

**Durham City/County Planning  
Zoning Map Change Application**

<b>Submittal Date:</b> <sup>10/27/14</sup> rev. <b>January 14, 2015</b>		<b>Case Number:</b> <b>Z1400034</b>	
<b>Requested Zone(s):</b> (include overlay) Proposed: RU-M(D)		<b>Existing Zone(s):</b> (include overlay) Existing: PDR-5.120	
<b>PIN(s):</b> See attached list		<b>Total Site Area:</b> Gross Site Area: 10.70 acres	
<b>Street Address or Frontage:</b> Lakewood Avenue/Roxboro Street/Piedmont Avenue		<b>Jurisdiction:</b> <input type="checkbox"/> County (check one) <input checked="" type="checkbox"/> City <input type="checkbox"/> City and County	
<b>Project Name:</b> Southside East Phase 2 & 3			
<b>Comprehensive Plan: (Tier)</b> Urban		<b>(Land Use Designation)</b> Medium-High Density Residential (8-10 DU/AC)	
<p><b>Summary of Proposed Development</b> (types of uses, number and type of residential units, square footage in non-residential buildings, etc): Phase 2 proposed development consists of (85) residential, rental apartment units with (12) townhouse or garden apartment structures; construction of new public streets and public utilities; and construction of private parking, utilities and open space. At this time, the scope of Phase 3 has not been determined.</p>			
<b>Applicant</b>			
<b>Contact Name AND Business Name if applicable:</b> Mr. Randy Rhoads - VP of McCormack Baron Salazar		 Applicant Signature	
<b>Address:</b> 720 Olive Street, Suite 2500			
<b>City:</b> St. Louis	<b>State:</b> Missouri	<b>Zip Code:</b> 63101	<b>Email:</b> randy.rhoads@mccormackbaron.com
<b>Phone:</b> 314-621-3400	<b>Fax:</b> 314-436-0071		
<b>Agent (if any)</b>			
<b>Contact Name AND Business Name if applicable:</b> Mr. Joseph Hackett - Principal of LaQuatra Bonci Associates		 Agent Signature	
<b>Address:</b> 95 South Tenth Street			
<b>City:</b> Pittsburgh	<b>State:</b> Pennsylvania	<b>Zip Code:</b> 15203	<b>Email:</b> hackett@laquatrabonci.com
<b>Phone:</b> (412) 488-8822	<b>Fax:</b> (412) 488-8825		
<b>Property Owner(s) (Attach a separate sheet if more space is necessary)</b>			
<b>Name:</b> City of Durham - Community Development Department		<b>Phone:</b> 919-560-4570	
<b>Address:</b> 807 East Main Street, Suite #2200		<b>Fax:</b> 919-560-4090	
<b>City:</b> Durham	<b>State:</b> NC	<b>Zip Code:</b> 27701	<b>Email:</b> richard.valzonis@durhamnc.gov
<b>Name:</b>		<b>Phone:</b>	
<b>Address:</b>		<b>Fax:</b>	
<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>	<b>Email:</b>
<b>Name:</b>		<b>Phone:</b>	
<b>Address:</b>		<b>Fax:</b>	
<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>	<b>Email:</b>

**Contacts (optional)**

Development Plan prepared by: LaQuatra Bonci Associates (Mr. Joe Hackett)	Phone: 412-488-8822 Email: hackett@laquatrabonci.com
Stormwater Impact Analysis prepared by: Land Design (Mr. Ross Massey)	Phone: 919-838-9331 Email: rmassey@landdesign.com
Traffic Impact Analysis prepared by: Parking Analysis prepared by Ramey-Kemp (Mr. Rynal Stephenson)	Phone: 919-872-5115 Email: rstephenson@rameykemp.com
Building Design Guidelines/Elevations prepared by: Architecture to be designed by: J. Davis & Associates (Mr. Noah Morris)	Phone: 919-835-1500 Email: noahm@jdavisarchitects.com
Resource Features Analysis prepared by: NA	Phone: Email:

**Application Checklist**

Each item on the following submittal checklist is to be initialed by the Applicant and/or the Agent, indicating that:

- the item is part of the submittal package;
- the item is complete; and
- the information is accurate

A submittal package with items not initialed, or otherwise incomplete or inaccurate, will not be accepted. An application shall be considered to have been accepted for review only after it has been determined to be complete in accordance with Section 3.2.4 of the Unified Development Ordinance, not upon submission to the Planning Department.

