

PLANNING COMMISSION AGENDA

June 2, 2020, 5:30 p.m.
Virtual Meeting

1. Call To Order
2. Roll Call
 - Akram Al-Turk
 - Nathaniel Baker
 - George Brine
 - Brian Buzby, Vice Chair
 - Erin Durkin
 - Elaine Hyman, Chair
 - Cedric Johnson
 - Armeer Kenchen
 - David Lowe
 - Scot MacIver
 - Tom Miller
 - David Morgan
 - Cristian Santiago
 - Carmen Williams
3. Approval Of The Minutes And Consistency Statements
 - None
4. Adjustments To The Agenda
5. Public Hearing: Comprehensive Plan Future Land Use Map Amendments
 - None
6. Public Hearings: Comprehensive Plan Future Land Use Map Amendments With Concurrent Zoning Map Changes
 - a. A1900006/Z1900012 1101 Olive Branch Road
 - b. A1900007/Z1900014 4115 Angier Avenue
 - c. A1900008/Z1900023 Farrington Townes

Documents:

[A_A1900006_Z1900012 OLIVE BRANCH ROAD 20200601.PDF](#)
[B_A1900007_Z1900014_4115 ANGIER AVENUE.PDF](#)
[C_A1900008_Z1900023_FARRINGTON TOWNES.PDF](#)

7. Public Hearing: Zoning Map Changes
 - None
8. Public Hearings: Text Amendments To The Unified Development Ordinance
 - None
9. Public Hearings: Text Amendments To The Durham Comprehensive Plan
 - None
10. Public Hearings: Text Amendments With Rezoning
 - None
11. Old Business
 - None
12. New Business

None

13. Adjournment

How to Access the Virtual Meeting

- Planning Commission members will receive a special email link to access the virtual meeting.
- Members of the public can access the meeting by registering at https://zoom.us/webinar/register/WN_5WN_t2szTAqQTmlpiOFF0A or by calling 1-312-626-6799 (Webinar ID: 952 0170 1406). Standard calling charges may apply.
- The meeting will also be live streamed on YouTube at <http://YouTube.com/cityofdurhamnc>.

Cómo acceder a la reunión virtual

- Los miembros de la Comisión recibirán un enlace especial por correo electrónico para acceder a la reunión virtual.
- Los miembros del público pueden acceder a la reunión registrándose en https://zoom.us/webinar/register/WN_5WN_t2szTAqQTmlpiOFF0A o llamando al 1-312-626-6799 (ID del seminario web: 952 0170 1406). Se pueden aplicar cargos de llamadas estándar.
- La reunión también se transmitirá en vivo en YouTube en <http://YouTube.com/cityofdurhamnc>.

Notice under the Language Access Plan

Persons requiring language assistance to effectively participate in this event may contact the City-County Planning Department at 919-560-4137, or sara.young@durhamnc.gov to request interpretation and/or translation services as soon as possible but no later than 48 hours before the event or deadline date.

Aviso bajo el Plan de Acceso al Idioma

Personas que requieran asistencia lingüística para participar efectivamente en este evento pueden comunicarse con el Departamento de Planificación de la Ciudad y el Condado al 919-560-4137 o sara.young@durhamnc.gov para solicitar los servicios de interpretación y / o traducción tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.

Notice under the Americans with Disabilities Act (ADA)

Persons with disabilities may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 560-4196 or ADA@durhamnc.gov, as soon as possible but no later than 48 hours before the event or deadline date.

Aviso bajo la Ley sobre Estadounidenses con Discapacidades (ADA, siglas en Ingles)

Personas con discapacidades pueden recibir asistencia para participar efectivamente en actividades del gobierno de la ciudad al comunicarse con el Coordinador de ADA al 919-560-4197, fax 560-4196 o ADA@durhamnc.gov, tan pronto como sea posible pero no menos de 48 horas antes del evento o fecha límite.



CONSOLIDATED ITEM REPORT

1101 OLIVE BRANCH ROAD
A1900006/Z1900012

Meeting Date: June 2, 2020

Application Summary			
Application Information			
Reference Name	1101 Olive Branch Road	Submittal Date	April 8, 2019
Application Type(s) (Case#)	Future Land Use Map Amendment (A1900006), Zoning Map Change (Z1900012)		
Proposal	Up to 421 single-family and townhouse residential units		
Applicant	Tim Sivers, Horvath Associates		
Staff Contact	Jamie Sunyak, Senior Planner (Jamie.Sunyak@DurhamNC.gov)		
Site Information			
Location	1101 Olive Branch Road	Legacy Cases	N/A
Site Acreage	178.581	Existing Use	Forestry
Request			
Designations	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban	No change	
Future Land Use	Very Low Residential/Recreation and Open Space	Low Density Residential/Recreation and Open Space	
Zoning	Rural Residential (RR)	Planned Development Residential 2.999 (PDR 2.999)	
Overlay Zoning District(s)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)	No change	
TIA Required	See Attachments 10 and 11		
Recommendations and Determinations			
Staff	Staff determines that this request is consistent with the <i>Comprehensive Plan</i> and other adopted ordinances and policies.		
Planning Commission	TBD		
BPAC	See Attachment 8		

A. Summary

Tim Sivers, of Horvath Associates, proposes to change the Future Land Use Map (FLUM) map designation of 178.581 acres located at 1101 Olive Branch Road from Very Low Density Residential (2 du/acre or less) to Low Density Residential (4 du/acre or less). There is no change to the Recreation and Open Space FLUM area. Mr. Sivers proposes to rezone the tract from Rural Residential (RR) to Planned Development Residential 2.999 (PDR 2.999), with an associated development plan for a maximum of 421 townhouse and single family residential units.

In addition, there is a pending annexation petition (case BDG1900007) associated with this request, which seeks to bring the area into the City of Durham. Upon receipt of a recommendation from the Planning Commission on the zoning map change, City Council will consider both requests.

B. Site History

There have been no recent development approvals for this site.

C. Existing Site Characteristics

Site Conditions. As shown on the Existing Conditions Sheet of the development plan, the 178.581 acre parcel contains an existing building which will be removed. There are ponds, streams, associated riparian buffers, wetlands, steep slopes and mature mixed and deciduous forest and pine growth. A portion of the has been identified as a Natural Heritage Program Natural Area (Middle Lick Creek Bottomlands, which is defined by NHP as an area of land or water that is important for the conservation of natural biodiversity of North Carolina, see Attachment 9. The site is not listed or proposed listed for threatened species, listed or proposed endangered species or designated critical habitats. There were no Managed Areas depicted within the site. The applicant has addressed the concerns of A 300-foot wildlife buffer is required from the main creek channel in compliance with the Eastern Durham Open Space Plan. The following photos provide a visual context of the site. Their locations have been identified on the Aerial Map (Attachment 2).



Photo 1- Facing north on Olive Branch Road



Photo 2- Facing east on Olive Branch Road



Photo 3 – Facing west on Virgil Road



Photo 4 – Facing northwest on Virgil Road

Area Characteristics. The site is located in the Suburban Development Tier and in the Neuse Basin. It is located in the Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B). While much of the land surrounding the property is undeveloped, there are a number of recently approved and pending development cases in close proximity to this site. Directly to the west on Olive Branch Road, 1001 Olive Branch Road was recently rezoned for up to 616 single-family and townhouse units (Legacy Case

Z1800015), with a pending minor site plan (D1900420). Directly west of 1001 Olive Branch Road, the land zoned as PDR 2.903 has been approved for up to 1,200 single-family lots (Legacy Case Z05-33). There is a conservation subdivision under review for up to 108 single-family lots and associated annexation petition for 434 Olive Branch Road. There is a pending zoning map change and future land use map amendment for 551 Olive Branch Road for up to 90 townhouse units (A19000017/Z1900044) and a pending zoning map change and future land use map amendment for Olive Branch Reserve (1607 Olive Branch Road and 802 Virgil Road) for up to 350 single-family detached and townhouse units (A2000003/Z2000002).

The following photos provide a visual context of the area. Their locations have been identified on the Aerial Map (Attachment 2).



Photo 5 – Facing northwest on Olive Branch Road



Photo 6 – Facing east on Olive Branch Road



Photo 7 – Facing east on Olive Branch Road



Photo 8 – Facing east on Olive Branch Road



Photo 9 – Facing north on Olive Branch Road



Photo 10 – Facing west on Olive Branch Road



Photo 11 – Facing east on Olive Branch Road



Photo 12 – Facing west on Rondelay Drive



Photo 13 – Facing west on towards Rondelay Drive on Olive Branch Road



Photo 14 – Facing east on Olive Branch Road



Photo 15 – Facing west on Olive Branch Road



Photo 16- Facing southwest towards Doc Nichols Road

D. Consistency with Adopted Plans

A zoning map change request must be consistent with the Future Land Use Map and policies of the *Comprehensive Plan*, as well as other adopted plans. The proposed PDR district is not consistent with the Future Land Use Map designation of Low Density Residential for the area. The applicant has submitted an application (case A1900006) to change the land use designation to Low Density Residential (4 or less du/ac), so the requested PDR zoning district will conform to the FLUM. The UDO, in subsection 3.4.7, contains criteria to use when considering these proposals. Staff has evaluated this request against these criteria as follows:

1. Criterion A: Consistency with Adopted Plans and Policies

The *Comprehensive Plan* is a policy document intended to guide growth and development in an organized and efficient manner. The Plan addresses a range of topics related to land use, housing, community character, environmental conservation, and transportation.

Staff Analysis: The site is currently zoned residential. The Low Density residential designation is consistent with the properties to the west. While much of the land surrounding the property is undeveloped, there are a number of recently approved and pending development cases in close proximity to this site. The applicant has provided a mix of housing types to include townhouse units and single-family detached units and this development provides an opportunity to help meet the needs of Durham’s housing demand. 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. Attachment 6 contains an evaluation of relevant policies.

2. Criterion B: Compatibility with Existing Development and Future Land Use Patterns

The following table provides information on the surrounding development:

Table 1: Area Land Uses and Designations				
	Existing Uses	Future Land Use	Zoning	Overlay(s)
North	Undeveloped	Very-Low Density Residential/Recreation and Open Space	Rural Residential (RR)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)

East	Residential/undeveloped	Very-Low Density Residential	Rural Residential (RR)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)
South	Residential/undeveloped	Very-Low Density Residential/Recreation and Open Space	Rural Residential (RR)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)
West	Undeveloped, approved zoning case	Low Density Residential	Planned Development Residential 2.944 (PDR 2.944)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)

Staff Analysis: The low density residential designation for the 178.581 acre tract is consistent with the neighboring residential land to the west, and is an acceptable designation in the Suburban Tier. To the direct west, the land was recently rezoned for up to 616 single-family attached and detached units (Legacy Case Z1800015), with a pending minor site plan (D1900420). Directly west of that, the land zoned as PDR 2.903 has been approved for up to 1,200 single-family lots (Legacy Case Z05-33). There is a conservation subdivision under review for up to 108 single-family lots and associated annexation petition for 434 Olive Branch Road. There is a pending zoning map change and future land use map amendment for 551 Olive Branch Road for up to 90 townhouse units (A19000017/Z1900044) and a pending zoning map change and future land use map amendment for Olive Branch Reserve (1607 Olive Branch Road and 802 Virgil Road) for up to 350 single-family detached and townhouse units (A2000003/Z2000002).

3. Criterion C: Substantial Adverse Impacts

When evaluating plan amendment proposals through Criterion C, staff assesses potential impacts to the adjacent area and to the City and County in general.

Staff Analysis: Wetlands, floodplains and streams are found within proximity to the site. Potential utility, vehicular and pedestrian crossings are proposed, subject to the Division of Water Quality approval.

4. Criterion D: Adequate Shape and Size

When evaluating plan amendment proposals, staff must assess whether the subject site is of adequate shape and size to accommodate the proposed change.

Staff Analysis: The 178.581 acre site is of adequate shape and size to accommodate the proposed Low Density Residential designation.

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 5. Summaries of the commitments in excess of UDO requirements are below.

- **Text Commitments.** The applicant has proffered commitments include restricting townhouses and single-family residential units as the permitted building type, dedicating additional right-of-way along the east side of Olive Branch Road and the west side of Virgil Road for a future bicycle lane, setting a minimum of 20% preserved tree coverage, restricting the residential units to be not closer than 300 feet to the wildlife corridor, and dedicating a 100 foot wide greenway trail

easement or 30 foot wide constructed trail. Additional TIA required improvements are provided on Attachment 5.

- **Graphic Commitments.** Graphic commitments include the location of tree coverage areas, site access points, building and parking envelopes, 300-foot wide wildlife corridors, riparian and no-build buffers, and stream and utility crossings.
- **Design Commitments.** Design commitments for the townhouse units include hipped, gabled and/or shed roof types, a variety of exterior building materials, and architectural features including projected bays, vertically proportioned windows, and gable end walls with accent siding.

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 421 units, is estimated to increase the traffic generation of the site by 1,721 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 12). 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.

Water and sewer infrastructure is available and has capacity to support this proposal. Sewer, specifically, will be handled by the South East Regional Lift Station (SRLS) which is under construction now. The costs associated with bringing SRLS online and operational will be recovered through development in this area and through end users. Development fees are adjusted annually and are based on a 20 year build out/cost recovery scenario. The SRLS basin fee is currently in year five of implementation and is at or slightly ahead of predicted schedule.

The City of Durham Departments of Transportation and Public Works, and City-County Planning, are conducting a conditions and cost assessment relating to the NCDOT roadways located within east and southeast Durham that are experiencing rapid transition from Rural to Suburban characteristics.

The assessment will determine if the roadways meet current and potential future City standards. The departments are also assessing the physical road conditions and roadway design to determine what improvements might be needed to support the increase in vehicle trips that will be generated and will cause future deterioration of these roadways. The assessment is underway and a final completion date has not been identified.

For this particular case, Olive Branch Road and Virgil Road will both need improvements to adequately accommodate future development along the corridors. At a minimum, the following cross-section would be required: a two-lane undivided roadway with curb and gutter, 8 foot bicycle lanes (includes 3' buffer) and 5 foot sidewalks on both sides. The current cost of these improvements are estimated to be approximately \$7-8 million per mile, which would include the segment of Olive Branch Road from

Leesville Road to NC 98 which needs improving. This estimate does not include any other roadway improvements that may be required such as additional turn lanes and traffic signals.

Compared to the existing zoning, there will be an estimated elementary school demand increase by 14 students, seven additional middle school students, and eight additional high school students. Additional details are available in Attachment 7.

Staff Analysis. The proposed PDR 2.999 (PDR 2.999) 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 PDR 2.999 with a development plan. Staff finds the request to align the zoning designation with future land use map reasonable, given that the present designation would expand upon the existing residential development pattern to the west of the site and fulfills a need for a mix of housing types, creating an opportunity for various price points. The applicant has provided a 300-foot wildlife buffer from the main creek channel in compliance with the Eastern Durham Open Space Plan. The applicant is seeking to provide development in an area that has been planned for improvements, within the SERLS basis.

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

Staff Contact		
Jamie Sunyak, Senior Planner	919.560.4137 ext. 28235	Jamie.Sunyak@durhamnc.gov
Applicant Contact		
Tim Sivers	919.490.4990	Tim.Sivers@horvathassociates.com

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

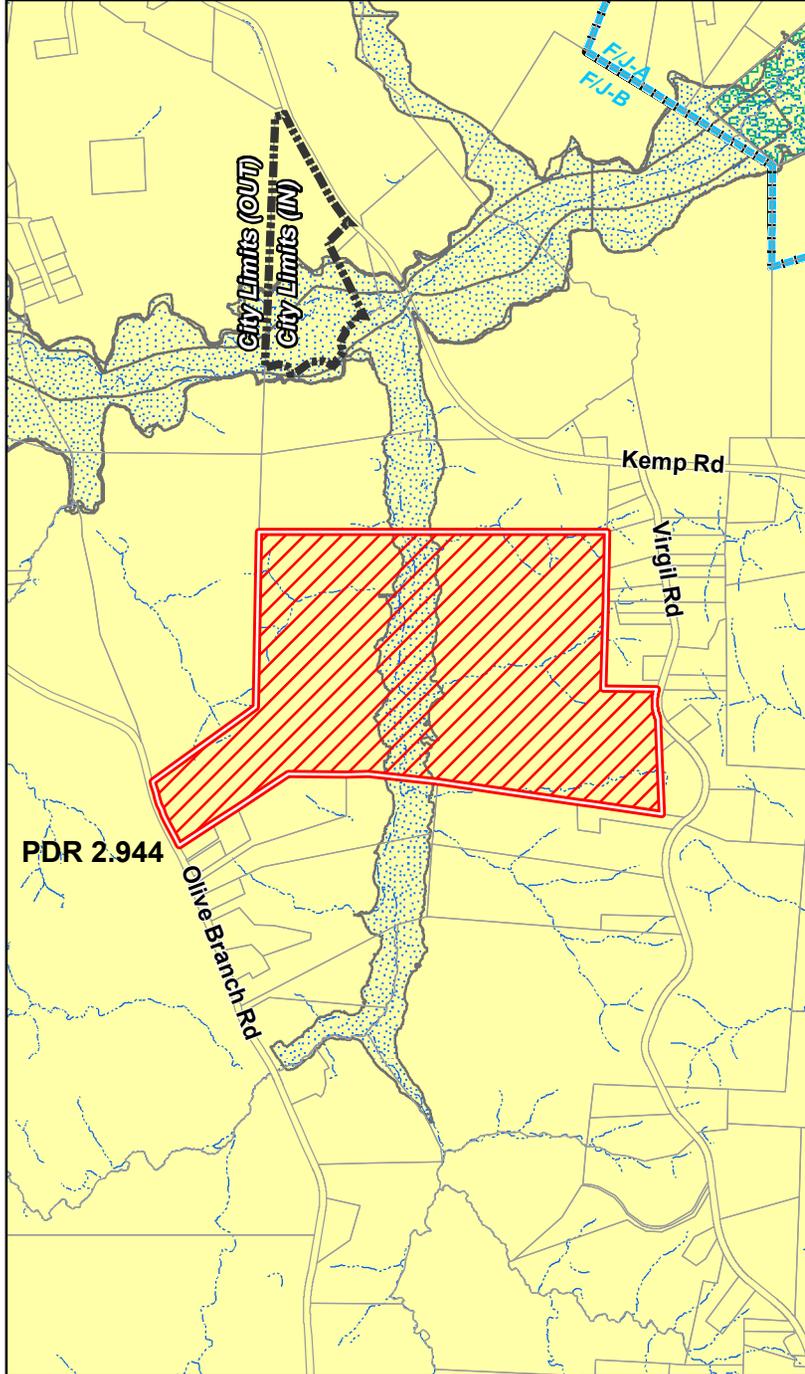
1. Context Map
2. Aerial Map
3. Future Land Use Map
4. Applications

5. Development Plan Reduction
6. Comprehensive Plan Consistency Analysis
7. Summary of Development Impacts
8. BPAC Comments
9. Natural Heritage Program memo
10. DDOT
11. NCDOT
12. Summary Utility Development Statement

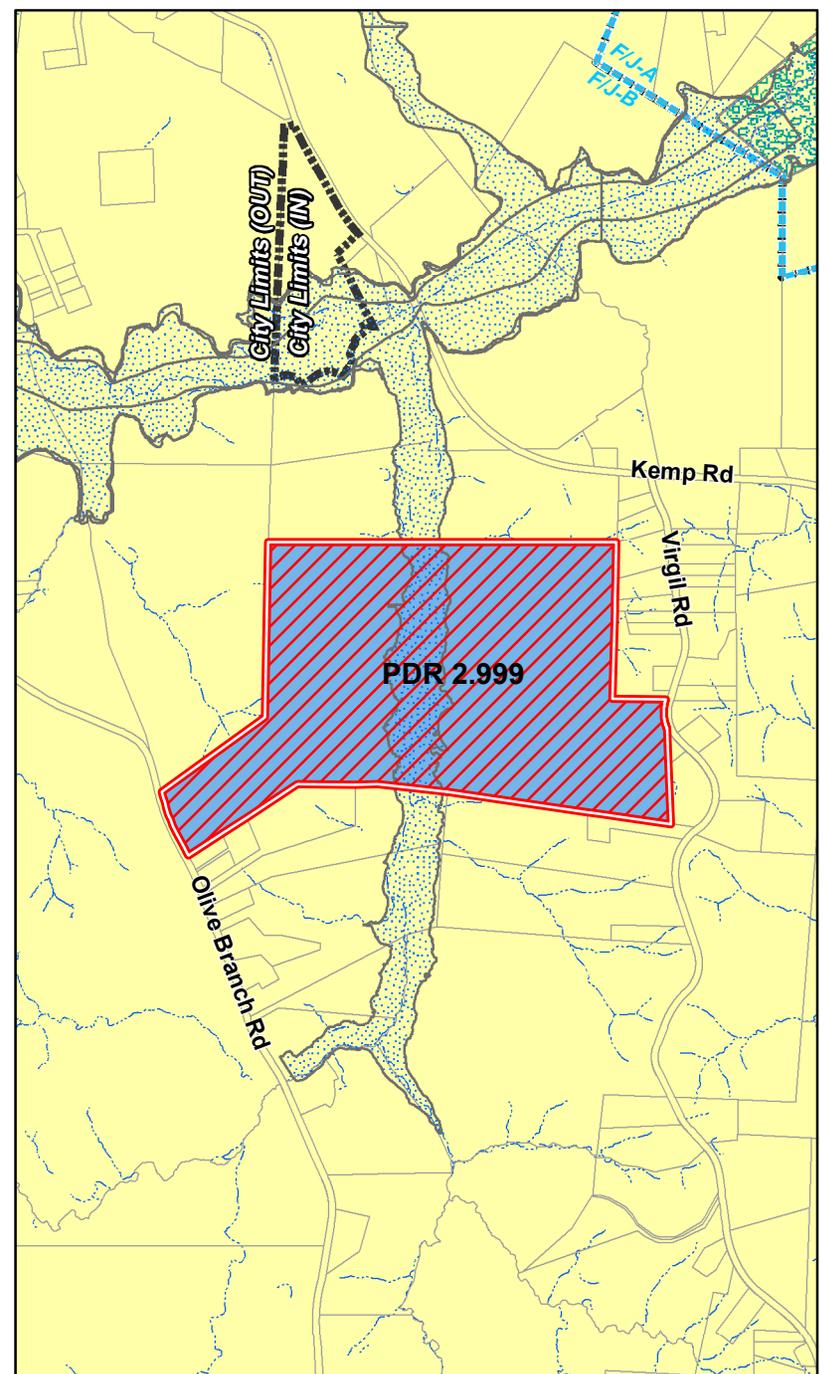
Attachment 1 - Context Map

1101 Olive Branch Road

Existing Zoning:



Proposed Zoning:

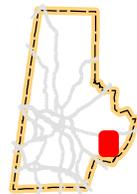
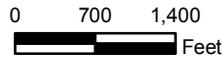


Legend:

-  Case Area
-  Parcel Lines
-  Streams
-  Floodplain
-  City Limits
-  Watershed Protection Overlay
-  Agriculture

Zoning Districts

-  RR
-  PDR-LDR (2-4 du/ac)

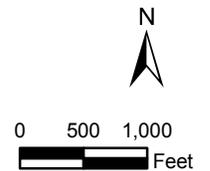


Planning

Attachment 2 - Aerial Map 1101 Olive Branch Road



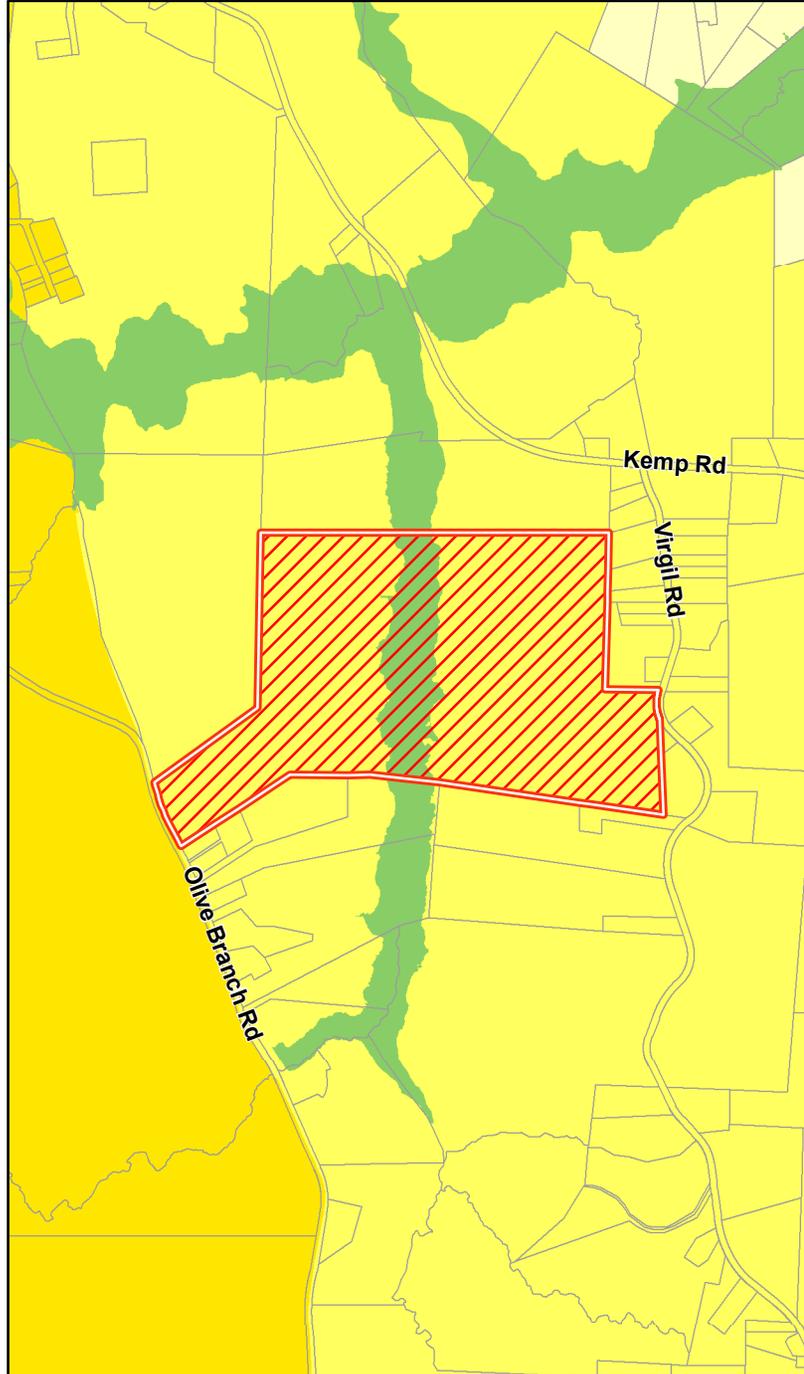
- Legend:**
-  Case Area
 -  Parcel Lines



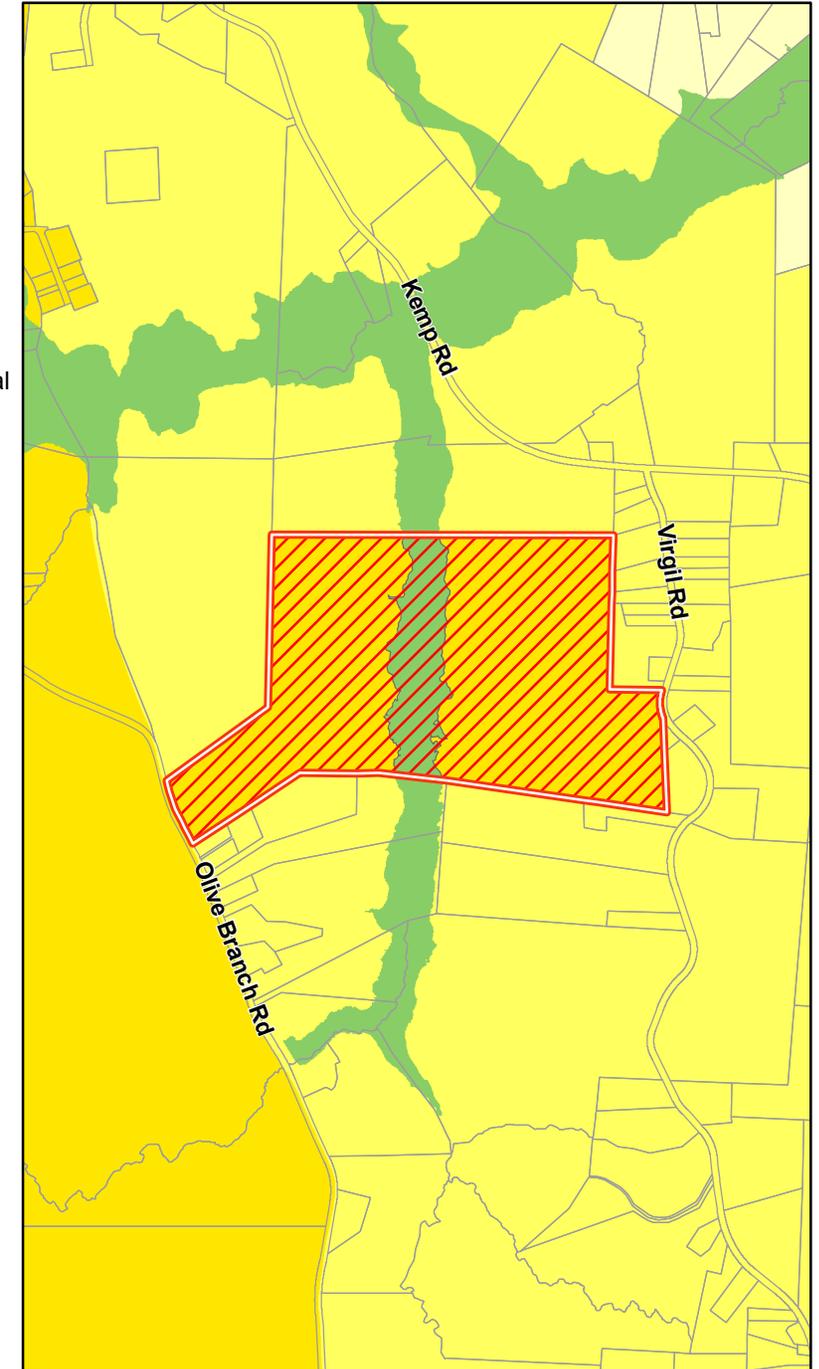
NC Center for Geographic Information & Analysis

Attachment 3 - Future Land Use Map 1101 Olive Branch Road

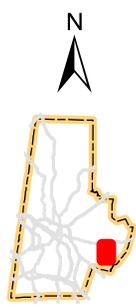
Existing FLUM:



Proposed FLUM:



- Legend:**
-  Case Area
 -  Parcel Lines
- FLUM Designations:**
-  Rural Density Residential
 -  Very-Low Density Residential
 -  Low Density Residential
 -  Recreation/Open Space





Durham City-County Planning Department

ZONING MAP CHANGE APPLICATION

Planning

Date:		Case #: 21900012	
Project Information:			
Current Zoning District(s)	RR	Proposed Zoning District(s)	PDR ^{2.99} 2.70 F/J-B ^{TS 10.18.19}
Existing Overlay District(s):	F/J-B	Jurisdiction: <i>(Check as appropriate. If also requesting annexation, check 'City')</i>	<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Both
Current Future Land Use Map Designation:	VLR / ROS	Proposed Future Land Use Map Designation:	LDR / ROS
Total Site Area:	178.581 AC ^{TS 10.18.19} 178.580 AC	Development Tier:	SUBURBAN
Project Location:	1101 OLIVE BRANCH ROAD		
Proposed Project Name:	1101 OLIVE BRANCH ROAD		
Property Identification Number(s) (PID- six digit #):	0860-03-84-5286 (194192)		<i>(Attach additional sheet(s) if necessary)</i>
Summary of Proposed Development:	SINGLE AND MULTI-FAMILY TOWNHOME DEVELOPMENT		
Applicant Information:			
Name: TIM SIVERS		Firm: HORVATH ASSOCIATES, PA	
Phone: 919-490-4990		Email: TIM.SIVERS@HORVATHASSOCIATES.COM	
Mailing Address: 16 CONSULTANT PLACE, DURHAM, NC 27707			
Signature:			
Agent Information (if applicable):			
Name: N/A		Firm:	
Phone:		Email:	
Mailing Address:			
Signature:			
Owner Information: <i>(For multiple owners, attach additional sheet(s))</i>			
Name: J Policosas LLC		Firm:	
Firm:		Email:	
Mailing Address: PO Box 715 Chapel Hill NC 27514			
Signature:			

Application Checklist:		
Application Item:	Applicant/Agent Initial	Staff Initial
Application	TS	ES
Owners Acknowledgment <i>(Original Signatures Only)</i>	TS	ES
Text Amendment Acknowledgement	TS	ES
Boundary Map and Legal Description	TS	ES
Stormwater Checklist	TS	ES
Utilities Statement Application	TS	ES
Pre-Submittal Conference Record	TS	ES
Digital Copy of All Submitted Materials (Required)	TS	ES
Application Fee	TS	ES
Development Plan Checklist (If applicable):		
Development Plan Checklist	TS	ES
Two Full Size Hard Copies of Plans	TS	ES
Traffic Impact and/or Phasing Analysis (if required), Three Copies and One Digital Copy	TS	ES
Digital Copy of Plans (Required)	TS	ES
Additional Materials/Applications (If applicable):		
Neighborhood Meeting Materials	TS	ES
Annexation Petition	TS	ES
Comprehensive Plan Amendment	TS	ES

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

April 8, 2019

 Date

Tim Sivers

 Printed Name

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), J Palioaras LLC, owner(s) of the ^{178.580}~~178.521~~ ^{TS}~~1793~~ ¹⁰⁻¹⁸⁻¹⁹ -acre property having Property Identification Number(s):

0860-03-84-5286 F/S-B

am(are) aware of the application for the PDR ^{2.99}~~2.70~~ ^{TS}~~10-18-19~~ 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.

James Palioaras Mon Mar 3-20-19
Owner's Signature Date

James Palioaras
Owner's Printed Name

Owner's Signature Date

Owner's Printed Name

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.

Zoning Map Change

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

Date Submitted:

Case Number:

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 asses 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, Tim Sivers, applicant or agent of the ^{178.580 TS}~~178.581~~ ¹⁰⁻¹⁸⁻¹⁹-acre property having Property Identification Number(s):

0860-03-84-5286 ^{F/S-B}

am authorized by the property owner(s) associated with this application for the ^{2.99}~~PDR-2.70~~ zone.

