



ZONING MAP CHANGE REPORT

Meeting Date: April 4, 2016

Table A. Summary			
Application Summary			
Case Number	Z1500031	Jurisdiction	City
Applicant	Pulte Homes	Submittal Date	September 14, 2015
Reference Name	Cornwallis Road Residential II	Site Acreage	40.95
Location	2417 West Cornwallis Road, on the south side of West Cornwallis Road between Welcome Drive and US 15-501		
PIN(s)	0811-03-02-9594, -12-2899, -8202, -7598, -8597, -8744, -22-0548, -13-12-5373, -5683, -5883, -8975, -13-5083, -6106, -5490, -6205, -22-0799, -23-0101, -1001		
Request			
Proposed Zoning	Planned Development Residential 4.131 (PDR 4.131)	Proposal	126 single family residential units
Site Characteristics			
Development Tier	Suburban Tier		
Land Use Designation	Commercial, Medium Density Residential (6-12 DU/Ac.), Low Density Residential (4 DU/Ac. or less), Recreation and Open Space		
Existing Zoning	Residential Suburban-20 (RS-20) (39.14 ac.), Commercial General (CG) (1.81 ac.)		
Existing Use	Vacant, undeveloped		
Overlay	None	Drainage Basin	Jordan Lake
River Basin	Cape Fear	Stream Basin	Sandy Creek
Determination/Recommendation/Comments			
Staff	Staff determines this request is not consistent with the connectivity standards of UDO Section 12.3.1.F.3 nor <i>Comprehensive Plan</i> policy 8.1.6.f. However, should the plan amendment be approved, this request would be consistent with the future land use map of the <i>Comprehensive Plan</i> .		

Table A. Summary	
Planning Commission	Denial, 10-3 on February 9, 2016. The Planning Commission finds that the ordinance request is not consistent with the adopted <i>Comprehensive Plan</i> . The Planning Commission believes the request is not reasonable nor in the public interest and recommends denial based on comments received at the public hearing, information in the staff report, problems with traffic congestion, inadequate transportation infrastructure, impacts on the environment, inconsistency with neighboring land uses, inadequate facilities provided in the development plan, and opposition from the community.
DOST	See Attachment 7.
BPAC	See Attachment 8.

A. Summary

This is a request to change the zoning designation of 18 parcels totaling 40.95 acres from RS-20 and CG to PDR 4.131 for a single-family residential development of up to 126 units. The site is located at 2417 West Cornwallis Road, on the south side of West Cornwallis Road between Welcome Drive and US 15-501 (see Attachment 1, Context Map).

This request is not consistent with the future land use designation of the *Comprehensive Plan*. A plan amendment request, case A1500012, has been requested to change the current designations of Commercial, Low Density Residential, and Medium Density Residential to Low-Medium Density Residential. Should the plan amendment be approved, this zoning request would be consistent with the future land use map.

This request is not consistent with the Unified Development Ordinance (UDO) Section 12.3.1.F.3 (see Section D, Determination, for staff analysis) nor *Comprehensive Plan* policy 8.1.6.f (see Section E, Determination, for staff analysis).

Appendix A provides supporting information.

B. Site History

A previous zoning map change application, case Z1400040, was submitted for this site, to request the PDR 7.907 zoning district which would allow 230 townhouse units. The Planning Commission recommended denial of this request by a vote of 10-1 on July 14, 2015. The applicant withdrew their application prior to Council consideration.

The subject request, case Z1500031, is a reduction in density from 230 townhouse units to 126 single-family units from the previous request. Other modifications in the application include the omission of text commitments to: provide landscape buffers and setback along the western property line and the frontage of the site, provide full cut-off light fixtures, and offer the historic buildings on site to a historic building restorer.

