



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: June 1, 2015

Table A. Summary			
Application Summary			
Case Number	Z1400006	Jurisdiction	City
Applicant	Jeremy Medlin, M/I Homes of Raleigh, LLC	Submittal Date	March 20, 2014
Reference Name	Brier Creek Assemblage	Site Acreage	114.17
Location	506, 507, 511, 623, 703 and 735 Andrews Chapel Road, on the south side of Andrews Chapel Road east of Del Webb Arbors Drive		
PIN(s)	0769-04-51-2928, -8233.DW, -52-3113, -9553, -53-9028, -71-0248		
Request			
Proposed Zoning	Planned Development Residential 4.793 (PDR 4.793)	Proposal	500 residential units
Site Characteristics			
Development Tier	Suburban Tier		
Land Use Designation	Low-Medium Density Residential (4 – 8 DU/Ac.), Low Density Residential (4 DU/Ac. or less), Commercial, Recreation and Open Space		
Existing Zoning	Residential Rural (RR)		
Existing Use	Single-family residential, agricultural, vacant		
Overlay	None	Drainage Basin	Lower Neuse
River Basin	Neuse	Stream Basin	Brier Creek
Determination/Recommendation/Comments			
Staff	Staff determines that, should the plan amendment be approved, this request would be consistent with the <i>Comprehensive Plan</i> and other adopted policies and ordinances.		
Planning Commission	Approval, 10-0 on April 14, 2015. The Planning Commission finds that the ordinance request is not consistent with the adopted <i>Comprehensive Plan</i> . However, should the plan amendment be approved, the request would be consistent with the <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.		
DOST	No comments		
BPAC	No comments		

A. Summary

This is a request to change the zoning designation of six parcels totaling 114.17 acres of from RR to PDR 4.793 for a residential development of up to 500 units. The site is located

at 506, 507, 511, 623, 703 and 735 Andrews Chapel Road, on the south side of Andrews Chapel Road east of Del Webb Arbors Drive and straddles the Durham - Wake County line (see Attachment 1, Context Map). This request is not consistent with the future land use designation of the *Comprehensive Plan* which designates this site as Low-Medium Density Residential (4-8 DU/Ac.), Low Density Residential (4 DU/Ac. or less), Commercial, and Recreation and Open Space. A plan amendment, case A1400003, has been requested to change the Low Density Residential (4 DU/Ac. or less) and Commercial designations to Low-Medium Density Residential (4-8 DU/Ac.). Should the plan amendment be approved, this zoning request would be consistent with the Comprehensive Plan and applicable policies and ordinances.

Appendix A provides supporting information.

B. Site History

This request follows the recently approved annexation (case BDG1400003), initial zoning of Residential Rural (RR) (case Z1400009A), and utility extension agreement; considered by Council on March 16, 2015 and effective March 31, 2015. The consideration of BDG140003 and Z140009A was considered separate from the subject request because the property crosses the Durham-Wake County line.

C. Review Requirements

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request's consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

D. Unified Development Ordinance (UDO) Compliance

This request is consistent with the requirements of the Unified Development Ordinance. The associated development plan (see Appendix A, Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the PDR district (Sec. 3.5.6.D, Sec. 6.11.3). In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

Text Commitments. Text commitments have been proffered to commit to requirements in excess of ordinance standards and include housing type (single- and multi-family residential types), minimum lot size, residential unit ranges (townhouse and single-family), four foot asphalt bicycle lane along Andrews Chapel Road, and

improvements associated with realigning Andrews Chapel Road and extending Brier Creek Parkway to the north.

Graphic Commitments. Graphic commitments include the general location of site access points, internal road alignment, tree preservation areas, and two building envelopes designated for townhouse development.

Design Commitments. Design Commitments have been provided for this project which allows for single- and multi-family residential development and specify the committed design elements for style, roofline, and building materials.

Determination. The requested PDR 4.793 zoning district and associated development plan meets or exceeds the applicable requirements of the UDO. If this zoning map change request is approved, the attached development plan (Appendix A, Attachment 4) establishes the level of development allowed on the property.

E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

Determination. The requested zoning district and associated development plan is not consistent with the Future Land Use Map of the *Comprehensive Plan*. A plan amendment, case A1400003 has been requested to designate the site as Low-Medium Density Residential (4-8 DU/Ac.). Should this plan amendment be approved, this zoning request would be consistent with the *Comprehensive Plan* and applicable plans and policies.

