1. Call To Order

2. Roll Call
   Akram Al-Turk
   Nathaniel Baker
   George Brine
   Brian Buzby, Chair
   Erin Durkin
   Elaine Hyman, Vice Chair
   Cedric Johnson
   Armeer Kenchen
   Tom Miller
   David Morgan
   Cristian Santiago
   Carmen Williams

3. Approval Of The Minutes And Consistency Statements From June 11, 2019

   Documents:
   
   PC MINUTES 06-11-2019.PDF

4. Adjustments To The Agenda

5. Public Hearing: Comprehensive Plan Future Land Use Map Amendments

6. Public Hearings: Comprehensive Plan Future Land Use Map Amendments With Concurrent Zoning Map Changes

   a. Z1900006 Magnolia Creek Phase IV (continued from June 11, 2019)
   b. Z1900007 Chalk Level Road

   Documents:
   
   Z1900006 MAGNOLIA CREEK PHASE IV.PDF
   Z1900007 - CHALK LEVEL ROAD.PDF

7. Public Hearing: Zoning Map Change

8. Public Hearings: Comprehensive Plan Future Land Use Map Amendments

9. Public Hearings: Text Amendments To The Durham Comprehensive Plan

10. Public Hearings: Text Amendments To The Unified Development Ordinance

11. Public Hearings: Text Amendments With Rezoning

12. Old Business

13. New Business
a. Information Presentation- Site Plan Review Process, Bo Dobrzenski, AICP

14. Adjournment

Staff Contact: Grace Smith, Planning Manager
919.560.4137 x28215 ? Grace.Smith@DurhamNC.gov
June 11, 2019, 5:30 p.m.
Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order
Chair Buzby called the meeting to order at 5:30 p.m.

II. Roll Call

Members Present:
- Brian Buzby, Chair
- Elaine Hyman, Vice Chair
- Akram Al-Turk
- Nathaniel Baker
- George Brine
- Erin Durkin
- Charles Gibbs
- Cedric Johnson
- Armeer Kenchen
- Tom Miller
- David Morgan
- Cristian Santiago
- Carmen Williams

Excused Members Absent:

Staff Present:
- Sara Young, Assistant Planning Director
- Grace Smith, Planning Supervisor
- Jamie Sunyak, Senior Planner
- Emily Struthers, Senior Planner
- Scott Whiteman, Planning Supervisor
- Bill Judge, Assistant Transportation Director
- Earlene Thomas, Transportation Engineer IV

III. Adjustments to the Agenda
None.

MOTION: Adoption of agenda as presented. (Brine, Morgan 2nd)
ACTION: Motion carried, 12-0 (Commissioner Johnson not yet arrived)

Approval of the Minutes for May 14, 2019

MOTION: Approve the Minutes for the May 14, 2019 meeting. (Brine, Al-Turk 2nd)
ACTION: Motion carried, 12-0 (Commissioner Johnson not yet arrived)

Commissioner Johnson arrived before cases began.
IV. Public Hearing: Comprehensive Plan Amendment - None

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request
   a. New Haven Townhouses (A1900002/Z1900002)

   **Plan Amendment Request:** Industrial, Recreation Open Space to Low-Medium Density Residential (No change to Recreation Open Space)

   **Staff Report:** Jamie Sunyak presented cases A1900002/Z1900002

   **Zoning Map Change Request:** Residential Suburban-20 (RS-20) to Planned Development Residential 6.239 (PDR 6.239)

   **Public Hearing:** Chair Buzby opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Buzby closed the public hearing.

   **Commission Discussion:** The discussion centered on transportation improvements in the area, the extent of stream crossings, the pricing and type of units, recommendations for better design commitments and concerns regarding the amount of development in the area.

   **MOTION:** Recommend approval of case A1900002. (Brine, Morgan 2nd)
   **ACTION:** Approved, 12-1, (Baker voting no)

   **MOTION:** Recommend approval of case Z1900002. (Brine, Morgan 2nd)
   **ACTION:** Approved, 12-1, (Baker voting no)

   **Consistency Statement:** The Planning Commission finds that the ordinance request is not consistent with the adopted Comprehensive Plan. However, should the plan amendment be approved, the request would be consistent with the Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VI. Public Hearing: Zoning Map Change Request
   a. Magnolia Creek Phase IV (Z1900006)

   **Zoning Map Change Request:** Planned Development Residential 4.990 (PDR 4.990), Falls/Jordan Watershed Protection Overlay District B (F/J-B) to Planned Development Residential 7.899 (PDR 7.899), Falls/Jordan Watershed Protection Overlay District B (F/J-B)

   **Staff Report:** Emily Struthers presented case Z1900006.

   **Public Hearing:** Chair Buzby opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Buzby closed the public hearing.

   **Commission Discussion:** The discussion centered on the proposed rezoning as a portion of the P02-55 development and whether the rezoning area, and therefore the notification area, needs to be expanded.

   **MOTION:** Continue case Z1900006 Magnolia Creek Phase IV for one cycle to July 9, 2019 for the opinion from City Attorney. (Miller, Brine 2nd)
VII. Public Hearing: Text Amendment
   a. Expanding Housing Choices (TC1800007)

   Amendments modifying standards in Article 5, Use Regulations; Article 6, District Intensity Standards; Article 7, Design Standards, and other associated sections of the UDO regarding accessory dwelling units, residential infill, housing type allowances and associated dimensional and density requirements, flag lots, and other associated provisions and definitions.

   Staff Report: Scott Whiteman presented case TC1800007 Expanding Housing Choices.

   Public Hearing: Chair Buzby informed those in attendance that the public hearing was open as continued from the March 12, 2019 meeting. Three people spoke in support. Three people spoke in opposition.

   Commission Discussion: The discussion centered on the Expanding Housing Choices combined comments.

   MOTION: Send text amendment TC1800007 forward to the City Council and Board of County Commission with a favorable report subject to the recommendations outlined in the Planning Commissions Combined Comments memo as amended at the June 11, 2019 Commission meeting. (Brine, Miller 2nd)

   ACTION: Motion Carried, 12-1, (Williams voting no)

   Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VIII. Old Business

IX. New Business

X. Adjournment
   The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission
Meeting Date: July 9, 2019

A. Summary

Jarrod Edens, of Edens Land, on behalf of David Goracke, proposes to change the zoning designation of two parcels of land located at 4700 Danube Lane and 1018 Old Evergreen Drive. At the time of the submittal, the addresses of these parcels were 0 Danube Land and 0 Old Evergreen Drive. The site is presently zoned Planned Development Residential 4.990 (PDR 4.990). Mr. Edens proposes to change this designation to Planned Development Residential 7.899 (PDR 7.899). The development plan associated with this request proposes a maximum of 53 townhouse units. The properties are designated Low-Medium Density Residential on the Future Land Use Map (FLUM) which is consistent with the rezoning request.
B. Site History

This site was included in the Belvins Property Development Plan (P02-55) which was approved by City Council in 2003. The legacy development plan called for series of development pods tied together by a central open space stream corridor and walking trails system. The area corresponding to the Magnolia Creek Phase IV zoning map change request called for 13 single family lots. A sidewalk and curb cut has been constructed along the site adjacent to Danube Lane but otherwise, the site remains undeveloped. The adjacent development pods include built-out apartments and a mix of constructed and under-construction single family houses. The original 4.990 PDR zoning as established through case P02-55, Belvins Property, is compliant with all provisions of that approved development plan (including project boundary buffers, impervious area, tree coverage, and open space). The proposed development plan, Z1900006, if approved, would result in a nominal increase in density to 5.146 units per acre for the developed portion formerly known as Belvins Property because of the extraction of 6.71 acres and 13 units. This density is consistent with the Future Land Use Map designation of Low-Medium Density Residential. Additionally, as this area has been developed or platted, the physical expression of density in these areas will not change. The Planning Director has determined, pursuant to UDO Section 3.5.12.B which states that, “where a deviation is proposed from a portion of a development plan, for example from one phase or zoning district, the Planning Director may consider cumulative deviations and the impact of such portion on the overall development in a significance assessment. If the deviation is deemed significant, the Planning Director shall determine whether it requires a zoning map change to all or only a portion of the development plan”, that the portion of P02-55, outside of the rezoning request, does not require a zoning map change.

C. Existing Site Characteristics

Site Conditions. As shown on the Existing Conditions Sheet of the development plan, the 6.71 acre tract comprises two parcels. The site contains mixed hardwood and pine forest. A stream runs adjacent to the site to the north and east as well as through the northeast portion of the site. The following photos provide a visual context of the site. Their locations have been identified on the Aerial Map (Attachment 2).

