



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ATTACHMENT 5:
COMPREHENSIVE PLAN-
CONSISTENCY ANALYSIS

As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Future Land Use Map Amendment and Zoning Map Change for consistency with all relevant policies of the Comprehensive Plan. That analysis is shown below.

1. Future Land Use Map Amendment:

2.2.2b. Suburban Tier Land Uses. Land uses that shall be allowed in the Suburban Tier include:

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| i. Recreation and Open Space; | v. Commercial; |
| ii. Agricultural; | vi. Office; |
| iii. Residential; | vii. Research/Research Application; and |
| iv. Institutional | viii. Industrial |

Staff Analysis: The applicant proposes a designation, Industrial, which is permissible in the Suburban Tier.

2.4.2c. Location of Industrial Uses. Through the Future Land Use Map, ensure that new industrial uses have direct access to Major Thoroughfares, Minor Thoroughfares, or Collector Streets to protect the character of neighborhoods.

Staff Analysis: The site fronts along Lumley Road, close to its intersection with Page Road, and is close to US-70, a major thoroughfare.

2. Zoning Map Change:

2.3.1b. Contiguous Development. *Support orderly development patterns that take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development.*

Staff Analysis: The proposed IL and Industrial designations are not directly contiguous to similarly designated properties. The closest such area is approximately 200 feet to the west of the site.

2.3.2a. Infrastructure Capacity. *In evaluating changes to the Future Land use Map and Zoning Atlas, the City-County Planning Department shall consider impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. In order to assess the impact on infrastructure and services of changes to the Future Land Use and Zoning Maps, the City-County Planning Department shall measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.*

Staff Analysis: Existing infrastructure, such as road, water, and sewer capacity, is sufficient to accommodate potential impacts. Attachment 6 provides additional information.