pattern within the immediate area of the site since most of the area south and east of the proposed development is residential with densities ranging from 4 to 12 units/acre. The request is within these residential densities and would not create a pattern of leapfrogging or scattered development within the tier.

Policy 2.3.2a – Infrastructure capacity: With this proposed development, impacts on the existing transportation, water and sewer systems will be minimal since the future Land use type is residential and the water and sewer systems are in place and sized within adjacent developments to handle demand by this development. The development will be connected to these existing utility systems connections without further infrastructure costs to the city.

Policy 2.1.3d – Residential Defined: Residential densities of 4-8 units/acre in the Suburban tier are consistent with Table 2-1 of the Comprehensive Plan and of this request.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

Response: The existing land use pattern consists of single-family detached homes, multi-family residential development and office/research uses within the immediate area of the site. The proposed use of multi-family attached units at densities 4-8 units/acre is compatible with the existing surrounding uses and within the Suburban Tier residential density guidelines of the Comprehensive Plan.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general; and

Response: The intended use would not create any adverse impacts in the adjacent area. The proposed residential use is consistent with current existing land uses in the area.



D. Whether the subject site is of adequate shape and size to accommodate the proposed change;

Response: The parcel is approximately 15.5 acres in size. The size and shape of the parcel's land form is suitable for this proposed residential density range of 4-8 dwelling units per acre