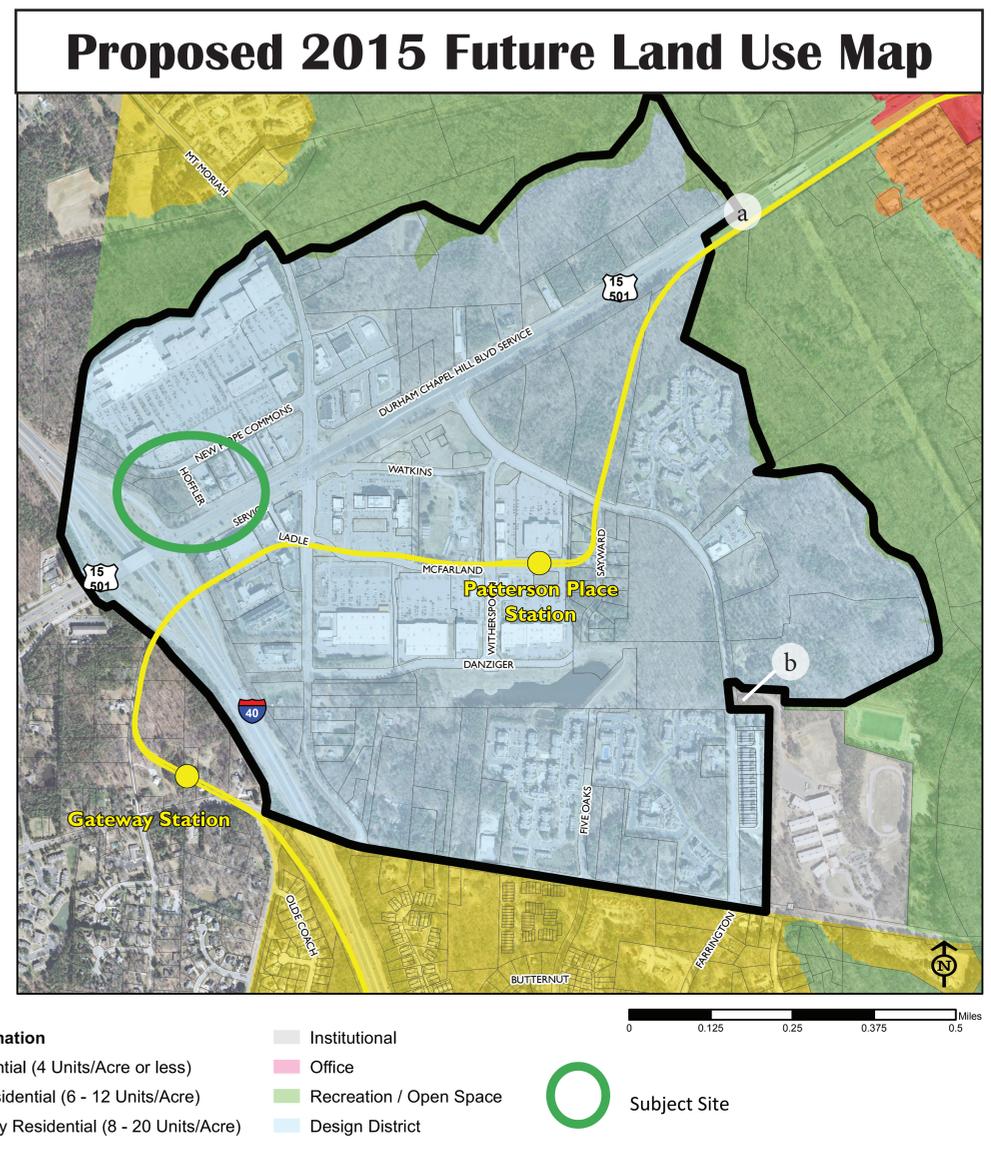
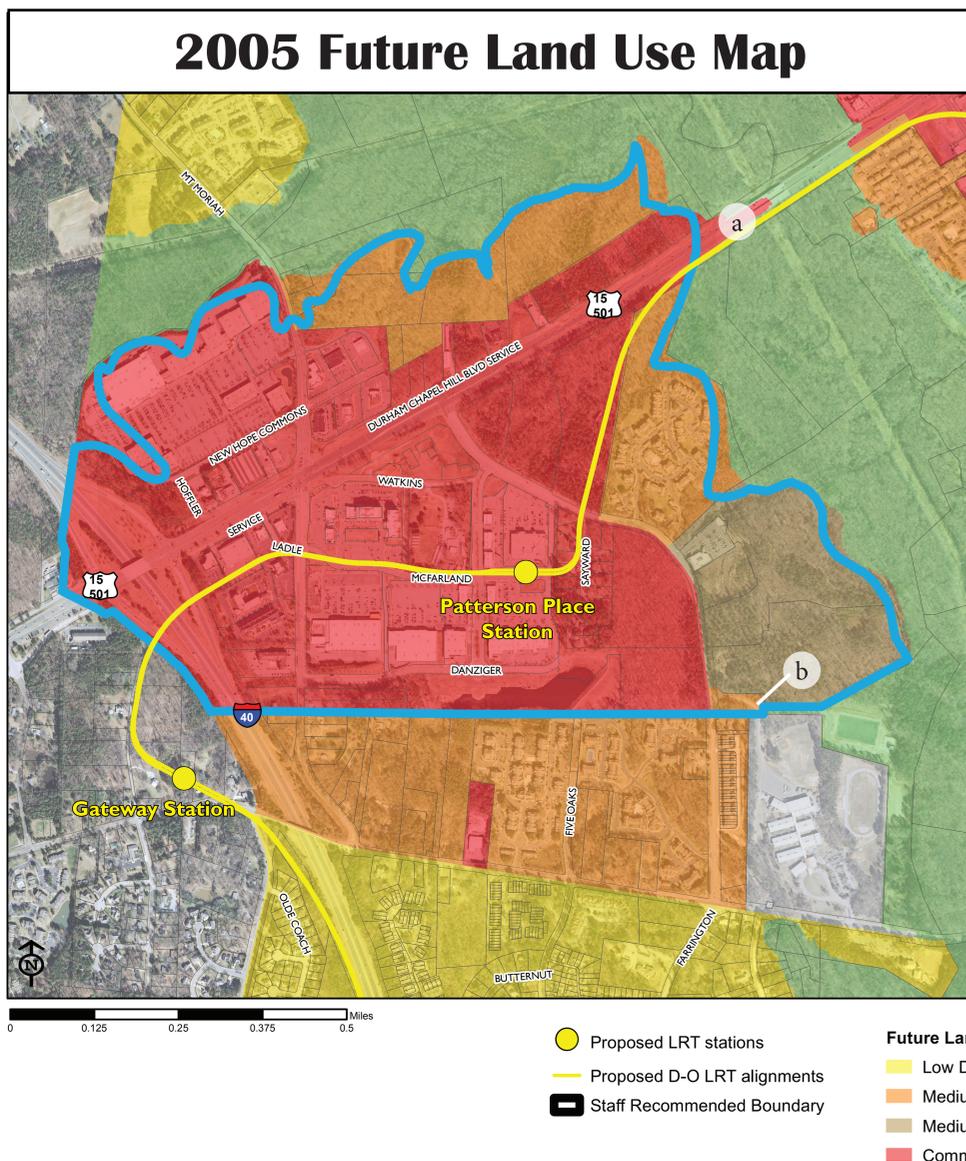