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



Authorized Signature

Date

Tim Sivers

Printed Name



Durham City-County Planning Department

FUTURE LAND USE MAP AMENDMENT APPLICATION

Planning

Date:		Case #: <i>A1900006</i>	
Property Information:			
Jurisdiction (Check as appropriate. If also requesting annexation, check 'City')		<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Both	
Development Tier: Suburban		Associated with Zoning Map Change? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PID (six digit number):	Current FLUM Designation	Proposed FLUM Designation	Acreage
194192	VLR / ROS	LDR / ROS	<i>178.581</i> 179.3
Applicant Information:			
Name: Tim Sivers		Company: Horvath Associates, PA	
Phone: 919-490-4990		Email: tim.sivers@horvathassociates.com	
Mailing Address: 16 Consultant Place Suite 201 Durham, NC 27707			
Signature: <i>Tim Sivers</i>			
Agent Information (if applicable):			
Name: N/A		Company:	
Phone:		Email:	
Mailing Address:			
Signature:			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: <i>J Palivouras LLC</i>		Firm:	
Phone:		Email:	
Mailing Address: <i>PO Box 715 Chapel Hill N.C 27514</i>			
Signature: <i>James Palivouras member manager</i>			

Application Checklist:		
Application Item:	Applicant/Agent Initial	Staff Initial
Application	TS	ES
Pre-submittal Conference Documentation	TS	ES
Legible Map of proposed Plan Amendment Area	TS	ES
Documentation of Neighborhood Meeting Materials:	<input type="checkbox"/> Meeting Letter <input type="checkbox"/> Labels <input type="checkbox"/> Sign-In Sheet <input type="checkbox"/> Summary	<input checked="" type="checkbox"/> Meeting Letter <input checked="" type="checkbox"/> Labels <input checked="" type="checkbox"/> Sign-In Sheet <input checked="" type="checkbox"/> Summary
Justification Statement, based upon criteria found in UDO subsection 3.47	TS	ES
Digital Copy of All Materials	TS	ES
Application Fee	TS	ES

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

Tim Sivers

Printed Name

April 8, 2019

Date



HORVATH
ASSOCIATES

Civil Engineers
Planners
Landscape Architects

JUSTIFICATION STATEMENT

1101 Olive Branch Road

April 8, 2019

Prepared by Horvath Associates, PA

Introduction

The project area encompasses 178.5 acres located along Olive Branch Road. The site includes mature forest along the stream buffers while upland portions were timbered approximately 5 to 7 years ago and have young pine revegetation.

This proposed request is to change the existing Very Low Density Residential (VLR) land use classification to Low Density Residential (LDR) for approximately 158 acres of the 178.5 acre project area. The remaining 20.5 acres in the middle of the project area will remain as Recreation / Open Space (ROS). The requested LDR land use is an extension of the existing LDR land use to the west. The LDR is compatible with the requested PDR zone as shown on the Future Land Use and Zoning District Compatibility Chart.

To meet the Durham Comprehensive Plan the following justifications are proposed to meet the requirements of the Suburban Tier and the Low Density Residential Land Use.

Criteria for Future Land Use Map Change Recommendations

A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans:

Policy 2.3.1a. Contiguous Development.

This policy is to support orderly development patterns that take advantage of existing urban services, and avoid, as possible, patterns of leapfrog, noncontiguous, scattered development. This expansion of the Low Density Residential (LDR) land use for this project will extend the LDR land use to the east providing a contiguous development pattern. The adjacent parcel on the west side of Olive Branch Road currently allows Low Density residential development. This proposed expansion of the Low Density residential land use classification will provide a slightly higher use for this area while limiting the density through the proposed Development Plan.

Policy 2.3.1b. Efficient Provision of Services through Annexation.

This project is currently located outside the current City limits. Adjacent developments, if approved, will allow this project to be contiguous to the City limits. This project will extend water and sewer services to the area. Changing the Future Land Use of this site will allow the area to be annexed while providing City services.

Policy 2.3.4a. Infill Development Standards.

Through the Unified Development Ordinance, encourage and promote compatible residential infill on underutilized property within developed portions of the community to reinforce the existing character. The above policy supports the proposed Low Density Residential use that will expand the existing LDR use from the west on a property that is otherwise not developed to its potential.

Policy 2.4.2b. Connectivity.

This policy encourages that new development and redevelopment provide internal and external pedestrian and vehicular connectivity within and between individual development sites to provide alternative means of access. The proposed change in land use will allow the site to provide pedestrian and vehicular connectivity to the adjacent properties in all cardinal directions. Through design, these connections will be proposed to minimize the impact on existing environmental conditions.

B. Whether the proposed change would be compatible with the existing land use pattern and/or designated future land uses:

Policy 2.1.2c. Suburban Tier Defined.

This policy outlines that the Suburban Tier is established to provide land for low to medium density residential development, employment centers, and commercial and industrial activity. Land in this tier is expected to accommodate a large proportion of Durham’s growth through greenfield development, infill, and redevelopment. The proposed low density residential use is the best redevelopment use of the subject property by proposing a greenfield development while minimizing the environmental impact on this and adjacent properties. With the proximity of the existing low density residential land use classification to the west, the proposed change in use is an appropriate location for a low residential density greenfield development.

Policy 2.1.3d. Residential Defined.

This policy defines that the Suburban Tier is primarily land designated for a range of residential densities and uses. In accordance with table 2-1, Summary of Residential Density Categories, the Suburban Tier allows residential densities ranging from Very Low to Medium-High Density Residential. The proposed low density residential use is appropriate for this project location in the Suburban Tier.

Policy 2.2.2a. Suburban Tier Development Focus.

This policy is to ensure that Suburban Tier will provide for sufficient land to accommodate anticipated population growth and its attendant demands for housing. The proposed Low Density Residential land use classification will provide support for this anticipated growth and housing demands while complimenting the adjacent uses and providing transitions within the Suburban Tier.

Policy 2.3.3c. Provision of Open Space.

This site will allow for Open Space areas to be provided within the proposed development. They will be sized appropriate to the nature of the development and within a one-half mile walking distance from the majority of homes within the development while having minimal impact to the to the site’s environmental conditions.



Policy 3.4.2c. Density.

This policy is to ensure that appropriate densities are developed to maximize utilization of existing infrastructure and the utilization and efficiency of existing or proposed transit systems. The existing very low density residential land use classification currently assigned to this area does not maximize the use of the proposed utility infrastructure. The sanitary sewer system from this development will drain to the new Southeast Regional Lift Station located on Kemp Road. By increasing the density to allow low density residential development, the infrastructure will be better utilized. In addition, this development will provide the necessary improvements to the transportation system to offset the impact of this development.

Appropriate Transitions.

The proposed extension of the Low Density Residential land use will allow a better transition by providing a higher density use that is more compatible with the current development trends in this area while transitioning between the similar density developments to the west and the existing single family homes to the east.

C. The proposed change would not create substantial adverse impacts in the adjacent area or the City or County in general.

The proposed expansion of the Low Residential Land use will not create substantial adverse impacts to the area or the City/County in general since the requested proposal is more appropriate and follows current development trends in the area. In addition, the existing infrastructure and proposed improvements will be sufficient to support any potential impacts.

D. The subject site is of adequate shape and size to accommodate the proposed change:

The subject site is of adequate shape and size to accommodate the proposed change. The size, shape and access to the land will accommodate the requested zoning, density, interconnectivity, map change, required tree coverage, open space, and stormwater control measures.

Conclusion

The proposed request to change the land use classification from Very Low Density Residential to Low Density Residential is compatible with the adjacent uses and growth patterns of the area. The proposed zoning to PDR will complement recent developments and provide a transition between the surrounding uses while allowing an underutilized portion of Durham to be appropriately developed to support the anticipated growth and housing demands in eastern Durham County.





HORVATH ASSOCIATES

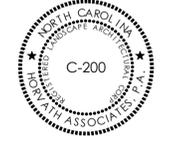
CIVIL ENGINEERING LAND PLANNING
 LANDSCAPE ARCHITECTURE STORMWATER MANAGEMENT
 16 CONSULTANT PLACE, SUITE 201
 DURHAM, NORTH CAROLINA 27707
 P 919.490.4990 F 919.490.8953

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

www.horvathassociates.com

1101 OLIVE BRANCH ROAD
 DURHAM, NORTH CAROLINA

COVER SHEET

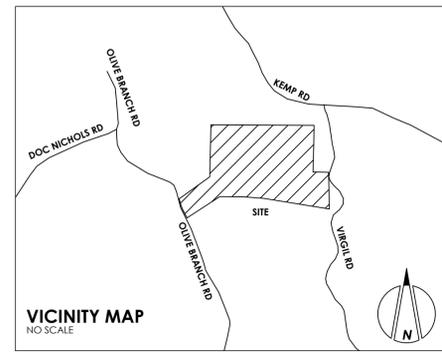


1	OCTOBER 17, 2019	PER 1ST CITY REVIEW COMMENTS	MS
2	JANUARY 16, 2020	PER 2ND CITY REVIEW COMMENTS	TS
3	FEBRUARY 10, 2020	PER 3RD CITY REVIEW COMMENTS	TS
4	FEBRUARY 14, 2020	PER BIKE / PED REVIEW COMMENT	TS

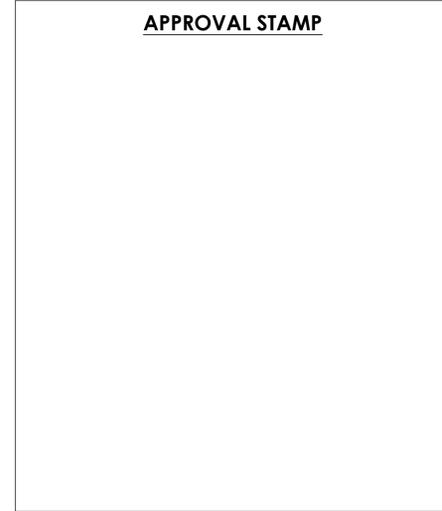
DRAWN BY:	CHECKED BY:
MS	TS
DATE	APRIL 8, 2019
SCALE	AS NOTED
PROJECT NO.	1886
SHEET NO.	

D000

PIN: 0860-03-84-5286
 PID: 194192



DEVELOPMENT SUMMARY		
SITE SUMMARY	ACRES	SQUARE FEET
GROSS LAND AREA	178.580	7,778,967
EXISTING USE:	PRESENT-USE/FORESTRY	
EXISTING ZONING:	RR	
PROPOSED ZONING:	PDR 2.999	
EXISTING IMPERVIOUS AREA:	3,750 SF	
WATERSHED OVERLAY:	F/J-B	
RIVER BASIN:	NEUSE	
CITY LIMIT:	TO BE ANNEXED	
TIER:	SUBURBAN	
MAXIMUM NUMBER OF UNITS:	421	
DENSITY CALCULATION:	421 UNITS / 140.648 ACRES	
MAXIMUM DENSITY:	2,999 DU/AC	
IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
MAXIMUM IMPERVIOUS AREA:	89.290	50.00%
OPEN SPACE SUMMARY	ACRES	PERCENTAGE
REQUIRED OPEN SPACE:	26.787	15%
PROPOSED OPEN SPACE:	26.787	15%



CASE #Z1900012

<DEVELOPMENT PLAN> 1101 OLIVE BRANCH ROAD

DURHAM, NORTH CAROLINA

OWNER
J PALIOURAS LLC
 303 WESLEY DR
 CHAPEL HILL, NC 27516

ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
 16 CONSULTANT PLACE, SUITE 201
 DURHAM, N.C. 27707
 P: (919) 490-4990
 F: (919) 490-8953
 e-mail: tim.sivers@horvathassociates.com

INDEX OF DRAWINGS:
 D000 COVER SHEET
 D001 EXISTING CONDITIONS
 D100 DEVELOPMENT PLAN

TEXT COMMITMENTS

- THE PROPOSED DEVELOPMENT SHALL INCLUDE A MIXTURE OF TOWNHOUSE AND SINGLE FAMILY DETACHED RESIDENTIAL UNITS AND PERMITTED ACCESSORY USES.
- A MINIMUM OF 20% PRESERVED TREE COVERAGE AREA WILL BE PROVIDED.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A MINIMUM OF 5 FEET OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE EAST SIDE OF OLIVE BRANCH ROAD AND THE WEST SIDE OF VIRGIL ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
- THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.
- RESIDENTIAL UNITS SHALL NOT BE LOCATED WITHIN THE 300-FOOT WILDLIFE CORRIDOR AS ILLUSTRATED ON SHEET D100.
- A NEW 100' WIDE GREENWAY TRAIL EASEMENT OR 30' WIDE GREENWAY TRAIL EASEMENT IF THE TRAIL IS PROPOSED FOR CONSTRUCTION WITHIN THE EASEMENT AT SITE PLAN, SUBJECT TO THE TERMS STATED IN REAL ESTATE BOOK 1503, PAGES 898-899 SHALL BE CONVEYED TO THE CITY OF DURHAM AND RECORDED AT TIME OF FIRST FINAL PLAT APPROVAL. THE DIGITAL DATA FOR THE EASEMENT (CAD LINE WORK OR GIS DATA) SHALL BE PROVIDED TO THE PARKS AND RECREATION DEPARTMENT OF THE CITY OF DURHAM.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

NC 98 AND OLIVE BRANCH ROAD

- CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE ON OLIVE BRANCH ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.
- RESTRIP THE EXISTING NORTHBOUND RIGHT-TURN LANE ON OLIVE BRANCH ROAD AS A SECOND EXCLUSIVE LEFT-TURN LANE.
- WIDEN NC 98 TO PROVIDE A SECOND WESTBOUND RECEIVING LANE FROM OLIVE BRANCH ROAD TO THE PROPOSED DOGWOOD POINTE DRIVEWAY.

NC 98 AND KEMP ROAD

- INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

OLIVE BRANCH ROAD AND SITE ACCESS #1

- CONSTRUCT THE SITE ACCESS #1 WITH ONE INGRESS LANE AND TWO EGRESS LANES, ONE EXCLUSIVE RIGHT-TURN LANE AND ONE EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND INTERNAL PROTECTIVE STEM.
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE ON OLIVE BRANCH ROAD AT SITE ACCESS #1 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
- CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE ON OLIVE BRANCH ROAD AT SITE ACCESS #1 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

OLIVE BRANCH ROAD AND SITE ACCESS #2

- CONSTRUCT THE SITE ACCESS #2 AS A RIGHT-IN/RIGHT-OUT OR FULL ACCESS WITH ONE INGRESS LANE AND ONE EGRESS LANE.
- IF THE RIGHT IN/RIGHT OUT ACCESS IS CONSTRUCTED, CONSTRUCT A MEDIAN AND/OR DRIVEWAY ISLAND PER CITY AND NCDOT STANDARDS TO LIMIT SITE ACCESS #2 RIGHT-IN/RIGHT-OUT ONLY.
- IF THE FULL MOVEMENT ACCESS IS CONSTRUCTED, THE FOLLOWING ADDITIONAL IMPROVEMENTS WILL BE REQUIRED:
 - CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE ON OLIVE BRANCH AT SITE ACCESS #2 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
 - CONSTRUCT A CONTINUOUS 3-LANE ROADWAY CROSS SECTION ON OLIVE BRANCH ROAD BETWEEN THE SITE ACCESS #1 AND SITE ACCESS #2.

VIRGIL ROAD AND SITE ACCESS #3

- CONSTRUCT THE SITE ACCESS #3 WITH ONE INGRESS LANE AND ONE EGRESS LANE AND ADEQUATE INTERNAL PROTECTIVE STEM.
- CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON VIRGIL ROAD AT SITE ACCESS #3 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

SUMMARY OF ADDITIONAL IMPROVEMENTS REQUIRED OF OTHER DEVELOPMENTS THAT MAY ALSO BE REQUIRED OF THIS DEVELOPMENT:

OLIVE BRANCH ROAD AND DOC NICHOLS ROAD

- CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON OLIVE BRANCH ROAD AT DOC NICHOLS ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

CARPENTER POND ROAD AND OLIVE BRANCH ROAD

- INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON OLIVE BRANCH ROAD AT CARPENTER POND ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

DESIGN COMMITMENTS

- DESCRIPTION OF PROPOSED ARCHITECTURE:**
GENERAL ARCHITECTURAL STYLE:
 THE ARCHITECTURAL DESIGN FOR THE TOWNHOME UNITS OF THIS DEVELOPMENT WILL INCLUDE ELEMENTS AS DESCRIBED BELOW.
PROPOSED ROOFLINE(S):
 UNITS WILL USE HIPPED, GABLED, OR SHED ROOFS, SINGLY OR IN COMBINATION.
PROPOSED BUILDING MATERIALS:
 THE PRIMARY BUILDING MATERIAL TO BE USED SHALL BE A CHOICE OR COMBINATION OF THE FOLLOWING MATERIALS: BRICK, BLOCK, STONE, WOOD, EIFS, VINYL, AND / OR FIBER CEMENT BOARD / CEMENTITIOUS CLADDING.
DISTINCTIVE ARCHITECTURAL FEATURES (MULTI-FAMILY UNITS ONLY):
 A MINIMUM OF ONE DISTINCTIVE ARCHITECTURAL FEATURE SHALL BE USED ON EACH BUILDING. THE DISTINCTIVE ARCHITECTURAL FEATURE(S) SHALL BE A CHOICE OR COMBINATION OF PROJECTED BAYS, VERTICALLY PROPORTIONED WINDOWS, AND / OR GABLE END WALLS WITH ACCENT SIDING.
- DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA:**
HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSITION TO ON AND OFF SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?
 THIS DEVELOPMENT HAS THE OPPORTUNITY TO SET THE STANDARDS OF DEVELOPMENT IN THE AREA SINCE THERE ARE NO IMMEDIATE ADJACENT EXISTING DEVELOPMENTS. IF THE ADJACENT DEVELOPMENT CURRENTLY PROPOSED MOVES FORWARD, THIS DEVELOPMENT WILL FOLLOW WITH SIMILAR DESIGN AND UNIT TYPE.

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY MSS LAND CONSULTANTS, PC.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS.
- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

GENERAL STATUTE

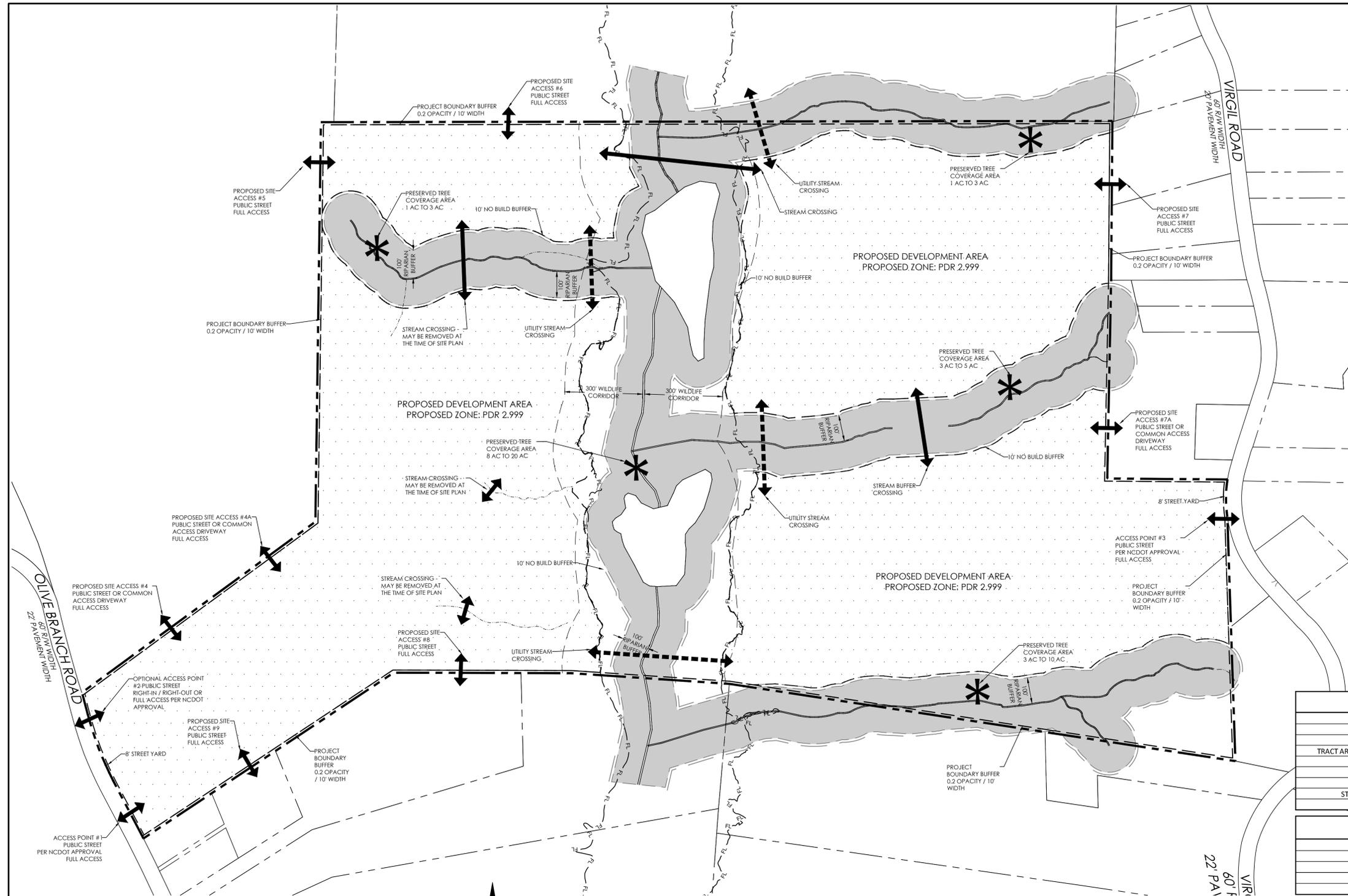
PER N.C. GENERAL STATUTE § 160A-393.2, ALL COMMITTED ELEMENTS (BOTH GRAPHICAL AND TEXT) DESCRIBED ON THIS PLAN HAVE BEEN CONSENTED TO BY THE UNDERSIGNED APPLICANT.

APPLICANT PRINT NAME _____

APPLICANT SIGNATURE _____

DEVELOPMENT SUMMARY		
SITE SUMMARY	ACRES	SQUARE FEET
GROSS LAND AREA	178.580	7,778,967
EXISTING ZONING:	PRESENT-USE/FORESTRY	
PROPOSED ZONING:	RR	
EXISTING IMPERVIOUS AREA:	3,750 SF	
WATERSHED OVERLAY:	FJ-B	
RIVER BASIN:	NEUSE	
CITY LIMIT:	TO BE ANNEXED	
TIER:	SUBURBAN	
MAXIMUM NUMBER OF UNITS:	421	
DENSITY CALCULATION:	421 UNITS / 140.648 ACRES	
MAXIMUM DENSITY:	2,999 DU/AC	
IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
MAXIMUM IMPERVIOUS AREA:	89,290	50.00%
OPEN SPACE SUMMARY	ACRES	PERCENTAGE
REQUIRED OPEN SPACE:	26,787	15%
PROPOSED OPEN SPACE:	26,787	15%

HORVATH ASSOCIATES
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE STRATEGIC MANAGEMENT
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
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LEGEND

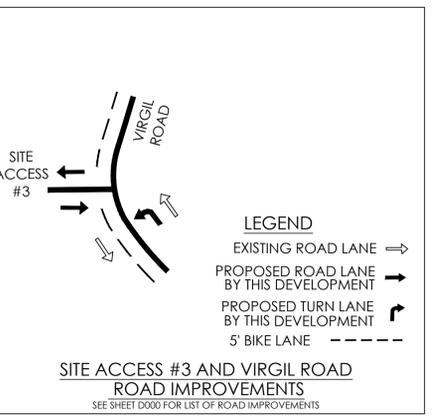
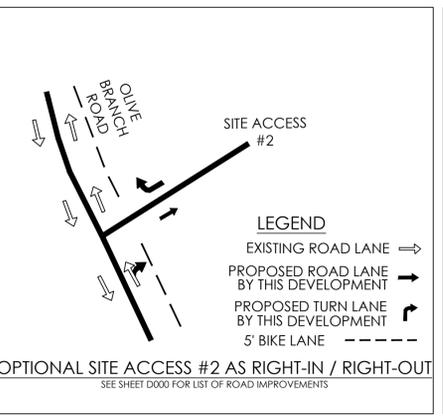
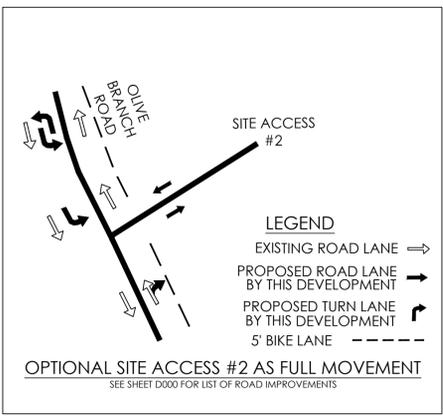
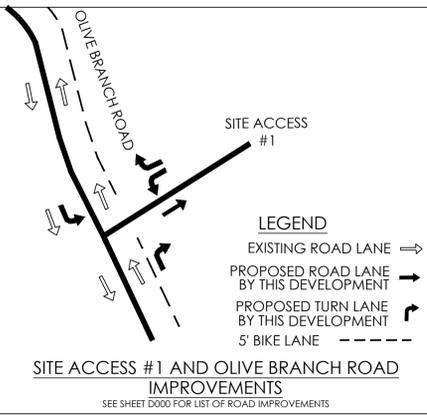
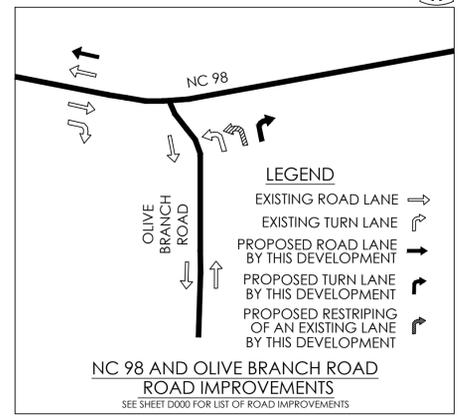
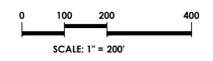
- STREAM BUFFER HATCH
- BUILDING AND PARKING ENVELOPE
- PROPOSED PROJECT BOUNDARY BUFFER
- TOTAL PROJECT AREA BOUNDARY
- PROPERTY LINE (NOT IN PROJECT AREA)
- PRESERVED TREE COVERAGE AREA
- ACCESS POINT
- VEHICULAR STREAM CROSSING
- UTILITY STREAM CROSSING

- DEVELOPMENT PLAN NOTES**
- SITE GRADING AND ACTIVE OPEN SPACE MAY BE LOCATED WITHIN THE FLOODPLAIN AND WETLAND LIMITS AS PERMITTED.
 - IF THIS DEVELOPMENT UTILIZES MASS GRADING, THE ILLUSTRATED PROJECT BOUNDARY BUFFERS SHALL BE A MINIMUM OF 0.4 OPACITY.

DENSITY CALCULATIONS		TOTAL
TRACT AREA		178.580
RIGHT-OF-WAY TO BE DEDICATED		0.000
TRACT AREA WITHIN STREAM BUFFER (OUTSIDE FLOODWAY FRINGE)		23.506
TRACT AREA WITHIN STREAM BUFFER (TOTAL)		42.847
FLOODWAY FRINGE (50%) (25.114 AC)		12.557
TRACT AREA WITHIN STEEP SLOPES (TOTAL)		6.787
STEEP SLOPES OUTSIDE STREAM BUFFER (85%) (2.199)		1.869
NET LAND AREA		140.648

TREE COVERAGE CALCULATIONS		TOTAL
TRACT AREA (AC)		178.580
POND WATER SURFACE AREA (AC)		4.733
NET AREA		173.847
20% REQUIRED TREE COVERAGE (AC)		34.769

1 DEVELOPMENT PLAN
D001 SCALE: 1"=200'



1101 OLIVE BRANCH ROAD
DURHAM, NORTH CAROLINA

DEVELOPMENT PLAN



- OCTOBER 17, 2019
1 PER 1ST CITY REVIEW | MS COMMENTS
JANUARY 16, 2020
2 PER 2ND CITY REVIEW | TS COMMENTS
FEBRUARY 10, 2020
3 PER 3RD CITY REVIEW | TS COMMENTS
FEBRUARY 14, 2020
4 PER BIKE / PED REVIEW | TS COMMENT

DRAWN BY: MS CHECKED BY: TS
DATE: APRIL 8, 2019
SCALE: 1"=200'
PROJECT NO.: 1886
SHEET NO.:

D100



ATTACHMENT 6: COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Zoning Map Change and Future Land Use Map Amendment for consistency with all relevant policies of the Comprehensive Plan. That analysis is provided below.

1. Future Land Use Map Amendment

Policy 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. While the Suburban Tier is expected to primarily develop at traditional suburban densities and patterns, it is recognized that the Research Triangle Park may develop one or more specific commercial nodes with more intense development and mix of uses that are walkable and able to be served by transit and bicycle facilities.*

Staff Analysis: The low density residential designation of this site is consistent with the Planned Residential development permissible in the Suburban Tier. While much of the land surrounding the property is undeveloped, there are a number of recently approved and pending development cases in close proximity to this site. The applicant has provided a mix of housing types to include apartments, townhouse units and single-family detached units and this development provides an opportunity to help meet the needs of Durham's housing demand. 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.

Policy 2.1.3d. Residential Defined. *Primarily land designated for a range of residential densities and uses. Table 2-1 displays the residential future land use categories that are allowed within each Tier. There is no category applicable to the Downtown Tier because residential density is not regulated Downtown. Through the Unified Development Ordinance, maintain density categories by Tier consistent with Table 2-1, Summary of Residential Densities. This land use category may be accommodated by any residential zoning district and the Mixed Use (MU) district with a density consistent with its future land use designation.*

Density		Tier					
		Rural	Suburban	Urban	Compact Neighborhood Support	Core	Downtown
Rural	0.75 DU/Acre or Less	●					
Very Low	2 DU/Acre or Less	●	●				
Low	4 DU/Acre or Less		●				
Low-Medium	4-8 DU/Acre		●				
Medium	8-12 DU/Acre		●	●			
Medium-High	8-20 DU/Acre		●	●	●		
High	12-60 DU/Acre				●	●	(Unlimited)

Note: Achievement of these densities may require utilization of development plans and/or density bonuses for such things as provision of affordable housing or location on major transportation corridors, as further provided for in the Unified Development Ordinance.
 In the Downtown Tier, regulations will focus on creating desirable development forms and appropriate interface with the streetscape. Therefore, residential densities will not be regulated.

Staff Analysis: The low density residential designation for the 178.581 acre tract is consistent with the neighboring residential land to the west, and is an acceptable designation in the Suburban Tier. To the direct west, the land was recently rezoned for up to 616 single-family attached and detached units (Legacy Case Z1800015), with a pending minor site plan (D1900420). Directly west of that, the land zoned as PDR 2.903 has been approved for up to 1,200 single-family lots (Legacy Case Z05-33). There is a conservation subdivision under review for up to 108 single-family lots and associated annexation petition for 434 Olive Branch Road. There is a pending zoning map change and future land use map amendment for 551 Olive Branch Road for up to 90 townhouse units (A19000017/Z1900044) and a pending zoning map change and future land use map amendment for Olive Branch Reserve (1607 Olive Branch Road and 802 Virgil Road) for up to 350 single-family detached and townhouse units (A2000003/Z2000002).

Policy 2.2.2b. Suburban Tier Land Uses. Land uses that shall be allowed in the Suburban Tier include: i. Recreation and Open Space; ii. Agricultural; iii. Residential; iv. Institutional; v. Commercial; vi. Office; vii. Research/Research Application; and viii. Industrial.

Staff Analysis: The proposed low density residential designation of the site is consistent with Planned Development Residential development permissible within the Suburban Tier.

2. Zoning Map Amendment

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: The proposal supports orderly development patterns per Policy 2.3.1a since existing residential development directly abuts this site. There is nearby shopping north off Wake Forest Highway and south near Brier Creek. Durham Fire Station 17 is approximately 1.5 miles away. The closest transit service is provided approximately 2.5 miles to the southwest along Route 70, or 3 miles to the northwest along Wake Forest Highway. There are bus pull-outs, concrete pads and bus shelters

along East Carver Street. Water service will be provided by extending the waterline in Kemp Road and Virgil Road from the existing line in Wake Forest Highway. Sewer service will be provided by connecting to the Southeast Regional Lift Station, and no Certificate of Compliance will be issued for any dwelling unit until the construction of the Southeast Regional Lift Station has been completed in compliance with all City and State requirements.

Policy 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. Attachment 7 provides additional information.

7.1.6a. The Natural Heritage Inventory. *The City and County shall adopt and include by reference in the Durham Comprehensive Plan the North Carolina Natural Heritage Program Inventory of Significant Natural Heritage Sites as a source of information about the location and importance of special places and species in Durham County, and shall use the North Carolina Natural Heritage Program Inventory of Significant Natural Heritage Sites as a guide to biological significance.*

Staff Analysis: The site has been identified as a Natural Heritage Inventory Area, however there are no special protections that exist for the property, see Attachment 9.

7.2.2d. Open Space Master Plans. *In order to coordinate the Durham Comprehensive Plan with open space planning, the City and County hereby adopt and include by reference in the Durham Comprehensive Plan the following open space master plans: the “New Hope Creek Corridor Open Space Master Plan, April 1991”, the “Little River Corridor Open Space Master Plan, 2001”, and the “Eastern Durham Open Space Plan, 2007” (and any future updates of these plans). (see Policy 10.1.4c, Open Space Master Plans).*

Staff Analysis: A 300-foot wildlife buffer is required from the main creek channel in compliance with the Eastern Durham Open Space Plan, and the applicant has committed a 100 foot wide greenway trail easement or 30 foot wide constructed trail to be conveyed to the City of Durham at the time of first Final Plat approval.

Policy 8.1.2h. Transportation Level of Service Maintenance. *In order to maintain the level of service on Durham roads, the City-County Planning Department shall not recommend approval for any zoning map change which would result in the average daily trips exceeding 110 percent of the adopted level of service standard for any adjacent road, unless the impact on the adjacent roads is mitigated. Development projects shall be exempt from this policy if the project results in a change in the average daily trips of no more than 3 percent of the level of service standard on any adjacent road. This exemption shall not apply if the present average daily trips exceed 120 percent of the level of service standard on any adjacent road. If the zoning map change request is found to be inconsistent with this policy, any associated Plan Amendment shall also be recommended for denial.*

Staff Analysis: The proposed development plan is consistent with this policy; while the traffic from the proposed zoning will increase, the applicant has proffered text commitments relative to improving traffic conditions in the area in accordance with TIA. See attachments 10 and 11 for additional information.

8.1.4d. Development Review and Adopted Regional Bicycle Plans. *The City-County Planning Department, the City Parks and Recreation Department, the City Public Works Department, and the City Department of Transportation shall review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards.*

Staff Analysis: The proposed development is consistent with this policy; the development plan commits to additional asphalt for a future bicycle lane along the east side of Olive Branch Road and west side of Virgil Road.

11.1.1b. Adequate Schools Facilities. *The City-County Planning Department shall recommend denial of all Zoning Map amendments that propose to allow an increase in projected student generation over that of the existing zoning that would cause the schools of any type to exceed the level of service. In application of this Policy, consideration shall be given to any commitments made by the developer to mitigate the exceedance.*

Staff Analysis: There will be an increase in the number of students generated by the proposed development, compared to the existing zoning. The existing school capacity is sufficient to accommodate the number of school children generated at this site. Attachment 8 provides additional information.



**ATTACHMENT 7:
SUMMARY OF DEVELOPMENT IMPACTS**

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

Olive Branch Road and Virgil Road are the major roads impacted by the proposed zoning change. There are no scheduled City of Durham or NCDOT roadway improvement projects in the area.

Table 1: Existing Roadway Characteristics		
Affected Segment	Virgil Road	Olive Branch Road
Type of Roadway	2-lane undivided city/county class I roadway without left-turn lanes	2-lane undivided city/county class II arterial without left-turn lanes
Current Roadway Capacity (LOS D) (AADT)*	12,700	12,700
Latest Traffic Volume (AADT)**	800	2,300

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 2: Traffic Generation	
Traffic Generated by Present Designation (average 24 hour)*	*2,031
Traffic Generated by Proposed Designation (average 24 hour)**	**3,752
Impact of Proposed Designation	+1,721

*Assumption- (Max Use of Existing Zoning) – RR: 207 single-family lots
**Assumption- (Max Use of Proposed Zoning) – PDR 2.999: 232 single-family lots and 189 townhouse units.

