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Introduction

The subject parcels total 3.45 acres located adjacent to the CVS Pharmacy fronting on NC 55. The site contains a vacant residential home with accessory buildings on one portion of the site. The remaining portions of the site include open lawn and mature forest areas.

This request is to change the existing "Commercial" land use classification to "Light Industrial". The requested Light Industrial land use allows for the proposed service related industry whereas, the existing Commercial land use classification does not. The Light Industrial land use is compatible with the requested IL(D) zone as shown on the Future Land Use and Zoning District Compatibility Chart.

A service related industry use is defined in the UDO (5.2.7A) as a Light Industrial use because it is a maintenance task in which services are performed off-site. Few customers, especially the general public, come to the site.

This "Light Industrial" proposed classification for this project will promote contiguous, orderly development while encouraging infill on underutilized property located on a major roadway. This extension of the current Light Industrial zoning designation promotes contiguous, orderly development across the railroad tracks by matching the development trend north of Sedwick Road. The proposed classification also endorses infill on this underutilized property. This property is located at a developed intersection, but has been passed over during the development surrounding the intersection. With the potential reuse of the existing structure, this development will reinforce the existing character it has today. For all future expansions, the construction will be architecturally compatible to the surrounding uses to the north, south, and across NC 55 through the incorporation of similar building materials like brick, siding, and/or efis. Furthermore, this site is located on NC 55 and within a mile of multiple major roadways as defined by Figure 3 in the *Durham Industrial Land Study* from March of 2013.

Additional justifications for the proposed change request which are as follows:

Criteria for Future Land Use Map Change Recommendations

A. The subject site is of adequate shape and size to accommodate the proposed change:

The first phase of this development will be to utilize the existing buildings to accommodate the need while allowing an office building to be constructed in the future if needed. The proposed square footage of building area and associated parking will accommodate the requested zoning and map change.

B. The proposed change in future land use will contribute to the implementation of an adopted goal, objective or policy:

The adopted plan strives to create groupings of like uses. The proposed use would be consistent with that policy by expanding the Light Industrial use east of the project area as described above. Allowing the service related industry to be adjacent to compatible light industrial uses on this parcel is consistent with the development patterns of the area.

C. Environmental conditions make the proposed use more appropriate:

The site is appropriate for a Light Industrial use with its gentle topography and existing vegetation. Storm water devices and landscape buffers can be easily located with little impact to the sites environmental conditions.

Conclusion

The proposed request to change the land use classification from Commercial to Light Industrial is consistent with adjacent use and growth patterns of the area as described above. The proposed zoning to IL(D) and use change to Light Industrial will match the current development of the adjacent parcel and allow growth patterns of the area to continue as identified.