Recommended Changes to the Future Land Use Map

The Future Land Use Map provides guidance for how land should be developed or preserved in the future. The colors represent different land uses. For instance, commercial areas are shown in red and parks and open spaces are shown in green. If there is a request to rezone a property, the request must be consistent with the Future Land Use Map.



-  Proposed LRT stations
-  Proposed D-O LRT alignments
-  Staff Recommended Boundary
- Future Land Use Designation**
-  Low Density Residential (4 Units/Acre or less)
-  Medium Density Residential (6 - 12 Units/Acre)
-  Medium-High Density Residential (8 - 20 Units/Acre)
-  Commercial
-  Institutional
-  Office
-  Recreation / Open Space
-  Design District
-  Subject Site

Proposed Changes

1. Convert the Suburban Transit Area to a Compact Neighborhood Tier with updated boundaries

CURRENT DESIGNATION

The current Future Land Use Map includes a 450-acre Suburban Transit Area around the Patterson Place Station that extends east of Interstate 40 on either side of the Durham-Chapel Hill Boulevard (US 15-501) to the New Hope Creek Bottomlands.

PROPOSED DESIGNATION

Staff recommends a Compact Neighborhood Tier with updated boundaries that extend south to Old Chapel Hill Road and that, for legal purposes, follow property lines or recorded easements.

2. Change the Future Land Use Designations

CURRENT DESIGNATION

The current Future Land Use Map indicates the areas around the Patterson Place Station should develop over time as a mixture of Commercial (343 acres), Medium Density Residential (189Acres), Medium-High Density Residential (55 acres), and Recreation and Open Space (5 acres).

PROPOSED DESIGNATION

Staff recommends designating areas within the proposed Compact Neighborhood Tier boundary as Design District. This directs future rezonings to follow a form-based code called the Compact Design (CD) district which encourages a mix of uses and emphasizes pedestrian-oriented design. There are no changes to the Recreation and Open Space designation.

3. Technical Updates

CURRENT DESIGNATION

- a. An area of the Durham-Chapel Hill Boulevard is designated for Commercial.
- b. An access driveway to Githens Middle School is designated Medium Density Residential.

PROPOSED DESIGNATION

- a. Change the remnant of Commercial along the Durham-Chapel Hill Boulevard to Recreation and Open Space.
- b. Change all Githens Middle School property to Institutional.