



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

Witherspoon Garrett Road
Comprehensive Plan Amendment (A1500023) – Justification Statement

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Prepared by Coulter Jewell Thames, PA – Andrew Porter, RLA

Introduction:

The subject parcel is 4.58 acres and located at 4800 Garrett Road. Currently there is an existing brick structure, associated parking, open meadows and forested area on the site.

The intent of this application is to amend the existing Office / Recreation Open Space land use designations to Low Density Residential. As a separate request, being submitted concurrently with this application the applicant is also requesting a Zoning Map change (Z1500037) from OI(D) to RR(D).

The two above requests, if approved will allow the relocation of the Witherspoon Rose Culture business and operations to this new location on Garrett Road.

Justification for the proposed change:

1. *The proposed use is more compatible with surrounding uses and/or designated future land use patterns.*
 - The requested land use designation is more compatible with surrounding Residential and Recreation Open Space land use patterns within the Garrett Road corridor. Decreasing the land use intensity in this location will continue to allow for an appropriate transition to adjacent properties. The requested land use designation will continue to promote and orderly development pattern similar to that existing within the Garrett Road corridor today.
2. *Environmental conditions make the proposed use more appropriate.*
 - The requested land use will fit within the surrounding environmental conditions more appropriately. The presences of the adjacent New Hope Creek Floodplain and New Hope Creek Bottomlands Forest Natural Inventory areas all make a lower intensity land use more appropriate when considering adjacent environmental impacts.
3. *The proposed use would act as a good transition between less compatible uses.*
 - The requested land use will act as a good transition between adjacent land uses and continue to promote an orderly development pattern similar to that existing within the Garrett Road corridor today. This amendment will create a better transition between

the subject parcel and the adjacent Recreation Open Space, New Hope Creek Floodplains and New Hope Creek Bottomlands Forest Natural Inventory area to the west.

Consistency with Land Use Plan Amendment Criterion UDO Sec. 3.4.7

1. Consistency

- The requested land use is consistent with the development focus and allowed land uses within the Suburban Tier. The requested land use designation will accommodate redevelopment of this parcel and continue to promote Durham's growth trend.
- To address any concerns as to why the applicant has chosen the LDR land use designation over the Agricultural land use designation please note the following. Yes, both LDR and Agricultural land uses designations are allowed with the proposed RR(D) zoning. However as means to be more consistent with the surrounding land use designations and to fit better within the future development patterns we believe the LDR land use designation is more appropriate for this case with the understanding the same intended Agricultural uses will be allowed as committed on the Development Plan.

2. Compatibility

- The requested amendment is compatible with other residential land use designations along the Garrett Road corridor. The requested land use is an appropriate transition from existing neighboring uses and promotes an orderly development pattern similar to that existing within the Garrett Road corridor today.

3. Substantial Adverse Impact

- No adverse Impact. Application is actually proposing a less intense land use designation than currently approved. The proposed land use designation is within current infrastructure capacity limits.

4. Adequate shape and size

- The area requested for amendment is 4.58 AC in total, and is of sufficient shape and size for a Low Density Residential land use designation within the Suburban Tier.