

# Introduction

The Subject Parcel is currently vacant and directly adjacent to existing Neighborhood Commercial. The site consists of approximately 0.16 acres.

## Location

The Subject Parcel is located adjacent to existing Commercial to the South and within the intersection of Ninth Street and West Knox Street. This parcel is a natural addition to and would accent the existing Commercial, not excessive to the adjacent residential use, consistent with the idea of commercial being located at intersections, and the proposed improvements will be proposed in a conforming manner.

## Justification Statements

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

With this parcel being located adjacent to existing Commercial it complements the Commercial to the South. The designated future land use patterns locate commercial uses at intersections. Located directly across Ninth Street from West Knox Street, this proposal is consistent with the adopted Comprehensive Plan policy 2.2.3e to cluster commercial uses at intersections.

2. *The proposed change in future land use will contribute to the implementation of and adopted goal, objective or policy.*

This proposed change in future land use will;

- *Provide compatible infill on vacant property (Comprehensive Plan Policy 2.3.4a)*
- *Expand the existing commercial node and integrate the proposed development with the rest of the existing node (Comprehensive Plan Policy 2.3.1e)*
- *Provide commercial development intended to be directly accessible from the surrounding residential neighborhoods (Comprehensive Plan Policy 2.2.3f)*
- *Separate this commercial node from the distinct Ninth Street/W. Markham Avenue node (Comprehensive Plan Policy 2.2.3e)*
- *Encourage this development as a pedestrian-oriented node (Comprehensive Plan Policy 2.2.3d)*

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

This parcel would provide a good transition from the existing commercial use to the residential use by providing outdoor dining/seating as the use to the existing vacant property and conforming with the City of Durham's development standards. These development standards will complement the adjacent commercial while including landscape buffers for the adjacent residential uses and provide an infill to the otherwise vacant property (Comprehensive Policy 2.3.4a).