Conditions in other adopted plans have been identified (see Appendix E, Table E):

Long Range Bicycle Plan Map 4.8. A proposed paved shoulder along Andrews Chapel Road is shown as a recommendation of the Long Range Bicycle Plan Map 4.8. The applicant is committing to providing an additional four feet of asphalt for the frontage of the site along Andrews Chapel Road to comply with the recommendation of this plan.

Wake-Durham Comprehensive Street System Plan. The development plan commits to the construction of Brier Creek Parkway extension, through the site and realignment of Andrews Chapel Road Boulevard extension through the site for consistency with the Wake-Durham Comprehensive Street System Plan.

F. Site Conditions and Context

Site Conditions. The 114.17-acre site is comprised of six parcels; one parcel straddles the Durham – Wake County line. The western portion of the site was recently timbered and scattered individual trees and young pines remain. The eastern portion of the site was recently used for active agriculture with a farm meadow surrounded by hard- and soft-

wood trees. Water features on site include three farm ponds and two intermittent streams.

Area Characteristics. This site is in the Suburban Tier and in an area transitioning from rural to suburban uses. It straddles the Durham-Wake County line where, just south of this site in Wake County, recent large-scale commercial and residential projects are underway and some have already been completed. A large, age-restricted residential development of 1,314 units has also been approved northwest of this site.

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

Determination. The proposed PDR 4.793 district meets the ordinance and policy requirements in relation to site and context and is a reasonable request given the surrounding transitioning uses. Portions of a new north-south collector street would be constructed within the site, as required by adopted street systems plans.

G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

Determination. The proposed PDR district and associated development plan is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of road, transit, drainage/stormwater, and schools. The proposal is estimated to increase the traffic generation of the subject site by 2,528 daily trips, increase the students generated from the proposed use by 168 students, and increase the estimated water demand of the site by 70,990 gallons per day. The existing infrastructure has available capacity to meet these increases.

Transportation System Impacts. A Traffic Impact Analysis (TIA) was required of this project and a number of mitigation measures were identified (see Attachments 7 and 8 for City Transportation's and NCDOT's analysis). The development plan includes these recommendations as commitments.

H. Staff Analysis

Should the plan amendment be approved, this request would be consistent with the *Comprehensive Plan* and other polices and ordinances. If the requested PDR 4.793 zoning designation be approved, the development plan would further establish the development potential of the site considering the text and graphic commitments proffered.

I. Contacts

Table I. Contacts		
Staff Contact		
Amy Wolff, Senior Planner	Ph: 919-560-4137, ext. 28235	Amy.Wolff@DurhamNC.gov
Applicant Contact		
Agent: Jarrod Edens, Edens Land Corp	Ph: 919-316-1855	Jarrod.edens@edensland.com

J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Olive Branch Road Association
- RDU HZO Permit Area
- City of Raleigh

K. Summary of Planning Commission Meeting April 14, 2015 (Case Z1400006)

Zoning Map Change Request: Residential Rural to Planned Development Residential 4.793

Staff Report: Ms. Wolff presented the staff report.

Public Hearing: Chair Harris opened the public hearing. One person spoke in support and no one spoke in opposition. Chair Harris closed the public hearing.

Commission Discussion: Discussion centered on street closing concerns and commitment to mix of residential uses of the development to include both single family homes and townhomes.

Motion: To approve and forward with additional comments regarding housing type ratios Z1400006. (Miller, Huff 2nd)

Action: Motion carried, 10-0

Findings: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

L. Supporting Information

Table K. Supporting Information		
Applicability of Supporting Information		
Appendix A	Application	Attachments: <ol style="list-style-type: none"> 1. Context Map 2. Future Land Use Map 3. Aerial Photography 4. Development Plan Reduction 5. Application 6. Submittal and Review History
Appendix B	Site History	N/A
Appendix C	Review Requirements	N/A
Appendix D	Unified Development Ordinance	Table D1: Designation Intent Table D2: District Requirements Table D3: Environmental Protection Table D4: Project Boundary Buffers Table D5: Summary of Development Plan
Appendix E	Adopted Plans	Table E: Adopted Plans
Appendix F	Site Conditions and Context	Table F: Site Context
Appendix G	Infrastructure	Table G1: Road Impacts Table G2: Transit Impacts Table G3: Utility Impacts Table G4: Drainage/Stormwater Impacts Table G5: School Impacts Table G6: Water Impacts Attachments: <ol style="list-style-type: none"> 7. City Transportation TIA Memo 8. NCDOT TIA Memo
Appendix H	Staff Analysis	N/A
Appendix I	Contacts	N/A
Appendix J	Notification	N/A
Appendix K	Summary of Planning Commission Meeting	Attachments: <ol style="list-style-type: none"> 9. Planning Commissioner's Written Comments 10. Ordinance Form 11. Consistency Statement

Appendix A: Application Supporting Information

Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan Reduction
5. Application
6. Submittal and Review History

Appendix D: Unified Development Plan Supporting Information

Table D1. UDO Designation Intent	
PDR	Planned Development Residential - the PDR district is established to allow for design flexibility in residential development. A development plan is required with a request for this district, which shows a conceptual representation of the proposed site that indicates how the ordinance standards could be met. Any significant change to the development plan would require a new zoning petition. While PDR is primarily a residential district, other uses may be allowed under limited provisions of the ordinance.

