

Chapel Hill Staff Comments on Durham Development Applications
~ *Courtesy Review* ~

Compiled by Chapel Hill Planning Department
November 24, 2014

Southwest Durham at 15 - 501 Commercial Site: 12.45 acres (total rezoning area and gross acreage) located at 3333 Southwest Durham Drive, at its intersection with NC 15-501. Case # ZP14-07-06, Pin #s 0800-03-32-1261, -5136, -9279

Description: Proposed rezoning of 12.45 acres (total rezoning area and gross acreage) from RS-20; MTC to CG(D); MTC. The proposal consists of construction 50,000 square feet of nonresidential building area on the above referenced properties.

- How will the site accommodate the proposed light rail station? What will be the orientation of the new building(s) with respect to the station?
- Triangle Transit (TT) serves the US 15-501 corridor. Are there plans for this site to accommodate transit service, whether by providing a transit stop at the site or improving transit connections to adjacent areas?
- The signal at Southwest Durham Drive is part of the Chapel Hill signal network, making it necessary to coordinate modifications to the signal timing at that signal. Chapel Hill Public Works Department, Traffic Engineering Division will request a copy of the traffic impact statement, if applicable, to determine what impact this proposed project would have on signal operations. We recommend that the applicant be required to provide funding for signal timing modifications if they are determined to be necessary.