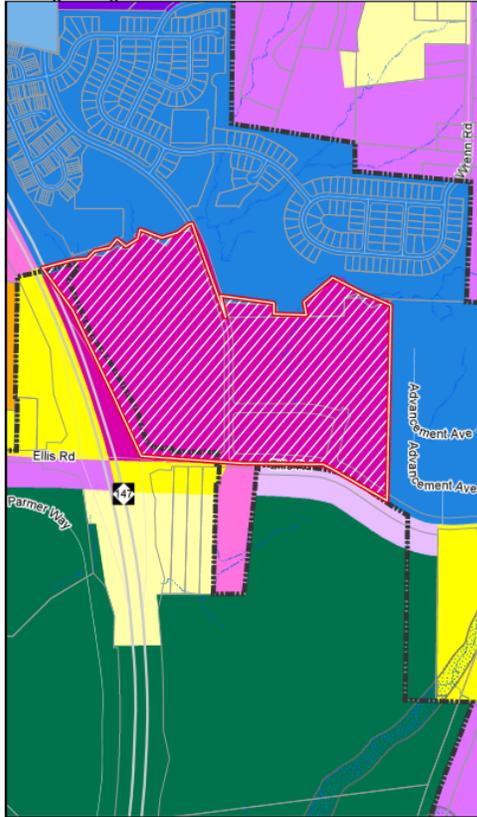


Application Information – Ellis Road Commercial Rezoning II			
Reference Name	Ellis Road Commercial Rezoning II	Submittal Date	February 10, 2020
Application Type(s) (Case#)	Zoning Map Change (Z2000008), Future Land Use Map Amendment (A2000005)		
Proposal	Up to 525 apartment units, maximum of 275,000 square feet of non-residential uses, 12 fuel stations, 140 room hotel		
Applicant	Eric Rifkin, Ellis Road Commercial LP		
Staff Contact	Danny Cultra, Senior Planner at <a href="mailto:Danny.Cultra@durhamnc.gov">Danny.Cultra@durhamnc.gov</a>		
Site Information			
Location	2109 Ellis Road	Legacy Cases	Z1500007, CS1800022, S1600164, D1600276, D1900196, S18000321, D1800160, D1500334, S1700225
Site Acreage	60.85	Existing Use	Undeveloped
Request			
Designations	Existing	Proposed	
Jurisdiction	City	No change	
Development Tier	Suburban	No change	
Future Land Use	Commercial	Commercial, Medium-High Density Residential	
Zoning	Commercial General with a development plan (CG(D))	Planned Development Residential 18.000 (PDR 18.000) and Commercial Center with a development plan (CC(D))	
Overlay Zoning District(s)	NA	NA	
TIA Required	No		
Buffers			
Zone to Zone	Adjacent to Development	Adjacent to Undeveloped Land	
PDR to CC, CR	0.8 opacity, 50 feet	0.2 opacity, 10 feet	
PDR to PDR, RS-20	NA	NA	
CC, CG to IP	0.4 opacity, 20 feet	0.2 opacity, 10 feet	
CC, CG to OI	0.6 opacity, 30 feet	0.4 opacity, 20 feet	
CC, CG to PDR	0.8 opacity, 50 feet	0.6 opacity, 30 feet	

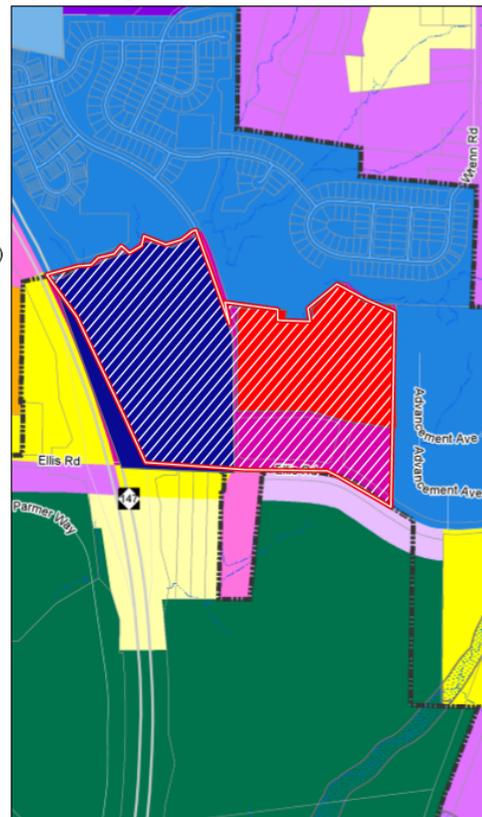
See context map on following page.

**Context Map**  
**Ellis Road Commercial**

*Existing Zoning:*



*Proposed Zoning:*



- Legend:**
-  Case Area
  -  Parcel Lines
  -  Streams
  -  Floodplain
  -  City Limits

- Zoning Districts:**
-  PDR (> 12 du/ac)
  -  PDR (2 - 4 du/ac)
  -  PDR (4 - 8 du/ac)
  -  RR
  -  RS-20
  -  RS-M
  -  OI
  -  CG
  -  I
  -  IL
  -  IP
  -  SRP
  -  CC



Durham City-County Planning Department, 9/16/20