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

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 the proposed use, see Attachment 12 for additional information.

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 Spring Valley Elementary, Neal Middle, and Southern 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	15,047	7,779	10,500
Maximum Building Capacity (110% of Building Capacity)	16,552	8,557	11,550
20th Day Attendance (2019-2020 School Year)	15,045	7,311	10,354
Committed to Date (October 2016-2019)	(121)	(25)	(28)
Available Capacity	1,386	1,221	1,224

As shown in Table 4, the proposed zoning will generate an additional 29 students compared to the existing zoning.

Table 4: Number of Projected Students Under Rezoning			
	Elementary School Students	Middle School Students	High School Students
Potential Students Generated – Current Zoning*	31	17	24
Potential Students Generated – Proposed Zoning**	45	23	31
Impact of Proposed Zoning	+14	+7	+8

*Assumption- (Max Use of Existing Zoning) – RR: 207 single-family lots

**Assumption- (Max Use of Proposed Zoning) – PDR 2.999: 232 single-family lots and 189 townhouse units.

5. Summary

The proposed PDR district and associated development plan is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of the transportation system, utilities, and schools.



ATTACHMENT 8:

BICYCLE AND PEDESTRIAN ADVISORY COMMISSION (BPAC) COMMENTS AND RESPONSE

The Durham Bicycle and Pedestrian Advisory Commission (BPAC) has reviewed the project and believes the project would better serve the needs of the community and the goals of the Durham Comprehensive Plan if the following items are included:

1. Is there a commitment somewhere on the plan to provide bike lanes as part of road improvements?

Applicant's response: Bike lanes are provided along the project frontage on the development plan, and as a text commitment.

Transportation Response: There is a text commitment for bicycle accommodations.

2. Was there consideration of roundabouts at any of the intersections where traffic signals are proposed? As you know, roundabouts have certain safety and operational advantages over signals.

Applicant's response: As for roundabouts at the NCDOT intersections, that would need to be identified by NCDOT.

Transportation Response: The construction of roundabouts at offsite intersections was not considered in the TIA. Generally speaking, the construction of roundabouts at off-site intersections require additional right-of-way which applicants don't typically control.



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January 8, 2019

Mr. Bob Anderson
Pulte Homes - Raleigh
1225 Crescent Green Drive, Suite 250
Cary, North Carolina 27518

**Re: Review of Historic Resources and Protected Species
Olive Branch Road Property**
1101 Olive Branch Road
Durham, Durham County, North Carolina
F&R Project: 66W-0283

Mr. Anderson:

Froehling & Robertson, Inc., (F&R) presents herein the results of the informal historical resources and protected species review conducted at the above-mentioned site. The following is a summary of our findings and is not intended to replace more detailed information contained elsewhere in this report. The North Carolina State Historic Preservation office (SHPO) has issued a letter of no comment concerning the project site. The North Carolina Department of Environment and Natural Resources – Natural Heritage Program (NC NHP) issued a letter indicating that a portion of the Property is mapped as a NHP Natural Area, which is defined by NHP as an area of land or water that is important for the conservation of the natural biodiversity of North Carolina. There is a likelihood that protected species are present in this area; however, the area does not have special protections. Therefore, based on this preliminary review, the project is not likely to affect protected resources.

PURPOSE

The purpose of the Historical Resources Review was to gain an understanding of what historic, cultural, and or archeological resources as protected by the National Historic Preservation Act are present within the immediate vicinity of the project site. The purpose of the Protected (threatened & endangered) Species Review was to gain an understanding of what biological resources as protected by the state and federal Endangered Species Acts are present within the immediate vicinity of the project site.

PROJECT SITE

The Property consists of one irregular-shaped parcel of land totaling 179.3 acres in size, and is addressed at 1101 Olive Branch Road (PIN 0860-03-84-5286) in Durham, Durham County, North Carolina.

The Property currently consists of unimproved wooded land and contains two dilapidated structures and a pond within a rural area of scattered residential development and wooded land. Power Transmission



lines transect the central portion of the Property from east to west. The Property is bordered to the north and south by wooded land; to the east by Virgil Road and scattered residential development; and to the west by Olive Branch Road and scattered residential development. A property topographic map adapted from the USGS 7.5 Minute Topographic Quadrangle Map “Southeast Durham, NC” dated 2013 is included as Figure No. 2 in the attachments.

SCOPE OF WORK

The informal rare & endangered species and historical resources review was conducted in general accordance with F&R’s Proposal No. 1966-00467, dated December 13, 2018.

INFORMAL SURVEY

HISTORIC RESOURCES REVIEW

F&R visited the SHPO GIS Website to review the most current information. Based on F&R’s review of 7.5 – Minute USGS Topographic Quadrangle Map “Southeast Durham, NC” and the supporting literature available at the SHPO GIS website, the project site is not currently listed on the National Register of Historic Places (NR) nor determined eligible for listing (DOE) on the National Register of Historic Places. Furthermore, the project site is not on the Study List for the National Register (SL) nor does the project site have a Local Designation (LD). Historic resources were not identified within 1,500 feet of the project site.

F&R sent a Request for Comments (RFC) Letter to SHPO. The letter included the above project information and the results of F&R’s review. SHPO responded to the RFC with a letter dated January 8, 2019. The SHPO response letter states: “We [SHPO] have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we [SHPO] have no comment on the project as proposed.” A copy of the response letter is attached.

PROTECTED SPECIES REVIEW

F&R visited the NC NHP Data Explorer to review the most current information. Based on F&R’s review of the 7.5 – Minute USGS Topographic Quadrangle Map “Southeast Durham, NC” and the supporting literature available in the NC NHP Data Explorer, the project site is not located within an officially designated wilderness area or wildlife preserve. In addition, listed or proposed listed threatened species, listed or proposed endangered species, or designated critical habitats are not mapped at the project site. A portion of the Property is mapped as a NHP Natural Area (Middle Lick Creek Bottomlands), which is defined by NHP as an area of land or water that is important for the conservation of the natural biodiversity of North Carolina. There is a likelihood that protected species are present in this area; however, the area does not have special protections. Managed Areas and Natural Areas were identified in the vicinity of the Property; however, no Managed Areas were depicted within the project site on the Data Explorer map. Based upon this information, the proposed project is not likely to adversely affect federally or state listed threatened and endangered species or their designated critical habitats. A copy of the NHP response is attached.



CONCLUSIONS

The North Carolina State Historic Preservation office (SHPO) has issued a letter of no comment concerning the project site. The North Carolina Department of Environment and Natural Resources – Natural Heritage Program (NC NHP) issued a letter indicating that a portion of the Property is mapped as a NHP Natural Area, which is defined by NHP as an area of land or water that is important for the conservation of the natural biodiversity of North Carolina. There is a likelihood that protected species are present in this area; however, the area does not have special protections. Therefore, based on this preliminary review, the project is not likely to affect protected resources.

LIMITATIONS

This report has been prepared for the exclusive use of the Pulte Group (the client), and its assigns, for this specific project. These services have been provided in accordance with generally accepted environmental practices. No other warranty, expressed, or implied, is made. F&R did not perform a detailed field study for rare & endangered species or an intensive historical resources survey, including an archaeological assessment. Our observations were based upon conditions readily visible at the site at the time of our visit. If additional information becomes available which may affect our conclusions and recommendations, we request the opportunity to review the information, and reserve the right to modify our report, as warranted.

F&R, by virtue of providing the services described herein, does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the site which may present a potential concern to public health, safety, or the environment. It is F&R's understanding that the client will notify appropriate regulatory agencies as required.

Please do not hesitate to contact us if you have any questions or comments.

Respectfully Submitted,

FROEHLING & ROBERTSON, INC.

Lourdes Barallobre
Environmental Scientist

Elias N. Ruhl
Environmental Services Manager

Attachments: NC SHPO Response Letter
NC Natural Heritage Program Response Letter
Figures
Photos



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

January 8, 2019

Lourdes Barallobre
Froehling & Robertson, Inc.
310 Hubert Street
Raleigh, NC 27603-2302

Re: Construct Residential Development, 1101 Olive Branch Road, Durham, F&R 66W-0283,
Durham County, ER 18-4183

Dear Ms. Barallobre:

Thank you for your letter of December 11, 2018, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 and 110 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Renee Gledhill-Earley

for Ramona M. Bartos



Roy Cooper, Governor
Susi Hamilton, Secretary
Walter Clark, Director, Land and Water Stewardship

NCNHDE-7718

December 11, 2018

Lourdes Barallobre
F&R
310 Hubert Street
Raleigh, NC 27603
RE: Olive Branch Road Property; 66W-0283

Dear Lourdes Barallobre:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

A query of the NCNHP database indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. These results are presented in the attached 'Documented Occurrences' tables and map.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is documented within the project area or indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here: <https://www.fws.gov/offices/Directories/ListOffices.cfm?statecode=37>.

Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

Also please note that the NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve, Registered Heritage Area, Clean Water Management Trust Fund easement, or an occurrence of a Federally-listed species is documented near the project area.

If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at rodney.butler@ncdcr.gov or 919-707-8603.

Sincerely,
NC Natural Heritage Program

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Intersecting the Project Area
Olive Branch Road Property
Project No. 66W-0283
December 11, 2018
NCNHDE-7718

No Element Occurrences are Documented within the Project Area

There are no documented element occurrences (of medium to very high accuracy) that intersect with the project area. Please note, however, that although the NCNHP database does not show records for rare species within the project area, it does not necessarily mean that they are not present; it may simply mean that the area has not been surveyed. The use of Natural Heritage Program data should not be substituted for actual field surveys if needed, particularly if the project area contains suitable habitat for rare species. If rare species are found, the NCNHP would appreciate receiving this information so that we may update our database.

Natural Areas Documented Within Project Area

Site Name	Representational Rating	Collective Rating
Middle Lick Creek Bottomlands	R3 (High)	C5 (General)

No Managed Areas Documented within the Project Area

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/content/help>. Data query generated on December 11, 2018; source: NCNHP, Q4 Oct 2018. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area
 Olive Branch Road Property
 Project No. 66W-0283
 December 11, 2018
 NCNHDE-7718

Element Occurrences Documented Within a One-mile Radius of the Project Area

Taxonomic Group	EO ID	Scientific Name	Common Name	Last Observation Date	Element Occurrence Rank	Accuracy	Federal Status	State Status	Global Rank	State Rank
Vascular Plant	1009	Cardamine dissecta	Dissected Toothwort	1997-03-29	E	3-Medium	---	Special Concern Vulnerable	G4?	S2
Vascular Plant	19601	Cardamine douglassii	Douglass's Bittercress	2018-03-27	A	1-Very High	---	Threatened	G5	S2

Natural Areas Documented Within a One-mile Radius of the Project Area

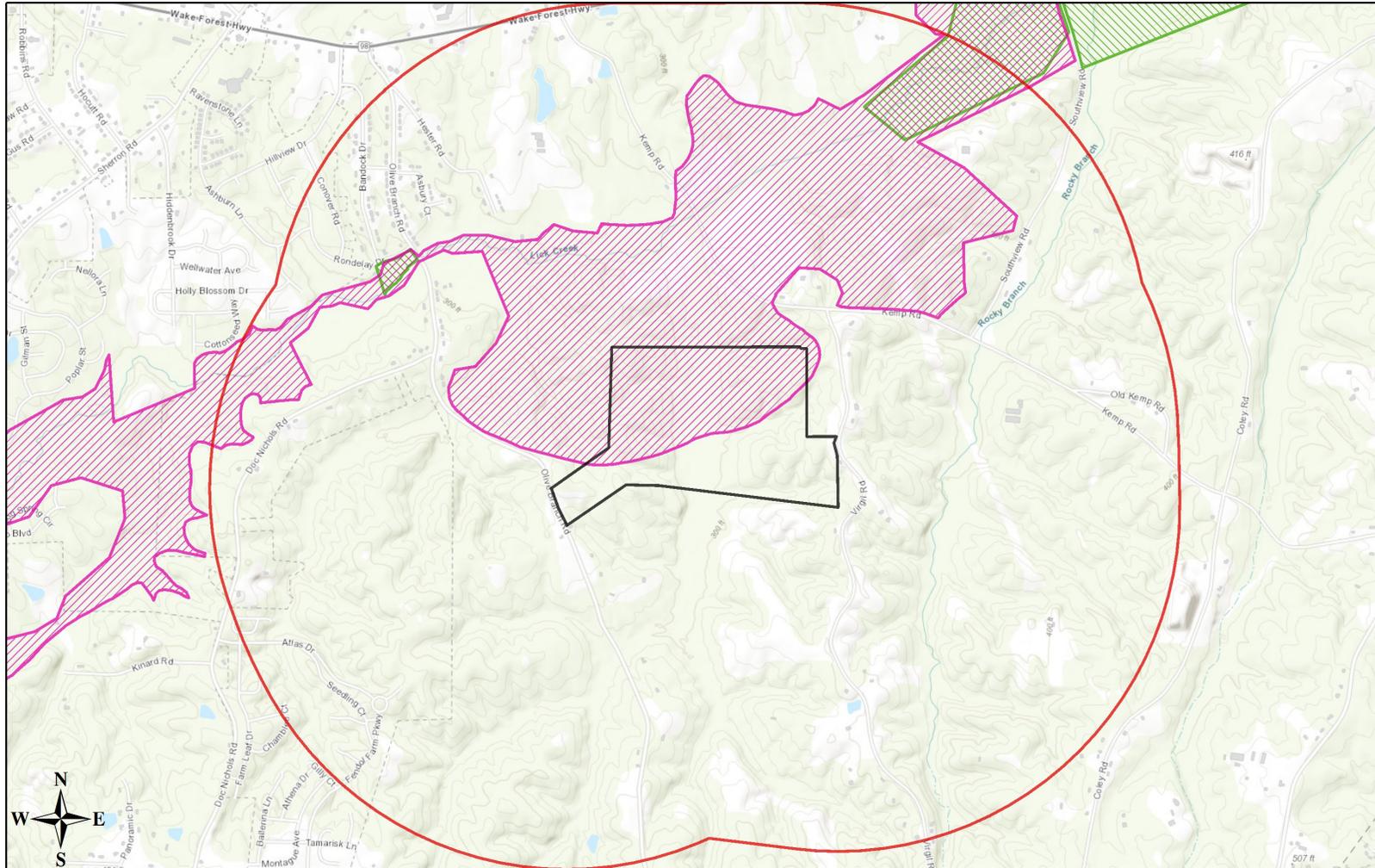
Site Name	Representational Rating	Collective Rating
Middle Lick Creek Bottomlands	R3 (High)	C5 (General)

Managed Areas Documented Within a One-mile Radius of the Project Area

Managed Area Name	Owner	Owner Type
Falls Lake	US Army Corps of Engineers	Federal
Triangle Greenways Council Preserve	Triangle Greenways Council	Private

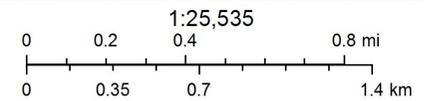
Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/content/help>. Data query generated on December 11, 2018; source: NCNHP, Q4 Oct 2018. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

NCNHDE-7718: Olive Branch Road Property

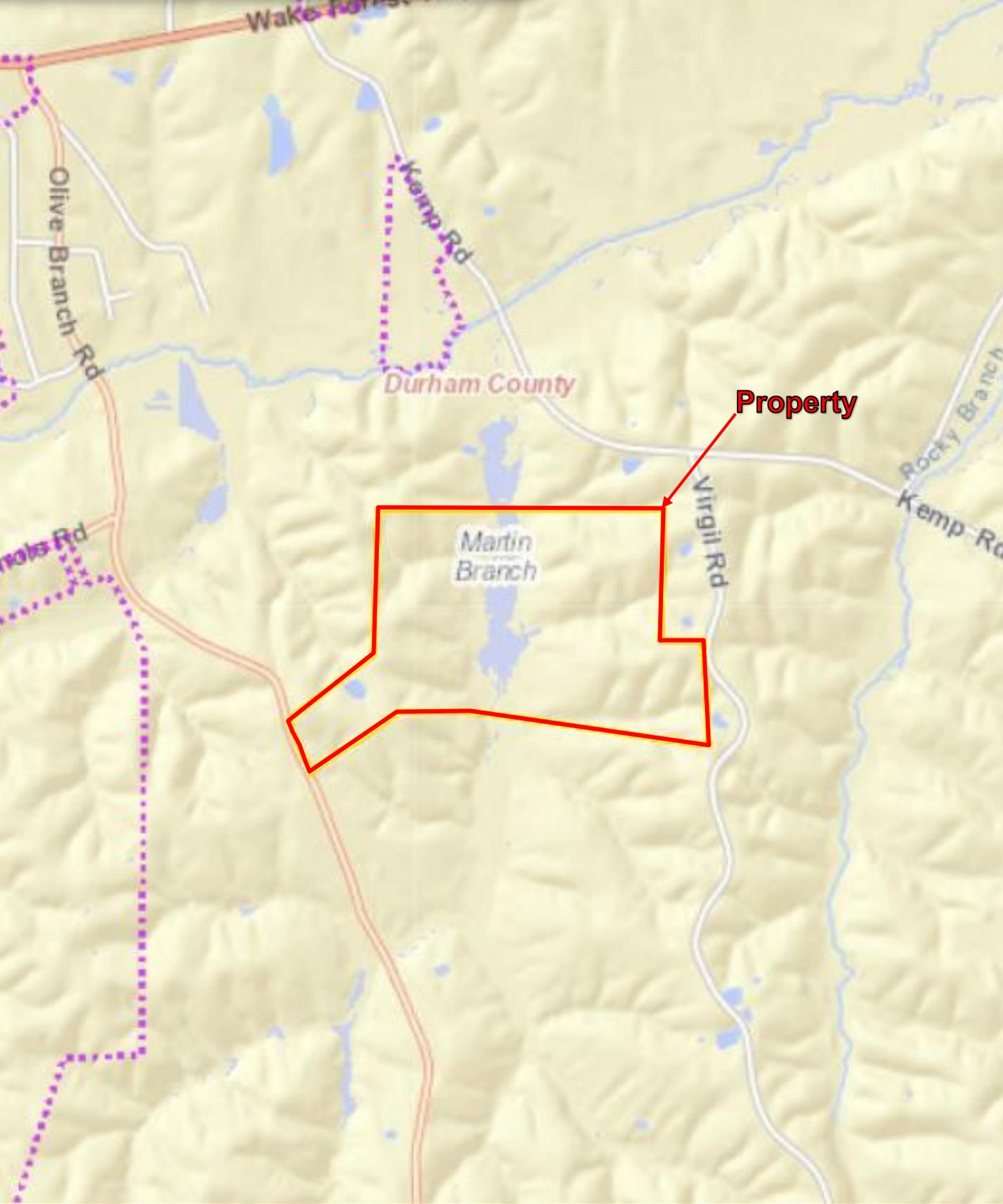


December 11, 2018

-  Project Boundary
-  Buffered Project Boundary
-  NHP Natural Area (NHNA)
-  Managed Area (MAREA)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Property

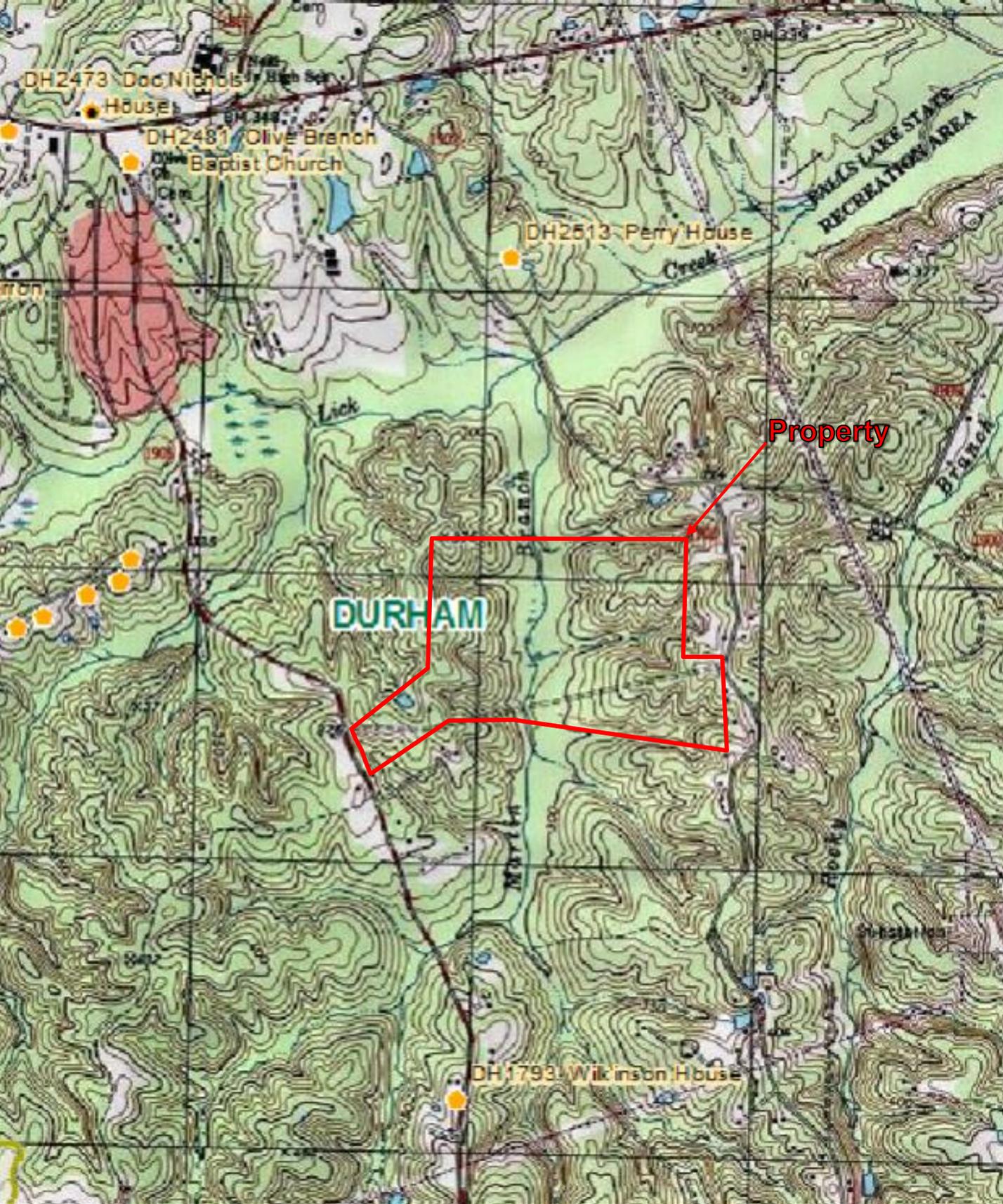
PROPERTY LOCATION MAP

North ▲



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Client:	Pulte Group
Project:	Olive Branch Road Property
Location:	Durham, Durham County, North Carolina
F&R Project No:	66W-0283
Source:	Durham County GIS
Date: December 2018	Scale Not Known



PROPERTY TOPOGRAPHIC MAP

North



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F&R Project No:	66W-0283
Source:	NCSHPO GIS Web Service
Date: December 2018	Scale Not Known





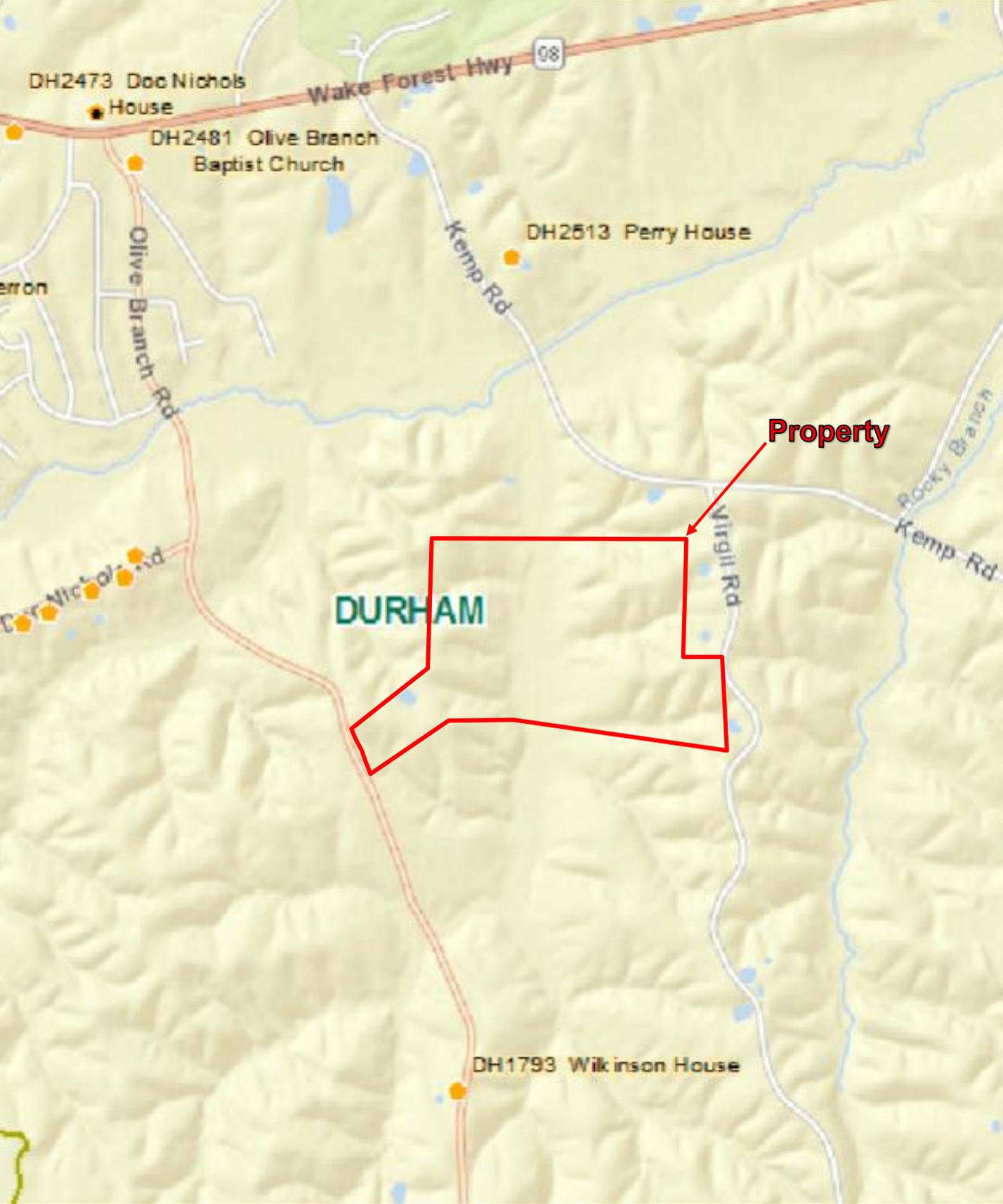
AERIAL SITE PLAN

North



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Date: December 2018	Scale Not Known



SHPO GIS MAP

North



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Location:	Durham, Durham County, North Carolina
F&R Project No:	66W-0283
Source:	NCSHPO GIS Web Service
Date: December 2018	Scale Not Known



Photo 1 – A typical view of wooded and cleared land within the Property.



Photo 2 – A view of a dilapidated residence on the Property.

SITE PHOTOS		North ▲	
	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 USA T 919.828.3441 F 919.828.5751	Client:	Pulte Group
		Project:	Olive Branch Road Property
		Location:	Durham, Durham County, North Carolina
		F&R Project No:	66W-0283
		Source:	F&R Site Visit 12-10-18
		Date: December 2018	Scale Not Known



Photo 3 – A view of a residence on the Property.



Photo 4 – A view of an RV parked on the Property.

SITE PHOTOS

North



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Client:	Pulte Group
Project:	Olive Branch Road Property
Location:	Durham, Durham County, North Carolina
F&R Project No:	66W-0283
Source:	F&R Site Visit 12-10-18
Date: December 2018	Scale Not Known

Photos



Date: November 6, 2019

To: Jamie Sunyak, Durham City County Planning Department

From: Earlene Thomas PE, City of Durham Department of Transportation

Subject: Olive Branch Residential (Z1900012) Traffic Impact Analysis

The Unified Development Ordinance (UDO) requires a Traffic Impact Analysis (TIA) to be provided with site plan submittals estimated to generate 150 or more peak-hour vehicle trips. The proposed residential development consists of 232 single family homes and 189 townhomes. The development is expected to generate 3,643 trips per day, with 257 a.m. peak-hour trips (63 entering and 194 exiting) and 332 p.m. peak-hour trips (210 entering and 122 exiting).

The proposed development is located on the east side of Olive Branch Road, south of Doc Nichols Road. Access to the site will be provided via two proposed driveway connections to Olive Branch Road (one full movement and one right-in/right-out) and one proposed full movement driveway connection to Virgil Road. The expected completion year is 2022, and the TIA analysis year is 2023. The TIA was prepared by VHB Engineering NC, P.C. in April 2019.

Study Area

The study area includes the following intersections:

- NC 98/Wake Forest Highway and Olive Branch Road;
- NC 98/Wake Forest Highway and Kemp Road;
- Olive Branch Road and Doc Nichols Road;
- Kemp Road and Virgil Road;
- Carpenter Pond Road and Olive Branch Road;
- Carpenter Pond Road and Virgil Road;
- Carpenter Pond Road and Leesville Road ;
- Olive Branch Road and Leesville Road ;
- Olive Branch Road and Site Access #1;
- Olive Branch Road and Site Access #2; and,
- Virgil Road and Site Access #3.

Trip Generation

Trip generation numbers are based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, 2017. The residential development will generate an estimated 3,643 trips per day, with 257 a.m. peak-hour trips (63 entering and 194 exiting) and 332 p.m. peak-hour trips (210 entering and 122 exiting).

Traffic Data Collection

The a.m. and p.m. peak- hour turning movement counts for the intersections in the study area were collected in March 2019 during the hours of 7:00-9:00 a.m. and 4:00-6:00 p.m. on days when school was in session. For the Leesville Road/Carpenter Pond Road and Leesville Road/Olive Branch Road, existing traffic counts from June 2018 were utilized.

Trip Distribution and Assignment

The assignment of site traffic on the study area roadway network was based on the following trip distribution percentages:

- To/From the north/west via NC 98 – 30%;
- To/From the north/east via NC 98 – 10%;
- To/From the west via Doc Nichols Road – 15%;
- To/From the east via Kemp Road – 2%;
- To/From the east via Carpenter Pond Road – 5%;
- To/From the south/east via Leesville Road – 20%; and,
- To/From the south/west via Leesville Road – 18%.

Approved Developments and Background Growth

A uniform annual compounded growth rate of 3% was utilized to determine the background traffic projections. The TIA also used traffic volume projections from the following approved developments:

- Fendol Farms Fowler Assemblage – 1,200 senior adult detached housing units located on the east side of Doc Nichols Road, north of Leesville Road;
- Sagewood – 62 single-family detached housing units located on the west side of Doc Nichols Road, north of Kinard Road;
- Nichols Farms – 80 single-family detached housing units located on the west side of Doc Nichols Road, north of Kinard Road;
- Pelican Property – 149 single-family detached housing units located on the west side of Doc Nichols Road, north of Kinard Road;
- Courtyards at Andrews Chapel – 117 single-family detached housing units located on the south side of Leesville Road, west of Andrews Chapel Road;
- Enclave at Leesville (Yancey Parcel) – 149 single-family detached housing units located on the south side of Leesville Road, west of Shady Grove Road;
- Andrews Chapel – 178 single-family detached housing units and 232 townhome units located on the east side of Andrews Chapel Road, south of Leesville Road;
- 1001 Olive Branch Road – 419 single family detached dwelling units and 143 townhomes/condos located on the east and west side of Olive Branch Road, south of Doc Nichols Road; and,
- Falls Village Subdivision – 370 single-family detached dwelling units along both sides of Baptist Road, north of NC 98.

TIP Roadway Improvements

There are no significant scheduled transportation improvement projects in the study area vicinity.

Capacity Analysis

Capacity analyses were performed using the a.m. peak-hour and p.m. peak-hour for the following scenarios:

- Existing (2019) conditions;
- No-Build (2023) conditions (2019 Existing + Background growth traffic + Improvements by others);
- Build (2023) conditions (2019 Existing + Background growth traffic + Site traffic); and
- Build (2023) with Improvements conditions (2023 Build + Improvements).

This development and project study area are located within the Suburban Tier where the adopted LOS standard is LOS D. The following table summarizes the average delay for the various Levels of Service (LOS) for unsignalized and signalized intersections:

	Signalized Intersections	Unsignalized Intersections
Level of Service	Average Vehicle Delay (Seconds)	Average Vehicle Delay (Seconds)
A	0-10	0-10
B	10-20	10-15
C	20-35	15-25
D	35-55	25-35
E	55-80	35-50
F	>80	>50

Summary Level of Service Table

Intersection	Existing (2019)		No-Build (2023)		Build (2023)		Build (2023) with Improvements	
	a.m. LOS (delay)	p.m. LOS (delay)	a.m. LOS (delay)	p.m. LOS (delay)	a.m. LOS (delay)	p.m. LOS (delay)	a.m. LOS (delay)	p.m. LOS (delay)
NC 98/ Olive Branch Rd	B (17.1)	D (43.0)	C (26.1)	E (70.1)	C (31.2)	E (78.2)	B (17.1)	D (44.4)
NC 98/ Kemp Rd	F* (106.4)	F* (150.3)	F* (693.0)	F* (745.7)	F* (771.8)	F* (894.5)	C (20.0)	B (11.4)
Olive Branch Road/ Doc Nichols Rd	B* (12.9)	C* (15.0)	C* (18.9)	C* (22.0)	C* (23.2)	D* (31.2)	-	-
Kemp Road /Virgil Rd	A* (9.0)	A* (9.3)	A* (9.2)	A* (9.5)	A* (9.3)	A* (9.8)	-	-
Carpenter Pond Rd/ Olive Branch Rd	C* (16.2)	F* (59.1)	B (15.7)	C (25.0)	B (17.0)	C (30.2)	-	-
Carpenter Pond Rd/ Virgil Rd	B* (11.5)	B* (11.2)	B* (12.3)	B* (12.4)	B* (12.3)	B* (12.2)	-	-
Carpenter Pond Rd/ Leesville Rd	C* (20.1)	A* (9.3)	E* (41.0)	B* (11.3)	F* (51.7)	B* (11.6)	-	-
Olive Branch Rd/ Leesville Rd	B* (13.8)	C* (18.7)	D* (25.7)	F* (50.8)	D* (32.4)	F* (74.2)	-	-
Olive Branch Rd/ Site Access #1	-	-	-	-	B* (13.9)	C* (20.3)	-	-
Olive Branch Rd/ Site Access #2	-	-	-	-	A* (9.8)	B* (12.0)	-	-
Virgil Rd/ Site Access #3	-	-	-	-	A* (8.7)	A* (8.8)	-	-

* Unsignalized operation, with LOS reported for the worst approach

Improvements Required Of Other Developments That May Also Be Required Of This Development:

The following improvements are currently required of other developments and were included in the No-Build scenario. The TIA assumed these improvements would be constructed by others prior to this development. If these improvements are not constructed by others prior to this development, they will be required of this development unless a traffic phasing analysis indicates that the improvements are not needed to accommodate this development. At the time of site plan, a traffic phasing analysis must be submitted for review by the City and NCDOT to determine if the improvements will need to be constructed to accommodate this development.

Olive Branch Road and Doc Nichols Road

With the following improvement that is required of the 1001 Olive Branch Residential development, the intersection will operate at an acceptable LOS C in both the a.m. and p.m. peak-hours for the No-Build (2023) condition:

- Construct an exclusive northbound left-turn lane on Olive Branch Road at Doc Nichols Road with a minimum of 100 feet of storage and appropriate tapers.

