



COMPREHENSIVE PLAN CONSISTENCY REVIEW

RTP REZONING (Z2500025)

Comprehensive Plan Development Applicable Policies				
Applicability	Consistency Staff Analysis			
Neighborhoods Policy Topics				
ŀ	listoric Resources			
Policy 32: Preserve and protect historic resource design them to respect Durham's unique identit developments that are compatible with the archall projects are evaluated against this policy. There are no Unified Development Ordinance (UDO) requirements for historic structures identified on the North Carolina State Historic Preservation Office (NCSHPO) maps. If the site is in a local historic district and/or is designated a local landmark, the proposal must meet local historic standards and/or complete the Certificate of Appropriateness process. For projects outside of local historic districts and/or a local landmark, but have historic structures listed on the NCSHPO map, additional standards should be included to preserve and protect historic structures. Commitments could include voluntary inclusion into the Certificate of Appropriateness (COA) process, reuse of the structure, and/or preservation of the structure. If structures cannot be preserved due to poor structural integrity, documentation should be provided to staff.	y and reflect the nearby hi	storical context. Promote new		
Policy 33: Discourage development patterns, sur and concentrate high-wealth communities.	cn as exclusively single-fan	nily neignbornoods, that segregate		
All projects are evaluated against this policy. New developments should either provide a mix of housing within the project or create a mix by introducing a new housing type in an area that is predominantly uniform.	Consistent by meeting UDO standards	The new UC-3 district will permit residential uses and several housing types, many of which are not currently permitted in a majority of RTP.		
Neighborhood Design				
Policy 37: Design new developments to prioritize pedestrians in ways compatible with existing neighborhoods, such as by placing buildings close to the street, oriented toward sidewalks, green spaces, or community areas where people gather; locating vehicle access and parking to the side or rear of buildings and lots; maintaining connected streets and frequent intersections; and designing buildings to engage with the street through stoops, porches, or other welcoming entranceways.				

All projects are evaluated against this policy. Developments will always be required to meet this policy and can do so by meeting UDO standards for pedestrian facilities and connectivity. Any commitments in excess of UDO standards will be consistent by exceeding. Policy 39: Preserve and create natural areas, op developments or redevelopments—particularly			
health of residents. This policy applies when residential development is allowed in the proposal. The Unified Development Ordinance requires tree coverage areas and open space as part of residential development. Any residential proposal will meet this policy by meeting UDO standards. Exceeding UDO standards by committing to cluster or conservation subdivisions, exceeding minimum tree coverage or open space standards, community gardens, and/or pocket parks would be consistent with this policy by exceeding UDO standards.	Consistent by meeting UDO standards	Tree coverage requirements are included in the new UC-3 district.	
Ho	using Policy Topics		
	ffordable Housing		
Policy 40: Affordable housing should be included in new development proposals. Encourage and incentivize housing that meets the needs of Durham residents in terms of cost, unit size, housing type, ADA accessibility, and location. Tenures for housing affordability should run, where feasible, with the land in perpetuity. When this is not possible, affordability tenures should last for a minimum of 30 years and have an associated deed restriction.			
This policy applies when residential development is allowed in the proposal. New development should include affordable dwelling units and meet the tenure requirement of 30 years.	Cannot be demonstrated through a general rezoning		
A	ccessible Housing		
Policy 48: Encourage, incentivize, and require a variety of housing types in new developments that allow for a mix of age groups, and discourage developer commitments that isolate seniors by restricting housing based on age.			
This policy applies when residential development is allowed in the proposal. To accommodate a variety of age groups, the development plan may make commitments that create a variety of unit sizes, include first floor bedrooms, units accessible to persons with disabilities, and/or "universal design" elements. Commitments that restrict residents based on age are discouraged. This policy can only be met by exceeding UDO	Consistent by meeting UDO standards	The new UC-3 district will permit residential uses and several housing types, many of which are not currently permitted in a majority of RTP.	