C. Review Requirements

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request's consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

D. Unified Development Ordinance (UDO) Compliance

This request has been reviewed for consistency with the requirements of the Unified Development Ordinance. The associated development plan (see Appendix A, Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the PDR district (Sec. 3.5.6.D, Sec. 6.11.3). In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

Text Commitments. Text commitments have been proffered to commit to requirements in excess of ordinance standards which include commitment to single-family residential, five affordable housing units, buffering, greenway and pedestrian trail provisions, dedication of right-of-way, a bicycle lane, and roadway improvements associated with site access.

Graphic Commitments. Graphic commitments include the general location of site access points, tree preservation areas, location of pedestrian trail (within floodway fringe), location of greenway easements (within floodway fringe), land location of buffer along western boundary.

Determination. The requested PDR 4.131 zoning district and associated development plan is not consistent with the with UDO Section 12.3.1.F.3 which requires new development to "be coordinated with the existing street system with connections made at all stub outs." As such, vehicular access is required to be shown to Tanglewood Drive. Staff has communicated options to the applicant to bring the development plan in compliance with this standard and the applicant has chosen for the plan to be considered as shown (lacking a vehicular connection to Tanglewood Drive). The two options presented were 1) show an access arrow to Tanglewood Drive, or 2) provide a text commitment to close Tanglewood Drive thus removing the requirement to connect.

If this zoning map change request is approved, the attached development plan (Appendix A, Attachment 4) establishes the level of development allowed on the property.

E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted

Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

Determination. The requested zoning district and associated development plan is not consistent with the Future Land Use Map nor policy 8.1.6.f, External Connectivity, of the *Comprehensive Plan*. A plan amendment request, case A1500012, has been requested to change the current designations of Commercial and Low Density Residential, and Medium Density Residential to Low-Medium Density Residential. Should the plan amendment be approved, the requested density shown on the development plan would be consistent with the future land use map.

The development plan is not consistent with *Comprehensive Plan* policy 8.1.6.f, External Connectivity, to “require external connectivity in new developments” because the plan does not show vehicular connectivity to Tanglewood Drive.

The development plan does commit to the recommended conditions on adopted plans (see below).

Conditions in other adopted plans have been identified (see Appendix E, Table E):

Proposed Bicycle Lane. A proposed bicycle lane along West Cornwallis Road is shown as a recommendation of the Long Range Bicycle Plan Map 4.5. The applicant is committing to dedicating an additional 10 feet of right-of-way along West Cornwallis Road and providing an additional four feet of asphalt for the frontage of the site to comply with the recommendation of this plan.

Proposed Greenway Trail. The Long Range Bicycle Plan, Durham Trails and Greenways Master Plan, and New Hope Corridor Open Space Master Plan show a proposed greenway/bike and pedestrian trail through this site. The development plan commits to providing a 50-foot greenway easement through the site to accommodate this condition (see text commitments 11 and 12 in Appendix D, Table D5).

F. Site Conditions and Context

Site Conditions. The 40.95-acre site is comprised of eighteen parcels at 2417 West Cornwallis Road, on the south side of West Cornwallis Road between Welcome Drive and US 15-501. There are several structures on the site. Some of the structures are residential structures including a structure identified by the NC State Historic Preservation Office as Granville Circle Log Cabin. Granville Circle, a private 50-foot street, runs through the site which provides access to 16 of the 18 parcels in this request. The site is also encumbered by protected environmental features including a perennial stream (Sandy Creek) and associated floodway fringe. A non-jurisdictional pond, located outside the floodway fringe, is proposed to be removed.

Area Characteristics. This site is in the Suburban Tier and surrounded by two established residential neighborhoods (Colony Park to the east and Colony Hill to the south) and US - 15-501 Highway to the west. Opposite the site along West Cornwallis Road is land held by

Duke University. The site is also adjacent to a highway access ramp to US-15-501 which provides ready-access to the regional transportation network.

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

Determination. The proposed PDR 4.131 district meets the ordinance and policy requirements in relation to site and context. Typically, tapering development intensity from a highway interchange (US-501 Highway and west along West Cornwallis Road) from more intense uses closest to the highway is considered reasonable planning practice. However, it is not uncommon practice to extend the adjacent use of an infill project such as this.

