

**A RESOLUTION TO AMEND TO THE DURHAM COMPREHENSIVE PLAN
REGARDING COMPACT NEIGHBORHOODS (A1500020)**

WHEREAS, The Durham County Board of Commissioners have adopted the *Durham Comprehensive Plan* to help guide provision of services and the future development of land within their jurisdiction;

WHEREAS, an update of the adopted *Durham Comprehensive Plan* is warranted by the age of the adopted plan and other factors; and

WHEREAS, issues related to affordable housing in transit areas and transitional development intensity in Compact Neighborhoods are not presently addressed within the *Durham Comprehensive Plan*;

Now therefore be it resolved by the Durham County Board of Commissioners that the text of the *Durham Comprehensive Plan* be amended by approving the following changes in ~~strikeout~~ and underline below:

PART 1

[Amend sections of Chapter 2, Land Use Element]

Chapter 2, Land Use Element

Goal 2.2, Accommodate Growth

Objective 2.2.4. Compact Neighborhood Tier Development

Policy 2.2.4f. Sub-districts of Design Districts. In the creation of a Design District, any number of the following sub-districts shall be established and depicted on the zoning map for the specific Design District:

- i. Core (C): The portion of a Design District where the highest, densest urban development, with a mix of vertically integrated uses, is expected and encouraged. The Core shall include and be in proximity of the transit station and shall not be located at the edge of the Design District.
- ii. Support 1 (S1): The portion of a Design District where moderate intensity urban development creates a mixed use urban environment at a lesser scale that respects adjacent development. The S1 district is appropriate at the edge where intensity of development or other physical barriers do not necessitate a more sensitive transition. The S1 district also serves as a transition between the Core and the Support 2 districts.
- iii. Support 2 (S2): The portion of a Design District intended to provide a sensitive transition from more intense development to development adjacent to the district, often residential in nature.
- iv. Special Sub-Districts: Special sub-districts can be established as needed for any of the Design Districts. Specific standards for a special sub-district shall be contained in the standards for the Design District in which it is established to accommodate unique existing conditions identified through the detailed planning of the district to develop context sensitive standards.

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PART 2

[Amend sections of Chapter 3, Housing Element]

Chapter 3, Housing Element

Goal 3.1 Affordability

Objective 3.1.1. Affordable Housing Enhancements

Policy 3.1.1.e. Affordable Housing and Transit. The City and County, working with GoTriangle and key private sector partners, shall investigate regulatory and other incentives in order to achieve a goal of at least 15% of housing stock within a ½ mile of each future light rail station be affordable to households earning 60% of area median income or less.

PART 3

This change shall become effective upon the adoption of this resolution.

This 22nd day of August, 2016

Agenda Item #