Area Characteristics. The site is located in the Suburban Development Tier and in the Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B). A mixture of housing types occupy the surrounding area. The site is directly adjacent to a single family development to the south which connects to a townhouse development. Newly constructed single family development is located to the north and east across the stream. Additionally, two apartment developments are located north of the site. The
property adjacent to the west across Danube Lane is undeveloped. The following photos provide a visual context of the area. Their locations have been identified on the Aerial Map (Attachment 2).

D. Consistency with Adopted Plans

A zoning map change is reviewed for consistency with the Future Land Use Map and policies of the Comprehensive Plan, as well as other adopted plans. Attachment 6 provides the associated Comprehensive Plan policies which are applicable to the proposal.
Staff Analysis. The proposed PDR 7.899 zoning district is consistent with the Future Land Use Map and meets the policy requirements in relation to the Comprehensive Plan and other adopted plans and policies.

E. Compliance with the Unified Development Ordinance

The zoning map change request has been reviewed by staff and determined to be consistent with UDO requirements. The proposed commitments associated with the development plan as part of this case are noted in Attachment 7. Summaries of the commitments in excess of UDO requirements are below.

Text Commitments. Proffered commitments include that the proposed development will be limited to residential townhouse units and accessory uses; the maximum number of townhouse units to be developed on the site will be 53; a pedestrian trail connection will be provided.

Graphic Commitments. Graphic commitments include the general location of the site access point, pedestrian connection to the adjacent community, building and parking envelopes, tree coverage areas, and a maximum of 70 percent impervious surface area.

Design Commitments. Design commitments include a variety of building materials, sloped roofs, and front facing gables as a distinctive architectural feature.

Staff Analysis. The requested zoning district and associated development plan exceeds the minimum requirements of the UDO. If the zoning map change request is approved, the attached development plan establishes the level of development allowed on the property.

F. Development Impact Assessment

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

The proposal, assumed to have a maximum of 53 townhouse units, is estimated to increase the traffic generation of the subject site by 201 vehicle trips per day and increase water demand by 3,815 gallons per day. Compared to the existing zoning, there will be an estimated elementary school demand increase by one student, no change in middle school demand, and a high school demand increase by one. Additional details are available in Attachment 8.

Staff Analysis. The proposed PDR 7.889 district is consistent with Comprehensive Plan policies regarding the impacts on transportation, utilities, and schools.

G. Reasonable and in the Public Interest

UDO subsection 1.2.1 states that the purpose of the ordinance is to “promote the health, safety and general welfare of the residents of Durham City and County” and subsection 1.2.2 provides the intent behind the regulations contained in the ordinance. These requests have been evaluated based upon the ordinance’s purpose and intent and the policies of the Durham Comprehensive Plan.

Staff Analysis. The proposed PDR 7.899 zoning is consistent with the goals and polices of the Comprehensive Plan and Suburban Tier designation. If the requested PDR 7.899 zoning designation were approved, a maximum of 53 townhouse units would be permitted. While the existing zoning already
permits residential development, this proposal seeks to increase the maximum density. Additionally, the proposal seeks to develop as townhouses rather than single-family units, providing greater variety of housing types in this area. The proposed zoning provides an opportunity for additional housing to support the growing Durham population.

H. Staff Recommendation and Determination

Staff determines that this request is consistent with the Comprehensive Plan, including the Future Land Use Map, and other adopted ordinances and plans.

I. Contacts

<table>
<thead>
<tr>
<th>Staff Contact</th>
<th>Applicant Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emily Struthers, Senior Planner</td>
<td>919.560.4137 ext. 28263</td>
</tr>
<tr>
<td>David Goracke; Kolter Land Partners, LLC</td>
<td>919.573.1818</td>
</tr>
</tbody>
</table>

J. Notification

Staff certifies that newspaper advertisements, letters to property owners, and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, email notice was provided per the Durham Planning Public Notification Service.

K. Attachments

1. Context Map
2. Aerial Map
3. Future Land Use Map
4. Application
5. Development Plan
6. Comprehensive Plan Consistency Analysis
7. Summary of Development Plan
8. Summary of Development Impacts
9. BPAC Comments
Attachment 1 Context Map
Magnolia Creek Phase IV

Legend:
- Case Area
- Parcel Lines
- Streams
- Watershed Protection Overlay

Zoning Districts:
- Existing Zoning: PDR 4.990, PDR 4.300
- Proposed Zoning: PDR 4.990, PDR 4.300, FJB

Durham City-County Planning Department, 4/25/19
Attachment 3 Future Land Use Map

Magnolia Creek Phase IV

Legend:
- Case Area
- Parcel Lines

FLUM Designations:
- Rural Density Residential (0.5 DU/Acre or less)
- Very Low Density Residential (2 DU/Acre or less)
- Commercial
# Zoning Map Change Application

**Date:**

<table>
<thead>
<tr>
<th>Current Zoning District(s) Including any Overlay District:</th>
<th>PDR-4.990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning District(s) Including any Overlay District:</td>
<td>PDR-7.899, F/J-B</td>
</tr>
<tr>
<td>Current Future Land Use Map Designation:</td>
<td>Low to Med. Density Residential uses: 4-8 du/acre</td>
</tr>
<tr>
<td>Jurisdiction: (Check as appropriate. If also requesting annexation, check 'City')</td>
<td>□ City □ County □ Both</td>
</tr>
<tr>
<td>Total Site Area:</td>
<td>6.71 acres</td>
</tr>
<tr>
<td>Development Tier:</td>
<td>Suburban</td>
</tr>
<tr>
<td>Project Location:</td>
<td>0 Danube Lane</td>
</tr>
<tr>
<td>Proposed Project Name:</td>
<td>Magnolia Creek</td>
</tr>
<tr>
<td>Property Identification Number(s) (PID):</td>
<td>0833-01-38-0646, -2941/177749, 222902</td>
</tr>
<tr>
<td>Summary of Proposed Development:</td>
<td>53 Multi-family Residential units (Townhouses)</td>
</tr>
</tbody>
</table>

**Applicant Information:**

| Name: Attn.- David Goracke - LOCAL AGENT. | Company: Kolter Land Partners, LLC |
| Phone: (919) 573-1818 | Email: dgoracke@kolter.com |
| Mailing Address: 3737 Glenwood Ave. Suite 100 Raleigh, N.C. 27612 |

**Agent Information (if applicable):**

| Name: Attn.- Jarrod Edens, PE | Company: Edens Land |
| Phone: (919) 316-1855 | Email: jarrod.edens@edensland.com |
| Mailing Address: 2314 S. Miami Blvd. Suite 151 Durham, N.C. 27703 |

**Owner Information:**

| Name: JAMES HARVEY, MEMBER | Company: VK Magnolia, LLC |
| Phone: N/A | Email: N/A |
| Mailing Address: 14025 Riveredge Drive Suite 176 Tampa, Fl. 233637 |

Page 1 of 2
**Application Checklist:**

<table>
<thead>
<tr>
<th>Application Item</th>
<th>Applicant/Agent Initial</th>
<th>Staff Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owners Acknowledgment (Original Signatures Only)</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Text Amendment Acknowledgement</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Boundary Map and Legal Description</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Stormwater Checklist, Two Copies</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Utility Impact Questionnaire, Two Copies</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Pre-Submittal Conference Record</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Digital Copy of All Submitted Materials (Required)</td>
<td>JE</td>
<td></td>
</tr>
<tr>
<td>Application Fee</td>
<td>JE</td>
<td></td>
</tr>
</tbody>
</table>

**Development Plan Checklist (If applicable):**

| Development Plan Checklist                          | JE                       |               |
| Two Full Size Hard Copies of Plans                  | JE                       |               |
| Traffic Impact and/or Phasing Analysis (if required), Three Copies and One Digital Copy. | N/A                      |               |
| Digital Copy of Plans (Required)                    | JE                       |               |

**Additional Materials/Applications (If applicable):**

| Neighborhood Meeting Materials                       | N/A                      |               |
| Annexation Petition                                  | N/A                      |               |
| Comprehensive Plan Amendment                         | N/A                      |               |

Each item on this page must be initialed by the Applicant and/or Agent, indicating that the item is part of the submittal package, is complete, and the information is accurate. Items not applicable to the request, as indicated by staff, may be marked as 'N/A'.

A submittal package with items not initialed, or otherwise incomplete or inaccurate, will not be accepted. An application shall be considered to have been accepted for review only after it has been determined to be complete in accordance with Section 3.2.4 of the Unified Development Ordinance, not upon submission to the Planning Department.

