



CITY OF DURHAM | DURHAM COUNTY
City-County Planning Department
101 CITY HALL PLAZA | DURHAM, NC 27701
919.560.4137

www.durhamnc.gov



February 23, 2018

Dear _____:

The Old West Durham Neighborhood Association (OWDNA), with technical support from the City-County Planning Department, has completed work on a proposed Neighborhood Protection Overlay (NPO) for the Old West Durham neighborhood. A NPO is a resident-initiated zoning tool that helps preserve the established character of an existing neighborhood. It builds upon current zoning standards by overlaying additional zoning protections desired by that neighborhood.

The proposed NPO has been submitted for review by the Planning Commission. On **Tuesday, March 13, 2018 at 5:30 PM** in the **Council Chambers of Durham City Hall, 101 City Hall Plaza**, the Planning Commission will hold public hearings on the Old West Durham NPO, which includes two components:

- *Text Amendment (TC1800001)*, a text amendment to the Unified Development Ordinance establishing modified development standards for Old West Durham; and
- *Map Amendment (Z1800002)*, a zoning map change applying the Neighborhood Protection Overlay (-P) zoning district to the boundary depicted in the accompanying map.

The proposed NPO applies to single family and duplex residential uses. The main components of the proposal include: establishing limits on primary and accessory structure square footage; reducing the maximum primary and accessory structure heights; standardizing lot dimensions to reflect the predominant subdivision pattern; requiring a back yard tree; reducing off-street parking requirements; and limiting the surface area of parking areas. These proposed standards would be applied to the Old West Durham neighborhood, the boundary of which can be seen on the accompanying map.

You are receiving this letter due to notification requirements for a zoning map change, and therefore you are either (1) a property owner of a parcel within the proposed NPO area *or* (2) a property owner NOT within the proposed area, but within 600 feet of the proposed area. Please consult the attached map to determine whether your property is affected.

The text of the proposed NPO, as well as additional project information, can be found at <https://durhamnc.gov/3006/Old-West-Durham-Neighborhood-Protection->. Interested parties may appear at the public hearing and there will be an opportunity for public comment. Substantial changes to the proposed action may be made following the public hearing. Please feel free to contact me if you have any questions or need additional information, at (919) 560-4137, ext. 28271 or email me at Matthew.Filter@DurhamNC.gov.

Sincerely,

Matthew Filter
Senior Planner, Durham City-County Planning Department

Notice Under the Americans with Disabilities Act - A person with a disability 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, TTY 919-560-1200, or ADA@durhamnc.gov, as soon as possible but no later than 48 hours before the event or deadline date.