



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 Zoning Map Change for consistency with all relevant policies of the Comprehensive Plan. That analysis is shown below.

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: This proposal supports orderly development patterns as the area requested for rezoning is entirely surrounded by Industrial Light zoning and is adjacent to areas designated for Industrial on the Future Land Use Map.

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 8 provides additional information.