Table D2. District Requirements – PDR			
	Code Provision	Required	Committed
Minimum Site Area (acres)	6.11.3.B.1	4	114.17
Residential Density (maximum)	6.11.3.C	Specified on plan	4.793 (DU/Ac.)
Maximum Height (feet)	6.11.3.C.3	35	35
Minimum Street Yard (feet)	6.11.3.E.1	8	8
Minimum Open Space (%)	6.11.3.F	16 (18.27 acres)	16 (18.27 acres)

Table D3. Environmental Protection			
Resource Feature	UDO Provision	Required	Committed
Tree Coverage	8.3.1C	14.17% (15.89 acres)*	14.17% (15.89)
Stream Protection (buffer in feet)	8.5.4.B	50	50

*The subject site qualifies for a 20% reduction on the portion of the site that is currently in agricultural use. See Attachment 4, Development Plan Reduction, sheet D-2 for details.

Table D4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity	Proposed Opacity
North	PDR 3.700	N/A (right-of-way greater than 60 feet)	N/A
	RR		
East	RR	0.2/0.2	0.2 (10 feet)
South	R-4 (Wake County)	0/0	N/A
	CUD TD (Wake County)	0.2/0.8	20 feet, opacity to be determined at the time of site plan
West	PDR 8.000	0/0	N/A

Table D5. Summary of Development Plan		
Components	Description	Development Plan Sheet
Required Information	Intensity/Density. 500 residential units = 4.793 DU/Ac.	D-2
	Building/Parking Envelope has been appropriately identified.	D-2
	Project Boundary Buffers are appropriately shown	D-2
	Stream Crossing. Two (2) shown.	D-2
	Access Points. Nine (9) access points have been identified.	D-2
	Dedications and Reservations. See text commitments below.	Cover, D-2
	Impervious Area. 70% = 79.92 acres	D-2
	Environmental Features. Streams and associated buffers impact the subject property.	D-1, D-2
	Areas for Preservation. Stream buffer, tree preservation.	D-2
	Tree Coverage. 14.17% (15.89 acres) as shown.	D-2
Graphic Commitments	Location of tree preservation areas. Location of access points. Location of two distinct areas for townhouses. Internal street network.	D-2
Text Commitments	<ol style="list-style-type: none"> 1. The proposed development will be limited to single-family residential, multi-family residential and accessory uses. 2. Minimum lot size for any single-family residential lot shall be 3,500 square feet. 3. A Street Closing application for the portion of Andrews Chapel Road indicated on Sheet D-2 shall be submitted prior to the site plan approval. 4. The internal access points along Brier Creek Parkway between Andrews Chapel Road and site access #9 will be limited to those illustrated on sheet D-2. 5. The total number of townhomes to be developed on the site will be 150-300 units. 6. The total number of single-family homes to be developed on the site will be 100-350 homes. 	Cover

