



Street Closing Report

Meeting Date: April 20, 2015

Reference Name	Chadron Street (SC1400012) Matterhorn Road (SC1400013) Converse Place (SC1400014) Kentington Drive (SC1400015) Chanticleer Drive (SC1400016)	Jurisdiction	City
Request	To conduct a public hearing on the permanent closing of 600 linear feet of Chadron Road, 1,661 linear feet of Matterhorn Road, 295 linear feet of Converse Place, 2,087 linear feet of Kentington Drive, and 1,156 linear feet of Chanticleer Drive.		
Applicant	Hendrick Automotive Group	Submittal Date	June 4, 2014
Location	South of Kentington Drive, west of Fayetteville Street.		
Recommendation	To adopt an order permanently closing 600 linear feet of Chadron Road, 1,661 linear feet of Matterhorn Road, 295 linear feet of Converse Place, 2,087 linear feet of Kentington Drive, and 1,156 linear feet of Chanticleer Drive.		

A. Summary

Hendrick Automotive group requests to permanently close 600 linear feet of Chadron Road, 1,661 linear feet of Matterhorn Road, 295 linear feet of Converse Place, 2,087 linear feet of Kentington Drive, and 1,156 linear feet of Chanticleer Drive. These streets are located south of Kentington Drive (Attachment 1, Context Map). If the request is approved, these rights-of-way are proposed to be recombined with the adjacent properties which are primarily owned by Hendrick Automotive Group. A portion of Matterhorn Road would be recombined with property owned by Southpoint Mall, LLC (Attachment 4, Street Closing Plat). The overall site is proposed to be developed for auto sales and the applicant desires to use this land as part of their development.

B. Site History

The subject rights-of-way associated with this request are Chadron Road, Matterhorn Road, Converse Place, Kentington Drive, and a portion of Chanticleer Drive. Chadron Road, Kentington Drive, and Chanticleer Drive were previously maintained by NCDOT. The applicant petitioned NCDOT to abandon these rights-

of-way while still under Durham County’s jurisdiction and NCDOT agreed to abandon the maintenance of these streets. (Attachment 3).

These streets were originally platted as part of the ‘Kentington Heights’ subdivision. Most of the homes in this subdivision were not built. Hendrick Automotive Group has purchased all of the properties in this vicinity and has proposed to redevelop the site for auto sales. A portion of this site is presently open and operating as auto sales. (Case D1400191, Attachment 5). The City of Durham annexed these rights-of-way and the surrounding properties on March 2, 2015 (Case BDG1400001).

C. Area Characteristics

The area surrounding these rights-of-way is zoned Residential Rural (RR), Residential Suburban-20 (RS-20), Residential Suburban Multifamily with a Development Plan (RS-M(D)), Commercial General with a Development Plan (CG(D)), Commercial Center with a Development Plan (CC(D)), and Mixed Use with a Development Plan (MU-(D)). The site is located in the Suburban Tier. The area is generally located west of Fayetteville Street and south of Renaissance Parkway and is designated as Commercial on the Future Land Use Map.

Adjacent Land Uses and Zoning			
	Uses	Zoning Districts	Overlay Districts
North	Commercial	CC(D)	F/J-B
East	Commercial, Residential	MU(D), RR	F/J-B
South	Residential	RR	F/J-B
West	Residential	RR, RS-20, RS- M(D)	F/J-B

D. Statutory Requirements

North Carolina Statute 160A-299 requires that the Governing Body make two findings prior to closing any street or alley. These are:

- 1) Closing the street or alley is not contrary to the public interest; and
- 2) No individual owning property in the vicinity of the street or alley or in which it is located would be deprived of reasonable means of ingress or egress to that property.

E. Code Requirements

Section 13.5.1 Access, of the Unified Development Ordinance requires that every buildable lot have access to a public or private street that is designed, constructed and maintained to the appropriate standards.

F. Service Impacts

This request was submitted to service agencies for review and comment. Their comments are shown below:

Service Agency Comments		
Service Agency	Comments	How Addressed
NCDOT	No impact	n/a
County - Engineering	No impact	n/a
County - Fire Marshall	No impact	n/a
Durham County Sherriff	No impact	n/a
Emergency Medical Services	No impact	n/a
911	No impact	n/a
Durham Public Schools	No impact	n/a
City - Transportation	No impact	n/a
City - Engineering	Provide Easement	Easement Provided
City - Fire Department	No impact	n/a
City – Parks and Recreation	No impact	n/a
Police Department	No impact	n/a
Duke Power	No impact	n/a
PSNC	No impact	n/a
Verizon	No impact	n/a

G. Staff Analysis

The area adjacent to these rights-of-way is zoned RR, RS-20, RU-M(D), CC(D), CG(D), and MU(D), and is in the Suburban Tier. The proposed street closing plat (Attachment 4) indicates the rights-of-way will be recombined adjacent properties. Staff finds that these streets have little value to the public at large and recommends approval of the street closing requests.

H. Recommendation

Approve the permanent closing of 600 linear feet of Chadron Road, 1,661 linear feet of Matterhorn Road, 295 linear feet of Converse Place, 2,087 linear feet of Kentington Drive, and 1,156 linear feet of Chanticleer Drive.

I. Staff Contact

Jacob Wiggins, Planner, 919.560.4137 ext. 28257 or
jacob.wiggins@durhamnc.gov

J. Attachments

1. Context Map
2. Aerial Map
3. NCDOT Abandonment Letter
4. Street Closing Plat Reduction
5. Street Closing Order