



**CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA**



**ATTACHMENT 8:
SUMMARY OF DEVELOPMENT IMPACTS**

This attachment provides a summary of the potential infrastructure impacts associated with the proposed request in terms of how it affects the transportation system, utilities (water, sewer systems, and stormwater) and schools.

1. Transportation Impacts

Interstate-85 (I-85) and Red Mill Road are the major roads impacted by the proposed zoning change. Table 1 below provides a description of each affected segment, its roadway characteristics, current roadway capacity and the latest traffic volumes.

Table 1: Existing Roadway Characteristics		
Affected Segment	Interstate-85	Red Mill Road
Type of Roadway	4-lane freeway	2-lane undivided city/county class I arterial without left-turn lanes
Current Roadway Capacity (LOS D) (AADT)*	77,900	11,900
Latest Traffic Volume (AADT)**	50,000	5,500

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)

Source of Latest Traffic Volume: 2015 NCDOT Traffic Count Map

Table 2, below, shows the projected vehicle trips generated under the proposed rezoning compared to the present zoning designation.

Table 2: Traffic Generation	
Traffic Generated by Present Designation (average 24 hour)*	*1,348
Traffic Generated by Proposed Designation (average 24 hour)**	**2,023
Impact of Proposed Designation	+675

*Assumption (existing zoning) – CN: Convenience Store with eight fueling positions

**Assumption (proposed zoning) – CG(D): Convenience Store with 12 fueling positions

No transit service is provided within 0.25 miles of the subject site.

2. Utility Impacts

This site is served by city water and sewer. No new connections are proposed and no impacts on the water/wastewater system have been identified at this time.

3. School System Impact

The zone change request, from CN to CG(D), would have no impact on the public school system.

4. Summary

The proposed CG(D) district and associated development plan is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of the transportation system, utilities, and schools.