I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge:

[Signature]

Date: 7-11-19

Printed Name
Durham City-County Planning
Zoning Map Change
Owner's Acknowledgement of Development Plan Submittal

<table>
<thead>
<tr>
<th>Date Submitted:</th>
<th>Case Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This original form is required to be submitted with a zoning map change application that includes a development plan. Each property owner for each parcel included in the development plan must provide a signature and date.

Acknowledgement Statement

I/we, Jame Harvey for VK Magnolia, LLC, owner(s) of the 6.71-acre property having

Property Identification Number(s):

<table>
<thead>
<tr>
<th>Number</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>0833-01-38-0646</td>
<td>0833-01-38-2941</td>
</tr>
</tbody>
</table>

I am/are aware of the application for the PDR-7.899, F/J-B zone and development plan that accompanies the zoning map change request. A development plan places significant limitations on the physical development of the land. The obligation to develop in accordance with an approved development plan runs with the land and is not dependent on this particular applicant. Changes to a development plan approved with a rezoning request may require a future zoning map change request.

Owner's Signature: [Signature]  3/21/2019  Date  Owner's Signature:  Date

Owner’s Printed Name: Jame Harvey

Disclaimer:
By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.
Durham City-County Planning
Zoning Map Change

Acknowledgement of In-Process Text Amendment that May Affect Requested Application

<table>
<thead>
<tr>
<th>Date Submitted:</th>
<th>Case Number:</th>
</tr>
</thead>
</table>

The applicant or applicant’s agent may sign this original form which is required to be submitted with a zoning map change application to acknowledge that staff is processing Text Amendments that may impact a proposed project. It is the applicant’s (or agent’s) responsibility to remain current on these developments and assess any potential impacts in consultation with staff. Due to the unknown life expectancy of an application, an updated list of Text Amendments may be found online: http://ldo.durhamnc.gov/durham/ldo_web/ldo_main.aspx.

Acknowledgement Statement

I, ____________________________, applicant or agent of the ____-acre property having Property Identification Number(s):

0833-01-38-0646

0833-01-38-2941

I am authorized by the property owner(s) associated with this application for the ______ zone.

The obligation to develop in accordance with all applicable ordinances when seeking development approvals is hereby acknowledged.

Authorized Signature: ____________________________

Printed Name: ____________________________

Date: 3-21-17

Rev. November 2011
**MAGNOLIA CREEK - PHASE IV DEVELOPMENT PLAN**

0 DANUBE LANE
DURHAM, NORTH CAROLINA

FEBRUARY 11, 2019
REVISED: APRIL 18, 2019

---

**GENERAL NOTES**

1. **Boundary Information:** The proposed development is bounded by the following:
   - WEST AVE
   - BRIAR ROSE LN
   - FEBRUARY 11, 2019
   - DANUBE LN
   - DURHAM, NORTH CAROLINA

2. **Topographic Information:** The topographic information is based upon field survey conducted by Robert Murphy, PLLC.

3. **Utility Information:** The information regarding the location of existing utilities has been based upon available information.

**TEXT COMMITMENTS**

1. **Group 1: Project Description**
   - A. **Description of Proposed Architecture:**
     - The proposed architecture will be limited to townhouses and all allowed accessory uses as listed.
   - B. **Description of Proposed Roofs:**
     - The roofs will be sloped.
   - C. **Description of Proposed Building Materials:**
     - The buildings will use one or more of the following materials: brick, stucco, synthetic stone, wood, metal, fiber cement, vinyl.
   - D. **Description of Distinctive Architectural Features:**
     - There is no architectural style proposed.

2. **Group 2: Design Completions**
   - A. **Description of Proposed Architecture:**
     - The proposed architecture will be limited to townhouses and all allowed accessory uses.
   - B. **Description of Proposed Roofs:**
     - The roofs will be sloped.
   - C. **Description of Proposed Building Materials:**
     - The buildings will use one or more of the following materials: brick, stucco, synthetic stone, wood, metal, fiber cement, vinyl.
   - D. **Description of Distinctive Architectural Features:**
     - There is no architectural style proposed.

3. **Group 3: Site Plan Amendments**
   - A. **Description of Proposed Architecture:**
     - The proposed architecture will be limited to townhouses and all allowed accessory uses.
   - B. **Description of Proposed Roofs:**
     - The roofs will be sloped.
   - C. **Description of Proposed Building Materials:**
     - The buildings will use one or more of the following materials: brick, stucco, synthetic stone, wood, metal, fiber cement, vinyl.
   - D. **Description of Distinctive Architectural Features:**
     - There is no architectural style proposed.

---

**SITE SUMMARY**

- **Parcel 1:**
  - **Case Number:** D1500252 (Site Plan Amendment)
  - **Description:** Existing Conditions Plan
  - **Approved:** April 18, 2019
- **Parcel 2:**
  - **Case Number:** D1600231 (Site Plan Amendment)
  - **Description:** Site Improvements Plan
  - **Approved:** April 18, 2019
- **Parcel 3:**
  - **Case Number:** D1600174 (Site Plan Amendment)
  - **Description:** Site Improvements Plan
  - **Approved:** April 18, 2019
- **Parcel 4:**
  - **Case Number:** PW1602307 (Construction Drawings)
  - **Description:** Site Improvements Plan
  - **Approved:** April 18, 2019

**DESIGN COMMITMENTS**

1. **Group 1:**
   - A. **Documentation:** The documentation will be limited to townhouses and all allowed accessory uses.
   - B. **Construction Drawings:** The construction drawings will be limited to townhouses and all allowed accessory uses.
   - C. **Surveying & Engineering:** The surveying and engineering will be limited to townhouses and all allowed accessory uses.
   - D. **Approval Stamping:** The approval stamping will be limited to townhouses and all allowed accessory uses.

**CONSTRUCTION COMMITMENTS**

1. **Group 1:**
   - A. **Utilities:** The utilities will be installed and extended to the eastern project boundary line.
   - B. **Traffic Improvements:** The traffic improvements will be installed and extended to the eastern project boundary line.
   - C. **Pedestrian Improvements:** The pedestrian improvements will be installed and extended to the eastern project boundary line.

**GENERAL NOTES**

- **Boundary Information:** The boundary information is based upon field survey conducted by BNK, Inc.
- **Utility Information:** The utility information is based upon field survey conducted by Robert Murphy, PLLC.
- **Surveying & Engineering:** The surveying and engineering information has been supplied by Robert Murphy, PLLC.

**GENERAL COMMITMENTS**

1. **Group 1:**
   - A. **General Architecture:**
     - The general architecture will be limited to townhouses and all allowed accessory uses.
   - B. **General Roofs:**
     - The roofs will be sloped.
   - C. **General Building Materials:**
     - The buildings will use one or more of the following materials: brick, stucco, synthetic stone, wood, metal, fiber cement, vinyl.
   - D. **General Distinctive Features:**
     - There is no architectural style proposed.

**GENERAL NOTES**

- **Boundary Information:** The boundary information is based upon field survey conducted by BNK, Inc.
- **Utility Information:** The utility information is based upon field survey conducted by Robert Murphy, PLLC.
- **Surveying & Engineering:** The surveying and engineering information has been supplied by Robert Murphy, PLLC.

**GENERAL NOTES**

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- **Utility Information:** The utility information is based upon field survey conducted by Robert Murphy, PLLC.
- **Surveying & Engineering:** The surveying and engineering information has been supplied by Robert Murphy, PLLC.

---

**APPROVAL STAMP:**

CASE #Z1900006
**SITE IMPROVEMENTS PLAN**

**PROPOSED PDR-7.899 ZONING**

**MAXIMUM OF 53 TOWNHOUSE UNITS**

**RESIDENTIAL DENSITY CALCULATIONS**

GROSS SITE AREA: 6.71 AC.

DEDICATED ROAD RIGHT-OF-WAY: 0.00 AC.

ADJUSTED GROSS SITE AREA: 6.71 AC.

SITE AREA WITHIN STEEP SLOPES (85% OF TOTAL AREA): 0 AC.

NET DEVELOPABLE AREA: 6.71 AC.

MAXIMUM DENSITY ALLOWED: 6.71 AC. X 7.899 DU/AC = 53 UNITS

PROPOSED RESIDENTIAL UNITS: 53 UNITS (MAX.)

**IMPERVIOUS SURFACE AREA REQUIREMENTS**

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA: 4.70 AC. (70%)

**OPEN SPACE REQUIREMENTS**

REQUIRED OPEN SPACE @ 7.899 DU/AC (17%): 1.14 AC.

292,288 S.F. X 17% = 49,689 S.F.

REQUIRED USEABLE OPEN SPACE (33.33% OF REQUIRED OPEN SPACE): 0.38 AC.