With the improvement listed above and the additional site traffic, the intersection will continue to operate at an acceptable LOS D or better in both the a.m. and p.m. peak-hour for the Build (2023) condition. No additional roadway improvements are required to address site traffic impacts.

Carpenter Pond Road and Olive Branch Road

With the following improvement that is required of the 1001 Olive Branch Residential development, the intersection will operate at an acceptable LOS C in both the a.m. and p.m. peak-hours for the No-Build (2023) condition:

- Install a traffic signal with steel poles and mast arms (subject to MUTCD warrants and approval by NCDOT).
- Construct an exclusive southbound right-turn lane on Olive Branch Road at Carpenter Pond Road with a minimum of 75 feet of storage and appropriate tapers.

With the improvement listed above and the additional site traffic, the intersection will continue to operate at an acceptable LOS C or better in both the a.m. and p.m. peak-hour for the Build (2023) condition. No additional roadway improvements are required to address site traffic impacts.

Improvements Required Of This Development:

The following improvements are not currently required of any other development. Per the TIA, to provide an acceptable Level of Service for the Build scenario, the following improvements are required.

NC 98 and Olive Branch Road

This intersection of NC 98 and Olive Branch Road currently operates at a LOS B during the a.m. peak hour and a LOS D during the p.m. peak hour. For the No-Build (2023) condition, the intersection is projected to operate at LOS C during the a.m. peak hour and a LOS E during the p.m. peak hour. With the additional site traffic, the intersection is projected to continue operating at a LOS C during the a.m. peak hour and a LOS E during the p.m. peak hour for the Build (2023) condition. The following improvements are required to address the LOS deficiency at these intersections:

- Construct an exclusive northbound right-turn lane on Olive Branch Road with 100 feet of storage and appropriate taper.
- Restripe the existing northbound right-turn lane on Olive Branch Road as a second exclusive left-turn lane.
- Widen NC 98 to provide a second westbound receiving lane. The second westbound lane must extend to the proposed Dogwood Pointe driveway and provide a minimum 350 feet full width through lane and 650 feet of taper.

NC 98 and Kemp Road

The TIA recommended the following required improvement to address site traffic impacts:

- Install a traffic signal with steel poles and mast arms (subject to MUTCD warrants and approval by NCDOT).

With the improvement listed above, the intersection will operate at an acceptable LOS C or better in both the a.m. and p.m. peak-hour for the Build (2023) condition. No additional roadway improvements are required to address site traffic impacts.

Olive Branch Road and Site Access #1

The TIA recommended the following required improvement to address site traffic impacts:

- Construct the Site Access #1 with one ingress lane and two egress lanes, one exclusive right-turn lane and one exclusive left-turn lane with 100 feet of storage and 100 feet of internal protective stem.
- Construct an exclusive southbound left-turn lane on Olive Branch Road at Site Access #1 with 150 feet of storage and appropriate tapers.

The following additional improvement is required to address site traffic impacts:

- Construct an exclusive northbound right-turn lane on Olive Branch Road at Site Access #1 with 50 feet of storage and appropriate tapers.

With the improvements listed above, the intersection will operate at an acceptable LOS C or better in both the a.m. and p.m. peak-hour for the Build (2023) condition.

Olive Branch Road and Site Access #2

The TIA recommended the following required improvement to address site traffic impacts:

- Construct the Site Access #2 as a right-in/right-out access with one ingress lane and one egress lane.

The following additional improvement is required to address site traffic impacts:

- Construct a median and/or driveway island per City and NCDOT standards to limit Site Access #2 right-in/right-out only.

With the improvements listed above, the intersection will operate at an acceptable LOS B or better in both the a.m. and p.m. peak-hour for the Build (2023) condition.

Virgil Road and Site Access #3

The TIA recommended the following required improvement to address site traffic impacts:

- Construct the Site Access #3 with one ingress lane and one egress lane and 100 feet of internal protective stem.

- Construct an exclusive northbound left-turn lane on Virgil Road at Site Access #3 with 100 feet of storage and appropriate tapers.

With the improvements listed above, the intersection will operate at an acceptable LOS A in both the a.m. and p.m. peak-hour for the Build (2023) condition. No additional roadway improvements are required to address site traffic impacts.

Intersections With No Required Improvements

With the additional site traffic, the following intersections are projected to operate at an acceptable LOS D or better during both the a.m. and p.m. peak-hour for the Build (2023) condition. No roadway improvements are required to address site traffic impacts.

- Kemp Road and Virgil Road
- Carpenter Pond Road and Virgil Road

With the additional site traffic, the following intersections are projected to operate at a LOS F during the a.m. and/or p.m. peak-hour for the Build (2023) condition. Although a LOS F is undesirable at signalized intersections, a LOS F is typical at many unsignalized intersections and driveways during the peak hours until such time a traffic signal is warranted since nearly all of the anticipated delay is confined to the side street approach. A traffic signal would be required to address the LOS deficiency at these intersections. However, due to the limited spacing between nearby intersections a signal is not recommended or required at these intersections.

- Carpenter Pond Road and Leesville Road (Inadequate spacing from the proposed signal at Andrews Chapel Road and Leesville Road)
- Olive Branch Road and Leesville Road (Inadequate spacing from the proposed signal at Shady Grove Road and Leesville Road)

Summary Of Improvements Required Of This Development:

NC 98 and Olive Branch Road

1. Construct an exclusive northbound right-turn lane on Olive Branch Road with adequate storage and appropriate taper.
2. Restripe the existing northbound right-turn lane on Olive Branch Road as a second exclusive left-turn lane.
3. Widen NC 98 to provide a second westbound receiving lane from Olive Branch Road to the proposed Dogwood Pointe driveway.

NC 98 and Kemp Road

1. Install a traffic signal with steel poles and mast arms (subject to MUTCD warrants and approval by NCDOT).

Olive Branch Road and Site Access #1

1. Construct the Site Access #1 with one ingress lane and two egress lanes, one exclusive right-turn lane and one exclusive left-turn lane with adequate storage and internal protective stem.

2. Construct an exclusive southbound left-turn lane on Olive Branch Road at Site Access #1 with adequate storage and appropriate tapers.
3. Construct an exclusive northbound right-turn lane on Olive Branch Road at Site Access #1 with adequate storage and appropriate tapers.

Olive Branch Road and Site Access #2

1. Construct the Site Access #2 as a right-in/right-out access with one ingress lane and one egress lane.
2. Construct a median and/or driveway island per City and NCDOT standards to limit Site Access #2 right-in/right-out only.

Virgil Road and Site Access #3

1. Construct the Site Access #3 with one ingress lane and one egress lane and adequate internal protective stem.
- Construct an exclusive northbound left-turn lane on Virgil Road at Site Access #3 with adequate storage and appropriate tapers.

Summary Of Additional Improvements Required Of Other Developments That May Also Be Required Of This Development:

Olive Branch Road and Doc Nichols Road

1. Construct an exclusive northbound left-turn lane on Olive Branch Road at Doc Nichols Road with adequate storage and appropriate tapers.

Carpenter Pond Road and Olive Branch Road

1. Install a traffic signal with steel poles and mast arms (subject to MUTCD warrants and approval by NCDOT).
2. Construct an exclusive southbound right-turn lane on Olive Branch Road at Carpenter Pond Road with adequate storage and appropriate tapers.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

May 28, 2019

Mr. Baohong Wan, PE
VHB Engineering NC
Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606-5217

SUBJECT: Traffic Impact Analysis for Olive Branch Rezoning

Dear Mr. Wan:

The NCDOT has completed its review of the Traffic Impact Analysis (TIA) for Olive Branch Rezoning sealed on April 2, 2019. Based on the Departments review the following improvements and/or restrictions are required.

Olive Branch at Doc Nichols Road

- Install a dedicated northbound left turn lane on Olive Branch Road with 100ft of storage and appropriate taper.

Olive Branch at Site Drive #1 (Southern)

- Install a dedicated southbound left turn lane on Olive Branch Road with 150ft of storage.
- Install a dedicated northbound right turn lane on Olive Branch Road with 50ft of storage.
- Site Drive # 1 shall consist of one ingress lane and two egress lanes with a dedicated left and right turn lane having 100ft of storage and Internal Protective Storage (IPS).
- Advisory note: The proposed intersection is subject to meeting NCDOT sight distance requirements.

Olive Branch at Site Drive #2 (Northern)

- Construct Site Drive #2 as a right-in/right-out driveway with one ingress lane and one egress lane with 100ft of IPS.
- Advisory note: Median/driveway islands shall be designed to adequately restrict turning movements.
- Advisory note: The proposed intersection is subject to meeting NCDOT sight distance requirements.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 5/DISTRICT 2
815 STADIUM DRIVE
DURHAM, NC 27704

Telephone: 919-220-4750
Fax: 919-560-3357
Customer Service: 1-877-368-4968

Location:
815 STADIUM DRIVE
DURHAM, NC 27704

Website: www.ncdot.gov

Virgil Road at Site Access #3

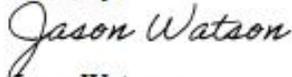
- Install a dedicated northbound left turn lane off of Virgil Road with 100ft of storage.
- Site Drive # 3 shall consist of one ingress and one egress lane with 100ft of IPS.
- Advisory note: The proposed intersection is subject to meeting NCDOT sight distance requirements.

Olive Branch at Carpenter Pond Road

- Install a dedicated southbound right turn lane on Olive Branch with 75ft of storage.
- Provide a signal warrant analysis for review by the Regional Traffic Engineer and the Division Traffic Engineer.

All improvements proposed on state maintained roadways shall meet all applicable NCDOT design requirements. If you have questions or need additional information, please feel free to contact me at (919) 220-4750.

Sincerely,



Jason Watson
Assistant District Engineer

Ec: Earlene W. Thomas, PE, City of Durham Transportation
Clarence Bunting, PE, Congestion Management



Department of Water Management
1600 Mist Lake Drive | Durham, NC 27704
919.560.4381 | F 919.560.4479

www.durhamnc.gov

Date: 9/3/2019

PROJECT INFORMATION SUMMARY

Project Name: 1101 Olive Branch Rd.
Parcel ID(s) (not PINs): 194191, 194192
Project Description/Type, per RGD Section 5.0, and Unit Count:
660 single family residential and multifamily units

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 Utilities Statement.
WATER: The proposed project site could be served from either the 567' or 615' pressure zone and will require two waterline feeds to serve the proposed development of 660 units.
Option A - 615' zone: To serve the site from the 615' zone, the following water main extensions would be required: (1) A new 12-inch water main must be extended north along Doc Nichols Rd from the existing 12-inch water main in Doc Nichols Rd then south along Olive Branch Rd to the most southern frontage of the property AND (2) A new 12-inch water main must be extended north along Andrews Chapel Rd from the existing 12-inch water main in Andrews Chapel Rd to Leesville Rd, a new 16-inch water main along Leesville Rd from Andrews Chapel Rd to Carpenter Pond Rd, a new 16-inch water main along Carpenter Pond Rd from Leesville Rd to Olive Branch Rd and a new 12-inch water main along Olive Branch Rd from Carpenter Pond Rd to the most southern frontage of the property.
Option B - 567' zone: To serve the site from the 567' zone, the following water main extensions would be required: (1) A new 12-inch water main must be extended along Kemp Rd from the existing 16-inch water main in Wake Forest Hwy to Virgil Rd and along Virgil Rd to the most southern frontage of the property AND (2) A new 12-inch water main must be extended along Olive Branch Rd from the southern-most road connection of the property north to Rondelay Dr and west along Rondelay Dr to the existing 8-inch water main in Rondelay Dr. A 12-inch water main extension is planned along Kemp Rd from Wake Forest Hwy to the Southeast Regional Lift Station (SRLS) site at 4780 Kemp Rd.
All public water mains must be constructed within public ROW. 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. PRVs at structures are the responsibility of the applicant.
SEWER: The proposed project site is within the SRLS sewer basin and will be subject to the SRLS basin fee. SRLS has a scheduled in-service date of mid-2021. The applicant was provided a copy of the SRLS Collection System Layout FINAL. The project will be served by the Martin Branch Outfall (formerly known as the Olive Branch Interceptor) and the Earthquake Creek Outfall (formerly known as the Doc Nichols Interceptor). The 21-inch Earthquake Creek Outfall is being constructed from the Brightleaf Outfall to Olive Branch Rd as part of the SRLS project. The 18-inch Martin Branch gravity sewer outfall is not being constructed as part of the SRLS project. The applicant will be required to construct the sewer outfall through the property as shown on provided sheet C-05 and dedicate public sanitary sewer easements to serve adjacent parcels. In accordance with the Southeast Regional Lift Station Letter to Industry issued by Water Management on 8/6/2019, the applicant has the option to construct either of the following alternatives: (1) Construct a temporary on-site public lift station. The lift station must be sized to serve the entire upstream drainage basin that would naturally drain to the lift station site and must be constructed in such a way that it could ultimately be abandoned to gravity. Review and approval of a Lift Station PER is required before any lift station drawings will be reviewed. The proposed lift station must be designed to 2019 Lift Station Standards. [OR] (2) Construct the downstream, off-site Martin Branch Outfall from the edge of the property to the Brightleaf Outfall. Construction may be accomplished in cooperation with another applicant. Capacity is formally reserved at the downstream lift station when a sewer extension permit is approved by Public Works.

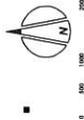
ADDITIONAL REQUIREMENTS

- 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 2-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
Developer reimbursement application required

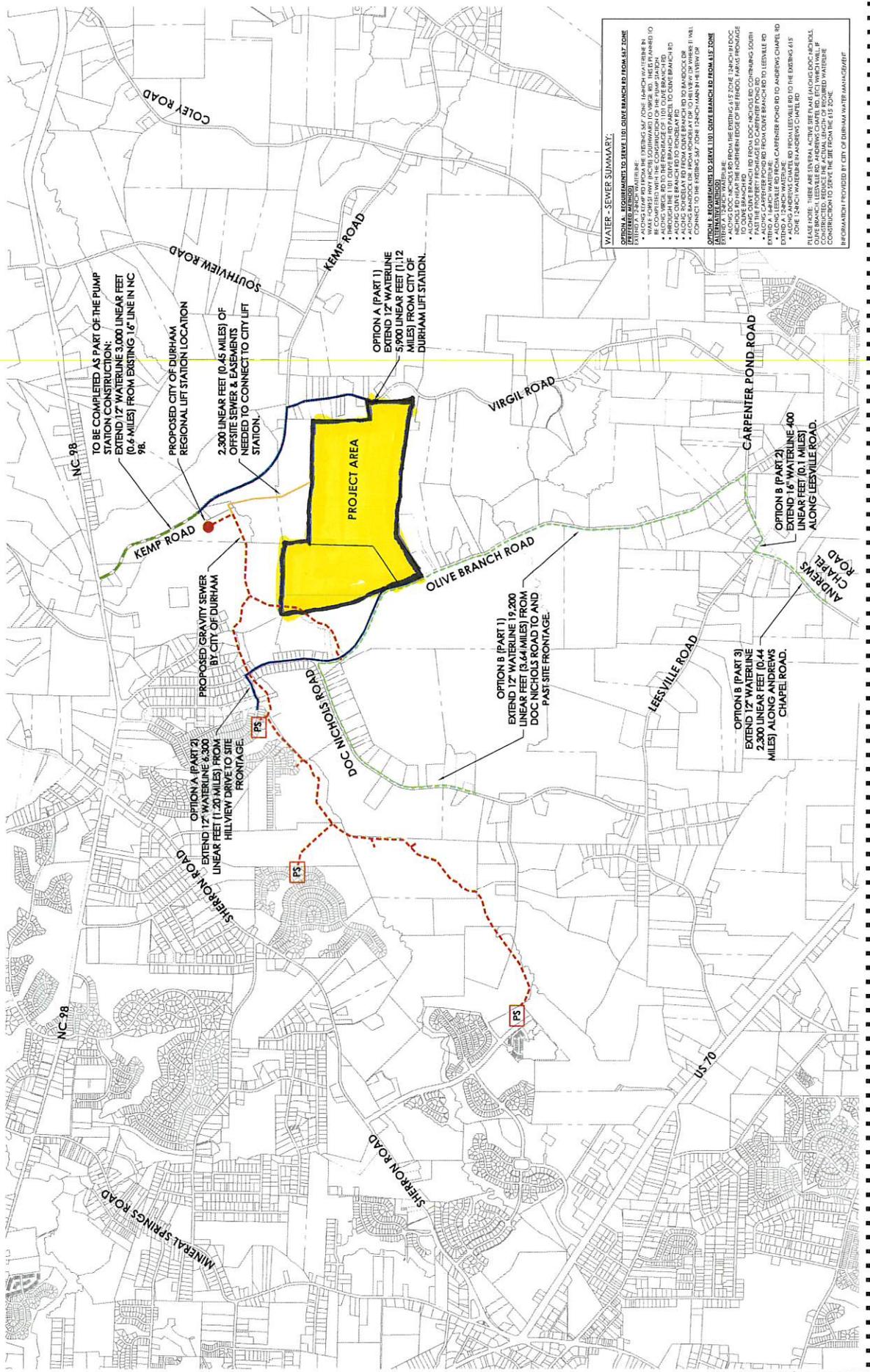
Signed: [Signature]
Title: Senior Engineering Manager



HA JOB # 1886



HA JOB # 1886



WATER - SEWER SUMMARY:

OPTION A - REQUIREMENTS TO SERVE 1101 OLIVE BRANCH RD FROM 517 ZONE (SEE TABLE METHOD):

- ALONG 12" WATERLINE FROM 517 ZONE TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 1101 OLIVE BRANCH RD
- ALONG 12" WATERLINE FROM 1101 OLIVE BRANCH RD TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 517 ZONE
- ALONG 12" WATERLINE FROM 517 ZONE TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 517 ZONE
- ALONG 12" WATERLINE FROM 517 ZONE TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 517 ZONE

OPTION B - REQUIREMENTS TO SERVE 1101 OLIVE BRANCH RD FROM 517 ZONE (SEE TABLE METHOD):

- ALONG 12" WATERLINE FROM 517 ZONE TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 1101 OLIVE BRANCH RD
- ALONG 12" WATERLINE FROM 1101 OLIVE BRANCH RD TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 517 ZONE
- ALONG 12" WATERLINE FROM 517 ZONE TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 517 ZONE
- ALONG 12" WATERLINE FROM 517 ZONE TO PROPERTY LINE
- ALONG 12" WATERLINE FROM PROPERTY LINE TO 517 ZONE

TO BE COMPLETED AS PART OF THE PUMP STATION CONSTRUCTION: EXTEND 12" WATERLINE 3,000 LINEAR FEET (0.6 MILES) FROM EXISTING 16" LINE IN NC 98.

PROPOSED CITY OF DURHAM REGIONAL LIFT STATION LOCATION. 2,300 LINEAR FEET (0.45 MILES) OF OFFSITE SEWER & EASEMENTS NEEDED TO CONNECT TO CITY LIFT STATION.

OPTION A (PART 1) EXTEND 12" WATERLINE 5,900 LINEAR FEET (1.12 MILES) FROM CITY OF DURHAM LIFT STATION.

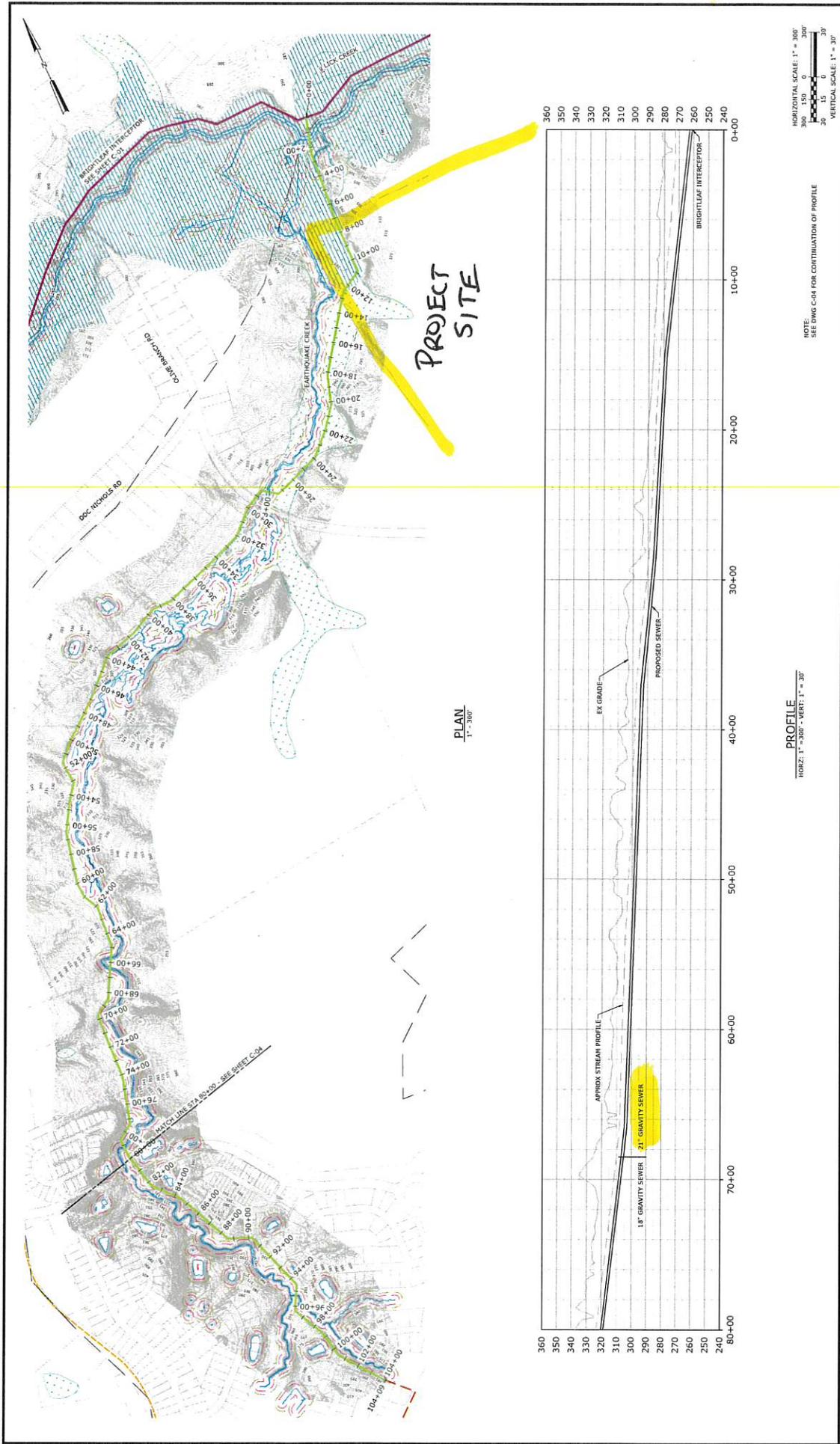
OPTION B (PART 1) EXTEND 12" WATERLINE 19,200 LINEAR FEET (3.64 MILES) FROM DOC NICHOLS ROAD TO AND PAST SITE FRONTAGE.

OPTION B (PART 3) EXTEND 12" WATERLINE 2,300 LINEAR FEET (0.44 MILES) ALONG ANDREWS ROAD, CHAPEL ROAD.

OPTION B (PART 2) EXTEND 16" WATERLINE 400 LINEAR FEET (0.1 MILES) ALONG LEESVILLE ROAD.

WATER - SEWER EXHIBIT
FEBRUARY 7, 2019

PALIOURAS, LLC
1101 OLIVE BRANCH ROAD



DATE: JANUARY 2017 HAZEN NO.: 32394-000 CONTRACT NO.: 1 DRAWING NUMBER: C-03	
CITY OF DURHAM NORTH CAROLINA	CIVIL
SOUTHEAST REGIONAL LIFT STATION AND FORCE MAIN	DOC NICHOLS INTERCEPTOR - 1 OF 2
Hazen HAZEN AND SAWYER 4011 W. CHASE BOULEVARD, SUITE 500 FAYETTEVILLE, NC 27507 LICENSE NO.: C-0381	← Earthquake Creek Outfall

LEGEND

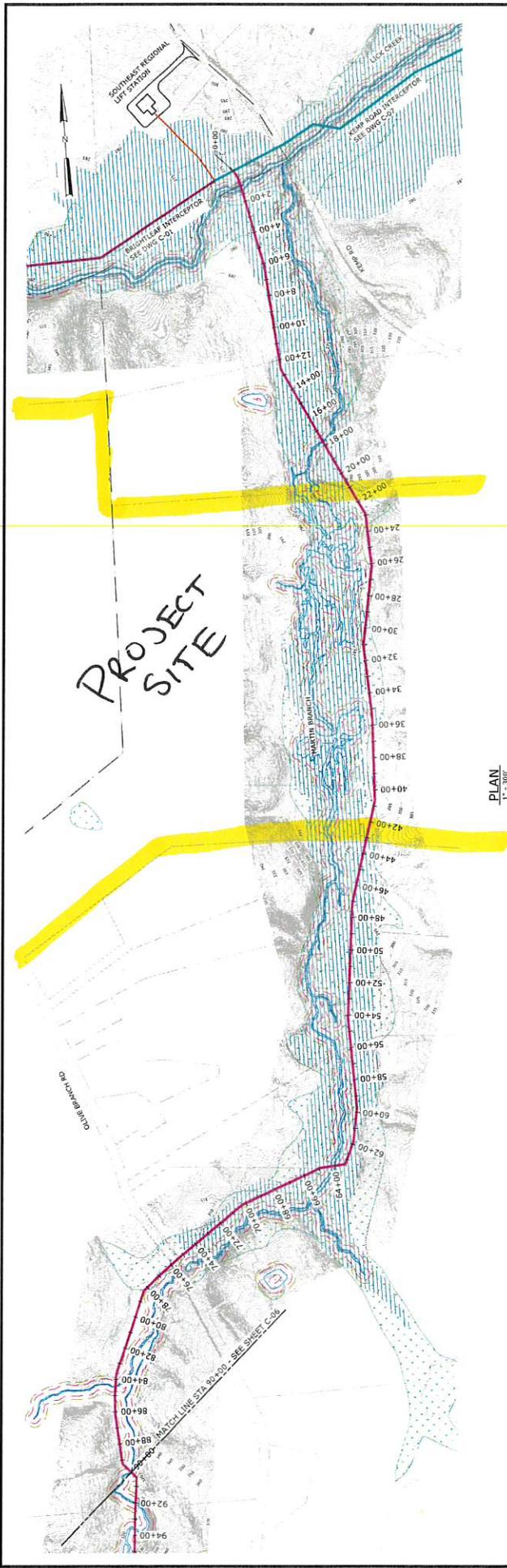
	EX SEWER		SUBBASINS
	EX FORCE MAIN		WETLANDS
	EX STREAM BANK		FLOODWAY
	30 FT ZONE 1		CONNECTION TO EX SEWER
	50 FT ZONE 2		

HORIZONTAL SCALE: 1" = 30'
 0 15 30
 0 15 30
 VERTICAL SCALE: 1" = 30'

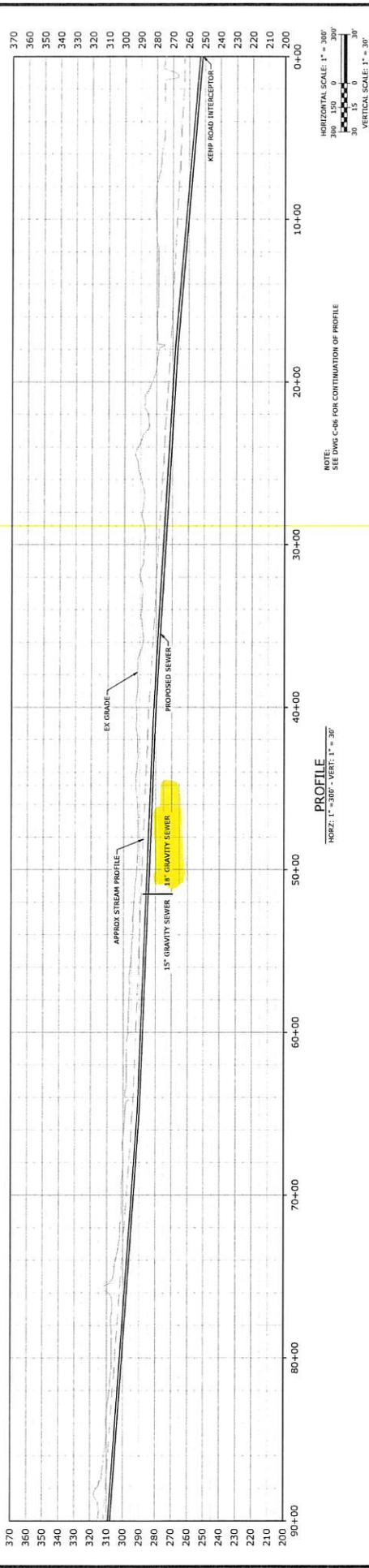
NOTE:
 SEE DWG C-04 FOR CONTINUATION OF PROFILE

PROFILE
 HORIZ. 1" = 30' - VERT. 1" = 30'

PLAN
 1" = 30'



PLAN
1" = 30'



PROFILE
HORIZ: 1" = 500' - VERT: 1" = 30'

NOTE: SEE DWG C-06 FOR CONTINUATION OF PROFILE

HORIZONTAL SCALE: 1" = 300'
300 150 0 300'

VERTICAL SCALE: 1" = 30'

<p>Hazen HAZEN AND SAWYER 4011 WESTCHASE BOULEVARD, SUITE 500 RALEIGH, NORTH CAROLINA 27607 LICENSE NO.: C-9381</p>	<p>CITY OF DURHAM NORTH CAROLINA</p>	<p>DATE: JANUARY 2017 HAZEN NO.: 32394-000 CONTRACT NO.: 1</p>
	<p>SOUTHEAST REGIONAL LIFT STATION AND FORCE MAIN</p>	<p>CIVIL OLIVE BRANCH INTERCEPTOR - 1 OF 2</p>
<p>LEGEND</p> <ul style="list-style-type: none"> EX SEWER EX FORCE MAIN EX STREAM BANK CONNECTION TO EX SEWER 30 FT ZONE 1 50 FT ZONE 2 SUBBASINS WETLANDS FLOODWAY SRLS INFLUENT 		

Martin Branch Outfall



CONSOLIDATED ITEM REPORT

4115 ANGIER AVENUE
A1900007/Z1900014

Meeting Date: June 2, 2020

Application Summary			
Application Information			
Reference Name	4115 Angier Avenue	Submittal Date	April 8, 2019
Application Type(s) (Case#)	Plan Amendment (A1900007), Zoning Map Change (Z1900014), Annexation (BDG1900019)		
Proposal	Maximum of 115 townhouse units		
Applicant	Nate Buhler, Cambridge Properties, Inc.		
Staff Contact	Emily Struthers, Senior Planner (Emily.Struthers@Durhamnc.gov)		
Site Information			
Location	4115 Angier Avenue	Legacy Cases	N/A
Site Acreage	20.35	Existing Use	Undeveloped
Request			
Designation	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban	No change	
Future Land Use	Commercial	Low-Medium Density Residential	
Zoning District(s)	Commercial General (CG), Residential Suburban-20 (RS-20)	Residential Suburban – Multifamily with a development plan (RS-M(D))	
Overlay Zoning District(s)	N/A	No change	
TIA Required	No		
Recommendation and Determinations			
Staff	Staff determines that this request is consistent with the <i>Comprehensive Plan</i> and other adopted ordinances and policies.		
Planning Commission	TBD		
BPAC	N/A		

A. Summary

Nate Buhler, of Cambridge Properties LLC, proposes to change the Future Land Use Map (FLUM) map designation of 20.35 acres located at 4115 Angier Avenue from Commercial to Low-Medium Residential. The applicant proposes to rezone the entire tract, made up of three parcels, from Commercial General and Residential Suburban-20 (RS-20) to Residential Suburban-Multifamily with a Development Plan (RS-M(D)). The associated development plan commits to a maximum of 115 townhouse residential units and permitted accessory uses.

B. Site History

No recent development proposals have been received for this site. NCDOT is planning a project, which is currently suspended, to upgrade US 70 to a freeway including the area adjacent to this site. As part of that conversion, no driveways or new intersections will be allowed on US-70. There are two iterations, a north and a south iteration. Under either iteration, the site would be denied direct access to US-70. Concept

maps of the north and south iterations can be viewed through the NCDOT website project page for US-70 improvements in Durham. The applicant is aware of the impacts of each of these concepts and NCDOT has no objections to the rezoning moving forward.

C. Existing Site Characteristics

Site Conditions. The 20.35 acre site comprises three parcels. As shown on the Existing Conditions Sheet of the development plan, the site contains six structures including three identified as the Dewitt Bailey Tenant Farm buildings, grave sites, mixed hardwood and pine forested areas, areas without tree canopy, wetland areas, and multiple City of Durham water easements. This site is adjacent to the City Limits and the applicant has petitioned for annexation, consolidated with the rezoning and comprehensive plan amendment requests. The following photos provide a visual context of the site. Their locations have been identified on the Aerial Map (Attachment 2).



Photo 1: View of site looking south from US Highway 70



Photo 2: View of site looking north from Angier Avenue



Photo 3: View of site looking north west from Angier Avenue.

Area Characteristics. The site is located in the Suburban Development Tier. The majority of the site has frontage along Angier Avenue, with portions adjacent to unbuilt Bailey Street, and unbuilt Hinesly Drive. The northeast portion of the site is directly adjacent to US Highway 70 which is planned to be converted to a freeway. The context area contains single family houses along Angier Avenue, undeveloped land to the east, commercial uses along South Miami Boulevard to the west and industrial and commercial uses along US Highway 70 to the north. The site is adjacent to a water tower and in close proximity to a fire

station. The following photos provide a visual context of the area. Their locations have been identified on the Aerial Map (Attachment 2).



Photo 4: View looking east at the intersection of South Miami Blvd and Angier Avenue.



Photo 5: View looking east from South Miami Blvd.



Photo 6: View looking east down Bailey Street.



Photo 7: View looking south from US Highway 70.



Photo 8: View looking north from Angier Avenue.

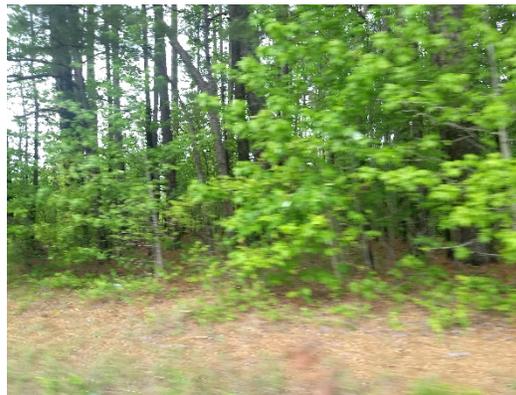


Photo 9: View looking north from Angier Avenue.



Photo 10: View looking south from Angier Avenue down Thomas Street.



Photo 11: View looking south from Angier Avenue.

D. Criteria for Plan Amendments

A change to the Future Land Use Map is reviewed for consistency with the policies of the *Comprehensive Plan*, as well as other adopted plans.

1. Criterion A: Consistency with Adopted Plans and Policies

Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

Staff Analysis. As detailed in Attachment 6, the proposed plan amendment is consistent with the adopted policies of the Comprehensive Plan regarding the proposed level and type of development.

2. Criterion B: Compatibility with Existing Development and Future Land Use Patterns

Whether the proposed change would be compatible with the existing land use pattern and/or designated future land uses.

