



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:** Erwin Road Compact Neighborhood (A1500017)

**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 Erwin Road Compact Neighborhood. Full documentation is available in Attachment 1.

**Recommendation.** Staff recommends that the City Council approve Plan Amendment Case A1500017, Erwin Road Compact Neighborhood, to the City Council. 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. Amending the future land use designation from Commercial to Institutional for land owned by Duke University and zoned University-College.
4. Correcting minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

The Planning Commission recommended approval, 9-5, on March 9, 2016.

**Background.** The Future Land Use Map currently designates an area centered around the Duke and Veteran's Administration medical centers as a 475-acre Compact neighborhood Tier. This original boundary made sense in 2005; however, with changes to the development character of Erwin Road and a new LRT station introduced at LaSalle Street, boundaries for the Compact Neighborhood Tier ought to be reconsidered. Staff recommends four-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	86	Design District
Industrial	38	Design District
Institutional	23	Design District
Office	38	Design District
Medium-High Density Residential	226	Design District

- 3 Duke University UC Zoning.** Amend the future land use designation from Commercial to Institutional for land owned by Duke University and zoned University-College.
- 4 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
Attachment 1, Pages 4-5
Attachment 1, Page 6
Attachment 1, Page 6

**Issues.** The report found in Attachment 1 summarizes challenges and opportunities for future compact neighborhood development in the Erwin Road 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.

**Staff Contact.**

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**Attachment 1,** Erwin Road Compact Neighborhood Report

**Attachment 2,** Planning Commission Written Comments

**Attachment 3,** Resolution

Appendices can be found online at [www.durhamnc.gov/compactneighborhoods](http://www.durhamnc.gov/compactneighborhoods)