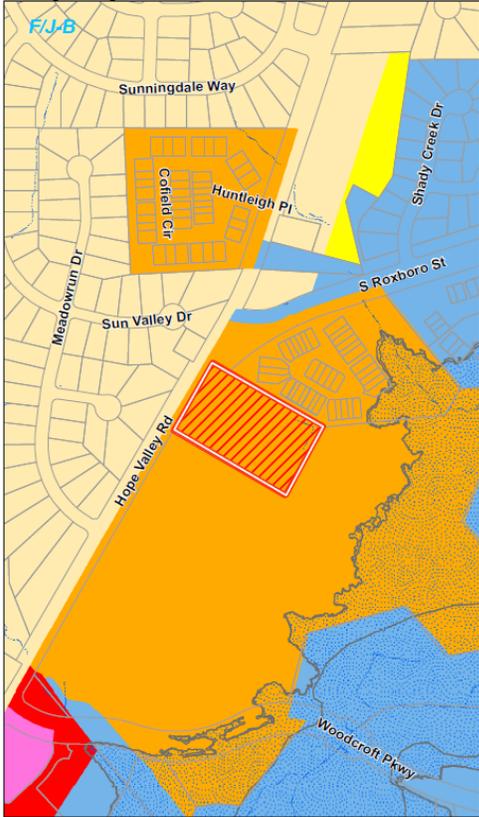


Application Information – 4523 Hope Valley Road			
Reference Name	4523 Hope Valley Road – Carolina Reserve	Submittal Date	January 13, 2020
Application Type(s) (Case#)	Zoning Map Change (Z2000004)		
Proposal	Increase in building area to maximum 50,000 square feet		
Applicant	Tim Sivers, Horvath Associates, PA		
Staff Contact	Danny Cultra, Senior Planner at Danny.Cultra@durhamnc.gov		
Site Information			
Location	4523 Hope Valley Road	Legacy Cases	P39-79
Site Acreage	3.44	Existing Use	Assisted Living
Request			
Designations	Existing	Proposed	
Jurisdiction	City	No change	
Development Tier	Suburban	No change	
Future Land Use	Medium Density Residential	No change	
Zoning	Residential Suburban-Multifamily with a development plan (RS-M(D))	Residential Suburban-Multifamily with a development plan (RS-M(D))	
Overlay Zoning District(s)	Falls/Jordan Lake Watershed Protection District-B (F/J-B)	No change	
TIA Required	No		
Buffers			
Zone to Zone	Adjacent to Development	Adjacent to Undeveloped Land	
RS-M to RS-M	0.4 opacity, 20 feet	0.2 opacity, 10 feet	
RS-M to RS-10	0.6 opacity, 30 feet	0.4 opacity, 20 feet	

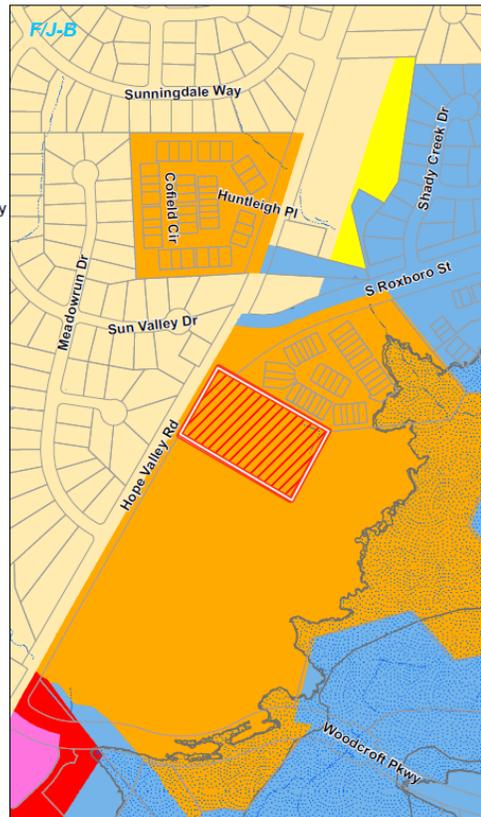
See context map on following page.

Context Map
4523 Hope Valley Road

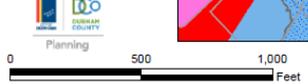
Existing Zoning:



Proposed Zoning:



- Legend:**
- Case Area
 - Parcel Lines
 - Streams
 - Floodplain
 - City Limits
 - Watershed Protection Overlay
- Zoning Districts:**
- PDR (2 - 4 du/ac)
 - RR
 - RS-20
 - RS-10
 - RS-M
 - CC
 - OI



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