



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: June 6, 2016

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director

Subject: Alston Avenue Compact Neighborhood (A1500018)

Summary. Over the past year, the Durham City-County Planning Department has re-evaluated the Future Land Use Map of the *Durham Comprehensive Plan* to better align Compact Neighborhood Tier boundaries with the planned Durham-Orange Light Rail Transit (D-O LRT) system, recently endorsed by Durham elected officials and the Metropolitan Planning Organization Board. With input from the community, five areas along the D-O LRT corridor were studied. The intention of this memo is to summarize staff's recommendations for the Alston Avenue Compact Neighborhood. Full documentation is available in Attachment 1.

Recommendation. Staff recommends that the City Council approve Plan Amendment Case A1500018, Alston Avenue Compact Neighborhood. By doing so, the Council adopts:

1. Amending the boundaries of the existing Compact Neighborhood Tier.
2. Amending the adopted future land use designations within the Compact Neighborhood Tier to Design District.
3. Correcting minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

The Planning Commission recommended denial, 6-7, on March 8, 2016.

Background. The Future Land Use Map already designates an area centered around the proposed Alston Avenue station as a 302-acre Compact Neighborhood. The original boundary adopted in 2005 extended south of the Durham Freeway and north to Taylor Street. In 2006, the boundary was amended to exclude areas south of the Durham Freeway. In light of a significant development opportunity immediately south of the freeway and the presence of intact and historic neighborhoods, re-evaluation of the Compact Neighborhood Tier boundaries ought to be considered. Staff recommends three-part amendments to the Future Land Use Map:

- 1 Development Tier.** Amend the boundaries of the Compact Neighborhood Tier.
- 2 Future Land Use Designations.** Amend the adopted future land use designations to Design District.

Adopted Land Use Designation	Acres	Proposed Land Use Designation
Commercial	49	Design District
Industrial	59	Design District
Office	27	Design District
Medium-High Density Residential	120	Design District

- 3 Technical Updates.** Correct minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

Reference in Report

Attachment 1,
Page 3

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Pages 4-5

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Issues. The report found in Attachment 1 summarizes challenges and opportunities for future compact neighborhood development in the Alston Avenue area and evaluates the potential impact of making such a policy decision on issues like environmental protection, housing and property values, transportation, and other infrastructure and services.

At the Planning Commission Public Hearing, some concern was raised about including the blocks in the northeastern portion of the Compact Neighborhood because they have a more residential character. Also, the property owner of 1111 Fayetteville Street, directly adjacent to the former Fayette Place site, requested to be included in the Compact Neighborhood at the Planning Commission hearing.

Staff Contact.

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Attachment 1, Alston Avenue Compact Neighborhood Report

Attachment 2, Planning Commission Written Comments

Attachment 3, Resolution

Appendices can be found online at www.durhamnc.gov/compactneighborhoods