The proposed development plan provides commitments that exceed ordinance requirements that demonstrate sensitivity to the site's context and provides a transition to the adjacent neighborhood to the west by providing a planted buffer that would not otherwise be required by the UDO, as well as commits to easements that would extend a planned greenway through the site.

G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

Determination. The proposed PDR district and associated development plan is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of road, transit, drainage/stormwater, and schools. The proposal is estimated to decrease the traffic generation of the subject site by 1,671 daily trips, increase the students generated from the proposed use by 15 students, and increase the estimated water demand of the site by 8,428 gallons per day. The existing infrastructure has available capacity to meet these increases.

H. Staff Analysis

Staff determines this request is not consistent with the connectivity standards of UDO section 12.3.1.F.3 nor *Comprehensive Plan* policy 8.1.6f. However, should the plan amendment be approved, this request would be consistent with the future land use map of the *Comprehensive Plan*.

I. Contacts

Table I. Contacts		
Staff Contact		
Amy Wolff, Senior Planner	Ph: 919-560-4137, ext. 28235	Amy.Wolff@DurhamNC.gov
Applicant Contact		
Agent: Jarrod Edens, Edens Land Corp	Ph: 919-316-1855	Jarrod.Edens@edensland.com

J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- North Garrett Road Committee
- Friends of Durham
- Unity in the Community for Progress

K. Summary of Planning Commission Meeting February 9, 2015 (Case Z1500031)

Zoning Map Change Request: Residential Suburban-20 (RS-20) (39.14 ac.), Commercial General (CG) (1.81 ac.) to Planned Development Residential 4.131 (PDR 4.131) ; PINs: 0811-03-02-9594, -12-2899, -8202, -7598, -8597, -8744, -22-0548, -13-12-5373, -5683, -5883, -8975, -13-5083, -6106, -5490, -6205, -22-0799, -23-0101, -1001

Staff Reports: Ms. Wolff presented case Z1500031.

Public Hearing: Chair Harris opened the public hearing. Three citizens spoke in support. Nine citizens spoke in opposition. Chair Harris closed the public hearing.

Commission Discussion: The discussion centered on residential densities, environmentally sensitive areas, open space, traffic congestion, stormwater impacts and the potential loss of trees.

MOTION: Recommend approval of Z1500031 (Miller, Buzby 2nd)

ACTION: Motion failed, 3-10 with Ghosh, Winders and Kenchen voting yes.

FINDINGS: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Planning Commission believes the request is not reasonable nor in the public interest and recommends denial based on comments received at the public hearing, information in the staff report, problems with traffic congestion, inadequate transportation infrastructure, impacts on the environment,

inconsistency with neighboring land uses, inadequate facilities provided in the development plan, and opposition from the community.

L. Supporting Information

Table K. Supporting Information		
Applicability of Supporting Information		
Appendix A	Application	Attachments: 1. Context Map 2. Future Land Use Map 3. Aerial Photography 4. Development Plan Reduction 5. Application 6. Submittal and Review History 7. DOST Comments 8. BPAC Comments
Appendix B	Site History	N/A
Appendix C	Review Requirements	N/A
Appendix D	Unified Development Ordinance	Table D1: Designation Intent Table D2: District Requirements Table D3: Environmental Protection Table D4: Project Boundary Buffers Table D5: Summary of Development Plan
Appendix E	Adopted Plans	Table E: Adopted Plans
Appendix F	Site Conditions and Context	Table F: Site Context
Appendix G	Infrastructure	Table G1: Road Impacts Table G2: Transit Impacts Table G3: Utility Impacts Table G4: Drainage/Stormwater Impacts Table G5: School Impacts Table G6: Water Impacts
Appendix H	Staff Analysis	N/A
Appendix I	Contacts	N/A
Appendix J	Notification	N/A
Appendix K	Summary of Planning Commission Meeting	Attachments: 9. Planning Commissioner's Written Comments 10. Ordinance Form 11. Consistency Statement

