



STEWART

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DURHAM ZONING REVIEW
Z1500011 Hanover Pointe A
Summary of proposed changes – comment # 5

The purpose of the Zoning Map Change is to revise the commitment initially required by the City of Durham Public Works Department to upgrade East Horseshoe Road to City of Durham Standards with curb and gutter. The City of Durham informed Stewart that it would not take over the Right-of-way maintenance from the NCDOT and therefore, agreed that the need to reconstruct the road to with curb and gutter is not necessary.

The Zoning Map Change does not change the internal roadway, lot layout or lot count that was approved in the prior zoning map change Z06-04 or the approved Site Plans and Recorded Plats.

Text Commitment # 14 was revised in this application to remove the requirement to install traffic calming devices as the NCDOT did not permit them following a traffic study that was done as part of Z1400004. Additionally, the sidewalk commitment was also removed as easements necessary for construction were unobtainable. See revised text commitment # 6 for the current zoning map change.

The current submittal for the encroachment agreement to improve the sections of Horseshoe road per text commitment # 13 and #14 from the former zoning, proposes a wider throat on the north end of East Horseshoe Road at its intersection with Pleasant Drive. This proposed design is reflected in the current submittal on DP-2.0 and in text commitment # 5.

This zoning map change includes several of the applicable Committed Elements from the prior zoning case. Commitments that were already met and are no longer applicable were removed.