

DURHAM



1869
CITY OF MEDICINE

CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: June 20, 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 3.672 (PDR 3.672) | Proposal | 122 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. and the Future Land Use Map. | | |

| 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 3.672 for a single-family residential development of up to 122 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.

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 122 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 3.672 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*. 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 3.672 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 1,709 daily trips, increase the students generated from the proposed use by 14 students, and increase the estimated water demand of the site by 7,808 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.

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 | 3.672 (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 122 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. 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 2 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. 3. 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. 4. 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. 5. A maximum total of nineteen (19) single-family lots are allowed immediately adjacent to the following Properties: Durham county parcel id's 138267, 138264, 138265, 138266, 138342, 138341, 138340 and 138339 as shown on sheet DV2. <p><u>Prior to the issuance of any building permit (text commitments 6 thru 12 only</u></p> <ol style="list-style-type: none"> 6. Dedicate 10' of additional right-of-way for the frontage of the site along W. 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' 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. | Cover |

| | | |
|--------------------------------|--|--------------|
| <p>Text Commitments</p> | <p>9. Provide 50' 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.</p> <p>10. Provide 10' wide pedestrian easement from the existing Tanglewood Drive right-of-way to the proposed 50'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> <p>11. Provide 30' wide buffer (0.6 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 id's: 138267, 138264, 138265, 138266, 138342, 138341, 138340, 138339 and 138338 as shown on sheet DV2. Trees to be a minimum of 3" caliper and 8' in height at time of planting.</p> <p>12. Provide 20' wide planted streetscape buffer (0.4 opacity), alternative type 1 (mixed evergreen) per UDO Section 9.4.5.b.1 along the Cornwallis Road frontage of the site as shown on sheet DV2.</p> <p><u>Prior to the issuance of any certificate of occupancy (text commitments 13 thru 15 only)</u></p> <p>13. Construct a westbound left-turn lane with adequate storage and appropriate tapers on W. Cornwallis Road at site access point #1.</p> <p>14. Widen W. Cornwallis Road to a continuous three-lane section between side access point #1 and site access Point #2.</p> <p>15. A minimum of 4ft. 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 W. Cornwallis road. The additional asphalt widening will be provided to allow for a bicycle lane.</p> | <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)** | 1,261 | |
| Impact of Proposed Designation | 1,709 | |

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 3.672: 122 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 42 students. This represents an increase of 14 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** | 18 | 10 | 14 |
| Impact of Proposed Zoning | +5 | +4 | +5 |

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

**Assumption (Max Use of Proposed Zoning) – 122 single-family lots

| Table G6. Water Supply Impacts | |
|---|------------|
| This site is estimated to generate a total water usage of 18,910 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 7,808 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** | 18,910 GPD |
| Potential Impact of Zoning Map Change | +7,808 |

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)** –122 single-family lots

Appendix K: Summary of Planning Commission Meeting

Attachments:

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