



N.C. 54 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 Office uses. The adjacent future land uses in the context area include office, low-medium density residential (4-8 du/ac.) to the east, low-medium density residential (4-8 du/ac.) to the north, low density residential (4 du/ac. or less), low-medium density residential (4-8 du/ac.) and commercial to the south of N.C. 54, and office uses to the west. 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-medium density residential to the north, FLUM office, and low-medium density residential to the east and office uses to the west would make a good land use transition with the proposed FLUM amendment to medium-high density residential category. Furthermore, the amendment to medium-high density residential would support mass transit services along the N.C. 54 transportation corridor.

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

Response: Multiple developments in this area are now developed or will be developed in the future using medium to high residential densities which will support the anticipated population growth and its attendant demands for housing. Additionally, medium-high density along this corridor would promote and support anticipated mass transit expansion in this area of south Durham.



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 Office uses to Medium to High Density Residential (8-20 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 north and east of the proposed development is residential with densities ranging from 6 to 12 units/acre. The request is compatible with 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 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 extend and connect to these existing utility systems connections without further infrastructure costs to the city. The developer will pay for these costs. Some transportation improvements may be required to mitigate any impacts to the existing transportation infrastructure network.

Policy 2.1.3d – Residential Defined: Residential densities of 8-20 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, office and commercial uses within the context area of the site. The proposed use of multi-family attached units at densities 8-20 units/acre is compatible with the existing surrounding uses, future transit service routes and 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 compatible 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 21.72 acres in size. The size and shape of the parcel's land form is suitable for this proposed residential density range of 8-20 dwelling units per acre.