



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Zoning Map Change Report

Meeting Date: February 26, 2007

Reference Name	Arrowhead (Z06-54)		Jurisdiction	County
Request	Proposed Zoning		RR	
	Existing Zoning		RS-20	
	Proposed Use		None specified	
	Existing Use		Single Family Residential, undeveloped land, Duke Forest, agricultural	
Site Characteristics	Tier		Rural	
	Land Use Designation		Rural Density Residential (0.5 DU/Ac or less) and Recreation/Open Space	
	Overlays		None	
	Site Acreage		1,412.0	
Applicant	County of Durham		Submittal Date	July 24, 2006
Location	East of the Orange County line, west of NC 751, north of Erwin Road and Mt. Sinai Road			
PINs	See Attachment			
Recommendations/ Comments	Staff	Approval, based on consistency with the <i>Comprehensive Plan</i> and considering the information contained in this report		
	Planning Commission	Approval, 12-0 on December 12, 2006. The Planning Commission finds that the ordinance request is consistent with the adopted <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on the information in the staff report and comments received during the public hearing.		
	DOST	No comments		

A. Summary

This is a request to change the zoning designation of 1,412.0 acres from RS-20 to RR and was initiated by the Board of Commissioners on July 24, 2006. The request is consistent with the future land use designation of the *Comprehensive Plan*.

B. Site History

This area was removed from the Suburban Tier and placed in the Rural Tier with a rural land use designation during the adoption of the *Comprehensive Plan*. The only zoning map change requested in the area was Quail Ridge (P04-39), a requested change from RS-20 to PDR 1.500, which was withdrawn by the applicant following the decision to place the property in the Rural Tier. There have been no other recent zoning map change requests for this site.

C. Area Characteristics

This area is located east of the Orange County line, west of NC 751, north of Erwin Road and Mt. Sinai Road, and in the Rural Tier. Uses in the area consist of single-family residential, agricultural and undeveloped land; zoning is RS-20 in Durham County and Rural Buffer (RB) and Rural Residential (RI) in Orange County.

Adjoining Uses, Zoning Districts and Overlays			
	Existing Uses	Zoning Districts	Overlays
North	Single-family residential, multi-family residential, Duke Forest, undeveloped	RS-20, RS-M	None
East	Duke Forest, undeveloped	RS-20	None
South	Single-family residential, undeveloped	RS-20, RS-M	None
West	Single-family residential, undeveloped	RB, RI	None

Staff Analysis and Conclusion. The proposed zoning map change is compatible with zoning and uses in the surrounding area. The subject tract is surrounded by single-family residential and undeveloped land. The rezoning would be compatible with the uses in the surrounding area.

D. Site Characteristics

The zoning map change consists of 1,412.0 acres that is primarily used as residential. There are streams, floodplains and wetlands within the area.

Staff Analysis and Conclusion. The proposed change is a less intense use than is currently permitted. Resources will be protected during the platting process.

E. Requested Zoning District Characteristics

Rural Residential District (RR) The RR District is established to provide for agricultural activities and residential development in the Rural Tier on lots of two acres or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited.

Residential Development Standards – RR (Rural Tier, Non-Watershed)				
Standard	Ordinance Provision	Minimum	Maximum	Proposed
Site Area (square feet)	6.2.1.A.	2 acres	N/A	N/A

Staff Analysis and Conclusion. Any development will be required to meet the development standards of the Unified Development Ordinance, while existing lots may be developed with single-family or manufactured homes by right. There are no identified constraints that would prevent the site from being developed in accordance with applicable ordinance standards.

F. Infrastructure Impacts

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

1. Road Impacts

NC 751, Erwin Road, and W. Cornwallis Road are the major roads impacted by the proposed zoning change. There are no scheduled NCDOT roadway improvement projects in the area.

