



Z2500028 – Ruppert Landscape

Board of County Commissioners / June 22, 2026

Case Summary

| | | | |
|--------------------------------|---------------------------------|------------------------------|--|
| Location | 3513 Angier | Development Tier | Suburban |
| Jurisdiction | County | Site Acreage | 0.4 acres |
| Existing Zoning | Residential Suburban-20 (RS-20) | Proposed Zoning | Industrial Light with a textual development plan (IL(D)) |
| Existing Place Type Map | Established Residential (ER) | Staff Recommended PTM | Suburban Commercial (SC) |
| Zoning Overlay | None | Proposal | Parking for an adjacent landscaping business |



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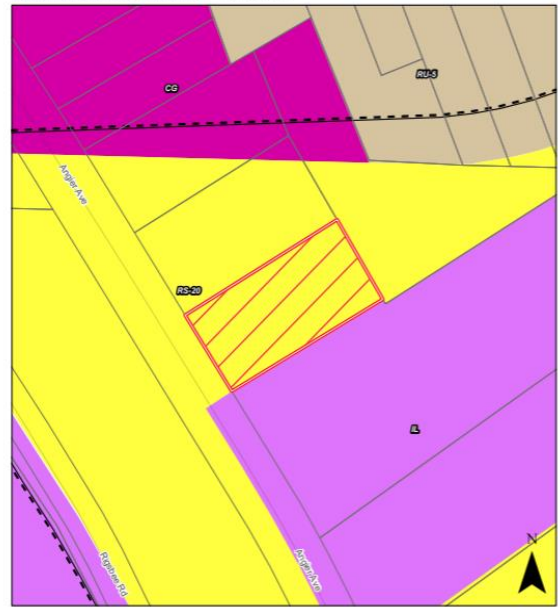


Zoning Context Map

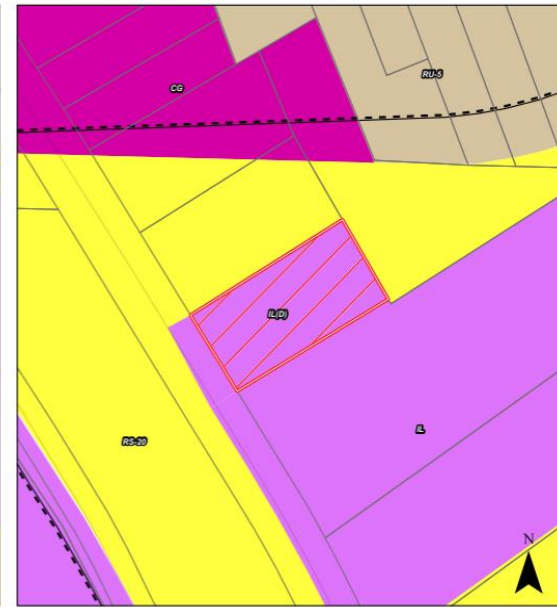
- Legend:**
-  Z2500028
 -  Parcels
 -  City of Durham
 - Durham Zoning**
 -  RS-20
 -  RU-5
 -  CG
 -  IL



Existing: Residential Suburban - 20 (RS-20)



Proposed: Industrial Light with a textual development plan (IL(D))



Planning & Development Department
March 30, 2026

Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties as to the accuracy of the data provided are being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.

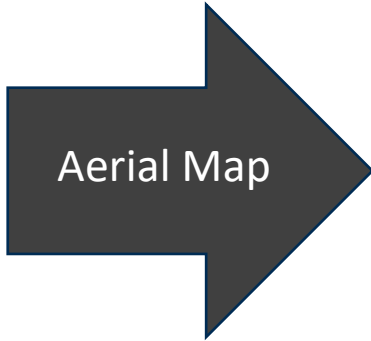


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- Legend:
-  Z2500028
 -  Parcels
 -  City of Durham



