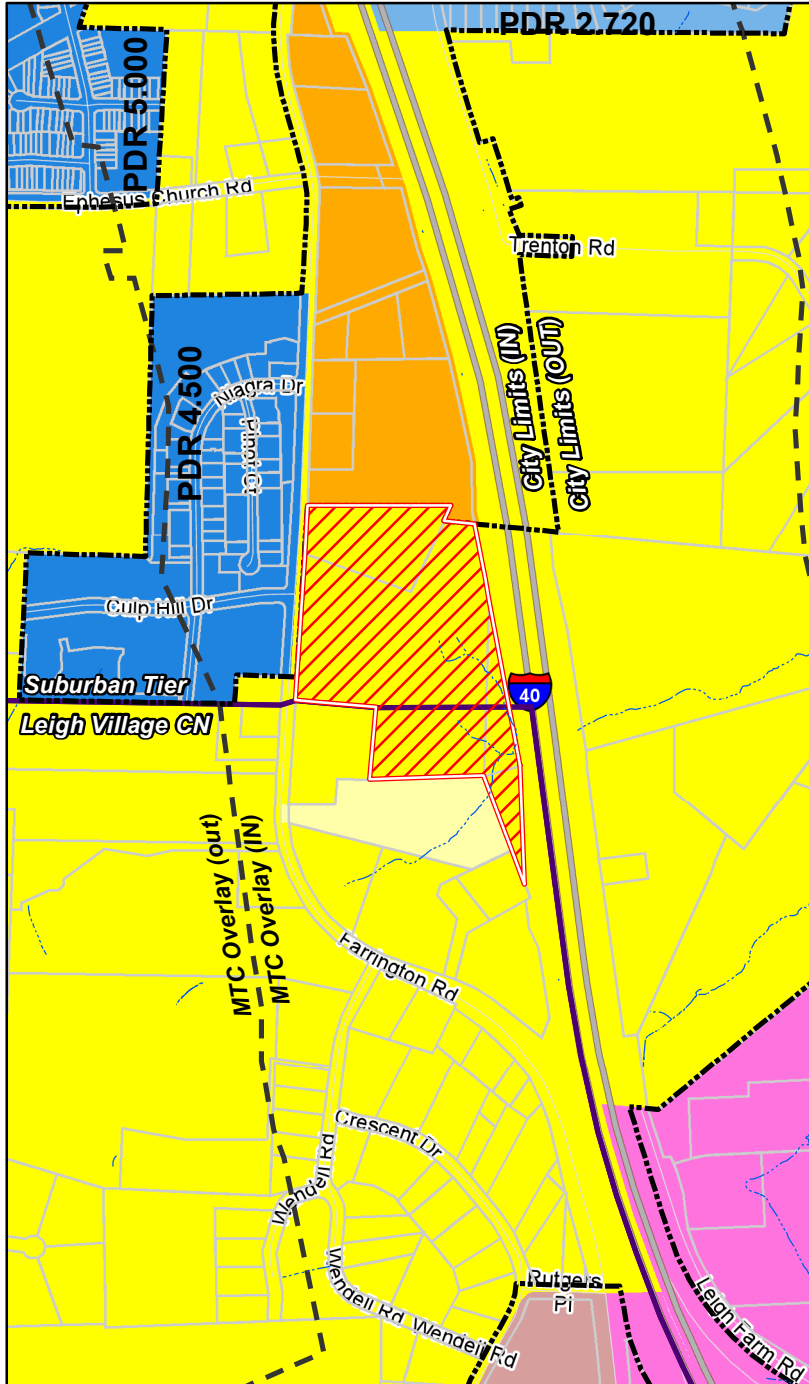


Application Summary			
Application Information			
Reference Name	Courtyards at Farrington	Submittal Date	September 10 th , 2020
Application Type(s) (Case#)	Zoning Map Change (Z2000038), Annexation (BDG2000021)		
Proposal	Age targeted community of up to 66 single-family homes with a clubhouse		
Applicant	Jason Coffee, EPCON Communities		
Staff Contact	Alexander Cahill, Senior Planner, alex.cahill@durhamnc.gov		
Status	Under Review		
Site Information			
Location	5109, 5117, 5251, and 5271 Farrington Road	Legacy Cases	N/A
Site Acreage	21.137	Existing Use	Mostly undeveloped, with several agricultural structures
Request			
Designations	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban Tier/Leigh Village Compact Neighborhood Tier	Suburban Tier	
Future Land Use	Office, Downtown Design, Low Density Residential	N/A	
Zoning	Residential Suburban-20 (RS-20)	Planned Development Residential 3.338 (PDR 3.338)	
Overlay Zoning District(s)	Falls/Jordan Lake Watershed Protection District-B (F/J-B) MTC I-40	No change	
TIA Required	No		
Buffers			
Zone to Zone	Adjacent to Development	Adjacent to Undeveloped Land	
[RS-20 to PDR]	[opacity and width]	[opacity and width]	