49,689 S.F. X 33.33% = 16,561 S.F.

**TREE COVERAGE AREA REQUIREMENTS**

GROSS SITE AREA:

TREE PRESERVATION AREA = 6.71 AC. X 20% = 1.34 AC.

COMMITTED TREE COVERAGE AREA: 58,458 S.F. (1.34 AC.) (20%)

**PROJECT SUMMARY**

**SITE INFORMATION**

**EXISTING USE**: VACANT

**PIN(S)**: 0833-01-38-0646, PID: 177715, 0833-01-38-2941, PID: 222902

**TOTAL SITE AREA**: 6.71 AC.

**DEVELOPMENT TIER**: SUBURBAN

**LOCATION**: 0 DANUBE LANE

**EXISTING ZONING DISTRICT**: PDR-4.990

**PROPOSED ZONING DISTRICT**: PDR-7.899

**OVERLAY DISTRICT**: S/J-B WATERSHED OVERLAY

**RIVER BASIN**: NEUSE RIVER

**CITY LIMITS**: INSIDE

**COMMITTED USE**: TOWNHOUSES

**GROSS SITE AREA**: 6.71 AC.

**REQUIRED OPEN SPACE @ 7.899 DU/AC (17%)**: 1.14 AC.

292,288 S.F. X 17% = 49,689 S.F.

**REQUIRED USEABLE OPEN SPACE (33.33% OF REQUIRED OPEN SPACE)**: 0.38 AC.

49,689 S.F. X 33.33% = 16,561 S.F.

**IPRED RESIDENTIAL UNITS**: 53 UNITS (MAX.)

**IMPERVIOUS SURFACE AREA**: 4.70 AC. (70%)

**OPEN SPACE**: 49,689 S.F. (17%)

**TREE COVERAGE**: 58,458 S.F. (20%)

**EDENS LAND**

**2314 S. Miami Blvd. Suite 151**

**Durham, NC 27703**

**919.316.1855**

**www.edensland.com**
As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Zoning Map Change for consistency with all relevant policies of the Comprehensive Plan. That analysis is shown below.

2.1.2c Suburban Tier Defined. The Suburban Tier is established to provide land for low to medium density residential development, employment centers, and commercial and industrial activity. Land located in the Suburban Tier is expected to accommodate a large proportion of Durham’s growth through greenfield development, infill, and redevelopment. The Suburban Tier is expected to develop at traditional suburban densities and patterns.

Staff Analysis: This request seeks to increase the density and commit to townhouses while still remaining consistent with the Future Land Use designation of Low-Medium Density Residential. The proposed development plan would allow for more units and a generally more affordable unit type (townhouse as opposed to single family) than the current zoning thus better accommodating Durham’s growth in the Suburban Tier.

2.3.1a Contiguous Development. Support orderly development patterns that take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development.

Staff Analysis: If approved, this request would permit up to 53 townhouse units. This proposed residential development is contiguous with adjacent residential development including single family, apartment, and townhouse developments. Due to environmental features and the layout of previously developed neighborhoods, vehicular connection will be made to Danube Lane rather than to an existing neighborhood street, however a pedestrian connection to the adjacent community has been committed to on the development plan.

2.3.2a Infrastructure Capacity. In evaluating changes to the Future Land use Map and Zoning Atlas, the City-County Planning Department shall consider impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. In order to assess the impact on infrastructure and services of changes to the Future Land Use and Zoning Maps, the City-County Planning Department shall measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.

Staff Analysis: Existing infrastructure, such as road, water, and sewer capacity, is sufficient to accommodate potential impacts. The closest bus stop is less than half a mile from the site. Further detail is provided in the zoning map change report and attachment 8, Summary of Development Impacts.

Policy 11.1.1a School Level of Service Standard. The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system’s maximum permanent building capacity, measured on a system-wide basis for each type of facility.
Staff Analysis: The proposed development plan is consistent with this policy, as shown in Attachment 8, there is sufficient capacity within the school system to support the two additional school aged children estimated as a result of the proposed zoning.
## ATTACHMENT 7:
SUMMARY OF DEVELOPMENT PLAN

<table>
<thead>
<tr>
<th>Components</th>
<th>Description</th>
<th>Development Plan Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Information</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intensity/Density.</td>
<td>Townhouse and all allowed accessory uses as listed under the proposed zoning</td>
<td>Cover</td>
</tr>
<tr>
<td></td>
<td>category. Maximum of 53 townhouse units.</td>
<td></td>
</tr>
<tr>
<td>Building Footprint/Parking</td>
<td></td>
<td>DV2</td>
</tr>
<tr>
<td>Envelope.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Boundary Buffers.</td>
<td></td>
<td>DV2</td>
</tr>
<tr>
<td>Stream Crossing.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Access Points.</td>
<td>One access point is shown.</td>
<td>DV2</td>
</tr>
<tr>
<td>Dedications and Reservations.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Impervious Area.</td>
<td>70%</td>
<td>DV2</td>
</tr>
<tr>
<td>Environmental Features.</td>
<td>Wetlands, streams, and buffers.</td>
<td>DV1 &amp; DV2</td>
</tr>
<tr>
<td>Tree Coverage is identified.</td>
<td></td>
<td>DV2</td>
</tr>
<tr>
<td><strong>Graphic Commitments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location of tree coverage</td>
<td>Location of access points.</td>
<td>DV2</td>
</tr>
<tr>
<td>area.</td>
<td>Location of pedestrian connection to adjacent community.</td>
<td></td>
</tr>
<tr>
<td>Location of building</td>
<td>Location of parking envelope.</td>
<td></td>
</tr>
<tr>
<td>envelope.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Text Commitments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. The proposed development</td>
<td>The proposed development will be limited to townhouses and all allowed</td>
<td>Cover</td>
</tr>
<tr>
<td>will be limited to</td>
<td>accessory uses as listed under the proposed zoning category.</td>
<td></td>
</tr>
<tr>
<td>townhouses and all</td>
<td>2. The maximum number of townhouse units to be developed on the site will be</td>
<td></td>
</tr>
<tr>
<td>allowed accessory uses as</td>
<td>53 units.</td>
<td></td>
</tr>
<tr>
<td>listed under the proposed</td>
<td>3. Prior to release of the 2th C.O, the pedestrian trail connection</td>
<td></td>
</tr>
<tr>
<td>zoning category.</td>
<td>shown on sheet DV2 will be installed and extended to the eastern project</td>
<td></td>
</tr>
<tr>
<td>category.</td>
<td>boundary line.</td>
<td></td>
</tr>
<tr>
<td><strong>Design Commitments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Description of Proposed</td>
<td>Describe the general architecture style(s) proposed for the buildings:</td>
<td>Cover</td>
</tr>
<tr>
<td>Architecture</td>
<td>There is no architectural style proposed.</td>
<td></td>
</tr>
<tr>
<td>A. Describe the general</td>
<td>B. Describe the proposed roofline(s): Roofs will be sloped.</td>
<td></td>
</tr>
<tr>
<td>architecture style(s)</td>
<td>C. Describe the proposed building materials: The building will use one or</td>
<td></td>
</tr>
<tr>
<td>proposed for the buildings:</td>
<td>more of the following materials: brick, stucco, synthetic stone, wood,</td>
<td></td>
</tr>
<tr>
<td>There is no architectural</td>
<td>metal, fiber cement, vinyl.</td>
<td></td>
</tr>
<tr>
<td>style proposed.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Design Commitments

| D. Describe any distinctive architectural features:  
The building architecture will incorporate at least one front facing gable feature per unit. |

2. Description of how the proposed design will fit into the context area
   
   A. How will the proposed design, including transition to on and off side development, fit into the context area?  
   There is a mix of architectural styles in the context area with new development occurring over the past 10-15 years. The area is transforming into a suburban setting from a previous rural setting. The adjacent apartment development to the north has buildings 2 to 3 story, pitched roof with front building entrances. Areas east beyond the residential neighborhoods along Danube Lane are industrial uses and preserved open space. Areas to the west and south are being developed as single family and multifamily neighborhoods with similar building scale and mass with varying roof height and pitches. Building materials include brick, vinyl siding/trim, synthetic stone, metal, etc. The building materials proposed are compatible with neighboring developments. Building heights and roofs will also be similar in their design.  
   B. What is the proposed development’s relationship to the existing development?  
   See statement above in 2A. |
This attachment provides a summary of the potential infrastructure impacts associated with the proposed request in terms of how it affects the transportation system, utilities (water, sewer systems, and stormwater) and schools.