	<p><u>Prior to the issuance of any Certificate of Occupancy</u></p> <ol style="list-style-type: none">7. Construct Brier Creek Parkway to NCDOT Standards (as applicable) as a two-lane cross-section with bicycle lanes and sidewalks along both sides of the roadway from internal access point C north to Andrews Chapel Road.8. Construct Brier Creek Parkway to NCDOT standards (as applicable) as a five-lane cross-section with bicycle lanes and sidewalks along both sides of the roadway from southern boundary of site to internal access point A.	
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	<ol style="list-style-type: none"> 9. Construct Brier Creek Parkway to NCDOT standards (as applicable) as a three-lane cross-section with bicycle lanes and sidewalks along both sides of the roadway from internal access point A to internal access point C. 10. Construct a southbound left-turn lane with adequate storage and appropriate tapers on Andrews Chapel Road at site access point #4. 11. Construct a single-lane roundabout to NCDOT standards at the intersection of Brier Creek Parkway and realigned Andrews Chapel Road. 12. Revise the pavement marking on Del Webb Arbors Drive to provide an exclusive southbound left-turn lane with adequate storage and appropriate tapers on Del Webb Arbors Drive at site access #1. 13. Construct an east-west collector street to City of Durham standards as a continuous public street between internal access point C and site access #8. 14. Widen Leesville Road to provide a three-lane cross-section between Andrews Chapel Road and Carpenter Pond Road. The three-lane section will provide an exclusive westbound left-turn lane with adequate and appropriate taper at Andrews Chapel Road, an exclusive eastbound left-turn lane with adequate storage and appropriate taper at Carpenter Pond Road, and a two-way left-turn lane between the two. 15. Construct exclusive left-turn lanes with adequate storage and appropriate tapers on Brier Creek Parkway at internal access point A, internal access point B, and internal access point C. 16. Construct exclusive right-turn lanes with adequate storage and appropriate tapers on Brier Creek Parkway at internal access point A, internal access point B, and internal access point C. 17. A minimum of four feet of additional asphalt (in addition to the proposed roadway improvements) will be provided for the full frontage of the site along the east side of Andrews Chapel Road. The additional asphalt widening will be provided to allow for a future bicycle lane. 18. Install a traffic signal with steel poles and mast arms at the intersection of Andrews Chapel Road and Leesville Road (subject to MUTCD warrants and approval by NCDOT). 	
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	<p><u>Prior to the Issuance of Any Building Permit</u></p> <p>19. Dedicate a minimum of 60 feet of right-of-way for the proposed realignment of Andrews Chapel Road west of Brier Creek Parkway round-about.</p> <p>20. Dedicate a minimum of 60 feet right-of-way for the proposed realignment of Andrews Chapel Road north of the Brier Creek Parkway round-about.</p> <p>21. Dedicate a minimum of 80 feet right-of-way for the proposed extension of Brier Creek Parkway from the southern property line to it alignment with Andrews Chapel Road.</p> <p><u>The following improvements are required by other developments and may also be required prior to the issuance of a Certificate of Occupancy for this development:</u></p> <p>22. Construct a second northbound lane on Andrews Chapel Road at Leesville Road to provide an exclusive left-turn lane with adequate storage and appropriate tapers.</p>	
SIA Commitments	None provided	N/A
Design Commitments (summary)	<p><u>Architectural Style:</u> no style has been chosen. One or more of the following elements will be used on each building: front facing gables, entry porches or window shutters.</p> <p><u>Roofline:</u> sloped or flat roofs will be used.</p> <p><u>Building Materials:</u> one of more of the following: stone, brick, stucco finishes on concrete surfaces, cement board siding or vinyl siding.</p> <p><u>Roofing Materials:</u> choice or combination of fiberglass shingles, asphalt shingles or standing seam metal.</p> <p><u>Transition to Context:</u> Will match or compliment adjacent residential developments.</p>	Cover

Appendix E: Adopted Plans Supporting Information

Table E. Adopted Plans	
<i>Comprehensive Plan</i>	
Policy	Requirement
Future Land Use Map	<p>Low-Medium Density Residential (4-8 DU/Ac.): Land used primarily for residential uses.</p> <p>Low Density Residential (4 DU/Ac. or less): Land used primarily for residential uses.</p> <p>Commercial: Land used primarily for retail, entertainment, office, and services.</p> <p>Recreation and Open Space: Identify and protect identified areas. [Note: the property within this request has not been specifically identified].</p> <p>Suburban Tier: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.</p>
2.2.2b	Suburban Tier Land Uses: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.
2.3.1a	Contiguous Development: Support orderly development patterns that take advantage of the existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Urban Growth Area.
2.3.2a	Infrastructure Capacity. Consider the impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. Measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.
8.1.2j	Transportation Level of Service Maintenance: Not recommend approval for any zoning map change which would result in the average daily trips exceeding 110% of the adopted level of service standards for any adjacent road, unless the impact on the adjacent roads is mitigated.
8.1.4c and d	Development Review and the Adopted Bicycle Plans: Review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards.
11.1.1a	School Level of Service Standard: The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system's maximum permanent building capacity, measured on a system-wide basis for each type of facility.
11.1.1b	Adequate Schools Facilities: Recommend denial of all Zoning Map amendments that proposed to allow an increase in projected student generation over that of the existing zoning that would cause schools of any type to exceed the level of service.

Table E. Adopted Plans	
Long Range Bicycle Plan	
Map 4-8 shows a proposed paved shoulder along Andrews Chapel Road.	
Wake-Durham Comprehensive Street System Plan	
A proposed collector street is shown through this site.	