	T		
standards and requires a text commitment to			
include design standards.			
Policy 49: Work towards healthier housing and lower utility costs for residents by using green building techniques and technologies (such as solar panels, passive solar design, low VOC materials), particularly in affordable housing units. Use durable, environmentally sustainable materials in publicly and privately funded affordable housing to create healthier homes.			
This policy applies when residential development is allowed in the proposal and can only be met by exceeding UDO Standards. There are no UDO standards that require green building techniques or certification. Through the development plan process, this policy can be achieved through commitments to green building standards or certification, installation of solar panels, or publicly accessible and/or level 2 or higher electronic	Cannot be demonstrated through a general rezoning		
vehicle charging stations.			
Policy 50: Encourage the location of new resider	· · · · · · · · · · · · · · · · · · ·	at homes are within a safe ten-minute	
walking distance (approximately one-half mile) of	of public parkland.	<u></u>	
This policy applies when residential development is allowed in the proposal. A proposal will be considered consistent with the policy if the proposed development is located within a ten-minute walk and there are adequate pedestrian facilities to allow safe movement from the site to the public parkland. If there is no safe route to the parkland, the proposal could commit to offsite sidewalk improvements to further safely connect the two sites. If there is no public parkland within a ten-minute walk, the proposal could proffer to dedicate land for a public park, subject to approval by Parks and Recreation Department, to be consistent with this policy. There is no current UDO standard that requires new residential development to be located within a half mile of public parkland.	Policy not met	There are no public parks within a half-mile walking distance of RTP within Durham County.	
	Tenants' Rights		
Policy 52: Encourage the preservation of existing	g mobile home parks. Prov	ide a re-housing plan for residents	
when mobile home parks are redeveloped, prioritizing locations near existing parks or with similar access to amenities.			
This policy only applies to proposed rezoning that includes existing mobile home parks. Rezonings of existing mobile home parks should be discouraged; however, if a proposed rezoning should remove the PDR MH zoning or change the zoning district, in order to meet this policy a rehousing plan for the existing residents would be required.	Not applicable as the site is not an existing mobile home park.		

Transportation Policy Topics			
Sidewalks			
Policy 55: Fill in gaps in the existing sidewalk, bicycle, and transit infrastructure to create an accessible, safe, and direct transportation network for all residents. Focus on improving residents' access to needed resources, including healthcare services, grocery stores, employment areas, and schools.			
All projects are evaluated against this policy. The Unified Development Ordinance (UDO) requires sidewalks to be provided along both sides of public or private right-of-way in all tiers except the Rural Tier. In addition, per UDO 12.4.3C, pedestrian and bicycle connections shall be made to any existing or proposed off-site pedestrian, bicycle, and transit facilities. Due to these existing standards, all projects should be found consistent with this policy by meeting UDO standards.	Consistent by meeting UDO requirements	Sidewalk and bicycle infrastructure will be required at the site plan stage.	
Trans	portation Investments		
Policy 57: Encourage new developments to fill i dedicating rights-of-way within and adjacent to		rtation infrastructure by building or	
All projects are evaluated against this policy. The Unified Development Ordinance (UDO) requires sidewalks to be provided along both sides of public or private right-of-way in all tiers except the Rural Tier. In addition, per UDO 12.4.3.C, pedestrian and bicycle connections shall be made to any existing or proposed off-site pedestrian, bicycle, and transit facilities. Due to these existing standards, all projects should be found consistent with this policy by meeting UDO standards.	Consistent by meeting UDO standards	Transportation infrastructure and right-of-way dedication, if required, will be required at the site plan stage.	
Acce	ssible Transportation		
Policy 63: Improve ADA accessibility at crosswalks, sidewalks, and bus stops for all people, regardless of ability or age. Improve pedestrian infrastructure, including street crossings, intersections, signals, wayfinding, and sidewalks prioritizing the safety of people with disabilities, senior citizens, students, and families with young children.			
All projects are evaluated against this policy. ADA accessibility is required by the UDO; therefore, all projects will be considered to meet this policy since they will be required to meet UDO standards. Projects can exceed standards for this policy by improving off-site facilities to meet ADA standards, provide wayfinding, etc.	Consistent by meeting UDO standards	ADA compliance will be required at the site plan stage.	
Land Use and Transportation Coordination			

Policy 70: Reduce the amount of land used for automobile travel and parking and encourage pedestrian- and

transit-friendly design. Discourage conversion of land into uses primarily or exclusively supportive of

automobiles, such as gas stations and car washes.