0 100 200 400 Feet

Planning & Development Department
March 30, 2026

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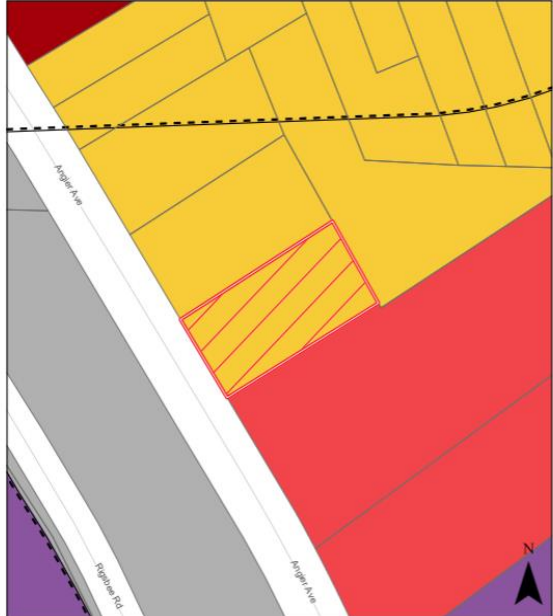


Place Type Map

- Legend:**
- Z2500028
 - Parcels
 - City of Durham
 - Established Residential
 - Mixed Use Neighborhood
 - Neighborhood Service Area
 - Suburban Commercial Area
 - Utility & Public Works Facility



Existing: Established Residential



Proposed: Suburban Commercial Area



Planning & Development Department
March 31, 2026

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Summary of Commitments

- Prohibited uses include payday lender, adult establishment, indoor firing range, nightclub or bar, hotel, car wash and gasoline sales
- Native plantings



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Neighborhood meetings were held in accordance with the Neighborhood Meeting Guidelines on September 29, 2025, and March 18, 2026.

No comments have been submitted to the Durham Rezoning Explorer in relation to this case.



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Planning Commission hearing was held on April 14, 2026.

The Commission recommended approval by a vote of 12-0.



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The proposal is inconsistent with the Place-Type Map designation of Established Residential. If the zoning map change is approved, staff recommends a new Place Type of Suburban Commercial.

The proposal is consistent with 24 of 29 applicable Comprehensive Plan policies.



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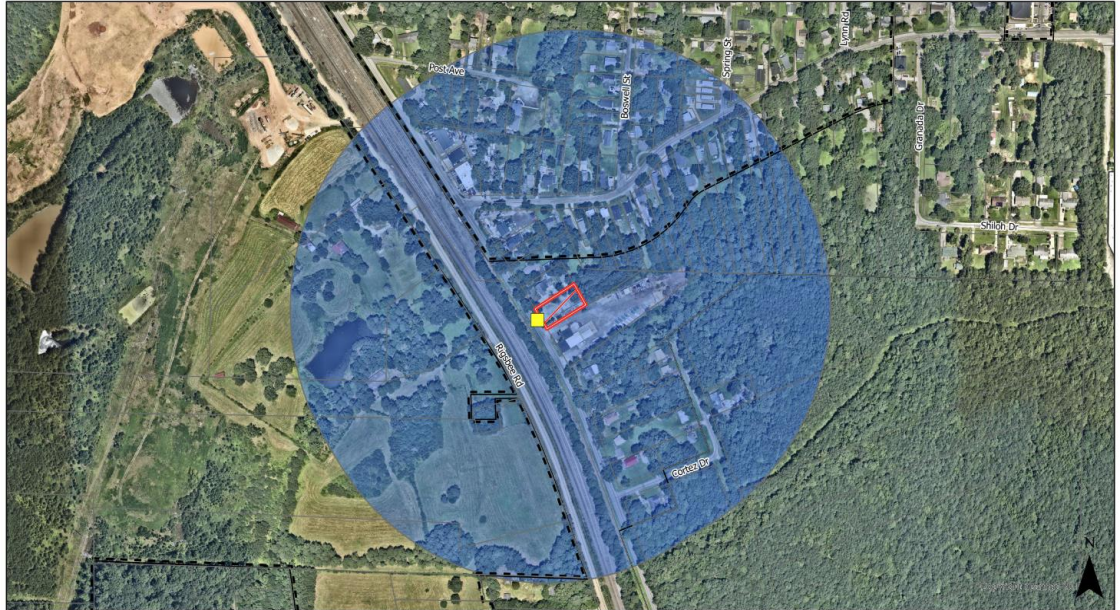
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Notice Area Map

Legend:

- Z2500028
- Parcels
- City of Durham
- 1000' Notice Area
- Public Notice Sign



0 500 1,000 2,000 Feet

Planning & Development Department
September 9, 2025

Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties as to the accuracy of the data provided are being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.



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