The following table provides information on surrounding development:

Table 1: Area Land Uses and Designations				
	Existing Uses	Future Land Use	Zoning	Overlay(s)
North	Highway; Industrial	Commercial	Commercial General (CG); Residential Suburban-20 (RS-20)	none
East	Undeveloped	Office; Low- Medium Density Residential	Residential Suburban- Multifamily (RS-M); Office Institutional (OI)	none
South	Single Family	Commercial	Residential Suburban-20 (RS-20)	none
West	Civic; Commercial	Commercial	Residential Suburban-20 (RS-20)	none

Staff Analysis: The applicant has proposed changing the Future Land Use Map from Commercial to Low-Medium Density Residential. The proposed Low-Medium Density Future Land Use Map area is tied to a rezoning with a development plan that commits to a maximum of 115

townhouses. The proposed change to Low-Medium Density Residential for the purpose of developing townhouses at a density of 5.74 will be compatible with the surrounding areas by serving as a transition between the existing single family uses to the south and the more intense commercial and industrial uses to the north and west. Included in the existing uses located to the west is a fire station that will generate siren noise. The proposed Future Land Use Map designation expands the existing Low-Medium Density designation located on the undeveloped land to the east.

3. Criterion C: Substantial Adverse Impacts

When evaluating plan amendment proposals through Criterion C, staff assesses potential impacts to the adjacent area and to the City and County in general.

Staff Conclusion: No substantial adverse impacts from the proposal have been identified.

4. Criterion D: Adequate Shape and Size

When evaluating plan amendment proposals, staff must assess whether the subject site is of adequate shape and size to accommodate the proposed change.

Staff Analysis: The 20.35 acres is of adequate shape and size to accommodate development in the Low-Medium Density Residential designation.

E. Consistency with Adopted Plans

A zoning map change request must be consistent 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 Residential Suburban – Multifamily with a Development plan (RS-M(D)) zoning district is consistent with the policies of the *Comprehensive Plan* and other adopted plans and policies although it is not consistent with the FLUM designation of Commercial for the site. The applicant has submitted an application to change the land use designation to Low-Medium Density Residential (case A1900007), to conform to the FLUM. Applicable Comprehensive Plan policies and analysis is included in Attachment 6.

F. 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 5. Summaries of the commitments in excess of UDO requirements are below.

Text Commitments. Proffered commitments include limiting the use to a maximum of 115 townhouses, recombining the parcels, dedicating 20 feet of right-of-way along Angier Avenue, transit related improvements, reserving 15 feet of right-of-way along Bailey Street, providing five feet of additional asphalt for a bicycle lane, and constructing a center turn lane on Angier Avenue.

Graphic Commitments. Graphic commitments include the general location of the site access points, building and parking envelopes, tree coverage areas, and maximum impervious surface.

Design Commitments. Design commitments include a variety of building materials, rooflines, and distinctive architectural features include gabled roofs, accent materials, traditional doors and windows, and traditional colors.

Staff Analysis. The requested RS-M(D) zoning district and associated development plan (case Z1900014) exceed 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.

G. 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 115 townhouse units, is estimated to increase the traffic generation of the subject site by 765 vehicle trips per day. The site will be served by public water and county sewer with onsite private lift station and sewer utilities in accordance with the Summary of Utility Development Statement. 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 no change in estimated elementary school demand, middle school demand, or high school demand. Additional details are available in Attachment 7.

Staff Analysis. The proposed RS-M(D) district and associated development plan is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts to transportation, utilities, and schools.

H. 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 *Comprehensive Plan*.

Staff Analysis. The proposed RS-M(D) zoning is consistent with the goals and policies of the *Comprehensive Plan* and Suburban Tier designation. If the requested RS-M(D) zoning designation were approved, a maximum of 115 residential townhouse units would be permitted. The proposed use provides an opportunity for additional housing to support the growing Durham population. The proposed residential use will transition from the intensity of South Miami and US-70 to the existing single-family residential uses along Angier Avenue. Additionally, as the US-70 conversion will now preclude driveway access to the site from US 70, revising the use and FLUM designation in the area adjacent to the highway from commercial to residential is appropriate given the available site access points.

I. 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.

J. Contacts

Staff Contact		
Emily Struthers	919.560.4137 ext. 28263	Emily.Struthers@DurhamNC.gov
Applicant Contact		
Nate Buhler, Cambridge Properties Inc.	980.260.2770	nkb@cambridgeprop.com
Robert Shunk, McAdams	919.361.5000	shunk@mcadamsco.com

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.

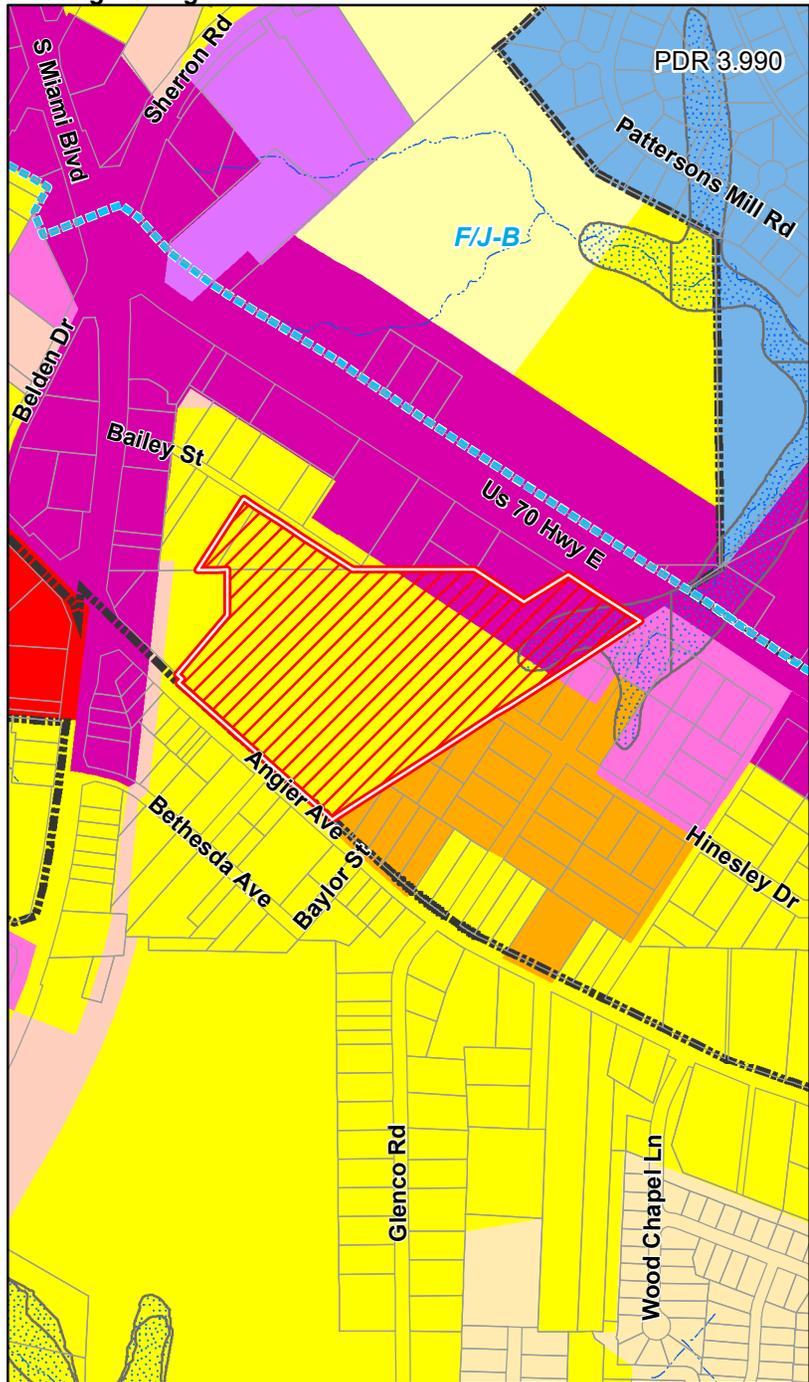
J. Attachments

1. Context Map
2. Aerial Map
3. Future Land Use Map
4. Applications
5. Development Plan
6. Comprehensive Plan Consistency Analysis
7. Summary of Development Impacts
8. Summary Utility Development Statement
9. State Historic Preservation Office Letter

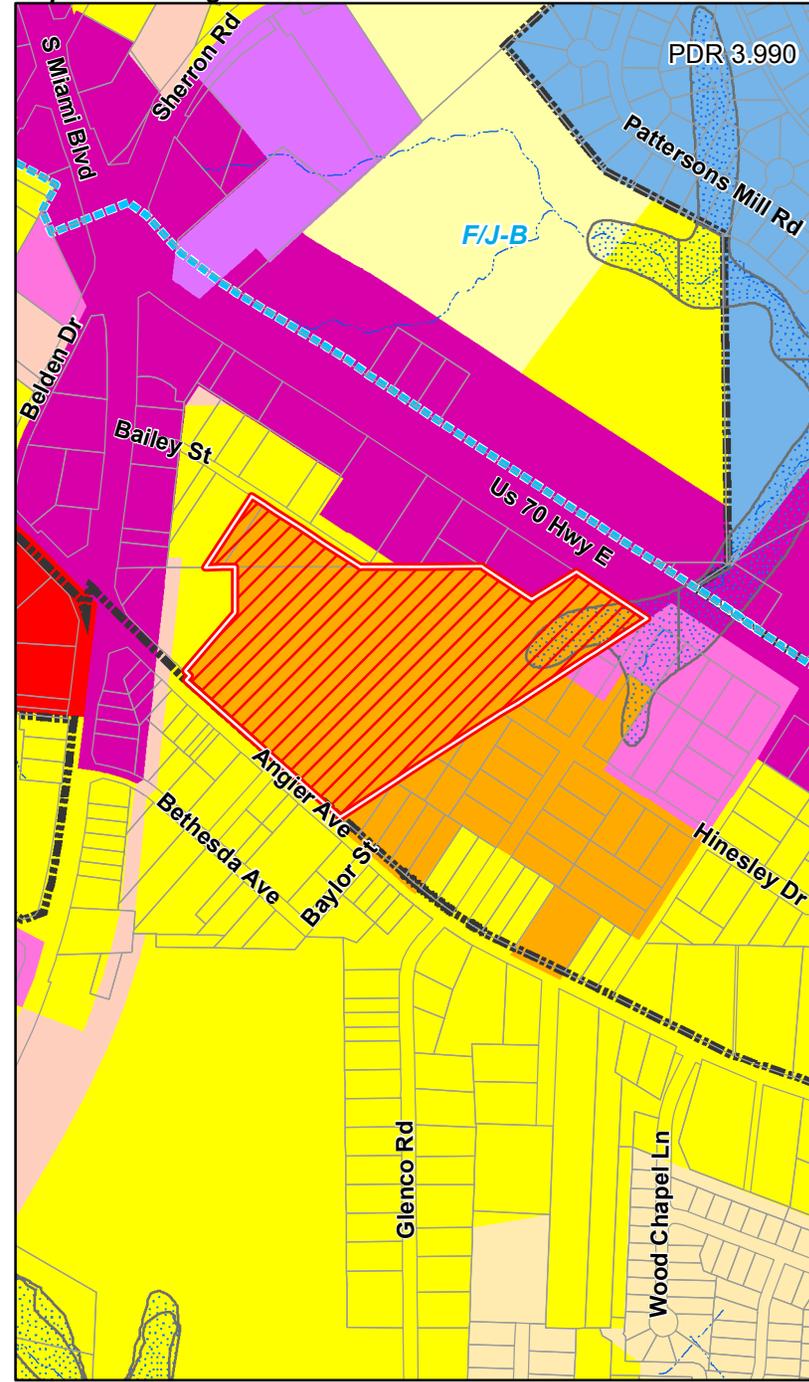
Attachment 1: Context Map

4115 Angier Avenue

Existing Zoning:



Proposed Zoning:



Legend:

- Case Area
- Parcel Lines
- Streams
- Watershed Protection Overlay
- Floodplain
- City Limits

Zoning Districts:

- PDR-LDR (2 - 4 du/ac)
- RR
- RS-20
- RS-10
- RS-M
- CC
- CN
- OI
- CG
- IL

N

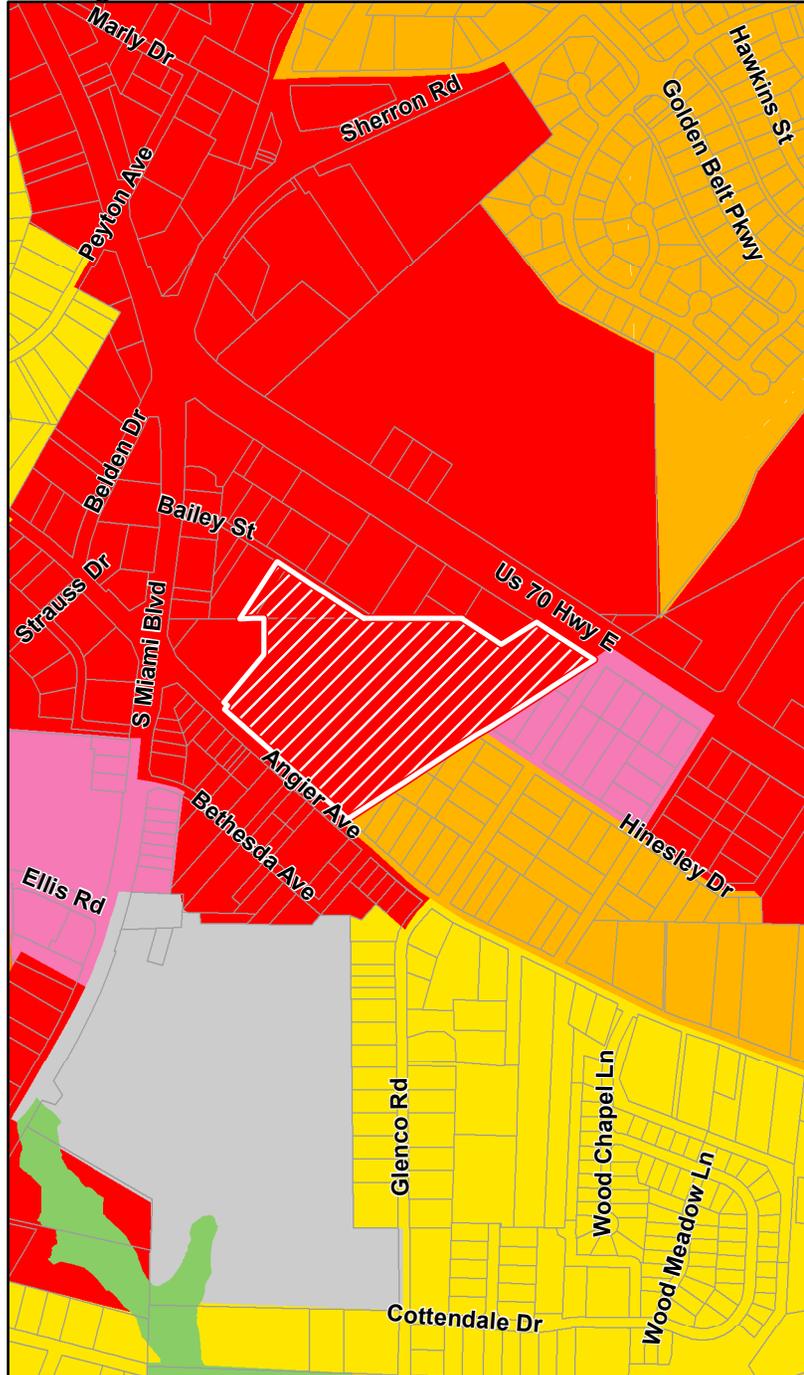
0 300 600
Feet

Planning

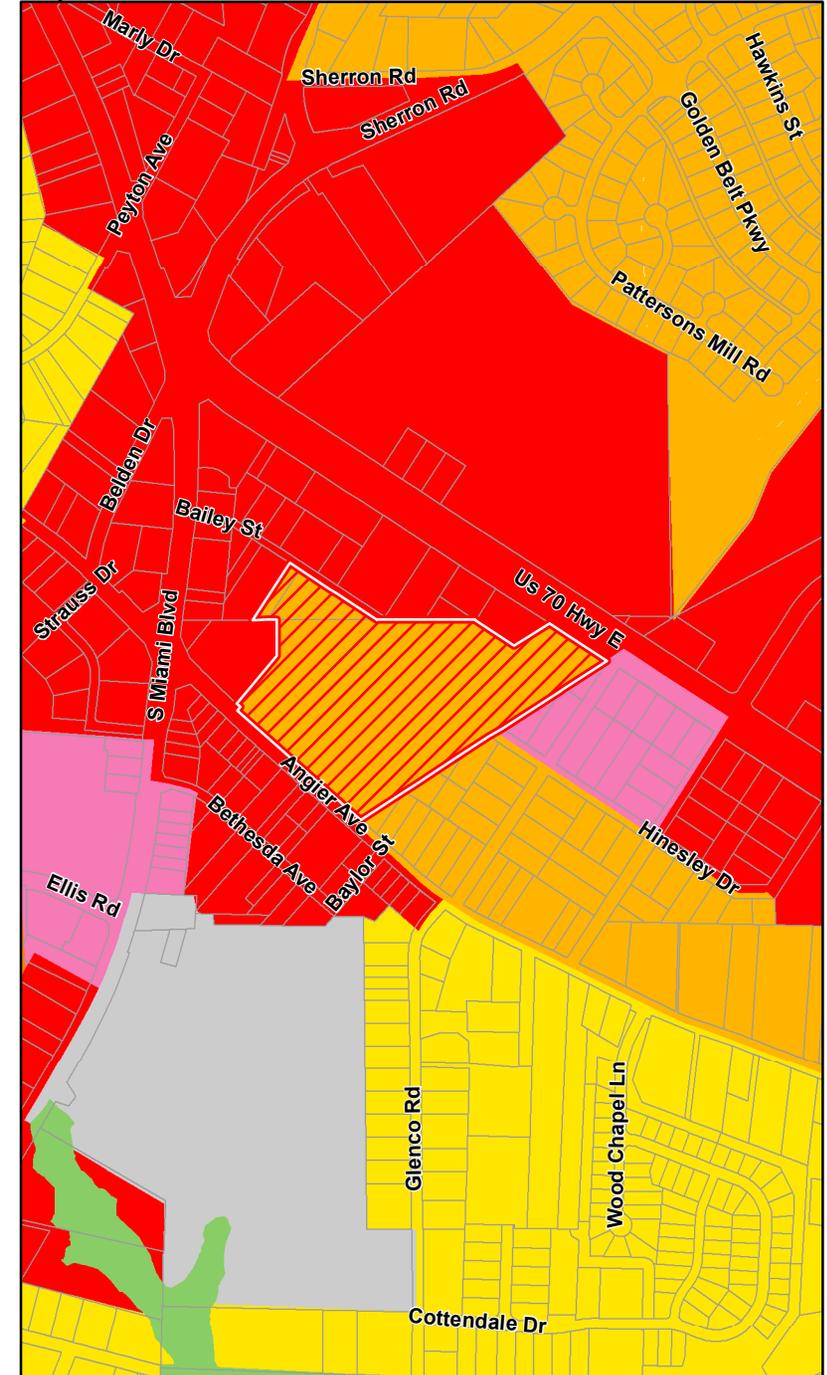
Attachment 2: Future Land Use Map

Angier Avenue

Existing FLUM:



Proposed FLUM:

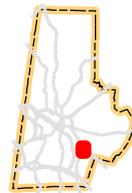
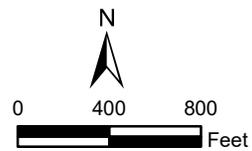


Legend:

-  Case Area
-  Parcel Lines

FLUM Designations:

-  Medium-High Density Residential (8-20 DU/Acre)
-  Low Density Residential (4 DU/Acre or less)
-  Low-Medium Density Residential (4 - 8 DU/Acre)
-  Medium Density Residential (6 - 12 DU/Acre)
-  Commercial
-  Institutional
-  Office
-  Recreation / Open Space



Planning

Attachment 3: Aerial Map 4115 Angier Avenue



Legend:

-  Case Area
-  Parcel Lines



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CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

Future Land Use Map Amendment Application



Date: 8/8/19		Case #:	
Property Information:			
Jurisdiction (Check as appropriate. If also requesting annexation, check 'City') <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both			
Development Tier: Suburban		Associated with Zoning Map Change? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PID:	Current FLUM Designation	Proposed FLUM Designation	Acreage
0749-02-88-9993	8-B CG (Commercial)	Low-Med. Density Residential	18.8
0749-02-89-6314	CG	Low-Med. Density Residential	1.21
0749-02-89-4359	CG	Low-Med. Density Residential	0.32
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature: <i>Nate Buhler</i>			
Agent Information (if applicable):			
Name: <i>Charles Yokley</i>		Company: <i>McAdams</i>	
Phone: <i>919.287.0261</i>		Email: <i>yokley@mcadams.co.com</i>	
Mailing Address: <i>2205 McAdams Pkwy Durham NC 27713</i>			
Signature: <i>[Signature]</i>			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: Mark Spell		Firm: Greater Life Church, Inc.	
Phone: 919-308-9867		Email: markspell@me.com	
Mailing Address: 7600 Rhone Court Wake Forest NC 27587			
Signature: <i>[Signature]</i>			

Application Checklist:		
Application Item:	Applicant/Agent Initial	Staff Initial
Application	NB	
Pre-submittal Conference Documentation	NB	
Legible Map of proposed Plan Amendment Area	NB	
Documentation of Neighborhood Materials:	<input checked="" type="checkbox"/> Meeting Letter <input checked="" type="checkbox"/> Labels <input checked="" type="checkbox"/> Sign-In Sheet <input checked="" type="checkbox"/> Summary	<input type="checkbox"/> Meeting Letter <input type="checkbox"/> Labels <input type="checkbox"/> Sign-In Sheet <input type="checkbox"/> Summary
Justification Statement, based upon criteria found in UDO subsection 3.47	NB	
Digital Copy of All Materials	NB	
Application Fee	NB	

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'.

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



 Signature

8/8/19

 Date

Nate Buhler

 Printed Name

DURHAM

1869
CITY OF MEDICINE

CITY OF DURHAM | DURHAM COUNTY

NORTH CAROLINA

Future Land Use Map Amendment Application



Date: 4 / 8 / 2019		Case #: A1900007	
Property Information:			
Jurisdiction (Check as appropriate. If also requesting annexation, check 'City') <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both			
Development Tier: Suburban		Associated with Zoning Map Change? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PID:	Current FLUM Designation	Proposed FLUM Designation	Acreage
0749-02-88-9993	CG	Med. Density Residential	18.8
0749-02-89-6314	CG	Med. Density Residential	1.21
0749-02-89-4359	CG	Med. Density Residential	0.32
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature: <i>Nate Buhler</i>			
Agent Information (if applicable):			
Name: CHARLIE YOKLEY		Company: McADAMS	
Phone: 919-297-0701		Email: yokley@mcadams.co.com	
Mailing Address: 2905 Meridian Park Durham NC 27713			
Signature: <i>Charlie Yokley</i>			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: Mark Spill		Firm: Greater Life Church, Inc.	
Phone: 919-904-5370		Email: kenervin64@gmail.com	
Mailing Address: 7600 Rhone Ct.			
Signature: <i>Mark Spill</i>			



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

Future Land Use Map Amendment Application



Date:		Case #:	
Property Information:			
Jurisdiction (Check as appropriate. If also requesting annexation, check 'City') <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both			
Development Tier: Suburban		Associated with Zoning Map Change? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PID:	Current FLUM Designation	Proposed FLUM Designation	Acreage
0749-02-88-9993	CG	Low Med. Density Residential	18.8
0749-02-89-6314	CG	Low Med. Density Residential	1.21
0749-02-89-4359	CG	Low Med. Density Residential	0.32
		Yes	
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature:			
Agent Information (if applicable):			
Name: Charise Yockey		Company: McAdams	
Phone: 919-287-0761		Email: yockey@mcadamsco.com	
Mailing Address: 2905 Meadow Park Durham NC 27713			
Signature:			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: Mark Speic		Firm: Greater Life Church, Inc.	
Phone: 919-904-5370		Email: kenervin64@gmail.com	
Mailing Address: 7600 Rhone Ct.			
Signature:			



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

Future Land Use Map Amendment
Application



Date: 4/8/19		Case #:	
Property Information:			
Jurisdiction (Check as appropriate. If also requesting annexation, check 'City') <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both			
Development Tier: Suburban		Associated with Zoning Map Change? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PID:	Current FLUM Designation	Proposed FLUM Designation	Acreage
0749-02-88-9993	CG	Low Med.- High Density Residential	18.8
0749-02-89-6314	CG	Low Med.- High Density Residential	1.21
0749-02-89-4359	CG	Low Med.- High Density Residential	0.32
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature:			
Agent Information (if applicable):			
Name: Charles Vokley		Company: McAdams	
Phone: 919-287-0761		Email: vokley@mcadamsco.com	
Mailing Address: 7905 Meadows Parkway Durham NC 27713			
Signature:			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: Douglas E. Layton		Firm: n/a	
Phone: 904/646-9068		Email: douglayton@thorndornc.com	
Mailing Address: 12535 Mission Hills Circle North Jacksonville FL 32225			
Signature:			

Application Checklist:		
Application Item:	Applicant/Agent Initial	Staff Initial
Application	NB / [Signature]	ES
Pre-submittal Conference Documentation	NB / [Signature]	ES
Legible Map of proposed Plan Amendment Area	NB / [Signature]	ES
Documentation of Neighborhood Materials:	<input checked="" type="checkbox"/> Meeting Letter <input checked="" type="checkbox"/> Labels <input checked="" type="checkbox"/> Sign-In Sheet <input checked="" type="checkbox"/> Summary	<input checked="" type="checkbox"/> Meeting Letter <input checked="" type="checkbox"/> Labels <input checked="" type="checkbox"/> Sign-In Sheet <input checked="" type="checkbox"/> Summary ES
Justification Statement, based upon criteria found in UDO subsection 3.47	NB	ES
Digital Copy of All Materials	NB	ES
Application Fee	NB	ES

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

[Signature]
 Signature
Nate Buhler
 Printed Name

4/5/19
 Date

August 12, 2019

City of Durham
101 City Hall Plaza
Durham NC 27701

Re: Angier Avenue Townhomes Future Land Use Map Amendment

Below are the justifications from Section 3.4.7 of the Durham City-County Unified Development Ordinance for the requested Future Land Use Map Amendment for properties located at 4115 Angier Avenue, 1622 & 1924 Bailey Street and identified as PID Numbers 165024, and 165015, 165014.

The recommendations of the staff and Planning Commission to the governing body shall show that the following criteria were considered regarding a proposed change to the Future Land Use Map of the Durham Comprehensive Plan:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles, and programs of any adopted plans.

Applicant Response: The requested Future Land Use Map Amendment (FLUMA) is consistent with the stated intent, goals, objective, policies, guiding principles, and programs of the Durham Comprehensive Plan. The requested FLUMA will allow for the development of the subject parcels in a way that is more compatible with the surrounding properties. The designation of the subject properties as Low-Medium Density Residential on the Future Land Use Map will allow development of the subject properties in a more cohesive and orderly manner than the current designation of Commercial. Uses permitted in the Low-Medium Density Residential designation will have less of an impact on surrounding properties and will permit development that is better integrated with surrounding properties.

2. Whether the proposed change would be compatible with the existing land use pattern and/or designated future land uses.

Applicant Response: The requested FLUMA will allow for development of the parcel that is more consistent with the surrounding residential uses, and with the future realignment of US-70 by NCDOT. The current designation of Commercial would permit intense non-residential uses adjacent to existing residential units. The requested designation of Low-Medium Density Residential will allow for complementary transitional uses between US-70 and the existing single-family residential uses in this area.

3. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general.

Applicant Response: The proposed change to Low-Medium Residential will not have adverse impacts created by future uses of the land. The requested change will not create any substantial adverse impacts on the adjacent area or in the City or County overall.

4. Whether the subject site is of adequate shape and size to accommodate the proposed change.

Applicant Response: The subject site is more suited for development permitted in the Low-Medium Density Residential classification due to its proximity to US-70. Due to the shape, size, and location of the parcels, the subject site is better suited to those uses permitted in the Low-Medium Density Residential designation.

Sincerely,

MCADAMS



Charlie Yokley, AICP



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Zoning Map Change Application

Date: 4/8/2019		Case #: Z1900014	
Current Zoning District(s) Including any Overlay District:	RS-20 i CG 88	Proposed Zoning District(s) Including any Overlay District:	RS-M
Current Future Land Use Map Designation:	Commercial 88	Jurisdiction: (Check as appropriate. If also requesting annexation, check 'City')	<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both
Total Site Area:	20.33 20.06	Development Tier:	Suburban
Project Location:	4115 Angier Avenue		
Proposed Project Name:	Oak Grove Commons Angier Ave Townhomes 88		
Property Identification Number(s) (PID):	0749-02-88-9993, 0749-02-89-6314, 0749-02-89-4359 (Attach additional sheet(s) if necessary)		
Summary of Proposed Development:	120 multi-family units (towns) Three hundred unit, multifamily development		
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature:			
Agent Information (if applicable):			
Name: Charles Vokley		Company: McAdams	
Phone: 919-287-0701		Email: vokley@mcadams.co.com	
Mailing Address: 2105 Meridian Pkwy Durham NC 27713			
Signature:			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: Mark Spell		Company: Greater Life Church, Inc.	
Phone: 919-904-5370		Email: kenervin64@gmail.com	
Mailing Address: 7600 Rhone Ct., Wake Forest, NC 27587			
Signature:			



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

Zoning Map Change Application



Date:		Case #:	
Current Zoning District(s) <i>Including any Overlay District:</i>	RS-20 : Cf 8-8-07	Proposed Zoning District(s) <i>Including any Overlay District:</i>	RS-M
Current Future Land Use Map Designation:	Commercial 8-8-07	Jurisdiction: <i>(Check as appropriate. If also requesting annexation, check 'City')</i>	<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both
Total Site Area:	20.33 20.02 77	Development Tier:	Suburban
Project Location:	4115 Angier Avenue		
Proposed Project Name:	Oak Grove Commons Angier Avenue Townhomes		
Property Identification Number(s) (PID):	0749-02-88-9993, 0749-02-89-6314, 0749-02-89-4359 <i>(Attach additional sheet(s) if necessary)</i>		
Summary of Proposed Development:	120 Multi Family Units C townhomes Three hundred unit, multifamily development 8-8-07		
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature:			
Agent Information (if applicable):			
Name: Charles Yokley		Company: McAdams	
Phone: 919-282-0761		Email: yokley@mcadamsco.com	
Mailing Address: 2905 Mercedes Parkway Durham NC 27713			
Signature:			
Owner Information: <i>(For multiple owners, attach additional sheet(s))</i>			
Name: Mark Saell		Company: Greater Life Church, Inc.	
Phone: 919-904-5370		Email: kenervin64@gmail.com	
Mailing Address: 7600 Rhone Ct., Wake Forest, NC 27587			
Signature:			



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Zoning Map Change Application

Date:		Case #:	
Current Zoning District(s) <i>Including any Overlay District:</i>	RS-20 <i>in C6 8/2</i>	Proposed Zoning District(s) <i>Including any Overlay District:</i>	RS-M
Current Future Land Use Map Designation:	<i>C6 Commercial 8/2</i>	Jurisdiction: <i>(Check as appropriate. If also requesting annexation, check 'City')</i>	<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Both
Total Site Area:	<i>20,388 20.02 27</i>	Development Tier:	Suburban
Project Location:	4115 Angier Avenue		
Proposed Project Name:	Oak Grove Commons <i>Angier Ave Townhomes 8/2</i>		
Property Identification Number(s) (PID):	0749-02-88-9993, 0749-02-89-6314, 0749-02-89-4359 <i>(Attach additional sheet(s) if necessary)</i>		
Summary of Proposed Development:	<i>120 multi-family units (townhomes)</i> Three hundred unit, multifamily development		
Applicant Information:			
Name: Nate Buhler		Company: Cambridge Properties, Inc.	
Phone: 980-260-2770		Email: nkb@cambridgeprop.com	
Mailing Address: 831 E. Morehead St, Suite 245, Charlotte, NC 28202			
Signature:			
Agent Information (if applicable):			
Name: <i>Charlie Yokley</i>		Company: <i>McAdams</i>	
Phone: <i>919-287-0761</i>		Email: <i>yokley@mcadamsco.com</i>	
Mailing Address: <i>2905 Meridian Parkway Durham NC 27713</i>			
Signature: <i>[Signature]</i>			
Owner Information: <i>(For multiple owners, attach additional sheet(s))</i>			
Name: <i>DOUGLAS E. LAYTON</i>		Company: <i>N/A</i>	
Phone: <i>904/646-9068</i>		Email: <i>douglaytonathome@kottmail.com</i>	
Mailing Address: <i>12535 MISSION HILLS CIRCLE NORTH JACKSONVILLE FL 32225</i>			
Signature: <i>[Signature]</i>			

Application Checklist:		
Application Item:	Applicant/Agent Initial	Staff Initial
Application	NB/ny	ES
Owners Acknowledgment <i>(Original Signatures Only)</i>	NB/ny	ES
Text Amendment Acknowledgement	NB/ny	ES
Boundary Map and Legal Description	NB/ny	ES
Stormwater Checklist, Two Copies	NB	ES
Utility Impact Questionnaire, Two Copies	NB/ny	ES
Pre-Submittal Conference Record	NB/ny	ES
Digital Copy of All Submitted Materials (Required)	NB/ny	ES
Application Fee	NB/ny	ES
Development Plan Checklist (If applicable):		
Development Plan Checklist	ny	ES
Two Full Size Hard Copies of Plans	ny	ES
Traffic Impact and/or Phasing Analysis (if required), Three Copies and One Digital Copy.	ny	ES
Digital Copy of Plans (Required)	ny	ES
Additional Materials/Applications (If applicable):		
Neighborhood Meeting Materials	N/A	N/A
Annexation Petition	forthcoming	forthcoming
Comprehensive Plan Amendment	ny	ES

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'.

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

Nate Buhler
 Signature
Nate Buhler
 Printed Name

4/5/19
 Date

Durham City-County Planning

Zoning Map Change

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

Date Submitted:

Case Number:

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 asses 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, Nate Buhler, applicant or agent of the 20⁰⁰ 33 ⁷⁰⁰² -acre property having Property Identification Number(s):

0749-02-88-9993

0749-02-89-4359

0749-02-89-6314

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

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

Nate Buhler
Authorized Signature

3/2/19
Date

Nate Buhler
Printed Name

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), the Heirs of E.C. Layton Jr., owner(s) of the 1.53 -acre property having Property Identification Number(s):

0749-02-89-4359

0749-02-89-6314

am(are) aware of the application for the RS-M 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.

Douglas E. Layton 3/18/19
Owner's Signature Date

Owner's Signature Date

DOUGLAS E. LAYTON
Owner's Printed Name

Owner's Printed Name

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

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), Greater Life Church, Inc. owner(s) of the 18.8 -acre property having Property Identification Number(s):

0749-02-88-9993

am(are) aware of the application for the RS-M 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

4/4/19

Date

Owner's Signature

Date

MARK L Spell

Owner's Printed Name

Owner's Printed Name

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.



MCADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CONTACT

CHARLIE YOKLEY
yokley@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

CAMBRIDGE-ANGIER, LLC
831 EAST MOREHEAD STREET, SUITE 245
CHARLOTTE, NC 28202
CONTACT: NATE BUHLER
PHONE: 704. 333. 2393
EMAIL: nkb@cambridgeprop.com



OWNERS

GREATER CHURCH LIFE
7600 RHONE COURT
WAKE FOREST, NC 27587
PIN: 0749-02-88-9993

JOE BAILEY LAYTON
4440 HOLLEMAN ROAD
DURHAM, NC 27703
PIN: 0749-02-89-6314, 0749-02-89-4359

ANGIER AVENUE TOWNHOMES

4115 ANGIER AVENUE
DURHAM, NORTH CAROLINA

DEVELOPMENT PLAN
PROJECT NUMBER: CBP-19000
DATE: APRIL 8, 2019

GENERAL NOTES

1. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GLITTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.
2. PURSUANT TO UDD SECTION 12.3.1.F.2.C, APPLICANT WILL PURSUE AN ENVIRONMENTAL HARDSHIP WAIVER TO ELIMINATE ANY REQUIREMENT FOR THE EXTENSION OF THE HINESLEY DRIVE RIGHT-OF-WAY THROUGH THE PROPOSED DEVELOPMENT.

TEXT COMMITMENTS

1. MAXIMUM NUMBER OF TOWNHOME UNITS WILL NOT EXCEED 115.
2. A RECOMBINATION OF THE SUBJECT PARCELS WILL BE RECORDED WITH THE DURHAM COUNTY REGISTER OF DEEDS PRIOR TO THE APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF DURHAM.
3. REQUIRED RIGHT-OF-WAY DEDICATION ALONG ANGIER AVENUE WILL BE RECORDED WITH THE DURHAM COUNTY REGISTER OF DEEDS PRIOR TO THE APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF DURHAM.
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO A DETERMINATION BY GO-DURHAM AND GO-TRIANGLE 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 GO-DURHAM/GO-TRIANGLE SPECIFICATIONS ALONG THE NORTH SIDE OF ANGIER AVENUE ADJACENT TO THE SITE.
5. PRIOR TO ISSUANCE OF A BUILDING PERMIT, DEDICATE AN ADDITIONAL 20' OF RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG ANGIER AVENUE.
6. PRIOR TO ISSUANCE OF A BUILDING PERMIT, RESERVE AN ADDITIONAL 15' OF FUTURE RIGHT-OF-WAY ALONG THE PORTION OF SITE THAT FRONTS THE UNOPENED RIGHT-OF-WAY OF BAILEY STREET.
7. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A MINIMUM OF 5 FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE NORTH SIDE OF ANGIER AVENUE. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
8. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT A CONTINUOUS CENTER TURN-LANE ON ANGIER AVENUE BETWEEN THE EXISTING TURN LANE AT S. MIAMI BOULEVARD AND THE PROPOSED SITE ACCESS #2, TERMINATING IN AN EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS AT SITE ACCESS #2.

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	PROPOSED SITE IMPROVEMENTS

SITE DATA

PARCELS	0749-02-88-9993 0749-02-89-6314 0749-02-89-4359
EXISTING TIER	SUBURBAN
EXISTING ZONING	RS-20 (17.05 AC) & CG (3.30 AC)
PROPOSED ZONING	RS-M
SITE AREA	20.35 AC
RIVER BASIN	NEUSE
WATERSHED OVERLAY	NONE
PROPOSED USE	TOWNHOMES INCLUDING PRINCIPAL AND ACCESSORY USES
DENSITY	GROSS ACREAGE: 20.35 AC R/W DEDICATION: 0.33 AC ADJUSTED GROSS ACREAGE: 20.02 AC 115 UNITS / 20.02 AC = 5.74 DU/AC
TREE COVERAGE	REQUIRED 20.35 AC x 23% = 4.68 AC PROVIDED 3.05 - 4.07 AC (15.00 - 20.00% PRESERVATION) 0.61 - 1.63 AC (3.00 - 8.00% REPLACEMENT) 4.68 AC TOTAL (23.00%)

APPROVAL STAMP CASE #Z1900014

PER N.C. GENERAL STATUTE § 160A-393.2, ALL COMMITTED ELEMENTS (BOTH GRAPHICAL AND TEXT) DESCRIBED ON THIS PLAN HAVE BEEN CONSENTED TO BY THE UNDERSIGNED APPLICANT.

APPLICANT PRINT NAME _____

APPLICANT SIGNATURE _____

DESIGN COMMITMENTS

ARCHITECTURAL STYLE
BUILDINGS WITHIN THE DEVELOPMENT WILL BE OF COMPATIBLE DESIGN WITH RESPECT TO MATERIALS, COLORS, AND OVERALL DESIGN.

ROOFLINE
BUILDING WILL USE HIPPED, GABLED, AND/OR SHED ROOFS, SINGLY OR IN COMBINATION

BUILDING MATERIALS
THE BUILDINGS WILL BE CLAD IN BRICK OR STONE MASONRY, CONCRETE SIDING, VINYL OR PARGED CONCRETE. BARE CONCRETE WILL NOT BE PERMITTED.

DISTINCTIVE ARCHITECTURAL FEATURES
GABLED ROOFS WILL BE COMPOSITE SHINGLE OR METAL. MASONRY FEATURES, CEMENT FIBERBOARD, USE OF SHAKE AND OTHER ACCENT MATERIALS FOR ELEVATIONS, TRADITIONAL DOORS AND WINDOWS, AND TRADITIONAL COLORS SHALL BE UTILIZED.

CONTEXT
THIS AREA OF DURHAM IS CURRENTLY UNDERDEVELOPED WITH EXCELLENT ACCESS TO MIAMI BLVD AND US-70. THIS AREA WILL TRANSITION INTO A COMMUNITY GROWTH AREA THAT WILL PROVIDE SUPPORTING RESIDENTIAL HOUSING. THE PROPOSED DEVELOPMENT SERVES AS A TRANSITION FROM NONRESIDENTIAL USES FRONTING ON US-70 AND THE RESIDENTIAL USES WITH FRONTAGE ON ANGIER AVENUE.



VICINITY MAP
N.T.S.



REVISIONS

NO.	DATE	REVISION
1	08.12.2019	PER CITY COMMENTS
2	10.15.2019	PER CITY COMMENTS
3	01.14.2020	PER CITY COMMENTS
3	02.18.2020	PER CITY COMMENTS

DEVELOPMENT PLAN FOR:

ANGIER AVENUE TOWNHOMES
DURHAM, NORTH CAROLINA
PROJECT NUMBER: CBP-19000



McADAMS

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Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

CAMBRIDGE-ANGIER, LLC
831 EAST MOREHEAD STREET, SUITE 245
CHARLOTTE, NC 28202



ANGIER AVENUE TOWNHOMES
DEVELOPMENT PLAN
4115 ANGIER AVENUE
DURHAM, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	08.12.2019	PER CITY COMMENTS
2	10.15.2019	PER CITY COMMENTS
3	01.14.2020	PER CITY COMMENTS
4	02.06.2020	PER CITY COMMENTS

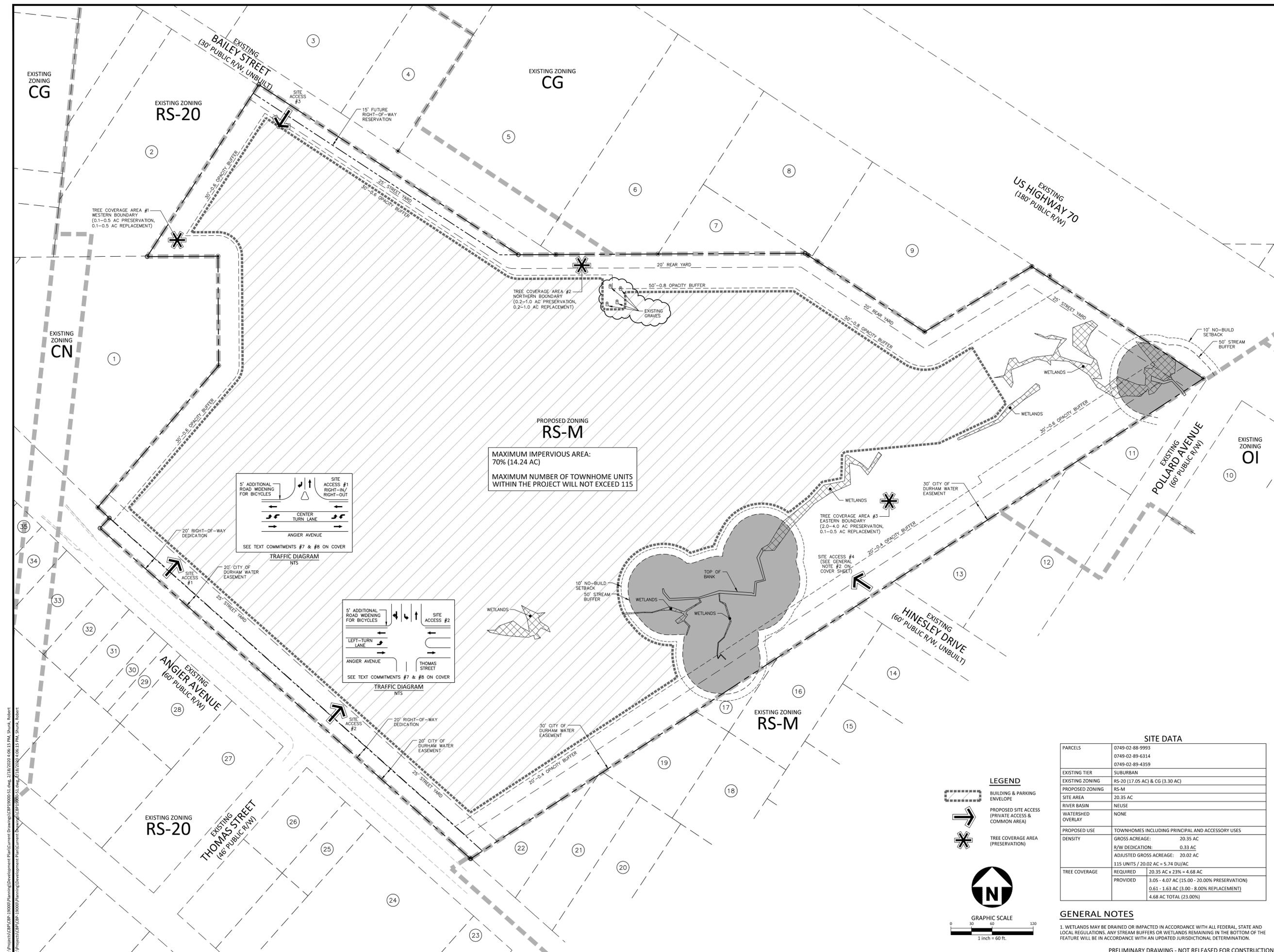
PLAN INFORMATION

PROJECT NO.	CBP-19000
FILENAME	CBP19000-S1
CHECKED BY	RCZ
DRAWN BY	RLU
SCALE	1"=60'
DATE	04.08.2019

SHEET

PROPOSED SITE IMPROVEMENTS

C2.00



SITE DATA

PARCELS	0749-02-88-9993 0749-02-89-6314 0749-02-89-4359
EXISTING TIER	SUBURBAN
EXISTING ZONING	RS-20 (17.05 AC) & CG (3.30 AC)
PROPOSED ZONING	RS-M
SITE AREA	20.35 AC
RIVER BASIN	NEUSE
WATERSHED OVERLAY	NONE
PROPOSED USE	TOWNHOMES INCLUDING PRINCIPAL AND ACCESSORY USES
DENSITY	GROSS ACREAGE: 20.35 AC R/W DEDICATION: 0.33 AC ADJUSTED GROSS ACREAGE: 20.02 AC 115 UNITS / 20.02 AC = 5.74 DU/AC
TREE COVERAGE	REQUIRED: 20.35 AC x 23% = 4.68 AC PROVIDED: 3.05 - 4.07 AC (15.00 - 20.00% PRESERVATION) 0.61 - 1.63 AC (3.00 - 8.00% REPLACEMENT) 4.68 AC TOTAL (23.00%)



ATTACHMENT 6: COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Zoning Map Change and Future Land Use Map Amendment for consistency with all relevant policies of the Comprehensive Plan. That analysis is provided below.

1. Future Land Use Map Amendment

Policy 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. While the Suburban Tier is expected to primarily develop at traditional suburban densities and patterns, it is recognized that the Research Triangle Park may develop one or more specific commercial nodes with more intense development and mix of uses that are walkable and able to be served by transit and bicycle facilities.*

Staff Analysis: The proposed Low-Medium Density Residential Future Land Use Map designation and Residential Suburban Multi-family with a Development Plan (RS-M(D)) zoning designation is consistent with the Suburban Tier development definition. This greenfield infill site will provide housing, in the form of up to 115 townhouses, with access to a mix of uses consistent with the Suburban Tier. The maximum density of this proposed development is 5.74 units per acre which will allow for more units than the existing zoning designation. However, if commercial zoning, consistent with the current future land use map designation, were applied to the site it would allow for a maximum density of 11 units per acre but could also be developed without a housing component. If approved, the proposed RS-M(D) low-medium density residential development would provide additional housing for Durham's growth in the Suburban Tier while utilizing a site with access to existing infrastructure and services.

Policy 2.1.3d. Residential Defined. *Primarily land designated for a range of residential densities and uses. Table 2-1 displays the residential future land use categories that are allowed within each Tier. There is no category applicable to the Downtown Tier because residential density is not regulated Downtown. Through the Unified Development Ordinance, maintain density categories by Tier consistent with Table 2-1, Summary of Residential Densities. This land use category may be accommodated by any residential zoning district and the Mixed Use (MU) district with a density consistent with its future land use designation.*

Density		Tier					
		Rural	Suburban	Urban	Compact Neighborhood Support	Core	Downtown
Rural	0.75 DU/Acre or Less	●					
Very Low	2 DU/Acre or Less	●	●				
Low	4 DU/Acre or Less		●				
Low-Medium	4-8 DU/Acre		●				
Medium	8-12 DU/Acre		●	●			
Medium-High	8-20 DU/Acre		●	●	●		
High	12-60 DU/Acre				●	●	(Unlimited)

Note: Achievement of these densities may require utilization of development plans and/or density bonuses for such things as provision of affordable housing or location on major transportation corridors, as further provided for in the Unified Development Ordinance.
 In the Downtown Tier, regulations will focus on creating desirable development forms and appropriate interface with the streetscape. Therefore, residential densities will not be regulated.

Staff Analysis: The low-medium density residential designation for the 20.35 acre tract is consistent with future land use map designation of the neighboring land to the east, and is an acceptable designation in the Suburban Tier. Many of the adjacent properties that are designated as commercial on the Future Land Use Map are currently low density single family lots zoned RS-20. The proposed low-medium density residential designation would provide a transition between commercial or industrial uses and the existing single family uses to the south and east.

Policy 2.2.2b. Suburban Tier Land Uses. Land uses that shall be allowed in the Suburban Tier include: i. Recreation and Open Space; ii. Agricultural; iii. Residential; iv. Institutional; v. Commercial; vi. Office; vii. Research/Research Application; and viii. Industrial.

Staff Analysis: The proposed low-medium density residential designation of the site is consistent with the Residential Suburban-Multifamily (RS-M(D)) development permissible within the Suburban Tier. While commercial uses are allowed within the Suburban Tier, the proposed conversion of US Highway 70 to a freeway restricts the available access points of the site to locations adjacent to existing single family houses or through unbuilt roads. If this site were to be developed as commercial, it may be challenging to provide a node with appropriately designed commercial and pedestrian interconnectivity as called for by the Comprehensive Plan commercial policies.

2. Zoning Map Amendment

Policy 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: The proposal supports orderly development patterns by transitioning between commercial or industrial uses and lower density residential uses. There are nearby commercial uses including restaurants and a gas station as well as public and civic uses including an elementary school, fire station, place of worship, and community club. This site is advantageously located adjacent to a transit stop served by GoDurham routes 2 and 2A and with easy access to major thoroughfares. Connection to water is available through the distribution water main in Angier Avenue. Sewer for the site may be connected to either the Brightleaf Lift Station, incorporated into the SRLS sewer basin and

subject to the SERLS basin fee, with the City sewer system or connected to the Stirrup Iron Creek Lift Station within the County sewer system.

Policy 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. Attachment 7 provides additional information.

Policy 5.1.1b. Historic Resources and Compatible Development. *Promote new development that is compatible with significant historic resources by addressing impacts through the development review process.*

Staff Analysis: This site includes structures identified as part of the Dewitt Bailey Tenant Farm (DH2150) however, the North Carolina Department of Natural and Cultural Resources has identified that due to the structures ruinous condition, lack of integrity, and the farm's lack of significance as an agricultural property, demolition of the structures will have no effect on historic properties. A letter from the State Historic Preservation Office is included as attachment 9.

Policy 5.1.6c Cemetery Protection. *The City-County Planning Department shall develop and maintain an inventory of cemetery sites in Durham. The City-County Planning Department, through the development review process, shall identify the potential impact of new development proposals on cemetery sites. Working with the Historic Preservation Commission, the City-County Planning Department shall identify appropriate mitigation strategies.*

Staff Analysis: Existing grave sites, as identified on the existing conditions of the development plan, are present within the area of this project. The graves are to remain and the parking and building envelope has been revised to exclude this area.

Policy 7.2.2d. Open Space Master Plans. *In order to coordinate the Durham Comprehensive Plan with open space planning, the City and County hereby adopt and include by reference in the Durham Comprehensive Plan the following open space master plans: the "New Hope Creek Corridor Open Space Master Plan, April 1991", the "Little River Corridor Open Space Master Plan, 2001", and the "Eastern Durham Open Space Plan, 2007" (and any future updates of these plans). (see Policy 10.1.4c, Open Space Master Plans).*

Staff Analysis: This site is located within the scope of the Eastern Durham Open Space Plan. While this plan identifies the existing Dewitt Bailey Tenant Farm historic property, no applicable policies of the Eastern Durham Open Space Plan have been identified for this site.

Policy 8.1.2h. Transportation Level of Service Maintenance. *In order to maintain the level of service on Durham roads, the City-County Planning Department shall not recommend approval for any zoning map change which would result in the average daily trips exceeding 110 percent of the adopted level of service standard for any adjacent road, unless the impact on the adjacent roads is mitigated.*

Development projects shall be exempt from this policy if the project results in a change in the average daily trips of no more than 3 percent of the level of service standard on any adjacent road. This exemption shall not apply if the present average daily trips exceed 120 percent of the level of service standard on any adjacent road. If the zoning map change request is found to be inconsistent with this policy, any associated Plan Amendment shall also be recommended for denial.

Staff Analysis: The proposed development plan is consistent with this policy; while the traffic from this proposed zoning will increase, the traffic volume is not anticipated to exceed the roadway capacity (LOS D) for Angier Avenue.

Policy 8.1.4d. Development Review and Adopted Regional Bicycle Plans. *The City-County Planning Department, the City Parks and Recreation Department, the City Public Works Department, and the City Department of Transportation shall review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards.*

Staff Analysis: The proposed development is consistent with this policy; the development plan commits to additional asphalt for a future bicycle lane along Angier Avenue.

Policy 11.1.1b. Adequate Schools Facilities. *The City-County Planning Department shall recommend denial of all Zoning Map amendments that propose to allow an increase in projected student generation over that of the existing zoning that would cause the schools of any type to exceed the level of service. In application of this Policy, consideration shall be given to any commitments made by the developer to mitigate the exceedance.*

Staff Analysis: There will be no increase in the number of students generated by the proposed development, compared to the existing zoning. The existing school capacity is sufficient to accommodate the number of school children generated at this site. Attachment 7 provides additional information.



**ATTACHMENT 7:
SUMMARY OF DEVELOPMENT IMPACTS**

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

Angier Avenue is the major road impacted by the proposed zoning change. There are no scheduled City of Durham or NCDOT roadway improvement projects in the area.

Table 1: Existing Roadway Characteristics	
Affected Segment	Angier Avenue
Type of Roadway	2-lane undivided city/county class II arterial without left-turn lanes
Current Roadway Capacity (LOS D) (AADT)*	10,700
Latest Traffic Volume (AADT)**	7,100

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 2: Traffic Generation	
Traffic Generated by Present Designation (average 24 hour)*	*417
Traffic Generated by Proposed Designation (average 24 hour)**	**1,182
Impact of Proposed Designation	+765

*Assumption- (Max Use of Existing Zoning) – RS-20 & CG: 37 single family homes and a 5,000 sf fast-food restaurant with drive-up window

**Assumption- (Max Use of Existing Zoning) – RS-M(D): 115 townhomes

Transit service is provided adjacent to the site along Angier Avenue via GoDurham Routes 2 and 2A.

2. Water and Sewer Impacts

This site will be served by city water and county sewer with onsite private lift station and sewer utilities. 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; and
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 and on-site improvements to the water and wastewater systems to serve this proposed use, see Attachment 9 for additional information.

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 Bethesda Elementary, Lowes Grove Middle, and Hillside 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	15,047	7,779	10,500
Maximum Building Capacity (110% of Building Capacity)	16,552	8,557	11,550
20th Day Attendance (2019-2020 School Year)	15,045	7,311	10,354
Committed to Date, Based on Recent Approvals (October 2016-September 2019)	121	24	(28)
Available Capacity	1,386	1,221	1,224

As shown in Table 4, the proposed zoning will generate no additional students compared to the existing zoning.

Table 4: Number of Projected Students Under Rezoning			
	Elementary School Students	Middle School Students	High School Students
Potential Students Generated – Current Zoning*	6	3	4
Potential Students Generated – Proposed Zoning**	6	3	4
Impact of Proposed Zoning	0	0	0

*Assumption- (Max Use of Existing Zoning) – RS-20 & CG: 37 single family homes and a 5,000 sf fast-food restaurant with drive-up window

**Assumption- (Max Use of Existing Zoning) – RS-M(D): 115 townhomes

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.



Department of Water Management
1600 Mist Lake Drive | Durham, NC 27704
919.560.4381 | F 919.560.4479

www.durhamnc.gov

Date: 5/18/2020

PROJECT INFORMATION SUMMARY

Project Name: Angier Ave Townhomes

Parcel ID(s) (not PINs): 165024, 165015, 165014

Project Description/Type, per RGD Section 5.0, and Unit Count:
Proposed townhouse development with approximately 115 units

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 Utilities Statement. All on-site utilities are private.

WATER: The proposed project site is within the 615' pressure zone and will require two waterline feeds to serve the proposed 300 units. The applicant intends to construct two site entrances off Angier Ave. These two site entrances will serve as the required two waterline feeds for the development and may connect to the existing 16-inch distribution water main in Angier Ave. The applicant will not be allowed to connect to the existing water main in US 70. All on-site water mains must be private and be constructed to Public Works standards. Cross-country water mains will not be permitted. 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.

SEWER: The proposed project site shall be served by the Stirrup Iron Creek Lift Station within the County sewer system. An on-site, private lift station will be required to serve the development, all sewer utilities onsite must be private. Downstream analysis of the existing gravity system is the responsibility of the designing engineer. Capacity is formally reserved at the downstream lift station when a sewer extension permit is approved by Public Works and the County's capacity assurance procedure is completed.

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: [Signature]
Title: Engineering Supervisor



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

January 17, 2020

Jennifer Robertson jrobertson@atlasenvi.com
Atlas Environmental
338 South Sharon Amity Road
Number 411
Charlotte, NC 28211

Re: Construct Multi Family Residential Development, 4115 Angier Avenue, Durham, Durham County, ER 19-3214

Dear Ms. Robertson:

Thank you for your email of December 11, 2019, transmitting the requested photographs. We have reviewed your submittal and offer the following comments.

Based on the photographs provided, the structures are clearly related to the Dewitt Bailey Tenant Farm (DH2150). However, due to their ruinous condition/lack of integrity and the farm's lack of significance as an agricultural property, demolition of the structures will have no effect on historic properties. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

for Ramona Bartos, Deputy
State Historic Preservation Officer



CONSOLIDATED ITEM REPORT

FARRINGTON TOWNES
A1900008, Z1900023

Meeting Date: June 2, 2020

Farrington Townes			
Application Information			
Reference Name	Farrington Townes	Submittal Date	June 10, 2019
Application Type(s) (Case#)	Future Land Use Map Amendment (A1900008), Zoning Map Change (Z1900023)		
Proposal	Up to 25 multifamily residential units		
Applicant	Jim Anderson, Fuller Land & Development; Jarrod Edens, Edens Land		
Staff Contact	Emily Struthers, Senior Planner (Emily.Struthers@durhamnc.gov)		
Site Information			
Location	4917 Old Chapel Hill Road & 4112 Farrington Road	Legacy Cases	N/A
Site Acreage	3.87	Existing Use	Undeveloped
Request			
Designation	Existing	Proposed	
Jurisdiction	City	No change	
Development Tier	Suburban	No change	
Future Land Use	Low Density Residential	Low-Medium Density Residential	
Zoning Districts	Residential Suburban-20 (RS-20)	Residential Suburban – Multifamily with a Development Plan (RS-M(D))	
Overlay Zoning District(s)	Falls/Jordan Lake Watershed Protection District-B (F/J-B)	No change	
TIA Required	Not Required		
Recommendations and Determinations			
Staff	Staff determines that this request is consistent with the <i>Comprehensive Plan</i> and other adopted ordinances and policies.		
Planning Commission	TBD. This case was previously heard at the December 12, 2019 Planning Commission Meeting. At that meeting, this case was recommended for approval, 11-1 (Baker voting no) with a revision to the plan to retain the larger pond.		
BPAC	See Attachment 9		

A. Summary

Jarrod Edens of Edens Land on behalf of Jim Anderson of Fuller Land & Development, proposes to change the zoning designation of two parcels of land located at 4917 Old Chapel Hill Road and 4112 Farrington Road. The site is presently zoned Residential Suburban-20 (RS-20) and is in the Falls/Jordan Lake Watershed Protection District-B (F/J-B) overlay. The applicant proposes to change this designation to Residential Suburban- Multifamily with a Development Plan (RS-M(D)). The development plan associated with this request proposes a maximum of 25 multi-family units.

The properties are currently designated Low-Density Residential on the Future Land Use Map (FLUM) (Attachment 3). The applicant has requested a Future Land Use Map amendment (A1800008) to

coincide with the rezoning request. The request proposes changing the FLUM designation to Low-Medium Density Residential.

This case was previously heard by the Planning Commission at the December 12th, 2019 meeting. At that meeting the applicant agreed to retain the larger of the two wetlands shown on the existing conditions sheet. Following that agreement, the Planning Commission recommended approval with a vote of 11-1. The applicant has since modified the plan to remove both wetlands. This significant modification requires that the case be referred back to the Planning Commission.

B. Site History

This site is largely undeveloped. No recent development proposals have been made on this site.

C. Existing Site Characteristics

Site Conditions. As shown on the Existing Conditions Sheet of the development plan, the 3.87 acre site contains mixed pine and hardwood forest and two areas of wetlands. The following photos provide a visual context of the site. Their locations have been identified on the Aerial Map (Attachment 2).



Photo 1: View of site looking west from Farrington Road.



Photo 2: View of site looking south from Old Chapel Hill Road.

Area Characteristics. The site is located in the Suburban Development Tier and the F/J-B watershed protection overlay.

The surrounding area includes a mix of residential uses including multifamily apartments, condos, townhouses, and single-family houses. A place of worship is located to the south, adjacent to the site. The area north of Old Chapel Hill Road is located in the Paterson Place Compact Neighborhood Development Tier and has recently been adopted into the Compact Suburban Design District. Sherwood Githens Middle School is located in the vicinity, to the north east of this site along Old Chapel Hill Road. The following photos provide a visual context of the area. Their locations have been identified on the Aerial Map (Attachment 2).



Photo 3: View looking west along Old Chapel Road.



Photo 4: View of intersection of Farrington Road and Old Chapel Hill Road looking southwest.



Photo 5: View looking west from SW Durham Drive.



Photo 6: View looking north from SW Durham Drive.



Photo 7: View looking west from Farrington Road.



Photo 8: View looking east from Farrington Road.



Photo 9: View looking north from Old Chapel Hill Road.



Photo 10: View looking north from Old Chapel Hill Road.

D. Criteria for Plan Amendments

A change to the Future Land Use Map is reviewed for consistency with the policies of the *Comprehensive Plan*, as well as other adopted plans.

1. Criterion A: Consistency with Adopted Plans and Policies

Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

Staff Analysis. As detailed in Attachment 6, the proposed plan amendment is consistent with the adopted policies of the Comprehensive Plan regarding the proposed Low-Medium Density Residential Future Land Use Map designation and corresponding Residential Suburban-Multifamily with a development plan (RS-M(D)) zoning designation.

2. Criterion B: Compatibility with Existing Development and Future Land Use Patterns

Whether the proposed change would be compatible with the existing land use pattern and/or designated future land uses.

The following table provides information on surrounding development:

Table 1: Area Land Uses and Designations				
	Existing Uses	Future Land Use	Zoning	Overlay(s)
North	Residential Multifamily; Residential Single-family	Design District	Compact Suburban Design District – Support 2 (CSD-S2)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)
East	Residential Single-family	Low Density Residential	Residential Suburban – 20 (RS-20)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)
South	Place of Worship	Low Density Residential	Residential Suburban – 20 (RS-20)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)

West	Residential Multifamily	Low Density Residential	Planned Development Residential 3.620 (PDR 3.620)	Falls/Jordan Lake Watershed Protection Overlay District-B (F/J-B)
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Staff Analysis. The proposed future land use designation of Low-Medium Density Residential would serve as a transition between the Low Density Residential designated area and the Design District future land use designated area. The proposed 4-8 units of Low-Medium Density designation bridges the gap between the 9-15 units per acre permissible in the adjacent Design District zoning of CSD-S2 in Patterson Place and the adjacent Low Density Residential designation of four or less units per acre.

3. Criterion C: Substantial Adverse Impacts

Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general.

Staff Analysis. No substantial adverse impacts from the proposal have been identified. The site will be subject to ordinance requirements including those regulating environmental impacts, circulation, and buffers. The development plan illustrates that the singular access point will be onto Old Chapel Hill Road facing the more intensely designated area and development would be buffered, in excess of ordinance requirements, from the lower density residential areas.

4. Criterion D: Adequate Shape and Size

Whether the site is of adequate shape and size to accommodate the proposed change.

Staff Analysis. The 3.87 acre site is of adequate shape and size to accommodate Low-Medium Density Residential land uses. The proposed development plan commits to a maximum of 25 multifamily units located within the building and parking envelope as shown on the development plan.

E. 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 Residential Suburban – Multifamily (RS-M(D)) zoning district is consistent with the policies of the *Comprehensive Plan* and other adopted plans and policies although it is not consistent with the FLUM designation of Low Density Residential for the site. The applicant has submitted an application to change the land use designation to Low - Medium Density Residential (case A1900008), to conform to the FLUM.

F. 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 a maximum of 25 multifamily units, dedicated right-of-way, and a six foot wide sidewalk along Farrington Road.

Graphic Commitments. Graphic commitments include the general location of the site access point, building and parking envelopes, and tree preservation areas, project boundary buffers, and a maximum of 70 percent impervious surface area.

Design Commitments. Design commitments include a variety of permissible building materials and rooflines, and a minimum of one distinctive architectural feature on each building.

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.

G. 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. 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 25 multifamily units, is estimated to increase the traffic generation of the site by 93 vehicle trips per day. The site will be served by City water and sewer. 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 two students, one additional student in middle school demand, and no estimated high school demand increase. Additional details are available in Attachment 8.

Staff Analysis. The proposed RU-M(D) zoning district is consistent with *Comprehensive Plan* policies regarding the impacts on transportation, utilities, and schools.

H. 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 RU-M(D) zoning is consistent with the goals and polices of the *Comprehensive Plan* and Suburban Tier designation. If the requested RU-M(D) zoning designation were approved, a maximum of 25 multi-family units would be permitted. The existing zoning of RS-20 allows for up to five single family units. The proposed zoning provides an opportunity for additional housing to support the growing Durham population.