All projects are evaluated against this policy. Non-residential land uses that are auto dependent, such as gas stations, car washes, and vehicle sales and service cannot meet this policy. Ways to exceed UDO standards and meet this policy include limiting parking, committing to pedestrian friendly design, installation of transit facilities, etc. Policy 72: Ensure new development is connecte and biking infrastructure. This can include buildi constructing bicycle paths, greenways, off-stree	ng, improving, or dedicatir t bicycle and pedestrian co	ng right-of-way for sidewalks, and		
and collector streets, as called for in locally adopted transportation plans. This policy applies to all proposed projects except industrial development or zoning districts without adjacent commercial or residential uses. The Unified Development Ordinance (UDO) requires sidewalks to be provided along both sides of public or private right-of-way in all tiers except the Rural Tier. In addition, per UDO 12.4.3C, pedestrian and bicycle connections shall be made to any existing or proposed off-site pedestrian, bicycle, and transit facilities. Due to these existing standards, all projects should be found consistent with this policy by meeting UDO standards.				
Environment a	and Public Spaces Policy To	opics		
	ecting Sensitive Land	opics		
	ecting Sensitive Land ural areas (including floodp	olains, wetlands, wildlife habitats,		
Policy 79: Protect Durham's most sensitive natural hillsides, drinking water sources, critical watersh	ecting Sensitive Land ural areas (including floodp	olains, wetlands, wildlife habitats,		
Policy 79: Protect Durham's most sensitive natural hillsides, drinking water sources, critical waters in development. All projects are evaluated against this policy. The Unified Development Ordinance (UDO) requires protection of sensitive natural areas including floodplains, wetlands, steep slopes, drinking water sources, and critical watersheds. However, wildlife corridors and natural heritage areas are not protected within the UDO. Commitments that restrict development in natural areas, such as wildlife corridors, natural heritage areas, and	cting Sensitive Land ural areas (including floodpreds, and natural heritage and natural heritage and cannot be demonstrated through a general rezoning	There are no wildlife corridors, natural heritage areas, or drinking water sources in RTP. UDO requirements for protection of floodplain, wetlands, and steep slopes will be required in the UC-3 district.		

policy, a commitment must be made		
regarding the location of open space to ensure		
areas are connected and protect the most		
sensitive areas onsite.		
Policy 83: Existing habitat areas and wildlife mov	vement corridors should be	e left largely undisturbed to remain in
their natural, vegetated state and to avoid fragm		
Areas or Natural Corridors in adopted open space	-	
disturbance may be allowed for road crossings,		_
recommend against proposed structures or park		
This policy is only applicable for proposals that	6	
have wildlife corridors and/or natural heritage		
areas onsite. As there are no Unified	Not applicable as there	
Development Ordinance (UDO) requirements	are no wildlife	
for wildlife corridors or natural heritage areas,	corridors and/or	
commitments in excess of the UDO that would	natural heritage areas	
restrict activity within wildlife corridors and/or	in RTP.	
natural heritage areas would be required to		
meet this policy.		
Policy 84: Discourage development that contrib	utes to a loss of biodiversi	ty, particularly through disruptive
clear-cutting and mass grading. Mass grading sh		
grading of new development sites is proposed, i	_	
once, to reduce on-site stormwater runoff and e	-	
construction.	,	·
All projects are evaluated against this policy		
which are at least four acres in size. New UDO		
standards for phasing and mass grading	6	
provide policy consistency for applicable	Cannot be	
projects. Committing to no mass grading at all	demonstrated through	
or a phasing plan for projects under the	a general rezoning	
phasing threshold (50 acres) is considered		
exceeding UDO standards for this policy.		
Policy 85: New developments should include tre	e coverage beyond that re	quired by development regulations.
Tree canopy should be distributed throughout n	ew developments to main	tain a consistent mature tree canopy
wherever possible.		
All projects are evaluated against this policy		
above two acres in size and in the Urban or		
Suburban tiers, or zoned or proposed to be		
Design District in the Compact Neighborhood	Cannot be	
tier. To meet this policy, proposals must	demonstrated through	
exceed current tree coverage standards.	a general rezoning	
Where tree coverage is not required, any		
commitment to tree coverage would exceed		
policy.		
Env	vironmental Justice	
Policy 94: Increase Durham's urban tree canopy	, prioritizing neighborhood	ls and communities with comparably
less canopy. Prioritize native trees in replanting		• •
All projects are evaluated against this policy,		
except those in the Rural Tier. Meeting	Consistent by meeting	The UC-3 zoning will require ten
current UDO standards will meet this policy.	UDO standards	percent tree coverage.
Exceeding UDO standards for tree coverage		_

t in floodplains. For existin	g development in floodplains, support
Cannot be	
a gog	
eat island effect and its im	pact on residents. Ensure that new
·	
	ructure, reflective materials, and
Cannot be	
demonstrated through	
_	
corporates native plants, v	vildlife habitats, natural landscaping,
. , ,	
Commat Is -	
demonstrated through	
a general rezoning	
_	
_	
_	
	Cannot be demonstrated through a general rezoning fect in areas currently expenses and include green infrast demonstrated through a general rezoning corporates native plants, vector of the corporates of the cor