Road Impacts			
Affected Segments	NC 751	Erwin Road	Cornwallis Road
Roadway Capacity (LOS D) (AADT)	16,400	16,400	16,400
Latest Traffic Volume (AADT)	5,200	12,000	1,600
Traffic Generated by Present Designation (average 24 hour)	*19,797		
Traffic Generated by Proposed Designation (average 24 hour)	**13,633		
Impact of Proposed Designation	A decrease of 6,164 daily trips		

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2002);

NC 751: 2-lane Class I Arterial with left-turn lanes

Erwin Road: 2-Lane Class I Arterial with left-turn lanes

W. Cornwallis Road: 2-lane Class 1 Arterial with left turn lanes

Source of Latest Traffic Volume: 2005 NCDOT Traffic Count Map

* Assumption (Max Use of Existing Zone) – RS-20: 2,460 single-family lots

** Assumption (Max Use of Proposed Zoning) – RR: 1,640 single-family lots

2. Transit Impacts

Transit service is not currently provided within one-quarter mile of the site.

3. Utility Impacts

The area lies outside the Urban Growth Area.

4. Drainage/Stormwater Impacts

Stormwater impacts will be assessed at the time of site plan or preliminary plat submittal.

5. School Impacts

The proposed request is estimated to generate 332 fewer students from the current zoning designation. The schools that would potentially serve this site are Forest View Elementary School, Githens Middle School, and Jordan High School.

School Impacts- System Totals			
	Elementary School	Middle School	High School
Current Building Capacity	14,969	7,030	9,464
Maximum Building Capacity (LOS) - 120% of capacity	17,963	8,436	11,332
20th Day Attendance (2006-07 School Year)	13,098	6,838	9,730
Committed to Date (November 2003 – October 2006)	830	369	408
Available Capacity	2,035	1,229	1,194
Potential Students Generated - Current Zoning	494	216	258
Potential Students Generated - Proposed Zoning	330	144	172
Impact of Rezoning	-164	-72	-86

Staff Analysis and Conclusion. Infrastructure is available to serve development pursuant to the zoning map change.

G. Plan Consistency

Plan Requirements			
	Policy	Requirement(s) (LOS = Level of Service)	Consistent
<i>Comprehensive Plan</i>	Future Land Use Map	Rural Density Residential (0.5 DU/Ac or less) and Recreation/Open Space	Yes
	2.2.2b	Infrastructure Capacity	Yes
	2.3.11	Incompatible Zoning in the Rural Tier	Yes
	8.1.2m	Transportation LOS	Yes
	9.4.1a	Water Quantity and Quality LOS	Yes
	11.1.1a	School LOS	Yes

Staff Analysis and Conclusion. The request is consistent with the policies of the *Comprehensive Plan* that are applicable as well as the Future Land Use Map.

H. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Durham Justice and Fairness Inter-Neighborhood Association
- Inter-Neighborhood Council
- Durham Peoples Alliance
- Lochn'ora Homeowners Association
- Arrowhead Homeowners Association
- Erwin Area Neighborhood Group
- New Hope Advisory Committee

I. Recommendation

Staff recommends approval based on consistency with the *Comprehensive Plan*, and considering the information provided in this report.

J. Summary of the Durham Planning Commission Minutes of December 12, 2006 (Z06-54)

Location: East of the Orange County line, west of NC 751, north of Erwin Road and Mt. Sinai Road

Request: Change RS-20 to RR

Staff Recommendation: Approval. Ms. Sherron presented the staff report.

Public Hearing: Chair Moffitt opened the public hearing. There were fifteen persons who spoke in favor of the request and three who were in opposition of the request. Chair Moffitt closed the public hearing.

Commission Discussion: Commission discussion centered around concerns regarding consistency with the Comprehensive Plan, impacts on existing legal lots of record and the range of allowable uses.

Motion: Approval, (Mr. Mozart, Mr. Parker 2nd)

Action: Motion carried, 12-0.

Findings: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on the information in the staff report and comments received during the public hearing.

K. Staff Contact

Gail Sherron, Senior Planner, 560-4137 x 230, or gail.sherron@durhamnc.gov

L. Applicant Contact

Frank M. Duke, City-County Planning Director, 560-4137 x 213 or frank.duke@durhamnc.gov

M. Attachments

1. Parcel Identification Numbers (PIN's)
2. Context Map
3. Future Land Use Map
4. Aerial Photograph
5. Planning Commission Written Comments
6. Ordinance