1. Transportation Impacts

Danube Lane is the major road impacted by the proposed zoning change. There are no planned City of Durham or NCDOT projects within the vicinity of the proposed zoning.

<table>
<thead>
<tr>
<th>Table 1: Existing Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affected Segment</td>
</tr>
<tr>
<td>Type of Roadway</td>
</tr>
<tr>
<td>Current Roadway Capacity (LOS D) (AADT)*</td>
</tr>
<tr>
<td>Latest Traffic Volume (AADT)**</td>
</tr>
</tbody>
</table>

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)
Source of Latest Traffic Volume: 2017 NCDOT Traffic Count Map

Table 2, below, shows the projected vehicle trips generated under the proposed rezoning compared to the present zoning designation.

<table>
<thead>
<tr>
<th>Table 2: Traffic Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Generated by Present Designation (average 24 hour)*</td>
</tr>
<tr>
<td>Traffic Generated by Proposed Designation (average 24 hour)**</td>
</tr>
<tr>
<td>Impact of Proposed Designation</td>
</tr>
</tbody>
</table>

*Assumption- (Max Use of Existing Zoning) – PDR 4.990: 13 single family homes
**Assumption- (Max Use of Proposed Zoning) – PDR 7.899: 53 townhomes

Transit service is not currently provided within one-quarter mile of the site.

2. Utility Impacts
This site will be served by city water and sewer. This site is estimated to generate a total of 5,830 gallons per day (GPD) if developed to its maximum potential within the proposed zoning district.

As shown in Table 3, this represents an increase of 3,815 gallons per day compared to the existing zoning district. The City of Durham Water Management Department has determined that adequate service is available to support the proposed development intensity.

| Table 3: Water Supply Impacts |
|-------------------------------|------------------|
| Current Water Supply Capacity | 37.00 MGD        |
| Present Usage                 | 27.30 MGD        |
| Approved Zoning Map Changes (October 2015 – September 2018) | 0.44 MGD        |
| Available Capacity            | 9.26 MGD         |
| Estimated Water Demand Under Present Zoning*       | 2,015 GPD       |
| Potential Water Demand Under Proposed Zoning**      | 5,830 GPD       |
| Potential Impact of Zoning Map Change                | +3,815 GPD      |

Notes: MGD = Million gallons per day

*Assumption (max use of existing zoning) – PDR 4.990: 13 single family homes
**Assumption (max use of proposed zoning) – PDR 7.899: 53 townhomes

In terms of drainage and stormwater, the impacts of any change based upon the proposed rezoning will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required.

3. School System Impact

Durham Public Schools serving the area are Eno Valley Elementary, Lucas Middle, and Northern High. Table 3 provides a summary of the current building capacity for the elementary, middle and high schools, as well as the current enrollment and the available capacity.

| Table 3: School Enrollment and Capacity Figures |
|-----------------------------------------------|------------------|
|                                              | Elementary School Students | Middle School Students | High School Students |
| Current Building Capacity                     | 16,221            | 7,830                  | 10,516               |
| Maximum Building Capacity (110% of Building Capacity) | 17,843            | 8,613                  | 11,568               |
| 20th Day Attendance (2018-2019 School Year)   | 15,574            | 6,856                  | 10,432               |
| Committed to Date, Based on Recent Approvals (October 2015-September 2018) | (4)               | 0                      | (33)                 |
| Available Capacity                            | 2,273             | 1,757                  | 1,169                |
As shown in Table 4, the proposed zoning will generate an additional 2 students compared to the existing zoning.

<table>
<thead>
<tr>
<th></th>
<th>Elementary School Students</th>
<th>Middle School Students</th>
<th>High School Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Students Generated – Current Zoning*</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Potential Students Generated – Proposed Zoning**</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Impact of Proposed Zoning</td>
<td>+1</td>
<td>0</td>
<td>+1</td>
</tr>
</tbody>
</table>

*Assumption (max use of existing zoning) – PDR 4.990: 13 single family homes
**Assumption (max use of proposed zoning) – PDR 7.899: 53 townhomes

4. Summary

The proposed PDR 7.899 district and associated development plan is consistent with Comprehensive Plan policies regarding the infrastructure impacts of the transportation system, utilities, and schools.
1. Please confirm that there is already existing sidewalk on the east side of Danube Lane between Briar Rose Lane and Fanning Way
   a. Applicant Response: The 5’ sidewalk along the east side of Danube Lane does exist from Fanning Way to Briar Rose Lane.
   b. BPAC Response: No additional comments.
2. Please provide a street or pedestrian connection to the Lillington Drive stub out to the south.
   a. Applicant Response: A street could never connect here because of topo issues as well as a stream buffer that would be impacted. Secondly, this stub is off site of the proposed Development Plan tract and that tract has already been permitted for Construction/plats/COs. And third, there is no existing sidewalk in the Lillington Drive stub.
   b. BPAC Response: No additional comments.
Meeting Date: July 9, 2019

A. Summary

Lyn Mitchell, PLA, of Stewart, proposes to change the zoning designation of one parcel of land located at 1107 Chalk Level Road. The site is presently zoned Residential Suburban-10 (RS-10). Ms. Mitchell proposes to change this designation to Residential-Suburban Multi-family with a Development Plan (RS-M(D)). The development plan associated with this request proposes a maximum density of eight dwelling units per acre. The property is designated Low-Medium Density Residential on the Future Land Use Map (FLUM) which is consistent with the rezoning request.

B. Site History

There have been no recent development approvals for this site.
C. Existing Site Characteristics

Site Conditions. The 12.17 acre parcel is undeveloped and heavily wooded. The following photos depict existing conditions of the site. The locations of the photos have been identified on the Aerial Map (Attachment 2).

Area Characteristics. The site is located in the Suburban Development Tier and in the Falls Lake Basin. This site is located in the Eno River Watershed (E-B) Protection Overlay District. Single family residential development abuts the site to the west (Photos 3 and 4). An existing roadway stub at the end of River Rock Drive (Photo 2), as well as an extension of Laurel Meadow Drive (Photo 5), will connect the Laurel Village development to the proposed development. The Marquis Garden garden apartments are located to the east (Photo 6). Strawberry Hill apartments (Photo 7) and Foxfire Apartments are to the west. The land to the south is undeveloped (Photo 8). The homes along Chalk Level Road are primarily single family, as well as the residential neighborhood to the north (Photos 9 and 10). The following photos provide a visual context of the area. Their locations have been identified on the Aerial Map (Attachment 2).
D. Consistency with Adopted Plans

A zoning map change is reviewed for consistency with the Future Land Use Map and policies of the Comprehensive Plan, as well as other adopted plans. Attachment 6 provides the associated Comprehensive Plan policies which are applicable to the proposal.

**Staff Analysis.** The requested RS-M(D) zoning district meets the policy requirements in relation to the Comprehensive Plan and other adopted plans and policies.

E. Compliance with the Unified Development Ordinance

The zoning map change request has been reviewed by staff and determined to be consistent with UDO requirements. The proposed commitments associated with the development plan as part of this case are noted in Attachment 7. Summaries of the commitments in excess of UDO requirements are below.

- **Text Commitments.** Proffered commitments include dedicating additional right of way along the southern property line for a future alignment with Laurel Meadows Road, sidewalk on the south side of Chalk Level Road along the PID 126012 and 126011 frontages, and a bus pull-out and pad/bus shelter on the south side of Chalk Level Road adjacent to the site.

- **Graphic Commitments.** Graphic commitments include the location of tree coverage areas, site access points, and building and parking envelopes.

- **Design Commitments.** Design commitments include pitched and asphalt shingle roofs, a variety of exterior siding materials with a varied color palette and masonry accents to avoid monotonous and continuous building facades.

**Staff Analysis.** The requested zoning district and associated development plan exceeds the minimum requirements of the UDO. If the zoning map change request is approved, the attached development plan establishes the level of development allowed on the property.

F. Development Impact Assessment

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer, stormwater, and schools.

The proposal, assumed to have a maximum of 97 units, is estimated to increase the traffic generation of the subject site by 194 vehicle trips per day. The site will be served by water and sewer in accordance with the Summary Utility Development Statement issued by the Department of Water Management for this project (Attachment 10). The Durham Stormwater Engineering Department reviewed the rezoning and has determined that adequate riparian buffers, floodplains requirements and impervious limitations have been addressed, where required.

Compared to the existing zoning, there will be an estimated elementary school demand increase by three students, one additional middle school students, and a high school demand increase by two students. Additional details are available in Attachment 8.