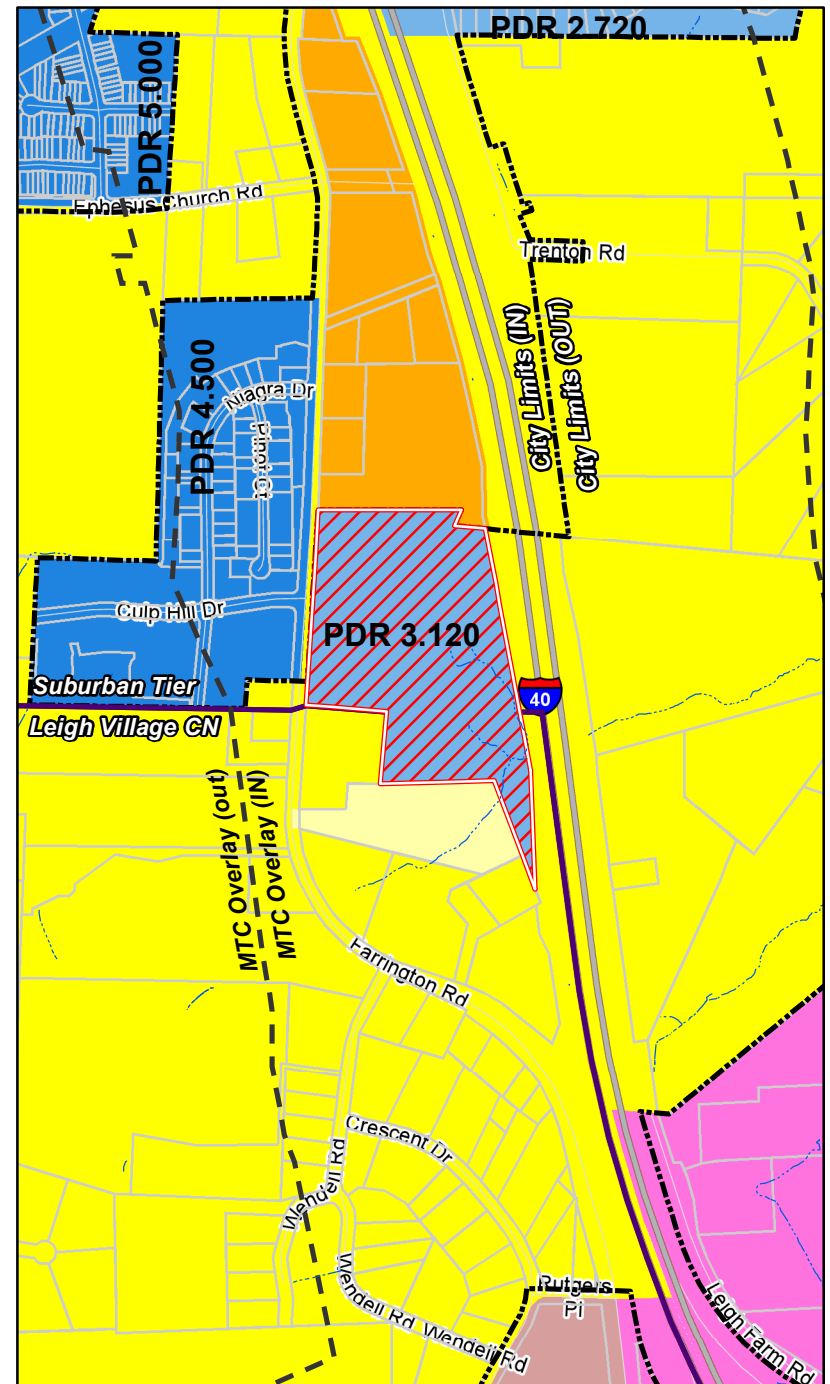
Attachment 1 - Context Map

Courtyards at Farrington








Existing Zoning:










Proposed Zoning:



Legend:

-  Case Area
-  Parcel Lines
-  Streams
-  Floodplain
-  City Limits
-  Transportation Corridor
-  Development Tiers

Zoning Districts:

-  RR
-  RS-20
-  RS-M
-  PDR-LDR (2 - 4 du/ac)
-  PDR-MDR (4 - 8 du/ac)
-  OI
-  MU

