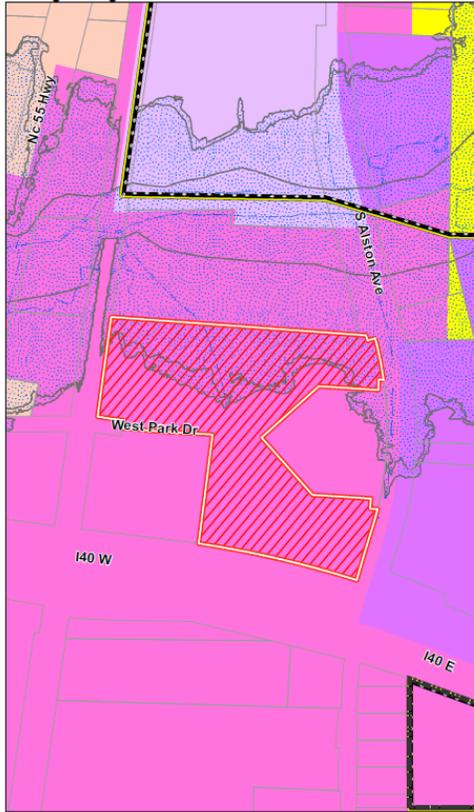


Reference Name	South Alston Rezoning	Submittal Date	May 11, 2020
Application Type(s) (Case#)	Zoning Map Change (Z2000019), Future Land Use Map Amendment (A2000008)		
Proposal	Up to 221 multifamily residential units		
Applicant	Jarrod Edens, Edens Land		
Staff Contact	Danny Cultra, Senior Planner at Danny.Cultra@durhamnc.gov		
Site Information			
Location	4354 South Alston Ave	Legacy Cases	NA
Site Acreage	12.933	Existing Use	Undeveloped
Request			
Designations	Existing	Proposed	
Jurisdiction	City	No change	
Development Tier	Suburban	No change	
Future Land Use	Office	Medium-High Density Residential	
Zoning	Office Institutional (OI)	Planned Development Residential 19.982 (PDR 19.982)	
Overlay Zoning District(s)	MTC-140	No change	
TIA Required	NA		
Buffers			
Zone to Zone	Adjacent to Development	Adjacent to Undeveloped Land	
PDR to OI	0.6 opacity, 30 feet	0.2 opacity, 10 feet	
PDR to IL	0.8 opacity, 50 feet	0.2 opacity, 10 feet	

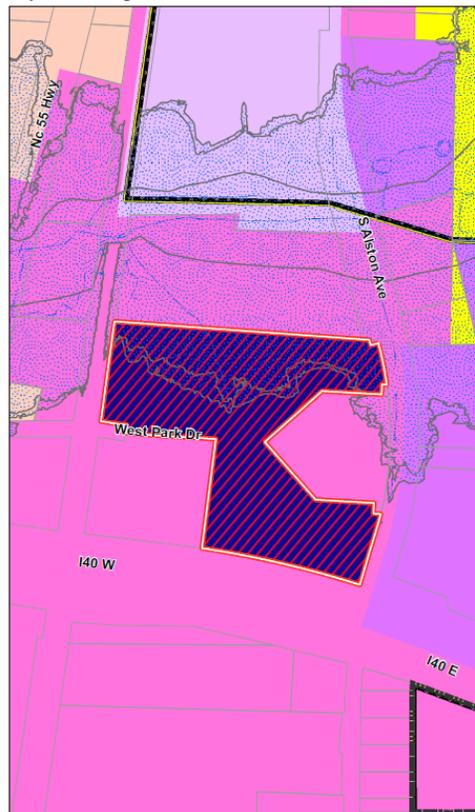
See context map on following page.

**Context Map
South Aiston**

Existing Zoning:



Proposed Zoning:



- Legend:**
- Case Area
 - Parcel Lines
 - Streams
 - Floodplain
 - City Limits
- Zoning Districts:**
- RS-20
 - CN
 - OI
 - IL
 - IP
 - PDR (>12 du/acre)



Durham City-County Planning Department, 08/21/2020