Appendix A: Application Supporting Information

Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan Reduction
5. Application
6. Submittal and Review History
7. DOST Comments
8. BPAC Comments

Appendix D: Unified Development Plan Supporting Information

Table D1. UDO Designation Intent	
PDR	Planned Development Residential - the PDR district is established to allow for design flexibility in residential development. A development plan is required with a request for this district, which shows a conceptual representation of the proposed site that indicates how the ordinance standards could be met. Any significant change to the development plan would require a new zoning petition. While PDR is primarily a residential district, other uses may be allowed under limited provisions of the ordinance.

Table D2. District Requirements – PDR			
	Code Provision	Required	Committed
Minimum Site Area (acres)	6.11.3.B.1	4	40.95
Residential Density (maximum)	6.11.3.C	Specified on plan	4.131 (DU/Ac.)
Maximum Height (feet)	6.11.3.C.3	35	35
Minimum Street Yard (feet)	6.11.3.E.1	8	8

Table D3. Environmental Protection			
Resource Feature	UDO Provision	Required	Committed
Tree Coverage	8.3.1C	20% (8.08 acres)	20% (8.08 acres)

Table D4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity	Proposed Opacity
North	RS-20	N/A (right-of-way greater than 60 feet)	N/A
East	RS-10	N/A (right-of-way greater than 60 feet)	N/A
	CG		
	CG	0.2/0.8	0.8 (50 feet)
South	RS-M	0.2/0.6	0.6 (30 feet)
West	RS-20	0/0	0.4 (30 feet) per text commitments 2

Table D5. Summary of Development Plan		
Components	Description	Development Plan Sheet
Required Information	Intensity/Density. 126 single-family residential units	DV2
	Building/Parking Envelope is not required for single-family proposals.	DV2
	Project Boundary Buffers are appropriately shown.	DV2
	Stream Crossing. None shown.	DV2
	Access Points. Two (2) vehicular access points have been identified.	DV2
	Dedications and Reservations. See text commitment below.	Cover, DV2
	Impervious Area. 70% = 28.29 acres	DV2
	Environmental Features. Floodway fringe, stream.	DV1A, DV2
	Areas for Preservation. Tree preservation areas.	DV2
	Tree Coverage. 20% (8.08 acres) shown as preservation.	DV2
Graphic Commitments	<ul style="list-style-type: none"> • Location of two site access points • Location of tree preservation areas • Location of pedestrian easement (within floodway fringe) • Location of greenway easements (within floodway fringe) • Location of buffer along western boundary 	DV2

Table D5. Summary of Development Plan		
Text Commitments	<ol style="list-style-type: none"> 1. The proposed development will be limited to single-family residential and accessory uses. 2. Provide 30-foot wide buffer (0.4 opacity), alternative type 3 (evergreen) per UDO Section 9.4.5.B.1 along western boundary line adjacent to the following properties: Durham County Parcel IDs: 138267, 138264, 138265, and 138266 as shown on sheet D-2. Trees to be a minimum of 3-inch caliper and 8 feet in height at the time of planting. 3. Five residential units within the development shall be designated as affordable housing units as defined by the Unified Development Ordinance (UDO) Section 16.3. The affordable housing units shall be distributed throughout the development and grouped no more than two units together. The sequenced timeline for each of the five units shall be as follows: <ol style="list-style-type: none"> A. Affordable housing units 1-2 will be sold and occupied by 12/15/18. B. Affordable housing units 3-4 will be sold and occupied by 12/15/19. C. Affordable housing unit 5 will be sold and occupied by 12/15/20. 4. The developer shall file a report by 12/31/18 and continuing annually after that to the Durham City/County Planning Department to document that the sales schedule for the affordable units is being met. 5. The developer shall pay a penalty of \$25,000 per affordable housing unit to the City of Durham for each unsold affordable housing unit not meeting the schedule stipulated in text commitment #3. 	Cover

