

## Public Hearings and Notices - March 10, 2020

The Durham City-County Planning Commission will hold public hearings on March 10, 2020 at 5:30 p.m. in the City Council Chambers, 101 City Hall Plaza, 1st Floor, Durham, NC 27701, to consider the following:

### UDO Text Amendments

#### **TC1900006 – Unified Development Ordinance Text Amendment, Omnibus Changes 14 –**

This text amendment proposes technical revisions and minor policy changes to various provisions of the Unified Development Ordinance (UDO). The amendments are identified as necessary corrections, clarifications, re-organization, or other minor changes to clarify the intent of the regulations or codify interpretations of regulations, or reflect minor policy changes, some of which are not solely technical in nature. Additionally, amendments are proposed to specifically address recent state legislation enacted during the 2019 General Assembly session.

### Plan Amendment

**1432 Ellis Road (A1800011)** is a request to change future land use designation of property located generally at 1432 Ellis Road from Low Density Residential to Low-Medium Density Residential. There is no change to the Open Space and Recreation designation.

### Zoning Map Changes

**1432 Ellis Road (Z1800035)** is a request to change the zoning district located generally at 1432 Ellis Road from Rural Residential (RR) and Residential Suburban-20 (RS-20) to Planned Development Residential 5.706 (PDR 5.706).

**3259 Rose of Sharon Road (Z1900008)** is a request to change the zoning district at located 3259 Rose of Sharon Road from Residential Suburban-20 (RS-20) to Rural Residential with a Development Plan (RR(D)).

**Leesville Road Assemblage (Z1900025)** is a request to change the zoning district located at 6325 Leesville Road from Rural Residential (RR), Falls/Jordan Watershed Protection Overlay District-B (F/J-B) to Planned Development Residential 3.236 (PDR 3.236), Falls/Jordan Watershed Protection Overlay District-B (F/J-B).

**1900 Hillandale (Z1900046)** Modification of a Committed Element on an approved development plan for the property located at the corner of Fawn Avenue and Hillandale Road.

**505 West Chapel Hill Street (Z2000006)** is a request to change the zoning district at located at 505 West Chapel Hill Street from Downtown Design District Support-1 (DD-S1) to Downtown Design District – Core with a Development Plan (DD-C(D)).

**Public Review:** Staff reports are available in the City-County Planning Department, 101 City Hall Plaza, Ground Floor, between 8:00 a.m. and 5:00 p.m. Call 919-560-4137 and extension number for the following: For case TC1900006 contact [Michael.Stock@DurhamNC.gov](mailto:Michael.Stock@DurhamNC.gov) x28227; for cases A1800011/Z1800035, Z1900046 contact [Jamie.Sunyak@DurhamNC.gov](mailto:Jamie.Sunyak@DurhamNC.gov) x28235, for all other cases contact [Emily.Struthers@DurhamNC.gov](mailto:Emily.Struthers@DurhamNC.gov) x28263.

**Public Participation:** Interested parties may appear at the meeting. Any person wishing to speak at the public hearing should be present at 5:30 p.m. and should sign up on the sheets to be provided. The Chair will recognize all persons wishing to speak. Substantial changes to the proposed action may be made following the public hearing for each case.