**Staff Analysis.** The proposed RS-M(D) district is consistent with Comprehensive Plan policies regarding the infrastructure impacts of transportation, utilities, and schools.
G. Reasonable and in the Public Interest

UDO subsection 1.2.1 states that the purpose of the ordinance is to “promote the health, safety and general welfare of the residents of Durham City and County” and subsection 1.2.2 provides the intent behind the regulations contained in the ordinance. These requests have been evaluated based upon the ordinance’s purpose and intent and the policies of the Durham Comprehensive Plan.

Staff Analysis. The applicant proposes to change the zoning designation to RS-M with a development plan. The proposed RS-M(D) zoning is consistent with the goals and policies of the Comprehensive Plan and Suburban Tier designation. Staff finds the requested designation reasonable as it is compatible with the present future land use map. It serves as an appropriate transition between the Laurel Village single family neighborhood to the west and the Marquis Garden apartments to the east, as well as the neighboring single-family development patterns to the north. Roadway stubs were put into place at the end of River Rock Drive and Laurel Meadows Drive to accommodate growth and provide interconnectivity to this site. Additional multi-family developments exist across Stadium Drive (Strawberry Hill and Foxfire Apartments). There is adequate transportation and utilities infrastructure to serve the site. Transit service is provided along Chalk Level Road via GoDurham Routes 9 and 9A. The applicant will be building a sidewalk along the property frontage, as well as both PID126012 and 126011, to ensure there is no sidewalk gap on Chalk Level Road.

Staff Recommendation and Determination

Staff determines that this request is consistent with the Comprehensive Plan, including the Future Land Use Map, and other adopted ordinances and plans.

H. Contacts

<table>
<thead>
<tr>
<th>Staff Contact</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamie Sunyak, Senior Planner</td>
<td>919.560.4137</td>
<td><a href="mailto:Jamie.Sunyak@durhamnc.gov">Jamie.Sunyak@durhamnc.gov</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant Contact</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lyn Mitchell, Stewart</td>
<td>919.866.4763</td>
<td><a href="mailto:Lmitchell@stewartinc.com">Lmitchell@stewartinc.com</a></td>
</tr>
</tbody>
</table>

I. Notification

Staff certifies that newspaper advertisements, letters to property owners, and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, email notice was provided per the Durham Planning Public Notification Service.

J. Attachments

1. Context Map
2. Aerial Map
3. Future Land Use Map
4. Application
5. Development Plan Reduction
6. Comprehensive Plan Consistency Analysis
7. Summary of Development Plan
8. Summary of Development Impacts
9. BPAC Comments
10. Summary Utility Development Statement
Attachment 1 - Context Map
Chalk Level Road

Existing Zoning:

Legend:
- Case Area
- Parcel Lines
- Streams
- Watershed Overlay District

Zoning Districts
- RS-10
- RS-M

Proposed Zoning:

Durham City-County Planning Department, 04/05/2019
# Zoning Map Change Application

**Planning**

**Date:**

<table>
<thead>
<tr>
<th>Project Information:</th>
<th>Case #:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning District(s) Including any Overlay District:</td>
<td>Proposed Zoning District(s) Including any Overlay District:</td>
</tr>
<tr>
<td>RS-10</td>
<td>RS-M[D]</td>
</tr>
<tr>
<td>Current Future Land Use Map Designation:</td>
<td>Jurisdiction: (Check as appropriate, if also requesting annexation, check 'City')</td>
</tr>
<tr>
<td>LMD</td>
<td>County</td>
</tr>
<tr>
<td>Total Site Area:</td>
<td>Development Tier:</td>
</tr>
<tr>
<td>12.122 AC</td>
<td>Suburban</td>
</tr>
<tr>
<td>Project Location:</td>
<td></td>
</tr>
<tr>
<td>1107 Chalk Level Road</td>
<td></td>
</tr>
<tr>
<td>Proposed Project Name:</td>
<td></td>
</tr>
<tr>
<td>CHALK LEVEL RD</td>
<td></td>
</tr>
<tr>
<td>Property Identification Number(s) (PID- six digit #):</td>
<td>(Attach additional sheet(s) if necessary)</td>
</tr>
<tr>
<td>PID 126010</td>
<td></td>
</tr>
<tr>
<td>Summary of Proposed Development:</td>
<td></td>
</tr>
<tr>
<td>Proposed condominium development at 8 units per acre density</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant Information:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keith Greenwood</td>
<td>Firm: Eagle Pointe Properties</td>
</tr>
<tr>
<td>Phone:</td>
<td>Email: <a href="mailto:eagleptproperties@gmail.com">eagleptproperties@gmail.com</a></td>
</tr>
<tr>
<td>919-669-5372</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td></td>
</tr>
<tr>
<td>PO Box 1422, Holly Springs, NC 27540</td>
<td></td>
</tr>
<tr>
<td>Signature:</td>
<td></td>
</tr>
</tbody>
</table>

**Agent Information (if applicable):**

<table>
<thead>
<tr>
<th>Name:</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lyn Mitchell, PLA</td>
<td>Firm: Stewart</td>
</tr>
<tr>
<td>Phone:</td>
<td>Email: <a href="mailto:lmitchell@stewartinc.com">lmitchell@stewartinc.com</a></td>
</tr>
<tr>
<td>919-866-4763</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td></td>
</tr>
<tr>
<td>101 West Main Street, Durham, NC 27701</td>
<td></td>
</tr>
<tr>
<td>Signature:</td>
<td></td>
</tr>
</tbody>
</table>

**Owner Information:**

(For multiple owners, attach additional sheet(s))

<table>
<thead>
<tr>
<th>Name:</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm:</td>
<td>Joe F Berini Construction Co, Inc</td>
</tr>
<tr>
<td>Phone:</td>
<td>Email: <a href="mailto:berini@berini.com">berini@berini.com</a></td>
</tr>
<tr>
<td>2338 Operations Drive, Durham, NC 27705</td>
<td></td>
</tr>
<tr>
<td>Signature:</td>
<td></td>
</tr>
</tbody>
</table>
Application Checklist:

<table>
<thead>
<tr>
<th>Application Item:</th>
<th>Applicant/Agent Initial</th>
<th>Staff Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owners Acknowledgment (Original Signatures Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Text Amendment Acknowledgement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boundary Map and Legal Description</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Checklist</td>
<td></td>
<td></td>
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<tr>
<td>Utilities Statement Application</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-Submittal Conference Record</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Digital Copy of All Submitted Materials (Required)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application Fee</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Development Plan Checklist (If applicable):

| Development Plan Checklist                          |                         |               |
| Two Full Size Hard Copies of Plans                  |                         |               |
| Traffic Impact and/or Phasing Analysis (if required), Three Copies and One Digital Copy |            |               |
| Digital Copy of Plans (Required)                    |                         |               |

Additional Materials/Applications (If applicable):

| Neighborhood Meeting Materials (not required)        |                         |               |
| Annexation Petition                                  |                         |               |
| Comprehensive Plan Amendment                         |                         |               |

Each item on this page must be initialed by the Applicant and/or Agent, indicating that the item is part of the submittal package, is complete, and the information is accurate. Items not applicable to the request, as indicated by staff, may be marked as 'N/A'.

A submittal package with items not initialed, or otherwise incomplete or inaccurate, will not be accepted. An application shall be considered to have been accepted for review only after it has been determined to be complete in accordance with Section 3.2.4 of the Unified Development Ordinance, not upon submission to the Planning Department. Resubmittal documents shall be provided in digital format along with one hard copy.

I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge:

Signature: [Signature]
Date: 6 Mar 19

Printed Name: [Printed Name]
Durham City-County Planning
Zoning Map Change
Acknowledgement of In-Process Text Amendment that May Affect Requested Application

The applicant or applicant’s agent may sign this original form which is required to be submitted with a zoning map change application to acknowledge that staff is processing Text Amendments that may impact a proposed project. It is the applicant’s (or agent’s) responsibility to remain current on these developments and assess any potential impacts in consultation with staff. Due to the unknown life expectancy of an application, an updated list of Text Amendments may be found online: http://ldo.durhamnc.gov/durham/ldo_web/ldo_main.aspx.

Acknowledgement Statement

I, Lyn Mitchell, applicant or agent of the 12.17+ acre property having
Property Identification Number(s):

am authorized by the property owner(s) associated with this application for the RB-M (D) zone.

The obligation to develop in accordance with all applicable ordinances when seeking development approvals is hereby acknowledged.

Authorized Signature 3/11/19

Printed Name

Rev. November 2011 Page 1 of 1
Durham City-County Planning  
Zoning Map Change  
Owner’s Acknowledgement of Development Plan Submittal

Date Submitted: | Case Number:
---|---
This original form is required to be submitted with a zoning map change application that includes a development plan. Each property owner for each parcel included in the development plan must provide a signature and date.