I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge:



01/14/2015  
Date

Joe Hackett - LaQuatra Bonci Associates  
Printed Name

APPLICATION ITEM	APPLICANT/AGENT INITIAL	STAFF ACCEPTANCE
1. Application	JPH	10/27/14
2. Owner's Acknowledgement Form for each parcel – <b>must include original signature for all owners of record</b> Forms included: (#) <u>1</u>	JPH	10/27/14
3. Pre-Submittal Conference form	JPH	10/27/14
4. Boundary Map of Area	JPH	10/27/14
5. Legal Description	JPH	10/27/14
6. Text Amendment Acknowledgement form	JPH	10/27/14

<b>If submitting with a development plan items 7 – 11 apply:</b>		
7. Development Plan Checklist	JPH	10/27/14
8. 12 Sets of Full Size Plans	JPH	10/27/14
9. Legible Plan Reduction (11" X 17")	JPH	10/27/14
10. Stormwater Checklist, 2 copies or memo from City or County Stormwater Management	JPH	10/27/14
<b>11. Traffic Impact Analysis, 3 copies</b> <b>-or- a memo from the City Transportation Division stating a TIA is not required.</b>	JPH	10/27/14
<b>If applicable:</b>		
12. Design Commitments. -required for applications that include a development plan and propose to allow nonresidential or multifamily (including townhouse) development	JPH	10/27/14
13. Copy of Annexation Request Transmittal (if applicable; it must be filed prior to the zoning map change submittal)	NA	—
14. Has a Land Use Plan Amendment been filed?  If so, case # _____ (to be completed at time of submittal)	NA	—
15. Neighborhood Meeting Materials (sign-up sheet from the meeting, summary of the issues raised, description of how the proposal addresses the issues, copy of meeting notification, list of those notified, copies of materials distributed)	NA	—
<b>For all applications:</b>		
16. Filing Fee: \$ 5626.20  (In addition to the Zoning Map Change fee, additional fees will be required if the request includes a Plan Amendment or Traffic Impact Analysis (TIA))	<b>Paid with 1st Submission October 27, 2014</b>	

**Southside East Phase 2 & 3  
Parcel List**

<i>PIN</i>	<i>PID</i>	<i>Owner</i>	<i>Completely or Partially included in zone change</i>
119383	0821-16-93-4217	City of Durham	Completely
119382	0821-16-93-3278	City of Durham	Completely
119381	0821-16-93-3228	City of Durham	Completely
119380	0821-16-93-2288	City of Durham	Completely
119379	0821-16-93-2248	City of Durham	Completely
119378	0821-16-93-2209	City of Durham	Completely
119377	0821-16-93-1269	City of Durham	Completely
119376	0821-16-93-1229	City of Durham	Completely
119375	0821-16-93-0289	City of Durham	Completely
119374	0821-16-93-0249	City of Durham	Completely
119373	0821-16-83-9545	City of Durham	Completely
119372	0821-16-83-9585	City of Durham	Completely
119371	0821-16-93-0525	City of Durham	Completely
119370	0821-16-93-0565	City of Durham	Completely
119369	0821-16-93-1504	City of Durham	Completely
119368	0821-16-93-1544	City of Durham	Completely
119367	0821-16-93-2470	City of Durham	Completely
119366	0821-16-93-2474	City of Durham	Completely
119365	0821-16-93-2479	City of Durham	Completely
119364	0821-16-83-9653	City of Durham	Completely
119363	0821-16-83-9673	City of Durham	Completely
119362	0821-16-83-9693	City of Durham	Completely
119361	0821-16-93-0613	City of Durham	Completely
119360	0821-16-93-0623	City of Durham	Completely
119359	0821-16-93-0643	City of Durham	Completely
119358	0821-16-93-0663	City of Durham	Completely
119357	0821-16-93-0683	City of Durham	Completely
119356	0821-16-93-1612	City of Durham	Completely
119355	0821-16-93-1632	City of Durham	Completely
119354	0821-16-93-1652	City of Durham	Completely
119353	0821-16-93-1672	City of Durham	Completely
119352	0821-16-93-1692	City of Durham	Completely
119351	0821-16-93-2612	City of Durham	Completely
119334	0821-16-93-3545	City of Durham	Partially
119333	0821-16-93-3584	City of Durham	Partially
119330	0821-16-93-1549	City of Durham	Partially
119329	0821-16-93-4524	City of Durham	Partially