<p>Text Commitments</p>	<p><u>Prior to the issuance of any building permit (commitments 6-10 only)</u></p> <ol style="list-style-type: none"> 6. Dedicate 10 feet of additional right-of-way for the frontage of the site along West Cornwallis Road. 7. A recombination plat shall be recorded for the parcels adjacent to Granville Court that eliminates the existing private street right-of-way. 8. Provide 50-foot greenway easement from the Colony Park Subdivision from the existing Tanglewood Drive right-of-way to the existing stream (Sandy Creek) as shown on sheet DV2. 9. Provide 50-foot wide greenway easement from Cornwallis Road to the existing stream (Sandy Creek), utilizing the existing Granville Circle Road surface and gravel parking area as shown on sheet DV2. 10. Provide 10-foot wide pedestrian easement from the existing Tanglewood Drive right-of-way to the proposed 50-foot greenway easement of Cornwallis Road/Sandy Creek as shown on sheet DV2. The pedestrian easement location can meander within the floodway fringe/floodway as needed. <p><u>Prior to the issuance of any Certificate of Occupancy (commitments 11-13 only)</u></p> <ol style="list-style-type: none"> 11. Construct a westbound left-turn lane with adequate storage and appropriate tapers on West Cornwallis Road at site access point #1. 12. Widen West Cornwallis to a continuous three-lane section between site access point #1 and site access point #2. 13. A minimum of four feet of additional asphalt (in addition to the proposed roadway improvements) will be provided for the full frontage of the site along the south side of West Cornwallis Road. The additional asphalt widening will be provided to allow for a bicycle lane. 	<p>Cover</p>
<p>SIA Commitments</p>	<p>None provided</p>	<p>N/A</p>

Appendix E: Adopted Plans Supporting Information

Table E. Adopted Plans	
<i>Comprehensive Plan</i>	
Policy	Requirement
Future Land Use Map	<p>Low Density Residential (4 DU/Ac. or less): Land used primarily for residential uses.</p> <p>Medium Density Residential (6-12 DU/Ac.): Land used primarily for residential uses.</p> <p>Commercial: Land used primarily for retail, entertainment, office, and services.</p> <p>Recreation and Open Space: Identify and protect identified areas. [Note: the property within this request has not been specifically identified].</p> <p>Suburban Tier: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.</p>
2.2.2b	Suburban Tier Land Uses: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.
2.3.1a	Contiguous Development: Support orderly development patterns that take advantage of the existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Urban Growth Area.
2.3.2a	Infrastructure Capacity. Consider the impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. Measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.
7.2.2d	Open Space Master Plans. Include, by reference, the New Hope Creek Corridor Open Space Master Plan.
8.1.2h	Transportation Level of Service Maintenance: Not recommend approval for any zoning map change which would result in the average daily trips exceeding 110% of the adopted level of service standards for any adjacent road, unless the impact on the adjacent roads is mitigated.
8.1.4b	Development Review and the Adopted Trails and Greenway Plan. Review development proposals in relation to the Durham Trails and Greenways master Plan and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan.
8.1.4c and d	Development Review and the Adopted Bicycle Plans: Review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards.
8.1.6f	External Connectivity: Provide a continuous and comprehensible street system and require external connectivity in new developments.
11.1.1a	School Level of Service Standard: The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system's maximum permanent building capacity, measured on a system-wide basis for each type of facility.
11.1.1b	Adequate Schools Facilities: Recommend denial of all Zoning Map amendments that proposed to allow an increase in projected student generation over that of the existing zoning that would cause schools of any type to exceed the level of service.

Table E. Adopted Plans
<i>Long Range Bicycle Plan</i>
Map 4-5 shows a proposed bicycle lane along West Cornwallis Road and a greenway through the site.
<i>Durham Trails and Greenways Master Plan</i>
Map 5, New Hope Greenway, shows the proposed Sandy Creek trail through the site.
<i>New Hope Corridor Open Space Master Plan</i>
The site is within the New Hope Corridor Open Space Master Plan area which shows a proposed bike and pedestrian trail through this site.