Acknowledgement Statement

I(we), Joe F. Berini Construction, Inc., owner(s) of the 12.122-acre property having Property Identification Number(s):

<table>
<thead>
<tr>
<th>PID</th>
<th>126010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

am(are) aware of the application for the RS-M (D) zone and development plan that accompanies the zoning map change request. A development plan places significant limitations on the physical development of the land. The obligation to develop in accordance with an approved development plan runs with the land and is not dependent on this particular applicant. Changes to a development plan approved with a rezoning request may require a future zoning map change request.

Owner’s Signature:  
Date: 6 Mar 19  
Owner’s Printed Name: Joe Berini

Disclaimer:  
By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.
I hereby certify that I am the duly elected and qualified Secretary of Joe F. Berini Construction Co., Inc., a corporation organized and existing under the laws of the State of North Carolina (the “Corporation”); that the following is a true copy of resolutions duly adopted by the Board of Directors of the Corporation effective March 6, 2019; and that such resolutions are in full force and effect and have not been amended or rescinded:

RESOLVED, that Dante C. Berini and Joseph G. Berini, each an officer of the Corporation, be, and each hereby is, authorized to execute and deliver, on behalf of the Corporation, such certificates, affidavits and agreements as may be necessary or appropriate in connection with applications and petitions to the City of Durham, North Carolina, for the rezoning of any property owned by the Corporation.

FURTHER RESOLVED, that each of the above-named officers of the Corporation, or either of them, is further authorized and empowered to execute such other documents and agreements as he may deem necessary and appropriate in connection with the business affairs of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of the Corporation this the 7th day of March, 2019.

[Signature]

Joseph G. Berini, Secretary

SWORN to and subscribed before me this 7th day of March, 2019.

[Signature]

Kimberly D. Berini, Notary Public

My commission expires: 10/1/2020
CHALK LEVEL ROAD
DEVELOPMENT PLAN
CASE #Z1900007
MARCH 11, 2019
REVISED:
MAY 29, 2019

INDEX OF DRAWINGS
DP1.0 EXISTING CONDITIONS PLAN
DP2.0 PROPOSED DEVELOPMENT PLAN

SITE DATA:
1. GROSS SITE ACREAGE: 12.17 AC
2. EXISTING ZONING: RS-10
3. PROPOSED ZONING ACREAGE: 12.17 AC
4. PROPOSED ZONING: RS-M(D)
5. FUTURE LAND USE: LOW-MEDIUM DENSITY RESIDENTIAL (4-8 DU/AC)
6. OVERLAY DISTRICT: N/A
7. RIVER BASIN: FALLS LAKE
8. WATERSHED OVERLAY: E-B
9. TIER: SUBURBAN

TEXT COMMITMENTS:
1. PRIOR TO ISSUANCE OF A BUILDING PERMIT, DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE SOUTHERN PROPERTY LINE AS SHOWN ON SHEET DP2.00.
2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO COOPERATION WITH CITY OF DURHAM AND SUPERVISION OF CITY STAFF, APPLICANT AGREES TO CONTINUE THE INSTALLATION OF BUS STOP AND BUS SHIELD OWNED BY GODURHAM/GOTRIANGLE ALONG THE SOUTH SIDE OF CHALK LEVEL ROAD ADJACENT TO THE SITE.
3. CONSTRUCT A SIDEWALK ON THE SOUTH SIDE OF CHALK LEVEL ROAD ALONG THE FRONTAGE OF PIDS 126012 AND 126011 SUBJECT TO OBTAINING TEMPORARY GRADING EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.

DESIGN COMMITMENTS:
1. GENERAL ARCHITECTURAL SURFACE THERE WILL BE NO GENERAL ARCHITECTURAL STYLES.
2. PROPOSED ROOF LINES THE ROOF LINES WILL BE PITCHED AND WILL HAVE ASPHALT SHINGLES.
3. PROPOSED BUILDING MATERIALS PROPOSED BUILDING MATERIALS SHALL CONSIST OF MASONRY, STONE, OR METAL, WITH GABLE END ROOF LINES MADE OF SHRUBS OR BRICK. A MINIMUM OF THREE COLOURS PER STRIP OF UNITS. MASONRY ACCENTUALS OF EITHER BRICK OR CULTURED STONE SHALL BE USED TO AVOID MONOTONOUS AND CONTINUOUS BUILDING NAMES.
4. DISTINCT ARCHITECTURAL FEATURES THERE WILL BE NO DISTINCTIVE ARCHITECTURAL FEATURES.
5. CONSTRUCTION DETAILS TO USE THE CONTEXT AREA.

GENERAL NOTES:
1. PRIOR TO ISSUANCE OF A BUILDING PERMIT, DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE SOUTHERN PROPERTY LINE AS SHOWN ON SHEET DP2.00.
2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO COOPERATION WITH CITY OF DURHAM AND SUPERVISION OF CITY STAFF, APPLICANT AGREES TO CONTINUE THE INSTALLATION OF BUS STOP AND BUS SHIELD OWNED BY GODURHAM/GOTRIANGLE ALONG THE SOUTH SIDE OF CHALK LEVEL ROAD ADJACENT TO THE SITE.
3. CONSTRUCT A SIDEWALK ON THE SOUTH SIDE OF CHALK LEVEL ROAD ALONG THE FRONTAGE OF PIDS 126012 AND 126011 SUBJECT TO OBTAINING TEMPORARY GRADING EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.

CONTACT: LYN MITCHELL, PLA
PH: 919.866.4763
EMAIL: LMITCHELL@STEWARTINC.COM

CONTACT: KEITH GREENWOOD
PH: 919.669.5372
As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Zoning Map Change for consistency with all relevant policies of the Comprehensive Plan. That analysis is shown below.

2.1.2c Suburban Tier Defined. The Suburban Tier is established to provide land for low to medium density residential development, employment centers, and commercial and industrial activity. Land located in the Suburban Tier is expected to accommodate a large proportion of Durham’s growth through greenfield development, infill, and redevelopment. The Suburban Tier is expected to develop at traditional suburban densities and patterns.

Staff Analysis: This proposal, if approved, will increase the density and commit to residential while still remaining consistent with the Future Land Use designation of Low-Medium Density Residential. The proposed development plan would allow for more units and a generally more affordable unit type (multi-family as opposed to single family) than the current zoning thus better accommodating Durham’s growth in the Suburban Tier.

2.3.1a. Contiguous Development. Support orderly development patterns that take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development.

Staff Analysis: If approved, this proposal would permit up to 8 dwelling units per acre. Single family residential development abuts the site to the west. An existing roadway stub at the end of River Rock Drive, as well as an extension of Laurel Meadow Drive, will connect the Laurel Village development to the proposed development. The Marquis Garden apartments are located to the east. Strawberry Hill apartments and Foxfire Apartments are to the west. The homes along Chalk Level Road are primarily single family, as well as the residential neighborhood to the north.

2.3.2a. Infrastructure Capacity. In evaluating changes to the Future Land Use Map and Zoning Atlas, the City-County Planning Department shall consider impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. In order to assess the impact on infrastructure and services of changes to the Future Land Use and Zoning Maps, the City-County Planning Department shall measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.

Staff Analysis: Existing infrastructure, such as road, water, and sewer capacity, is sufficient to accommodate potential impacts. Transit service is provided along Chalk Level Road via GoDurham Routes 9 and 9A. Additional detail is provided in the zoning map change report and attachment 8, Summary of Development Impacts.