Appendix F: Site Conditions and Context Supporting Information

Table F. Site Context			
	Existing Uses	Zoning Districts	Overlays
North	Proposed single family residential, educational facility	PDR 3.700, RR	N/A
East	Single-family residential, agricultural	RR	N/A
South	Proposed commercial, multifamily residential	R-4 and CUD TD (Wake County)	N/A
West	Multi-family residential (townhouses)	PDR 8.000	N/A

Appendix G: Infrastructure Supporting Information

Table G1. Road Impacts		
<p>T.W. Alexander Drive and Leesville Road are the major roads impacted by the proposed zoning change. There are two scheduled NCDOT roadway improvement projects in the area.</p> <ol style="list-style-type: none"> 1) NCDOT TIP Projects U-4720 (DCHC MPO) and U-5518A (CAMPO) will provide improvements to the US 70 corridor from Lynn Road to I-540. This project is currently unfunded. 2) NCDOT TIP Project U-5518C will construct a grade separated interchange on US 70 at Brier Creek Parkway. This project had been previously scheduled for construction in 2017, but is now subject to reprioritization. 		
Affected Segments	T. W. Alexander Drive	Leesville Road
Current Roadway Capacity (LOS D) (AADT)	41,800	12,700
Latest Traffic Volume (AADT)	22,000	4,800
Traffic Generated by Present Designation (average 24 hour)*	1,510	
Traffic Generated by Proposed Designation (average 24 hour)**	4,038	
Impact of Proposed Designation	+2,528	

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)

T.W. Alexander Drive: 4-lane divided Class I arterial with right-turn lanes

Leesville Road: 2-lane city/county Class I arterial roadway without left-turn lanes

Source of Latest Traffic Volume: 2013 NCDOT Traffic Count Map

*Assumption (Max Use of Existing Zoning) – RR: 122 single-family lots; R-4: 48 single-family lots

**Assumption (Max Use of Proposed Zoning) – PDR 4.793: 270 single-family lots and 230 townhome units

Table G2. Transit Impacts
Transit service is not currently provided within one-quarter mile of the site.

Table G3. Utility Impacts
This site will be served by public water and sewer.

Table G4. Drainage/Stormwater Impacts
The impacts of any change will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required at this time.

Table G5. School Impacts			
The proposed zoning is estimated to generate 163 students. This represents an increase of 121 students in Durham County and a decrease of 13 students in Wake County, over the existing zoning. Durham Public Schools serving the site are Spring Valley Elementary School, Neal Middle School, and Southern High School. Wake County Schools serving the site are Brier Creek Elementary, Leesville Road Middle School, and Leesville Road High School.			
Students	Elementary School	Middle School	High School
Current Building Capacity	16,794	7,760	10,259
Maximum Building Capacity (110% of Building Capacity)	18,473	8,536	11,285
20th Day Attendance (2014-15 School Year)	16,545	7,465	10,074
Committed to Date (October 2011 – September 2014)	68	19	-35
Available Capacity	1,860	1,052	1,246
Potential Students Generated – Current Zoning Durham County*	18	10	14
Potential Students Generated – Proposed Zoning Durham County**	71	38	54
Impact of Proposed Zoning – Durham County	+53	+28	+40
Potential Students Generated – Current Zoning Wake County*	7	4	5
Potential Students Generated – Proposed Zoning Wake County***	1	1	1
Impact of Proposed Zoning – Wake County	-6	-3	-4

*Assumption (Max Use of Existing Zone) – RR: 122 single-family lots; R-4: 48 single-family lots

**Assumption (Max Use of Proposed Zoning) – PDR 4.793: 475 single-family homes

***Assumption (Max Use of Proposed Zoning) - PDR 4.793: 25 townhouses

Table G6. Water Supply Impacts	
This site is estimated to generate a total of 77,500 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 70,990 GPD over the existing zoning district.	
Current Water Supply Capacity	37.00 MGD
Present Usage	27.17 MGD
Approved Zoning Map Changes (October 2011 – September 2014)	0.13 MGD
Available Capacity	9.70 MGD
Estimated Water Demand Under Present Zoning*	6,510 GPD
Potential Water Demand Under Proposed Zoning**	77,500 GPD
Potential Impact of Zoning Map Change	+70,990

Notes: MGD = Million gallons per day

*Assumption- (Max Use of Existing Zoning) – RR: 42 single-family lots

**Assumption- (Max Use of Proposed Zoning) – PDR 4.793: 500 single-family units

Attachments:

7. City Transportation TIA Memo
8. NCDOT TIA Memo

Appendix K: Summary of Planning Commission Meeting

Attachments:

9. Planning Commissioner’s Written Comments
10. Ordinance Form
11. Consistency Statement