Appendix F: Site Conditions and Context Supporting Information

Table F. Site Context			
	Existing Uses	Zoning Districts	Overlays
North	Undeveloped	RS-20	N/A
East	Highway interchange	RS-10, CG	N/A
South	Multifamily residential	RS-M	N/A
West	Single-family residential	RS-20	N/A

Appendix G: Infrastructure Supporting Information

Table G1. Road Impacts		
West Cornwallis Road and US 15-501 are the major roads impacted by the proposed zoning change. The Locally Preferred Alternative for the Durham-Orange Light Rail Corridor proposes an alignment along the east side US 15-501, however no transit stations are proposed within one-half mile of the site.		
Affected Segments	West Cornwallis Road	US 15-501
Current Roadway Capacity (LOS D) (AADT)	12,700	74,400
Latest Traffic Volume (AADT)	4,800	60,000
Traffic Generated by Present Designation (average 24 hour)*	2,970	
Traffic Generated by Proposed Designation (average 24 hour)**	1,299	
Impact of Proposed Designation	-1,671	

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)

W. Cornwallis Road: 2-lane city/county class I arterial roadway without left-turn lanes

US 15-501: 4-lane freeway

Source of Latest Traffic Volume: 2013 NCDOT Traffic Count Map

***Assumption- (Max Use of Existing Zoning)** – RS-20: 68 single-family lots, CG: 4,500 SF fast-food restaurant with drive-up window

****Assumption- (Max Use of Existing Zoning)** – PDR 4.131: 126 single-family lots

Table G2. Transit Impacts
Transit service is not provided within one-quarter mile of the site.

Table G3. Utility Impacts
This site will be served by public water and sewer.

Table G4. Drainage/Stormwater Impacts
The impacts of any change will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required at this time.

Table G5. School Impacts			
The proposed zoning is estimated to generate 43 students. This represents an increase of 15 students from the existing zoning. Durham Public Schools serving the site are Forest View Elementary School, Githens Middle School, and Jordan High School.			
Students	Elementary School	Middle School	High School
Current Building Capacity	16,348	7,790	10,333
Maximum Building Capacity (110% of Building Capacity)	17,983	8,569	11,366
20th Day Attendance (2015-16 School Year)	15,939	7,046	10,375
Committed to Date (October 2012 – September 2015)	498	203	205
Available Capacity	1,546	1,320	786
Potential Students Generated – Current Zoning Durham County*	13	6	9
Potential Students Generated – Proposed Zoning Durham County**	19	10	14
Impact of Proposed Zoning	+6	+4	+5

*Assumption (Max Use of Existing Zone) – RS-20: 68 single-family lots, CG: 19 apartments

**Assumption (Max Use of Proposed Zoning) – 126 single-family lots

Table G6. Water Supply Impacts	
This site is estimated to generate a total water usage of 19,530 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 8,428 GPD over the existing zoning district.	
Current Water Supply Capacity	37.00 MGD
Present Usage	21.27 MGD
Approved Zoning Map Changes (October 2012 – September 2015)	0.88 MGD
Available Capacity	14.85 MGD
Estimated Water Demand Under Present Zoning*	11,102 GPD
Potential Water Demand Under Proposed Zoning**	19,530 GPD
Potential Impact of Zoning Map Change	+8,428

Notes: MGD = Million gallons per day

***Assumption- (Max Use of Existing Zoning)** – RS-20: 68 single-family lots, CG: 4,500 SF fast-food restaurant with drive-up window

****Assumption (Max Use of Proposed Zoning)** – 126 single-family lots

Appendix K: Summary of Planning Commission Meeting

Attachments:

9. Planning Commissioner’s Written Comments
10. Ordinance Form
11. Consistency Statement