



T.W. / N.C. 55 Multi-Family
Comprehensive Plan Amendment

Justification Statements and Applicant Responses:

1. *The proposed use is more compatible with surrounding uses and/or designated future land use patterns.*

Response: The existing land use designated for this site as per the FLUM is medium density residential, Industrial and Recreation/Open space uses. The adjacent future land uses in the context area include office and medium density residential (6-12 du/ac.) to the east, commercial, office and Recreation/Open space to the north, Industrial to the south and Institutional and Recreation/Open space uses to the west. The proposed future land use designation of medium-high density residential (8-20 du/ac.) and Recreation/Open space is an allowed under the Suburban tier category of the Comprehensive Plan.

2. *The proposed use would act as a good transition between less compatible uses.*

Response: The site's location between the FLUM medium density residential and office to the east, FLUM commercial, office, Recreation/Open space to the north, FLUM Institutional and Recreation/Open space to the west, and FLUM Industrial to the south would make a good land use transition with the proposed FLUM amendment to medium-high density residential category and the Recreation/Open Space. Furthermore, the amendment to medium-high density residential would support any mass transit services along the N.C. 55 and TW Alexander Drive transportation corridor that feeds into Research Triangle Park (RTP).

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

Response: There is anticipated future population growth within the context area of the site. This site is within 1 mile of a Suburban Transit Area and of the RTP perimeter boundary. Policy 2.2.2h of the Comprehensive Plan Land use goal states that Suburban tier residential density should be evaluated in consideration towards high density development in the Suburban

Transit Support Area. This area would be an ideal site to meet this policy objective since the current partial Future Land use of Industrial is incompatible to the environmental sensitive features of the property and lower residential density would be less supportive of any future transit route services that may run along T.W. Alexander drive and N.C. 55. Higher residential density land uses would allow flexibilities to protect the sensitive environmental features while providing a sustainable residential housing development to serve the employment sector of RTP and south Durham.

Supplemental Information and Applicant Responses:

Per Section 3.4.7 of the Unified Development Ordinance, the following criteria are to be considered when determining the viability of a proposed Comprehensive Plan Amendment:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

Response: The applicant is requesting that proposed Future Land use designation change from Industrial and medium density residential uses to Medium to High Density Residential (8-20 du/ac.) and Recreation/Open space uses. The proposed Future Land use would be consistent within the Suburban Tier portion of the Comprehensive Plan under the following policies:

Policy 2.3.2a – Infrastructure capacity: With this proposed development, impacts on the existing water and sewer systems will be minimal since the future Land use type is residential and the water and sewer systems are in place and sized within adjacent developments to handle demand by this development. The development will extend and connect to these existing utility systems connections without further infrastructure costs to the city. The developer will pay for these costs. Some transportation improvements may be required to mitigate any impacts to the existing transportation infrastructure network.

Policy 2.1.3d – Residential Defined: Residential densities of 8-20 units/acre in the Suburban tier are consistent with Table 2-1 of the Comprehensive Plan and of this request.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

Response: The existing land use pattern consists of multi-family residential development, Institutional, office and commercial uses within the context area of the site. The proposed use of multi-family attached units at densities 8-20 units/acre is compatible with the existing surrounding uses, future transit service routes along NC 55 corridor as well as TW Alexander Drive and the Suburban Tier residential density guidelines of the Comprehensive Plan.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general; and

Response: The intended use would not create any adverse impacts in the adjacent area. The proposed residential use and the existing Recreation/Open space is compatible with current existing land uses in the area.

- D. Whether the subject site is of adequate shape and size to accommodate the proposed change;

Response: The parcel is approximately 26 acres in size. The size and shape of the parcel's land form is suitable for this proposed residential density range of 8-20 dwelling units per acre.