I. 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.

J. Contacts

Staff Contact		
Emily Struthers, Senior Planner	919.560.4137 ext. 28263	Emily.Struthers@durhamnc.gov
Applicant Contact		
Jim Anderson, Fuller Land & Development	919.417.0057	N/A
Jarroed Edens, Edens Land	919.316.1855	Jarroed.edens@edensland.com

K. 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.

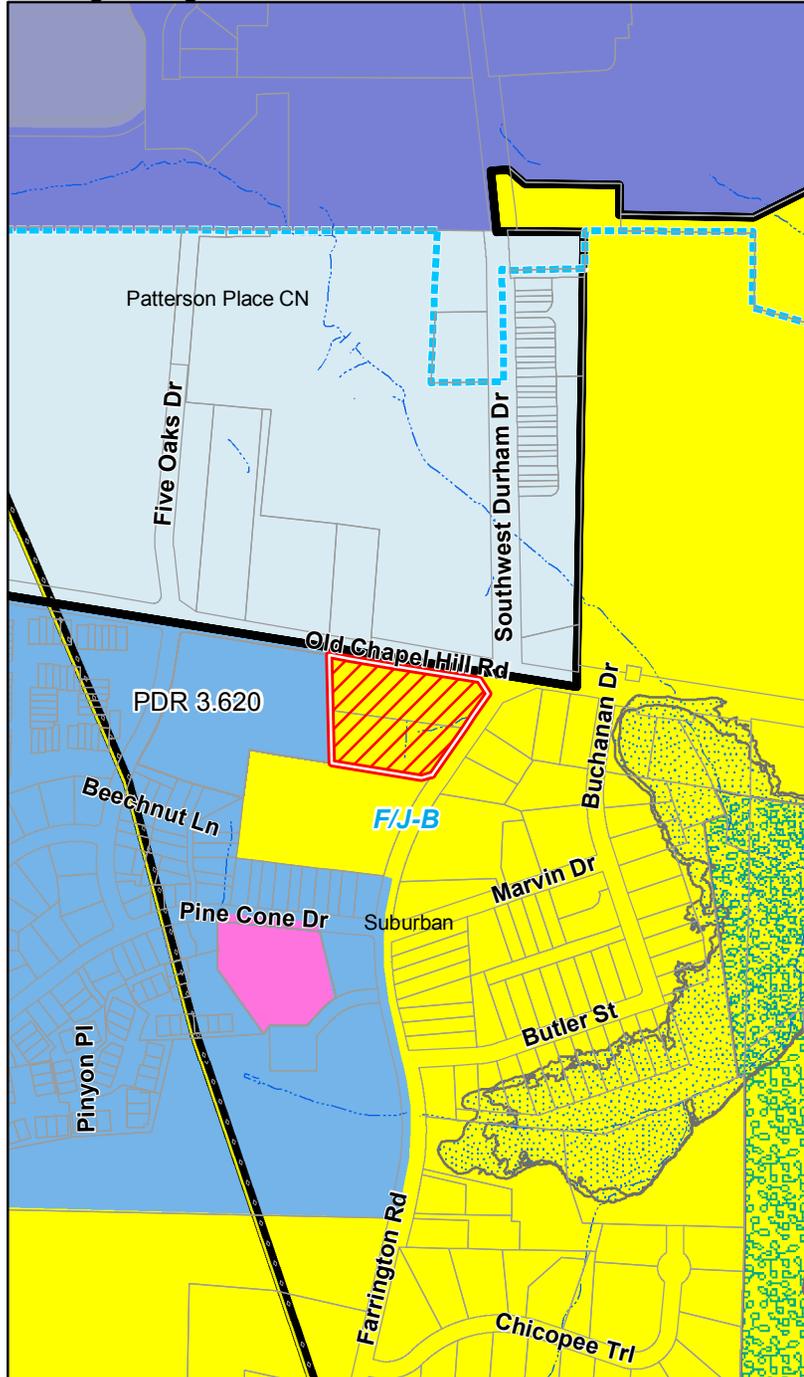
L. Attachments

1. Context Map
2. Aerial Map
3. Future Land Use Map
4. Applications
5. Development Plan
6. Comprehensive Plan Consistency Analysis
7. Summary of Development Plan
8. Summary of Development Impacts
9. BPAC Comments
10. Summary Utility Development Statement
11. Planning Commission Comments December 2019

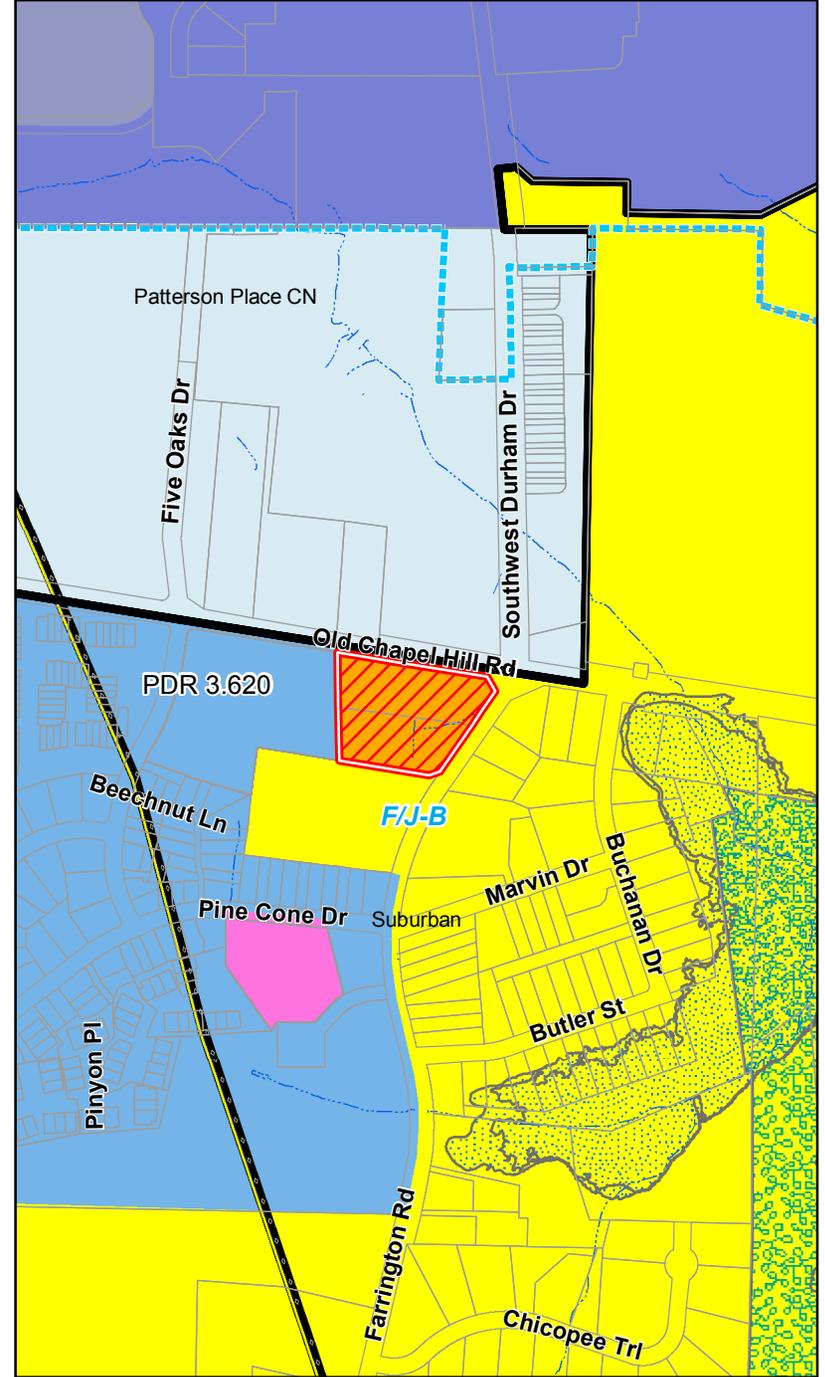
Attachment 1 - Context Map

Farrington Townes

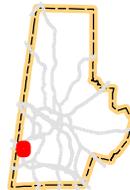
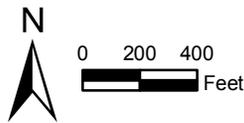
Existing Zoning:



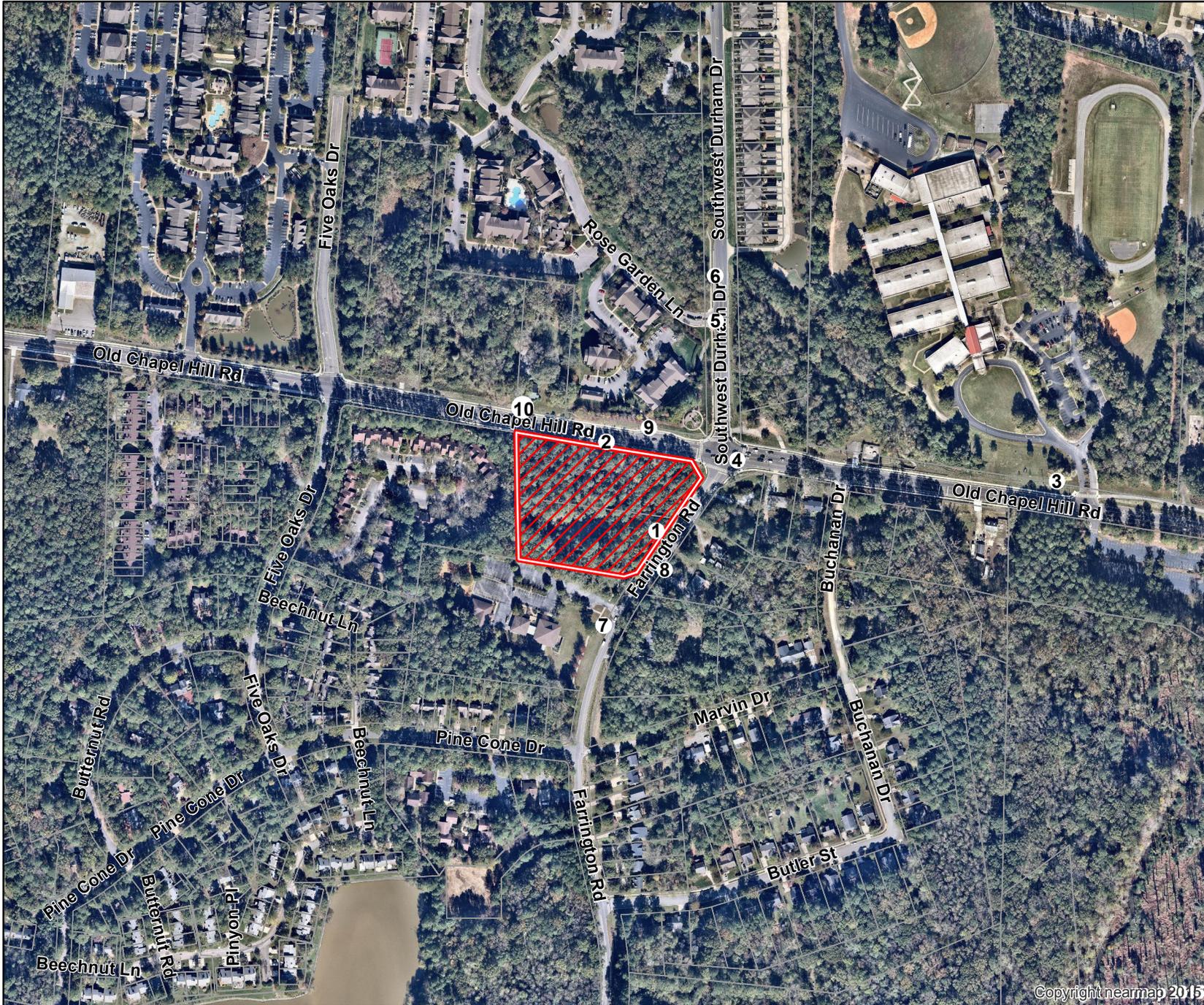
Proposed Zoning:



- Legend:**
- Parcel Lines
 - Streams
 - Floodplain
 - Development Tiers
- Zoning Districts:**
- PDR-LDR (2 - 4 du/ac)
 - RS-20
 - OI
 - CSD-C
 - CSD-S1
 - CSD-S2
 - RS-M
 - Watershed Protection Overlay
 - Major Transportation Corridor Overlay



Attachment 2: Aerial Map Farrington Townes



Legend:

-  Case Area
-  Parcel Lines



Copyright nearmap 2015

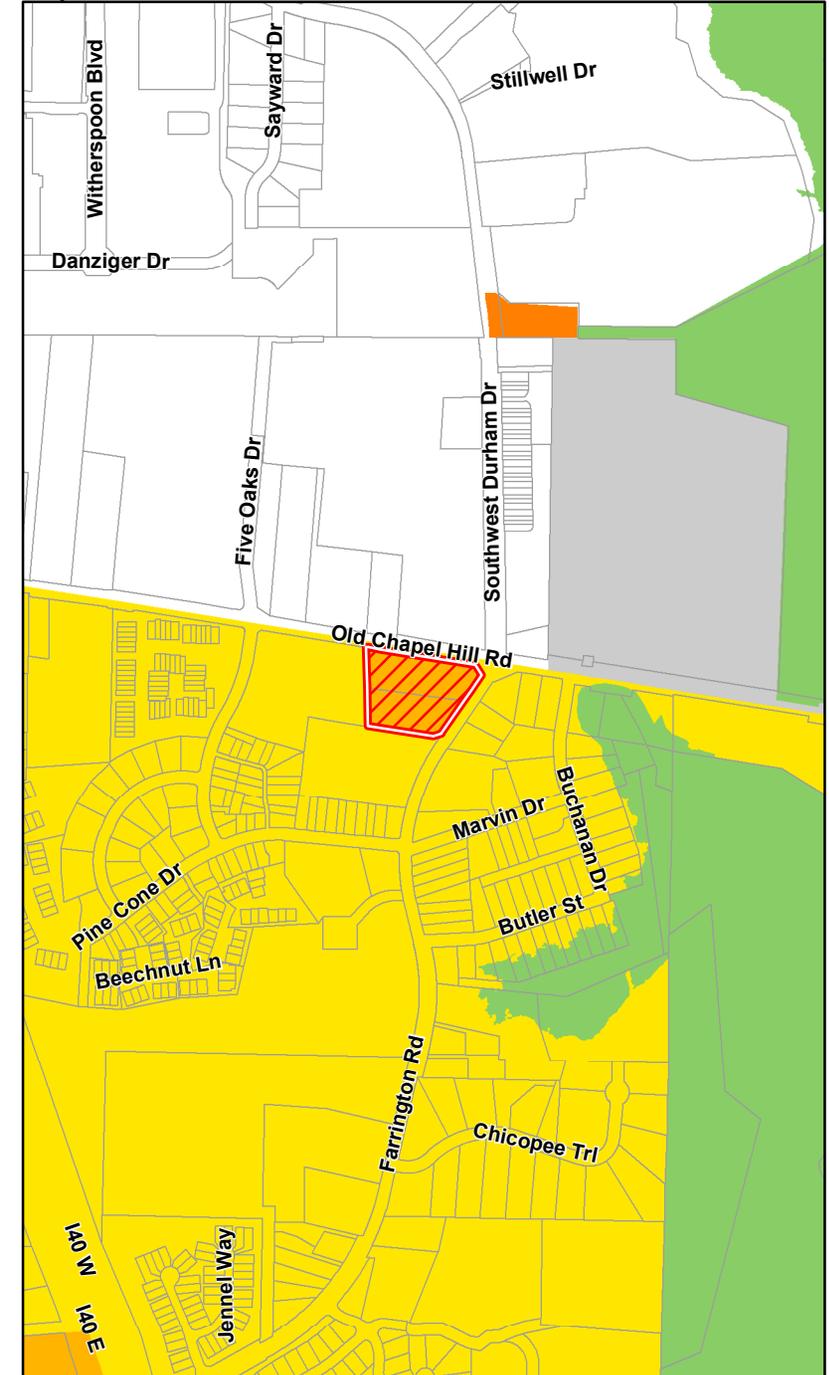
Attachment 3 - Future Land Use Map

Farrington Townes

Existing FLUM:



Proposed FLUM:

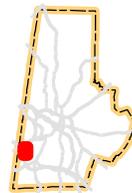
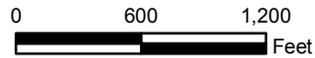


Legend:

-  Case Area
-  Parcel Lines

FLUM Designations:

-  Low Density Residential (4 DU/Acre or less)
-  Low-Medium Density Residential (4 - 8 DU/Acre)
-  Medium Density Residential (6 - 12 DU/Acre)
-  Institutional
-  Recreation / Open Space
-  Design District



Planning



Durham City-County Planning Department

ZONING MAP CHANGE APPLICATION

Planning

Date:		Case #:	
Project Information:			
Current Zoning District(s) <i>Including any Overlay District:</i>	RS-20; F/J-B	Proposed Zoning District(s) <i>Including any Overlay District:</i>	RS-M(D); F/J-B
Current Future Land Use Map Designation:	LOW DENSITY RESIDENTIAL (4 DU/AC. OR LESS)	Jurisdiction: <i>(Check as appropriate. If also requesting annexation, check 'City')</i>	<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Both
Total Site Area:	3.98 AC. ^{JPB} 3.98 ^{JPB} 3.87 AC	Development Tier:	SUBURBAN
Project Location:	OLD CHAPEL HILL ROAD/FARRINGTON ROAD INTERSECTION		
Proposed Project Name:	FARRINGTON TOWNES		
Property Identification Number(s) (PID- six digit #):	140620, 140619 <i>(Attach additional sheet(s) if necessary)</i>		
Summary of Proposed Development:	TOWNHOUSE RESIDENTIAL UNITS. 25 UNITS		
Applicant Information:			
Name: JIM ANDERSON	Firm: FULLER LAND & DEVELOPMENT		
Phone: (919) 417-0057	Email: N/A		
Mailing Address: 8801 FAST PARK DRIVE SUITE 301 RALEIGH, N.C. 27617			
Signature:			
Agent Information (if applicable):			
Name: JARROD EDENS, PE	Firm: EDENS LAND		
Phone: 919-316-1855	Email: jarrod.edens@edensland.com		
Mailing Address: 2314 S. MIAMI BLVD. SUITE 151 DURHAM, N.C. 27703			
Signature:			
Owner Information: <i>(For multiple owners, attach additional sheet(s))</i>			
Name: BOULEVARD GOLDEN POND, LLC	Firm: ATTN.-		
Firm: N/A	Email: N/A		
Mailing Address: 2008 PRESCOTT PLACE RALEIGH, N.C. 27615			
Signature:			

Application Checklist:

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

Development Plan Checklist (if applicable):

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

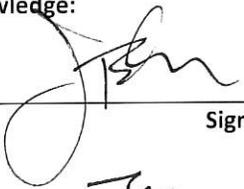
Additional Materials/Applications (if applicable):

Neighborhood Meeting Materials	JE	ES
Annexation Petition	N/A	N/A
Comprehensive Plan Amendment	JE	ES

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

 JARROD EDENS

 Printed Name

6-10-19

 Date



FUTURE LAND USE MAP AMENDMENT APPLICATION

Planning

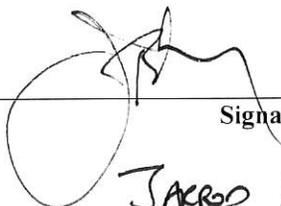
Date:		Case #:	
Property Information:			
Jurisdiction (Check as appropriate. If also requesting annexation, check 'City')		<input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Both	
Development Tier:		Associated with Zoning Map Change? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PID (six digit number):	Current FLUM Designation	Proposed FLUM Designation	Acreage
140620	LOW DENSITY RESIDENTIAL (4DU/AC. OR LESS)	LOW-MEDIUM DENSITY RESIDENTIAL (4-8 DU/AC.)	2.18 2.15 ^{JFB}
140619	LOW DENSITY RESIDENTIAL (4DU/AC. OR LESS)	LOW-MEDIUM DENSITY RESIDENTIAL (4-8 DU/AC.)	4.77 1.72 ^{JFB}
Applicant Information:			
Name: JIM ANDERSON		Company: FULLER LAND & DEVELOPMENT	
Phone: (919) 417-0057		Email: N/A	
Mailing Address: 8801 FAST PARK DRIVE SUITE 301 RALEIGH, N.C. 27617			
Signature:			
Agent Information (if applicable):			
Name: JARROD EDENS, P.E.		Company: EDENS LAND	
Phone: (919) 316-1855		Email: jarrod.edens@edensland.com	
Mailing Address: 2314 SOUTH MIAMI BLVD. SUITE 151 DURHAM, N.C. 27703			
Signature:			
Owner Information: (For multiple owners, attach additional sheet(s))			
Name: BOULEVARD GOLDEN POND, LLC		Firm: N/A	
Phone: N/A		Email: N/A	
Mailing Address: 2008 PRESCOTT PLACE RALEIGH, N.C. 27615			
Signature:			

Application Checklist:		
Application Item:	Applicant/Agent Initial	Staff Initial
Application	JE	ES
Pre-submittal Conference Documentation	JE	ES
Legible Map of proposed Plan Amendment Area	JE	ES
Documentation of Neighborhood Meeting Materials:	<input type="checkbox"/> Meeting Letter <input type="checkbox"/> Labels <input type="checkbox"/> Sign-In Sheet <input type="checkbox"/> Summary	<input checked="" type="checkbox"/> Meeting Letter <input checked="" type="checkbox"/> Labels <input checked="" type="checkbox"/> Sign-In Sheet <input checked="" type="checkbox"/> Summary
Justification Statement, based upon criteria found in UDO subsection 3.47	JE	ES
Digital Copy of All Materials	JE	ES
Application Fee	JE	ES

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

JACOB EDENS

Printed Name

6-10-19

Date



Farrington Townes Development
Comprehensive Plan Amendment

Justification Statements and Applicant Responses:

1. *The proposed use is more compatible with surrounding uses and/or designated future land use patterns.*

Response: The existing land use designated for this site as per the FLUM is Low Density Residential uses. The adjacent future land uses in the context area include low density residential (4 or less du/ac.) to the south/west/east, and Design District uses to the north of this site. The proposed future land use designation of Low-Medium density Residential (4-8 du/acre) is a proper land use next to the more intensive land uses to the north and it would act as a transitional use towards the less intensive land uses to the south/west/east. This type of Land use is allowed under the Suburban tier category of the Comprehensive Plan.

2. *The proposed use would act as a good transition between less compatible uses.*

Response: Yes, because the Design District land use to north will be more transit supported with higher residential intensities. The subject site proposed land use would be compatible and a good transition to both the Low-density residential uses surrounding the site on its west/south/east sides and the Design district uses along its northern boundary.

Supplemental Information and Applicant Responses:

Per Section 3.4.7 of the Unified Development Ordinance, the following criteria are to be considered when determining the viability of a proposed Comprehensive Plan Amendment:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

Response: The applicant is requesting that proposed Future Land use designation change from Low density Residential use to Low-Medium Density Residential (4-8 du/ac.). The proposed Future Land use would be



consistent within the Suburban Tier portion of the Comprehensive Plan under the following policies:

Policy 2.3.1a – Contiguous Development: The proposed Future Land use would be a new type of Land use in the context area of the site but would be complimentary to the adjacent Land uses of Institutional, Design district and Low density Residential. The proposed land use would act as a transitional use from the Design district on the north side of Old Chapel Hill Road and to the Low-Density Residential uses to the west, south and east of the property. Second, the housing marketing area for this location will be demanding a more transit friendly/higher density residential land uses that would support the adjacent Patterson Place development to the north.

Policy 2.5.2e – The demand for Future Land use and the need to change types within the city has been a consistent policy over the years as market forces and increase population has led to re-evaluating the land uses in various areas of the city. The areas along the Old Chapel Hill Road in this area currently designated as Institutional, Commercial, and Residential. Commercial and Institutional uses are in less demand in this area for those types of development especially where environmental limitations/restriction and would lean toward more sensitive/flexible land uses. Furthermore, there are housing needs in the immediate area for transit-oriented, higher density residential housing that would support the Patterson Place Design district. This site fronts an established city transit route that feeds into the employment centers around the city of Durham.

Policy 2.3.2a – Infrastructure capacity: With this proposed development, impacts on the existing transportation, water and sewer systems will be minimal since the future Land use type is residential. The water and sewer systems are in place within this site and is sized within adjacent developments to handle demand by this development. The city is upgrading the current sewer capacity system and the improvements would provide capacity based on the change of the new Land use. The development will be connected to these existing utility systems connections without further infrastructure costs to the city. Any road



improvements have been made recently along the Old Chapel Hill Road frontage.

Policy 2.3.3c – Provision of Open Space: Tree preservation areas as well as required Recreation open space will be accessible to all residential units within this development. Furthermore, a future planned City Greenway Street trail along Farrington Road and the existing sidewalk system along Old Chapel Hill Road will be connected to the New Hope Creek Greenway system less than ¼ of a mile from this site.

Policy 2.1.3d – Residential Defined: Residential densities of 4-8 units/acre in the Suburban tier are consistent with Table 2-1 of the Comprehensive Plan and of this request.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

Response: The existing land use patterns consists of single-family detached homes, multi-family residential development, Institutional uses and small pocket of Commercial uses within the immediate area of the site. The proposed use of multi-family attached units at densities 4-8 units/acre is compatible with the existing surrounding uses and within the Suburban Tier residential density guidelines of the Comprehensive Plan.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general; and

Response: The intended use would not create any adverse impacts in the adjacent area. The proposed residential use is consistent with current existing land uses in the area and would be supportive of the GoDurham transit system that runs along Old Chapel Hill Road.

- D. Whether the subject site is of adequate shape and size to accommodate the proposed change;

Response: The parcel is approximately 3.5 acres in size. The size and shape of the parcel's landform is suitable for this proposed residential density range of 4-8 dwelling units per acre.

FARRINGTON TOWNES DEVELOPMENT PLAN

4917 OLD CHAPEL HILL ROAD & 4112 FARRINGTON ROAD
DURHAM, NORTH CAROLINA

JUNE 10, 2019
REVISED: MARCH 16, 2020



GENERAL NOTES

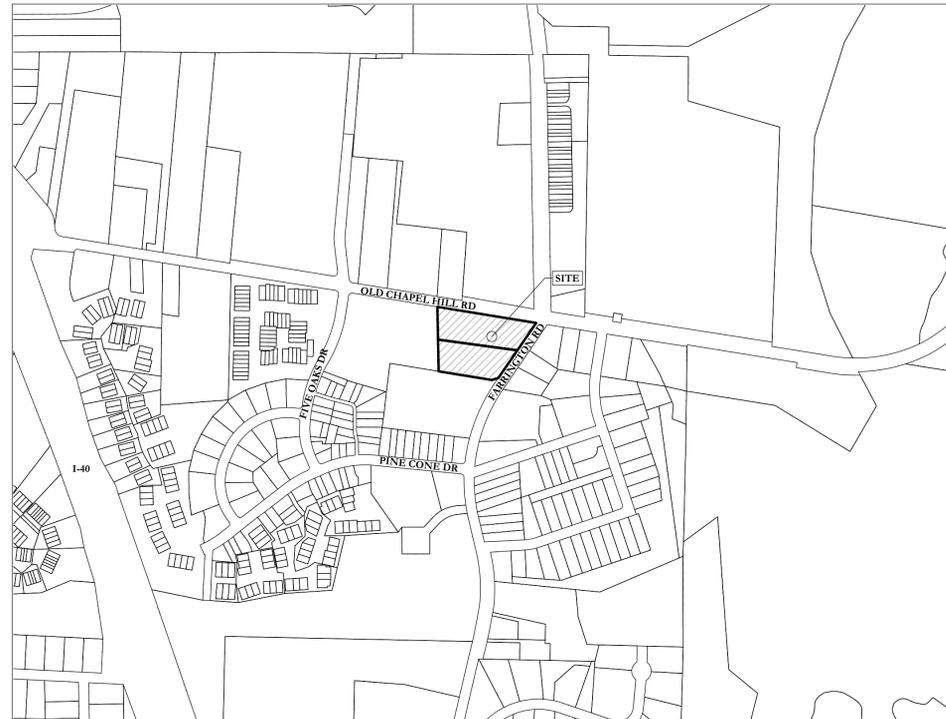
1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY S.D. PUCKETT & ASSOCIATES, INC.
2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NC ONE CALL: 1-800-632-4949". CONTRACTOR SHALL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AND SERVICE LATERALS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
3. EDENS LAND ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.
6. TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY S.D. PUCKETT & ASSOCIATES, INC.

TEXT COMMITMENTS

1. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO MULTI-FAMILY RESIDENTIAL AND ACCESSORY USES.
2. THE MAXIMUM NUMBER OF MULTI-FAMILY UNITS TO BE DEVELOPED ON THE SITE WILL BE 25 UNITS.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**
3. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG FARRINGTON ROAD AS NEEDED TO PROVIDE A MINIMUM OF 55' OF RIGHT-OF-WAY FROM THE ORIGINAL CENTERLINE OF FARRINGTON ROAD ADJACENT TO THE SITE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
4. PROVIDE A 6' WIDE SIDEWALK ALONG THE FRONTAGE OF THE SITE ALONG FARRINGTON ROAD RIGHT-OF-WAY.

DESIGN COMMITMENTS

- 1. DESCRIPTION OF PROPOSED ARCHITECTURE**
 - A. DESCRIBE THE GENERAL ARCHITECTURE STYLE(S) PROPOSED FOR THE BUILDINGS:
THERE IS NO ARCHITECTURAL STYLE PROPOSED.
 - B. DESCRIBE THE PROPOSED ROOFLINE(S):
ROOFS WILL BE SLOPED.
 - C. DESCRIBE THE PROPOSED BUILDING MATERIALS:
THE BUILDINGS WILL USE ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, SYNTHETIC STONE, STUCCO, WOOD, FIBER CEMENT, VINYL OR METAL.
 - D. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:
THE BUILDING FRONT ENTRIES WILL HAVE COVERED OR RECESSED ENTRIES, AND SYNTHETIC STONE AND/OR BRICK WILL BE USED ALONG THE FRONT FOUNDATION AS DISTINCTIVE ARCHITECTURAL FEATURES.
- 2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA**
 - A. HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSITION TO ON AND OFF-SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?
THE PROPOSED ARCHITECTURAL DESIGN FOR THIS DEVELOPMENT WILL FIT INTO THE CONTEXT AREA DUE TO THE MIX OF SIMILARLY DESIGNED RESIDENTIAL HOUSING PRODUCTS SURROUNDING THE SITE. THERE IS AN APARTMENT COMMUNITY TO THE NORTH THAT THE BUILDING DESIGN INCORPORATES BRICK, WOOD AND VINYL IN ITS ARCHITECTURE. TO THE NORTH-EAST DIRECTION OFF SITE, A TOWNHOUSE COMMUNITY WAS DEVELOPED USING BRICK, STONE, VINYL AND METAL IN ITS DESIGN. THE BUILDING HEIGHTS AND MASS ARE SIMILAR TO WHAT IS PLANNED AT THIS SITE. THE REMAINING DEVELOPMENTS TO THE EAST, SOUTH AND WEST ARE OLDER DEVELOPMENTS BUILT FROM THE 1950S TO EARLY 1990S. THEY ARE A MIX OF SINGLE FAMILY HOUSES, TOWNHOUSES AND A CHURCH. BUILDING HEIGHTS ARE THE SAME BETWEEN THE TWO HOUSING TYPES WHERE THE MAXIMUM HEIGHT IS 35 FEET ALTHOUGH THE EXISTING CHURCH EXCEEDS THIS HEIGHT. THE PREDOMINANT FACADE MATERIAL ON ALL OF THESE HOUSING UNITS IS HORIZONTAL SIDING, ASPHALT SHINGLE ROOFS AND SOME BRICK.



CASE NUMBERS
Z1900023

SITE VICINITY MAP

PARCEL INFORMATION
PIN: 0709-01-48-6223, PID: 140620
PIN: 0709-01-48-5055, PID: 140619

CITY OF DURHAM: DEVELOPMENT PLAN SHEET INDEX

CV1	COVER
DV1	EXISTING CONDITIONS PLAN
DV2	SITE IMPROVEMENTS PLAN

OWNER
BOULEVARD GOLDEN POND, LLC
2008 PRESIDENT PLACE
RALEIGH, NC 27615

APPLICANT
FULLER LAND & DEVELOPMENT
8801 EAST PARK DRIVE, SUITE 301
RALEIGH, NC 27617
P/E: 919-417-0057
CONTACT: JIM ANDERSON

ENGINEERING/AGENT
EDENS LAND CORP.
2314 S. MIAMI BLVD
SUITE 151
DURHAM, NC 27703
P/E: 919-316-1855
EMAIL: JARROD.EDENS@EDENSLAND.COM
CONTACT: JARROD B. EDENS, P.E., PRESIDENT

SURVEYING
S.D. PUCKETT & ASSOCIATES, INC.
5314 HIGHWAY 55, SUITE 104
DURHAM, N.C. 27713
P/E: 919-544-7717
EMAIL: SPUCKETT@PUCKETTSURVEYS.COM
CONTACT: STEPHEN D. PUCKETT

SITE SUMMARY

TOTAL TRACT AREA: 3.87 AC.
PIN: 0709-01-48-6223
0709-01-48-5055

EXISTING ZONING: RS-20
PROPOSED ZONING: RS-M(D)
EXISTING FLUM: LOW DENSITY RESIDENTIAL (4 DU/AC. OR LESS)
PROPOSED FLUM: LOW-MEDIUM DENSITY RESIDENTIAL (4-8 DU/AC.)
TIER: SUBURBAN
RIVER BASIN: CAPE FEAR
OVERLAY DISTRICTS: F/J-B
CITY LIMITS: INSIDE

APPROVAL STAMP: CASE #Z1900023

PER N.C. GENERAL STATUTE § 160A-393.2, ALL COMMITTED ELEMENTS (BOTH GRAPHICAL AND TEXT) DESCRIBED ON THIS PLAN HAVE BEEN CONSENTED TO BY THE UNDERSIGNED APPLICANT.

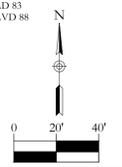
APPLICANT PRINTED NAME: _____

APPLICANT SIGNATURE: _____



2314 S. Miami Blvd.
Suite 151
Durham, NC 27703

www.edensland.com
919.316.1855



PLAN REVISIONS	
	CITY OF DURHAM

EXISTING CONDITIONS AND DEMO PLAN
 FARRINGTON TOWNIES
 4917 OLD CHAPEL HILL RD & 4112 FARRINGTON RD
 DURHAM, NORTH CAROLINA

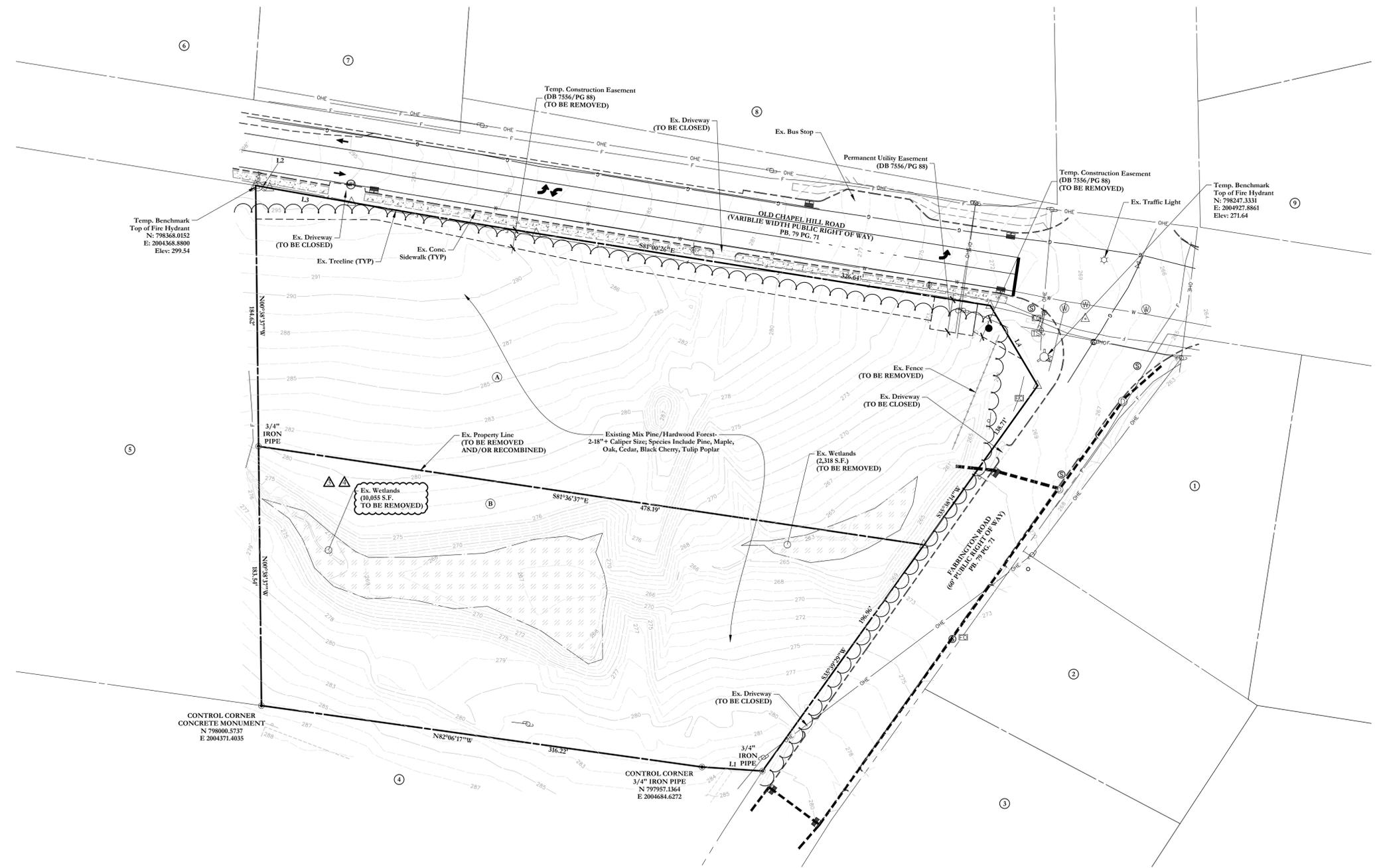
NC LICENSE: C-2745



PRELIMINARY
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 2314 S. Miami Blvd.
 Suite 151
 Durham, NC 27703

SCALE	1"=40'
DATE	JUNE 10, 2019
DESIGN	N/A
DRAFT	JSE
CHECK	JBE
PROJECT NUMBER	1076-008
PLAN NUMBER	DV1



OWNER INFORMATION						
PROPERTY	PIN	PARCEL ID	OWNER	ZONING	USE	ACREAGE
A	0709-01-48-6223	140620	BLVD GOLDEN POND LLC	RS-20	VACANT	2.15
B	0709-01-48-5055	140619	BLVD GOLDEN POND LLC	RS-20	VACANT	1.72