Policy 11.1.1a School Level of Service Standard. The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system’s maximum permanent building capacity, measured on a system-wide basis for each type of facility.
Staff Analysis: The proposed development plan is consistent with this policy, as shown in Attachment 8, there is sufficient capacity within the school system to support the 10 additional school aged children estimated as a result of the proposed zoning.
# ATTACHMENT 7:
## SUMMARY OF DEVELOPMENT PLAN

<table>
<thead>
<tr>
<th>Components</th>
<th>Description</th>
<th>Development Plan Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Information</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intensity/Density.</td>
<td>Maximum density 8 du/acre</td>
<td>DP2.00</td>
</tr>
<tr>
<td>Building Footprint/Parking Envelope.</td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td>Project Boundary Buffers.</td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td>Stream Crossing.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Access Points.</td>
<td>Three access points are shown.</td>
<td>DP2.00</td>
</tr>
<tr>
<td>Dedications and Reservations.</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Impervious Area.</td>
<td>70%</td>
<td>DP2.00</td>
</tr>
<tr>
<td>Environmental Features.</td>
<td>Wetlands, streams, and buffers.</td>
<td>N/A</td>
</tr>
<tr>
<td>Tree Coverage</td>
<td>is identified.</td>
<td>DV2</td>
</tr>
<tr>
<td><strong>Graphic Commitments</strong></td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td>Location of tree coverage areas.</td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td>Location of access points.</td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td>Location of building envelope.</td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td>Location of parking envelope.</td>
<td></td>
<td>DP2.00</td>
</tr>
<tr>
<td><strong>Text Commitments</strong></td>
<td></td>
<td>Cover</td>
</tr>
<tr>
<td>1. Prior to the issuance of a building permit, dedicate additional right-of-way along the southern property line as shown on Sheet DP2.00.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Prior to the issuance of a certificate of occupancy, subject to a determination by GoDurham and GoTriangle on the need for transit related improvements at the time of site plan submittal, construct a bus pull-out and a concrete pad/bus shelter to GoDurham/GoTriangle specifications along the south side of Chalk Level Road adjacent to the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Construct a sidewalk on the south side of Chalk Level Road along the frontage of PIDs 126012 and 126011 subject to obtaining temporary grading easements from the adjacent property owners.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Design Commitments

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1A.</strong> General architectural style:</td>
<td>There will be no general architectural styles.</td>
</tr>
<tr>
<td><strong>1B.</strong> Proposed roof lines:</td>
<td>The roof lines will be pitched and will have asphalt shingles.</td>
</tr>
<tr>
<td><strong>1C.</strong> Proposed building materials:</td>
<td>The primary exterior siding materials shall consist of masonry (brick and/or cultured stone or real stone) or vinyl or cement-fiber plank siding. Color palette shall include a minimum of three colors per strip of units. Masonry accents of either brick or cultured stone shall be used to avoid monotonous and continuous building facades.</td>
</tr>
<tr>
<td><strong>1D.</strong> Distinctive architectural features:</td>
<td>There will be no distinctive architectural features.</td>
</tr>
<tr>
<td><strong>2A.</strong> How will the proposed design transition to the context area?</td>
<td>There are no prevalent architectural styles in the neighborhood. There is no distinctive feature for this project to transition to the existing context area.</td>
</tr>
</tbody>
</table>
This attachment provides a summary of the potential infrastructure impacts associated with the proposed request in terms of how it affects the transportation system, utilities (water, sewer systems, and stormwater) and schools.

1. Transportation Impacts

Chalk Level Road is the major road impacted by the proposed zoning change. There are no planned City of Durham or NCDOT projects within the vicinity of the proposed zoning.

<table>
<thead>
<tr>
<th>Table 1: Existing Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affected Segment</td>
</tr>
<tr>
<td>Type of Roadway</td>
</tr>
<tr>
<td>Current Roadway Capacity (LOS D) (AADT)*</td>
</tr>
<tr>
<td>Latest Traffic Volume (AADT)**</td>
</tr>
</tbody>
</table>

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)
Source of Latest Traffic Volume: 2013 NCDOT Traffic Count Map

Table 2, below, shows the projected vehicle trips generated under the proposed rezoning compared to the present zoning designation.

<table>
<thead>
<tr>
<th>Table 2: Traffic Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Generated by Present Designation (average 24 hour)*</td>
</tr>
<tr>
<td>Traffic Generated by Proposed Designation (average 24 hour)**</td>
</tr>
<tr>
<td>Impact of Proposed Designation</td>
</tr>
</tbody>
</table>

*Assumption- (Max Use of Existing Zoning) – RS-10: 42 single family lots
**Assumption- (Max Use of Proposed Zoning) – RS-M(D): 97 multi-family units

Transit service is provided along Chalk Level Road via GoDurham Routes 9 and 9A.
2. Water and Sewer Impacts

This site will be served by city water and sewer. Water Management has reviewed the impact the proposed zoning will have on the following utilities:

1. Drinking water supply, treatment and distribution infrastructure, including available fire flow capacity
2. Waste water collection and treatment infrastructure, including downstream lift station capacity.

As a result of this review, Water Management has issued a Summary Utility Development Statement to the applicant summarizing required off-site improvements to the water and wastewater systems to serve this proposed use.

3. Stormwater Impacts

The Durham Stormwater Engineering Department reviewed the proposed zoning and determined that adequate riparian buffers, floodplain requirements and the appropriate impervious surface limitations have been addressed, where required.

All other impacts associated with the application would be addressed at the time of site plan review, because that requires a level of detail is not required at the time of rezoning.

4. School System Impact

Durham Public Schools serving the area are Holt Elementary, Carrington Middle, and Riverside High. Table 3 provides a summary of the current building capacity for the elementary, middle and high schools, as well as the current enrollment and the available capacity.

<table>
<thead>
<tr>
<th></th>
<th>Elementary School Students</th>
<th>Middle School Students</th>
<th>High School Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Building Capacity</td>
<td>16,221</td>
<td>7,830</td>
<td>10,516</td>
</tr>
<tr>
<td>Maximum Building Capacity (110% of Building Capacity)</td>
<td>17,843</td>
<td>8,613</td>
<td>11,568</td>
</tr>
<tr>
<td>20th Day Attendance (2018-2019 School Year)</td>
<td>15,574</td>
<td>6,856</td>
<td>10,432</td>
</tr>
<tr>
<td>Committed to Date, Based on Recent Approvals (October 2015-September 2018)</td>
<td>(4)</td>
<td>0</td>
<td>(33)</td>
</tr>
<tr>
<td>Available Capacity</td>
<td>2,273</td>
<td>1,757</td>
<td>1,169</td>
</tr>
</tbody>
</table>

As shown in Table 4, the proposed zoning will generate an additional 6 students compared to the existing zoning.
Table 4: Number of Projected Students Under Rezoning

<table>
<thead>
<tr>
<th></th>
<th>Elementary School Students</th>
<th>Middle School Students</th>
<th>High School Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Students Generated – Current Zoning*</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Potential Students Generated – Proposed Zoning**</td>
<td>5</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Impact of Proposed Zoning</td>
<td>+3</td>
<td>+1</td>
<td>+2</td>
</tr>
</tbody>
</table>

*Assumption- (Max Use of Existing Zoning) – RS-10: 42 single family lots
**Assumption- (Max Use of Proposed Zoning) – RS-M(D): 97 multi-family units

5. Summary

The proposed RS-M(D) district and associated development plan is consistent with Comprehensive Plan policies regarding the infrastructure impacts of the transportation system, utilities, and schools.
1. Under UDO requirements, a sidewalk will be required along the full frontage of the site at the time of site plan approval. However, in order to advance the City’s goals of pedestrian connectivity per Objective 8.1.4 of the Durham Comprehensive Plan, please add a text commitment to build sidewalk along the frontage of the lots with PID 126012 and PID 126011. This will insure that there is not a sidewalk gap created on Chalk Level Road that will later have to filled in by the City of Durham.

Applicant’s Response: Note has been added to text commitments on cover.
PROJECT INFORMATION SUMMARY

Project Name: 1107 Chalk Level Rd
Parcel ID(s) (not PINs): 126010

Project Description/Type, per RGD Section 5.0, and Unit Count:
96-unit Condominium Development

UTILITIES STATEMENT

Per discussion with the applicant and review of the attached Utility Impact Analysis Questionnaire, the City of Durham Department of Water Management has determined the following utilities will be required to serve the proposed project:

GENERAL: The applicant may increase or decrease the proposed unit count by 10% without triggering a new Summary Utility Development Statement.

WATER: The proposed project site is within the 567' pressure zone. The applicant may connect to the existing 8-inch water main in Chalk Level Rd and/or the existing 8-inch water main in River Rock Dr to serve the proposed 96-unit condominium development. If the unit count is adjusted above 99 units, a second waterline feed will be required. Water Management and/or Public Works will not sign off on a final plat that subdivides the property into 100 or more units until two waterline feeds are constructed and operational. PRVs at structures are the responsibility of the applicant.

SEWER: The proposed project site is within the Eno River Lift Station drainage basin. The applicant may connect to the existing 8-inch sanitary sewer in River Rock Dr, Laurel Meadows Dr and/or Chalk Level Rd. Capacity is formally reserved at the downstream lift station when a sewer extension permit is approved by Public Works.

ADDITIONAL REQUIREMENTS

- Review and approval of a Lift Station PER is required before any lift station drawings will be reviewed
- Flow calculations are required for water meters 3-inch or greater
- Applicant is responsible for performing fire flow analyses to ensure that the required fire flow can be provided to each proposed hydrant
- Utility Extension Agreement required
- Reimbursement Agreement required

Signed:________________________
Title: Engineering Supervisor