



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:** Leigh Village Compact Neighborhood (A1500014)

**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 Leigh Village Compact Neighborhood. Full documentation is available in Attachment 1.

**Recommendation.** Staff recommends that the City Council approve Plan Amendment Case A1500014, Leigh Village Compact Neighborhood. By doing so, the Council will adopt:

1. Converting the Suburban Transit Area to a Compact Neighborhood Tier with amended boundaries per Comprehensive Plan policy 2.4.1e.
2. Amending the adopted future land use designations within the Compact Neighborhood Tier to Design District.
3. Amending the adopted future land use designation of the Eastwood Park neighborhood from Commercial to Low-Density Residential.
4. Amending the future land use designation of Villa Pinea from Low-Medium Density Residential to Recreation and Open Space.
5. Correcting minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

The Planning Commission recommended denial, 0-14, March 9, 2016.

**Background.** The Future Land Use Map currently designates an area centered around the proposed Leigh Village station as a 356-acre Suburban Transit Area. Plans for a light rail station in this location have not dramatically changed since the Suburban Transit Area was established there in 2005; however, additional transportation studies have been completed and conversion from a Suburban Transit Area to a Compact Neighborhood Tier needs to be considered, along with re-assessment of the boundaries. Staff recommends five-part amendments to the Future Land Use Map:

**Reference**

1. **Development Tier.** Amend the boundaries and convert the Suburban Transit Area to a Compact Neighborhood Tier per Comprehensive Plan policy 2.4.1e.
2. **Future Land Use Designations.** Amend the adopted future land use designations to Design District.

Attachment 1,  
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Adopted Land Use Designation	Acres	Proposed Land Use Designation
Commercial	53	Design District
Low Density Residential	115	Design District
Low-Medium Density Residential	58	Design District
Medium-High Density Residential	109	Design District
Office	75	Design District

3. **Eastwood Park.** Amend the adopted future land use designation from Commercial to Low-Density Residential.
4. **Villa Pinea.** Amend the future land use designation from Low-Medium Density Residential to Recreation and Open Space for land held in conservation easement by the NC Botanical Garden Foundation.
5. **Technical Updates.** Correct minor mapping errors resulting in small (approximately 1 acre or less) changes to the Future Land Use Map.

Attachment 1,  
Page 6, Figure 5

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Page 6, Figure 6

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**Issues.** The report found in Attachment 2 summarizes challenges and opportunities for future compact neighborhood development in Leigh Village 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.

Additionally, a number of the speakers at the January and March Planning Commission hearing were particularly concerned about including the area west of George King Road (Area 1 in Figure 7, Attachment 2). These three tracts are adjacent to The Oaks neighborhood in the Town of Chapel Hill.

**Staff Contact.**

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**Attachment 1,** Leigh Village 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)