ADJOINER INFORMATION						
PROPERTY	PIN	PARCEL ID	OWNER	ZONING	USE	ACREAGE
1	0709-02-58-0123	141524	RYAN, RICHARD J.; LINDA A	RS-20	RES/1-FAMILY	0.62
2	0709-02-48-9061	204596	HEIZER, MARK	RS-20	RES/1-FAMILY	0.48
3	0709-02-47-8991	141525	RODRIGUEZ-MAZARIEGOS NELVIN A; RAMOS IRMA SUSANA PAZ	RS-20	RES/1-FAMILY	0.57
4	0709-01-47-3852	140618	SEVENTH-DAY ADVENTIST	RS-20	CMNTY SVC/CHURCH	4.79
5	0709-01-48-0294.000	140559	HICKORY DOWNS HOA	PDR-3-620	HOA	6.06
6	0709-01-48-2628	141444	BLVD PROPERTHS LIMITED	△ CSD-S2	VACANT RESIDENTIAL	2.81
7	0709-01-48-4652	141445	BLVD FOREST & TREES LLC; BLVD PROPERTHS LLLP	△ CSD-S2	RES/RURAL RES	1.33
8	0738-03-20-8135	141443	CHARTWELL PATTERSON PLACE LLC	△ CSD-S2	COM/APARTMENT	24.63
9	0709-02-58-1348	140074	PATTERSON PARK LLC	△ CSD-S2	VACANT RESIDENTIAL	0.59

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	133.20	8034.00	0°57'00"	66.60	S88°51'56"E	133.20

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.96	N86°13'39"W
L2	10.24	S79°38'01"E
L3	59.08	S89°03'26"E
L4	65.89	S30°44'26"E

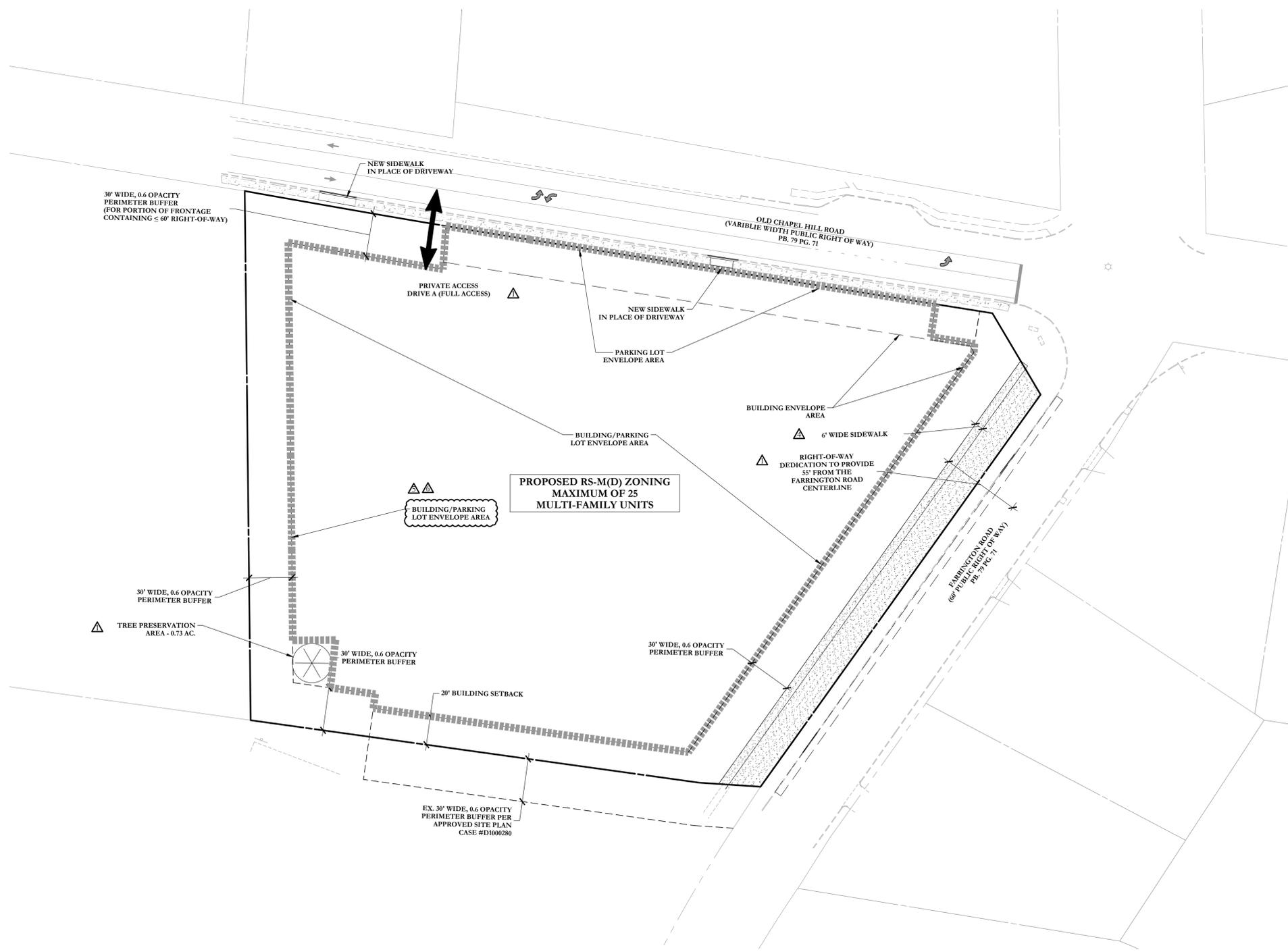
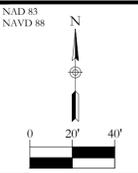
GENERAL NOTES

- EXISTING CONDITIONS INFORMATION BASED ON FIELD SURVEY BY S.D. PUCKETT & ASSOCIATES, INC.
- TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY S.D. PUCKETT & ASSOCIATES, INC.
- THIS SITE HAS ACCESS TO WATER, SEWER AND ELECTRICAL UTILITY SERVICES.
- NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM COUNTY NATURAL INVENTORY MAPS OR DURHAM HISTORIC RESOURCE MAPS.
- SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN (F/J-B OVERLAY).
- SITE IS NOT LOCATED WITHIN ANY 100 YR-FLOODWAY FRINGE PER FEMA MAP#320070900K, REVISED OCTOBER 19, 2018.
- THERE ARE NO STEEP SLOPES (2% OR GREATER) WITH THIS SITE AS DEFINED PER THE DURHAM UDO.
- THERE IS A FUTURE GREENWAY STREET TRAIL PROPOSED ALONG FARRINGTON ROAD AS PER THE DURHAM TRAILS AND GREENWAYS MASTER PLAN.
- THE DURHAM BIKE & PEDESTRIAN MASTER PLAN SHOWS A BICYCLE ROUTE ALONG OLD CHAPEL HILL AND FARRINGTON ROADS. BIKE LANES ALONG OLD CHAPEL HILL AND FARRINGTON ROAD FRONTAGES CURRENTLY EXISTS.

EXISTING LEGEND

	STREET LINE
	PROPERTY LINE
	WETLAND BUFFER LINE
	SETBACK LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	TREE LINE
	SITE LIGHT
	HYDRANT
	WATER METER
	WATER VALVE
	WATER MANHOLE
	GAS VALVE
	YARD DRAIN
	STORM MANHOLE
	SANITARY SEWER W/MANHOLE
	STORM PIPE W/CATCH BASIN
	WATER MAIN
	FENCE
	SOIL LINE

PIN: 0709-01-48-6223, PID: 140620
 PIN: 0709-01-48-5055, PID: 140619



IMPERVIOUS SURFACE AREA REQUIREMENTS

GROSS SITE AREA:	3.87 AC.
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA:	2.71 AC. (70%)

OPEN SPACE REQUIREMENTS

GROSS SITE AREA:	3.87 AC.
REQUIRED OPEN SPACE (18%):	0.70 AC.
168,377 S.F. X 18% = 30,344 S.F.	
REQUIRED RECREATIONAL OPEN SPACE (33.33% OF REQUIRED OPEN SPACE):	0.23 AC.
30,344 S.F. X 33.33% = 10,114 S.F.	

RESIDENTIAL DENSITY CALCULATIONS

GROSS SITE AREA:	3.87 AC.
DEDICATED ROAD RIGHT-OF-WAY:	0.20 AC. Δ
ADJUSTED GROSS SITE AREA:	3.67 AC.
SITE AREA WITHIN STREAM BUFFERS:	0.00 AC.
SITE AREA WITHIN STEEP SLOPES (85% OF TOTAL AREA):	0 AC.
NET DEVELOPABLE AREA:	3.67 AC. Δ
MAXIMUM DENSITY UNITS ALLOWED IN RS-M ZONE:	18 DU/AC. x 3.87 AC. = 70 DU
PROPOSED MULTI-FAMILY RESIDENTIAL UNITS:	3.87 AC. X 6.46 DU/AC = 25 DU

△ TREE COVERAGE AREA REQUIREMENTS

ADJUSTED GROSS SITE AREA:	3.67 AC.
TREE PRESERVATION AREA = 3.67 AC. x 20% =	0.73 AC.
COMMITTED TREE COVERAGE AREA:	0.73 AC. (20%)

\otimes DENOTES LOCATION OF PROPOSED TREE COVERAGE AREAS

PLAN REVISIONS

	CITY OF DURHAM

SITE IMPROVEMENTS PLAN
 FARRINGTON TOWNES
 4917 OLD CHAPEL HILL RD & 4112 FARRINGTON RD
 DURHAM, NORTH CAROLINA

NC LICENSE: C-2745



PRELIMINARY
 NOT FOR CONSTRUCTION

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 www.edensland.com
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 2314 S. Miami Blvd.
 Suite 151
 Durham, NC 27703

PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME	FARRINGTON TOWNES
OWNERS	BOULEVARD GOLDEN POND, LLC
LOCATION	4917 OLD CHAPEL HILL ROAD, 4112 FARRINGTON ROAD
JURISDICTION	CITY OF DURHAM
EXISTING ZONING DISTRICTS	RS-20
EXISTING USE	VACANT
PROPOSED ZONING DISTRICT	RS-M(D)
COMMITTED USE	MULTI-FAMILY RESIDENTIAL
PIN(S)	0709-01-48-6223, 0709-01-48-5055
PARCEL ID	140620, 140619
TOTAL SITE AREA	3.87 AC.
DEVELOPMENT TIER	SUBURBAN
OVERLAY DISTRICTS	F/J-B WATERSHED
RIVER BASIN	CAPE FEAR
CITY LIMITS	INSIDE
Δ BUILDING SETBACK MINIMUM	25' FROM STREET RIGHT-OF-WAY, 20' FROM SIDE, 25' FROM REAR

SCALE
 1"=40'

DATE
 JUNE 10, 2019

DESIGN	DRAFT	CHECK
JRB	JSE	JBE

PROJECT NUMBER
 1076-008

PLAN NUMBER
 DV2



ATTACHMENT 6: COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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: The proposed Low-Medium Density Residential Future Land Use Map designation is consistent with the intent of the Suburban Tier. If the rezoning request approved, the maximum number of multifamily units will be 25. The proposal is for greenfield development on a site and will add additional residential units that are needed based on current population growth trends.

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: The proposed future land use designation of Low-Medium Density Residential would serve as a transition between the Low Density Residential designated area and the Design District future land use designated area. The proposed 4-8 units of Low-Medium Density designation bridges the gap between the 9-15 units per acre permissible in the adjacent Design District zoning of CSD-S2 and the adjacent Low Density Residential designation of four or less units per acre. The proposed RS-M(D) zoning which would allow for 25 multifamily units expands on existing residential development patterns in the area which currently include a mix of multifamily apartments, condos, townhouses, and single-family houses. The increased residential density would take advantage of existing urban services including existing sidewalks, a nearby school, and bus stops.

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 and water, is sufficient to accommodate potential impacts. In terms of sewer capacity, this site is located within the Githens School Basin Sanitary Sewer Lift Station which is undergoing improvements. Should this case be approved, the project will have to comply with the requirements of the summary utility development statement. Transit service is currently provided within one-quarter mile north and east of the site along Southwest Durham Drive and Old Chapel Hill Road via GoTriangle Route 400. Further detail is provided in attachment 8, Summary of Development Impacts and attachment 10, Utilities Statement.

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. This zoning proposal estimates an increase of three school aged children.



ATTACHMENT 7:
SUMMARY OF DEVELOPMENT PLAN

Components	Description	Development Plan Sheet
Required Information	Intensity/Density. A maximum of 25 multi-family units.	Cover
	Building Footprint/Parking Envelope.	DV2
	Project Boundary Buffers.	DV2
	Stream Crossing.	N/A
	Access Points. One access point is shown.	DV2
	Dedications and Reservations.	DV2
	Impervious Area. 70%	DV2
	Environmental Features. Wetlands	DV1
	Tree Coverage	DV2
Graphic Commitments	Location of site access point. Location of building envelope. Location of parking envelope. Project boundary buffers. Location of tree coverage area.	DV2
Text Commitments	<ol style="list-style-type: none"> 1. The proposed development will be limited to multi-family residential and accessory uses. 2. The maximum number of multi-family units to be developed on the site will be 25 units. Prior to Issuance of a building permit <ol style="list-style-type: none"> 3. Dedicate additional right-of-way for the frontage of the site along Farrington Road as needed to provide a minimum of 55' of right-of-way from the original centerline of Farrington Road adjacent to the site. Prior to the issuance of a certificate of occupancy <ol style="list-style-type: none"> 4. Provide a 6' wide sidewalk along the frontage of the site along Farrington Road Right-of-way. 	Cover

Design Commitments	<p>1. Description of Proposed Architecture General architectural style: There is no architectural style proposed. Proposed roofline(s): Roofs will be sloped. Proposed building materials: The buildings will use one or more of the following materials: brick, synthetic stone, stucco, wood, fiber cement, vinyl or metal. Distinctive architectural features: The building front entrances will have covered or recessed entries and synthetic stone and/or brick will be used along the front foundation as distinctive architectural features.</p> <p>2. Description of how the proposed design will fit into the context area The proposed architectural design for this development will fit into the context area due to the mix of similarly designed residential housing products surrounding the site. There is an apartment community to the north that the building design incorporates brick, wood and vinyl in its architecture. To the northeast direction off site, a townhouse community was developed using brick, stone, vinyl and metal in its design. The building heights and mass are similar to what is planned at this site. The remaining developments to the east, south and west are older developments built from the 1950's to early 1990's. They are a mix of single family houses, townhouses and a church. Building heights are the same between the two housing types where the maximum height is 35 feet although the existing church exceeds this height. The predominant facade material on all of these housing units is horizontal siding, asphalt shingle roofs and some brick.</p>	Cover
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**ATTACHMENT 8:
SUMMARY OF DEVELOPMENT IMPACTS**

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

Farrington Road (SR 1110) and Old Chapel Hill Road (SR 2220) are the major roads impacted by the proposed zoning change. NCDOT Project EB-4707B proposes bicycle, pedestrian and transit improvements along Old Chapel Hill Road from Pope Road to Garrett Road. This project is currently under construction.

Table 1: Existing Roadway Characteristics		
Affected Segment	Farrington Road	Old Chapel Hill Road
Type of Roadway	2-lane undivided city/county class I arterial with left-turn lanes.	2-lane undivided city/county class I arterial with left-turn lanes.
Current Roadway Capacity (LOS D) (AADT)*	15,900	17,700
Latest Traffic Volume (AADT)**	8,400	16,000

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 2: Traffic Generation	
Traffic Generated by Present Designation (average 24 hour)*	*55
Traffic Generated by Proposed Designation (average 24 hour)**	**148
Impact of Proposed Designation	+93

*Assumption- (Max Use of Existing Zoning) – RS-20: 5 single family lots

**Assumption- (Max Use of Proposed Zoning) – RS-M(D): 25 multi-family units

Transit service is currently provided within one-quarter mile north and east of the site along Southwest Durham Drive and Old Chapel Hill Road via GoTriangle Route 400.

2. Utility 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; and
2. Waste water collection and treatment infrastructure, including downstream lift station capacity.

Any future development must meet the terms of the Summary Utility Development Statement issued by Water Management, see Attachment 10. All other utility impacts associated with future development of this site 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.

3. Stormwater Impacts

The Stormwater Division of the Durham Public Work 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 future development 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 Creekside Elementary School, Githens Middle School, and Jordan High School. 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 three additional students compared to the existing zoning.

Table 4: Number of Projected Students Under Rezoning			
	Elementary School Students	Middle School Students	High School Students
Potential Students Generated – Current Zoning*	1	0	1
Potential Students Generated – Proposed Zoning**	3	1	1
Impact of Proposed Zoning	+2	+1	0

*Assumption- (Max Use of Existing Zoning) – RS-20: 5 single family lots

**Assumption- (Max Use of Proposed Zoning) – RS-M(D): 25 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.



ATTACHMENT 9:

BICYCLE AND PEDESTRIAN ADVISORY COMMISSION (BPAC) COMMENTS AND RESPONSE

BPAC comment: For compliance with the adopted 2006 Durham Comprehensive Bicycle Transportation Plan, add the following text commitment to the Cover Sheet: "Prior to the issuance of a certificate of occupancy, a minimum of 5 ft. of additional asphalt (in addition to the proposed roadway improvements) will be provided for the full frontage of the site along the west side of Farrington Road. The additional asphalt widening will be provided to allow for a bicycle lane."

Staff response: The applicant initially provided the requested commitment, however after discussion with NCDOT and Transportation they removed the comment due to the extent of work required to remove the curb and gutter in order to provide one additional foot of paving. The applicant has, through coordination with Parks and Recreation and Transportation, proposed a six foot wide sidewalk. Restriping of the existing roadway (currently a four foot outside gutter edge which meets ordinance requirements) as a five foot bicycle lane along Farrington would not occur until there is a full bicycle lane in place along the corridor.



Department of Water Management
1600 Mist Lake Drive | Durham, NC 27704
919.560.4381 | F 919.560.4479

www.durhamnc.gov

Date: 8/9/2019

PROJECT INFORMATION SUMMARY

Project Name: Farrington Townes
Parcel ID(s) (not PINs): 140620, 140619
Project Description/Type, per RGD Section 5.0, and Unit Count:
25 Townhome units

UTILITIES STATEMENT

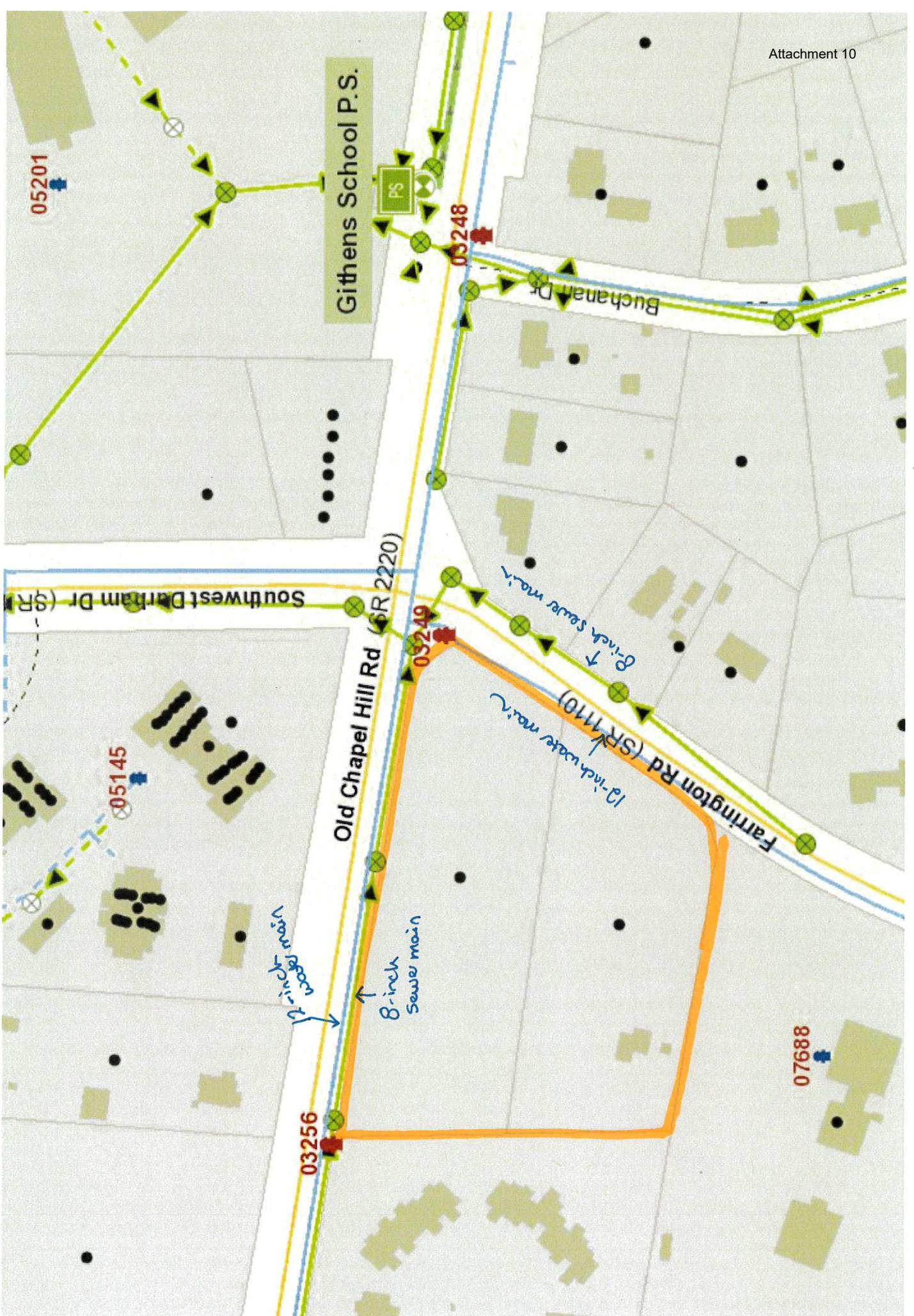
Per discussion with the applicant and review of the attached Utility Impact Analysis Questionnaire, the City of Durham Department of Water Management has determined the following utilities will be required to serve the proposed project:

GENERAL: The applicant may not exceed 25 townhome units without triggering a new Summary Utility Development Statement.
WATER: The proposed project site is within the 567' pressure zone and will require a minimum of one waterline connection to serve the proposed 25 townhome units.
SEWER: The proposed project site is within the Githens School Lift Station drainage basin. Per the terms of the Githens School Basin Sanitary Sewer Lift Station Improvements Letter to Industry, issued by Water Management on August 6, 2019, the applicant may connect to the existing 8-inch gravity mains in Old Chapel Hill Rd and Farrington Rd.

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: [Signature]
Title: Senior Engineering Manager





CITY OF DURHAM | NORTH CAROLINA

Date: August 6, 2019

From: Donald F. Greeley, PE, PLS, Director, Water Management *DFG*
 Department of Water Management
 City of Durham
 1600 Mist Lake Drive
 Durham, NC 27704

Subject: Letter to Industry – Githens School Basin Sanitary Sewer Lift Station Improvements

The Department of Water Management is currently working to implement improvements to the Githens School Basin Sanitary Sewer Lift Station to accommodate future growth in the City of Durham. The improvements will increase the available sanitary sewer capacity for the Githens School Basin service area shown in Figure 1. The Githens School Lift Station has an estimated completion date of late 2022/early 2023. While the improvements are being completed, it is necessary to maintain existing development and ensure future development opportunities continue without exceeding the available capacity of the existing infrastructure.

Effective as of the date of this letter, all initial submittals of development applications requiring new connections to City water and/or sewer within, or discharging to, the Githens School Basin service area will require a Utility Extension Agreement (UEA). This applies to submittals for Annexation, Rezoning, Site Plan Approval, Construction Drawing Approval, UEAs, Final Plats, Preliminary Plats, and Building Permits (collectively referred to herein as "development applications"). Additionally, existing homes within, or discharging to, the Githens School Basin service area requesting water and/or sewer service connections will require a UEA.

These UEAs will include language stating that water service to the associated development cannot be provided until sewer service is available. New sewer service to the service area labeled Githens School Basin in Figure 1 will not be available until the Githens School Basin Sanitary Sewer Lift Station project is complete. Certificates of Compliance cannot be issued without activated water service.

Projects with development applications submitted prior to the date of this letter are not affected by this Letter to Industry, but shall comply with all City requirements that apply as of the date the development application was received by the City. Existing UEAs (already executed by the City) shall remain in force, and developments that have already received any of the approvals referenced above will be allowed to proceed through the development process.

For questions concerning the Utility Extension Agreement application and process please contact Justin Weist in Public Works Engineering Development Review at 919-560-4326 x.

30278 or at justin.weist@durhamnc.gov. For questions concerning the design or construction of the Githens School Lift Station project please contact Corrie Bondar of Water Management at 919-560-4381 x 35252 or at corrie.bondar@durhamnc.gov. For all other questions please contact Jerry Morrone of Water Management at 919-560-4381 x 35243 or at jerry.morrone@durhamnc.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donald F. Greeley".

Donald F. Greeley, PE, PLS, Director, Water Management
Department of Water Management

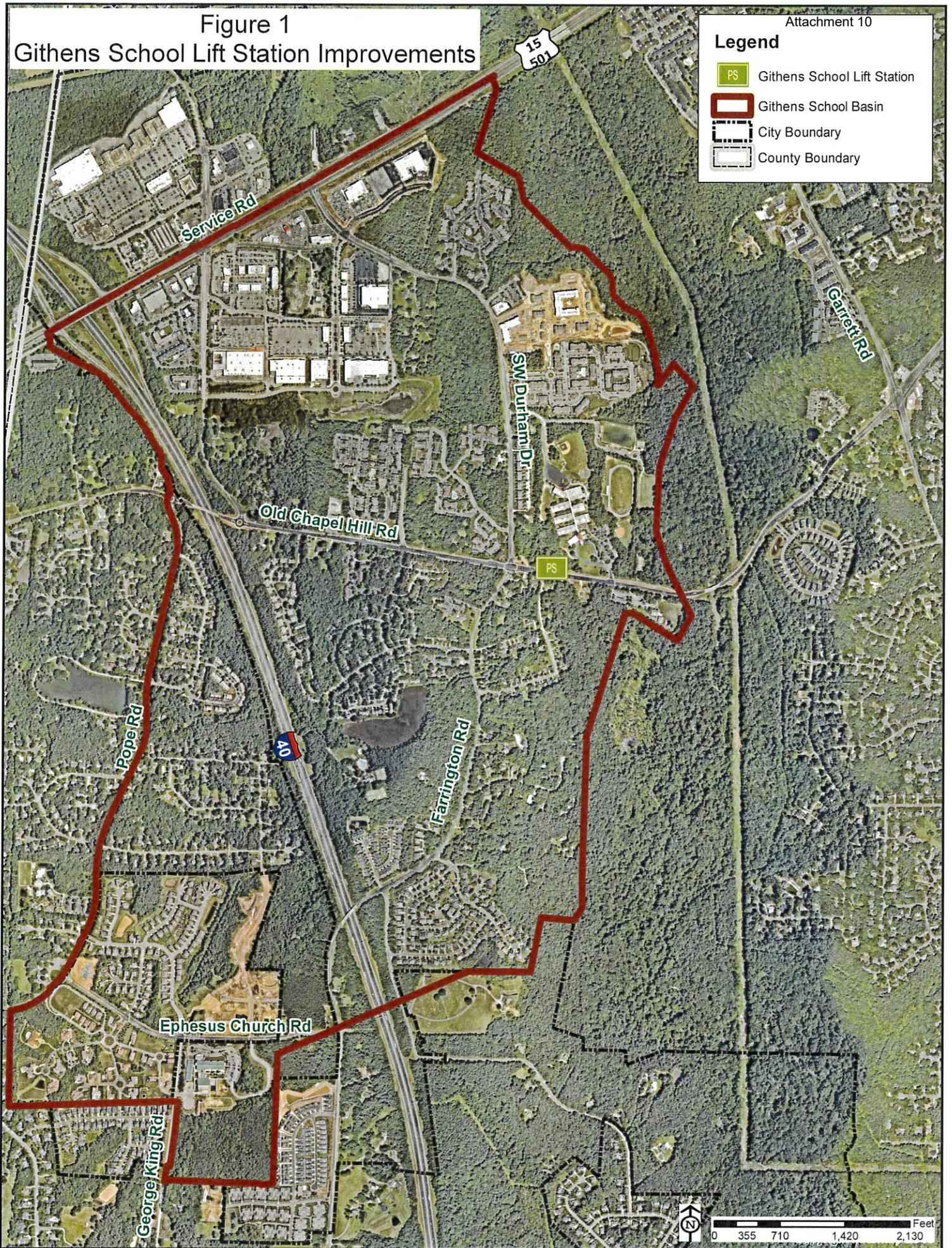
Attachments: Figure 1 – Githens School Lift Station Improvements

CC: Bo Ferguson - Deputy City Manager
Keith Chadwell - Deputy City Manager
Don Greeley - Director, Water Management
Jerry Morrone - Water Management
Bryant Green - Water Management
Corrie Bondar - Water Management
Crystal Penton - Water Management
Marvin G. Williams - Director Public Works
Tasha Johnson - Assistant Public Works Director, Engineering
Robert Joyner - Public Works
Justin Weist - Public Works
Pat Young - Director, City/County Planning
Sara Young – Assistant Director, City/County Planning
Grace Smith - City/County Planning
Scott Whiteman - City/County Planning
Bo Dobrzanski - City/County Planning
Jessica Dockery - City/County Planning
Gene Bradham - Director, City/County Inspections

Figure 1
Githens School Lift Station Improvements

Legend

- PS Githens School Lift Station
- Githens School Basin
- City Boundary
- County Boundary





ATTACHMENT 11:
PLANNING COMMISSIONERS'
WRITTEN COMMENTS
FARRINGTON TOWNES
DECEMBER 10, 2019

Case A1900008 (Farrington Townes)

AL-TURK – I voted to recommend approval.

BAKER - Here is why I voted against this application:

This property lies between two major centers and close to what will inevitably become a future BRT line. It sits directly across from a design district. So it should be zoned for densities equal to or higher than the densities being requested.

Because all of Durham's non-design district zoning districts are antiquated and result in inappropriate development, the requested zoning will likely move Durham backward by regulating for automobile-oriented development that worsens climate and equity goals.

The proposal would be appropriate if (1) the city moved forward with pedestrian-oriented regulations and green building standards and/or (2) the requested rezoning were to the Patterson Place Design District.

Although small, this application does incrementally move Durham backward on climate issues. There are no green building elements. This is just one more case of sprawl.

BRINE – I voted in favor of this plan amendment request to change the FLUM from low density residential to medium density residential. In view of the surrounding development, this change made sense to me.

BUZBY – This is an appropriate proposal with no community opposition or significant negative impacts. I vote to approve.

HYMAN – Voted yes, recommending that this item be forwarded to the council with a favorable recommendation.

JOHNSON – Motion passed 11-1

KENCHEN – I vote to approve.

MILLER – The City Council should approve this FLUM amendment and its zoning change.

The property in question is a parcel containing just under 4 acres located at the corner of Farrington Road and Old Chapel Hill Road. The parcel is currently vacant. It contains an area of wetlands. To the west there is a townhouse project which is a part of the large Five Oaks PDR development which contains a mix of residential housing types with an overall density of just under 4 units an acre. This is consonant with the low density residential FLUM designation for the development and the subject parcel. The part of Five Oaks nearest the subject parcel, however, contains a cluster of townhouses at a density level that is more consistent with low-medium residential. The density of this cluster of townhomes is balanced with much lower density single-family houses elsewhere in the Five Oaks

subdivision. To the south, the subject property is next to a church. Across Old Chapel Hill Road there is an apartment complex. The subject property is currently zoned RS-20 which allows a density of approximately two units per acre. The developer is requesting that the FLUM designation be changed to low-medium density residential. He asks that the zoning be changed to RS-M(D), the suburban version of the multifamily zone.

Given the immediate context of the property where there is a considerable amount of multifamily and single family attached housing, it is appropriate to grant the developer's requests. If granted, the property could be developed with 25 residential units. These could be any unit type allowed in RS-M, including apartments or townhouses. The resulting density would be 6.6 units per acre – a figure in the middle of the range for low-medium residential and in keeping with the density of the towns and apartments nearby. I note that whatever unit type is selected, the development plan contains design commitments that promise distinctive entryways and stone or brick at the foundations. While I prefer more in the way of design commitments for this type project, the developer's commitments are a step in the right direction. The proposed FLUM change is not inconsistent with comprehensive plan policies generally. The requested FLUM change and zoning will produce a project which is compatible in scale, use, and intensity with its surroundings (see Comp Plan policy 2.3.1a). The small project will not negatively impact or overtax transportation, school, utilities, or other resources. The property is of an adequate size and shape to accommodate the modest residential project that would be allowed under the FLUM and zoning the developer has requested.

Case Z1900023 (Farrington Townes)

AL-TURK – I voted to recommend approval.

BAKER - Here is why I voted against this application:

This property lies between two major centers and close to what will inevitably become a future BRT line. It sits directly across from a design district. So it should be zoned for densities equal to or higher than the densities being requested.

Because all of Durham's non-design district zoning districts are antiquated and result in inappropriate development, the requested zoning will likely move Durham backward by regulating for automobile-oriented development that worsens climate and equity goals.

The proposal would be appropriate if (1) the city moved forward with pedestrian-oriented regulations and green building standards and/or (2) the requested rezoning were to the Patterson Place Design District.

Although small, this application does incrementally move Durham backward on climate issues. There are no green building elements. This is just one more case of sprawl.

BRINE – I voted in favor of this rezoning request [RS-20 to RS-M(D)]. The applicant proposes to build up to 25 multifamily residential units on this 3.87 acre site. A PDR 3.620 development (Five Oaks) is west of this site, RS-20 zoning is east and south. On the other side of Old Chapel Hill Road is the Patterson Place Compact Neighborhood (CN), with luxury apartments being the closest CN development to this site. Consequently, the proposed development provides a good transitional use of the site.

BUZBY – This is an appropriate proposal with no community opposition or significant negative impacts. I vote to approve.

JOHNSON – Motion passed 11-1

With correction to development plan that correct large pond this is currently labeled to be removed and undisturbed.

MILLER – The City Council should approve this FLUM amendment and its zoning change.

The property in question is a parcel containing just under 4 acres located at the corner of Farrington Road and Old Chapel Hill Road. The parcel is currently vacant. It contains an area of wetlands. To the west there is a townhouse project which is a part of the large Five Oaks PDR development which contains a mix of residential housing types with an overall density of just under 4 units an acre. This is consonant with the low density residential FLUM designation for the development and the subject parcel. The part of Five Oaks nearest the subject parcel, however, contains a cluster of townhouses at a density level that is more consistent with low-medium residential. The density of this cluster of townhomes is balanced with much lower density single-family houses elsewhere in the Five Oaks subdivision. To the south, the subject property is next to a church. Across Old Chapel Hill Road there is an apartment complex. The subject property is currently zoned RS-20 which allows a density of approximately two units per acre. The developer is requesting that the FLUM designation be changed to low-medium density residential. He asks that the zoning be changed to RS-M(D), the suburban version of the multifamily zone.

Given the immediate context of the property where there is a considerable amount of multifamily and single family attached housing, it is appropriate to grant the developer's requests. If granted, the property could be developed with 25 residential units. These could be any unit type allowed in RS-M, including apartments or townhouses. The resulting density would be 6.6 units per acre – a figure in the middle of the range for low-medium residential and in keeping with the density of the towns and apartments nearby. I note that whatever unit type is selected, the development plan contains design commitments that promise distinctive entryways and stone or brick at the foundations. While I prefer more in the way of design commitments for this type project, the developer's commitments are a step in the right direction. The proposed FLUM change is not inconsistent with comprehensive plan policies generally. The requested FLUM change and zoning will produce a project which is compatible in scale, use, and intensity with its surroundings (see Comp Plan policy 2.3.1a). The small project will not negatively impact or overtax transportation, school, utilities, or other resources. The property is of an adequate size and shape to accommodate the modest residential project that would be allowed under the FLUM and zoning the developer has requested.

MORGAN – Increased density.