

Public Hearings and Notices - March 16, 2020

The Durham City Council will hold a public hearing on **March 16, 2020**, at 7 p.m. in the City Council Chambers, 1st Floor, 101 City Hall Plaza, to hear the following requests:

UDO Text Amendments

TC1800010 – NPO Revisions – Amendments to Article 2, Review Authority; and Article 4, Zoning Districts, regarding revisions to the Neighborhood Protection Overlay (NPO) process. **Annexation Petition**

Glenn Road Townhomes (BDG1900010) A voluntary annexation petition to annex a non-contiguous parcel totaling 52.509 acres located at 3516 Glenn Road.

Annexation Petition

Fox Crossing (BDG1800015) A voluntary annexation petition to annex five contiguous parcels totaling 12.2 acres generally located at 928 South Miami Boulevard.

Falls Village North (BDG1900020) A voluntary annexation petition to annex one non-contiguous parcel totaling 209.19 acres generally located at 739 Baptist Road and 117 Santee Road.

South Mineral Springs and Pleasant (BDG1900011) A voluntary annexation petition to annex five contiguous parcels of land totaling 52.82 acres located south of Holder Road, east of South Mineral Springs and Pleasant Drive.

Plan Amendment

Fox Crossing (A1800008) is a request to change land use designation of property at located at US 70 between Lynn Road and Pleasant Drive from Medium Density Residential, Commercial to Commercial.

NCCU Student Center (A1900014) is a request to change land use designation of property at located at 528 Nelson Street from Medium Density Residential to Institutional.

Zoning Map Changes

Fox Crossing (Z1800029) is a request to change the zoning district at located at US 70 between Lynn Road and Pleasant Drive from Commercial Center with a development plan(CC(D)), Residential Suburban-20 (RS-20), Residential Urban-5 (RU-5), Falls/Jordan Watershed Protection Overlay District–B (F/J-B) to Commercial General with a Development Plan (CG(D)), Falls/Jordan Watershed Protection Overlay District–B (F/J-B).

Falls Village North Conservation (Z2000007A) is a request to change the zoning district located generally at 739 Baptist Road and 117 Santee Road from Residential Rural, Falls/Jordan Watershed Protection Overlay District-B (RR, F/J-B, County Jurisdiction) to Residential Rural, Falls/Jordan Watershed Protection Overlay District-A (RR, F/J-A City Jurisdiction).

South Mineral Springs and Pleasant (Z1900019) is a request to change the zoning district located at South Mineral Springs Road, Holder Road and Pleasant Drive from Residential Rural (RR), Residential Suburban-20 (RS-20), Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County Jurisdiction to Planned Development Residential 4.001 (PDR 4.001), Falls/Jordan Watershed Protection Overlay District-B (F/J-B), City Jurisdiction.

NCCU Student Center (Z1900035) is a request to change the zoning district at located at 528 Nelson Street from Residential Urban -5 (Duplex) (RU-5(2)) to University and College-2 (UC-2).

3871 Guess Road (Z1800036) is a request to change the zoning district at located at 3871 Guess Road from Planned Residential Development 2.000 (PDR 2.000); Residential Suburban – Multifamily with a Development Plan (RS-M(D)) to Industrial Light with a Development Plan (IL(D)).

Public Reviews: The application, staff reports, and maps can be reviewed at the City-County Planning Department, 101 City Hall Plaza, Ground Floor, weekdays between 8 a.m. - 4 p.m., email or call 919-560-4137, Contact Michael.Stock@DurhamNC.gov ext. 28227 for case: TC1800010; Jamie.Sunyak@DurhamNC.gov ext. 28235 for cases: A1900014/Z1900035, BDG1900011/Z1900019; [Emily Struthers@DurhamNC.gov](mailto:Emily.Struthers@DurhamNC.gov), ext. 228263 for all other cases.

Public Participation: Interested parties may appear at the meeting. Any person wishing to speak at the public hearing should be present at 7 p.m. and sign up on the sheet provided. The mayor will recognize all persons wishing to speak. Substantial changes to the proposed action may be made following the public hearing for each case.