



**-CAPITAL CIVIL ENGINEERING-**

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Durham City-County Planning Department  
101 City Hall Plaza  
Durham NC 27701

Re: Future Land Use Amendment Justification Statement for 4062 Stirrup Creek Drive

The applicant is requesting to amend the Future Land Use Map for the property located at 4062 Stirrup Creek Drive. Currently, the future land use designations for this property are office and industrial. This application is requesting the future land use designation be changed to industrial. Justification statements for the proposed request are below.

1. The proposed use is more compatible with surrounding uses and/or designated future land use patterns than the current designation.

The property is located in southeast Durham County and east to the Research Triangle Park. The vast majority of land in this area, including properties to the north, south, and east have a current land use designation of industrial. The property is located in the Triangle Business Center, which consists of properties located between S. Miami Blvd, TW Alexander and Stirrup Creek Drive, and also properties on Twin Creeks Drive. Other than one other parcel, all other properties within the Triangle Business Center have a land use designation of industrial.

2. The site area is not of sufficient size or shape for development under the adopted Future Land Use Map designation.

The site area is currently two different land use designations (office and industrial). Development on this property is prohibited due to the different designations. The proposed plan amendment shall create a uniform land use designation on the property.