Access to Parks, Open Space, Trails, and Recreation				
Policy 104: In new development, dedicate parks, recreation facilities, and other amenities for public use rather than as private space.				
This policy applies to all proposed projects that include recreational amenities. To meet this policy, those amenities should be publicly accessible. Cannot be demonstrated through a general rezoning Policy 105: New developments should build or dedicate right-of-way for trails and greenways as per adopted trails and greenway plans. The trails and greenways system should link residential areas, schools, parks,				
institutions, shopping centers, and other greenw This policy is only applicable when a proposed trail or greenway is on site for a proposed development, per the Durham's Trails & Greenways Master Plan (2011). Should that be the case, the development plan should demonstrate compliance with the plan through dedication of easements consistent with the UDO Section 12.1.4.B. Should a proposal commit to constructing the trail or greenway, this policy would be determined to exceed the UDO.	Cannot be demonstrated through a general rezoning			
Green Infra	structure and Sustainabili	ty		
Policy 108: Encourage green infrastructure, such roofs and walls, bioswales, rain gardens, and pelow-income and BIPOC communities if desired bearing and projects are evaluated against this policy. Provision of green infrastructure, as listed in the policy, and/or use of native trees in planting, is required to meet this policy.	rmeable pavement. Green			
Policy 111: Encourage innovative stormwater management practices that will preserve and enhance water quality and will not increase the quantity of water discharged downstream of new developments. Encourage innovative stormwater management practices that will prepare our community and its infrastructure for increasingly heavy precipitation events.				
All projects are evaluated against this policy. Durham has one of the most stringent stormwater regulations in the state. Therefore, meeting City Code standards is considered meeting this policy. Commitments that go above and beyond City Code standards regarding stormwater are considered in excess of City Code standards for this policy.	Not applicable as this is a county application and City Code does not apply			
Policy 114: Encourage reuse of existing buildings, infrastructure, and construction materials, rather than their new creation from scratch. (Ensure that existing infrastructure is adequate for infill development, upgrade if not).				
This policy applies to infill development or sites with significant existing buildings, substantial structures, and/or infrastructure; it is not applicable to greenfield sites.	Cannot be demonstrated through a general rezoning			

Jobs and Training Policy Topic Access to Childcare Policy 145: Co-locate childcare facilities within or adjacent to employment centers, education and medical institutions, and community and civic places. This policy applies to non-residential sites that meet the uses listed in the policy or are adjacent to those uses. This policy can be met if childcare centers are a permitted use in the Consistent by meeting Care centers are a permitted use in zoning district requested (and in the **UDO** standards the proposed UC-3 district. development plan, if applicable). The proposal will be considered to exceed UDO standards if a childcare facility is committed to in the development plan. **Education Policy Topic School Site Development** Policy 152: Coordinate school planning and land use planning to proactively prepare for increased student growth from new development. When a proposed residential development causes any school level (ex: elementary, middle, and high school) within a region to be over-capacity, Durham Public Schools, the Durham City-County Planning Department, and the development team should consider mitigation measures for the school system (ex: land dedication, payments in-lieu-of improvements, or other proffers). Coordinate with Durham Public Schools to calculate what mitigation is necessary based on the best available estimates. All residential projects are evaluated against this policy. There is no UDO standard for school impact mitigation. Residential Cannot be proposals that provide a monetary demonstrated through contribution to Durham Public Schools will be a general rezoning considered to meet this policy in excess of UDO standards. Policy 155: When a proffer of land dedication for school sites is made, review of acreage and feasibility should be assessed in coordination with Durham Public Schools and Durham City-County Planning. This policy is only applicable when an applicant proposes land dedication towards school sites. Representatives from Durham Public Schools (DPS) are included in the Cannot be distribution of all rezoning cases. As part of demonstrated through the review, DPS should confirm if the proffer a general rezoning is suitable to their needs or plans. If DPS does not approve of the proffer, staff will require the proposed proffer to be removed from the development plan.

Place Type Policies			
Applicable Policy	Consistency	Analysis	
Employment Cam	pus (EC)		
Policy 187 Encourage conversion of some existing non-residential uses to housing within Suburban Commercial, Employment Campus, Mixed Employment, and Community Institution place types, especially if this conversion			
creates a greater mix of uses within the pace type.	,		
Inclusion of residential uses in employment campuses, or replacement of existing employment campuses with residential development, is consistent with this policy.	Consistent	The proposed UC-3 district would permit conversion or inclusion of residential uses on existing employment campuses.	
Policy 188 Encourage existing Employment Campus Place Typ		rutilized land to include a	
greater mix of uses to be more walkable and accessible to tra Expansion and intensification of uses within the Employment Campus place type is consistent with this policy. UDO requirements for pedestrian and bicycle connectivity meet this policy for greater walkability.	Consistent	A primary purpose of the proposed UC-3 district is a greater variety of uses and more efficient land use. Pedestrian connectivity will be required at the site plan stage.	
Transit Opportunity	Area (TOA)		
Policy 44 Equitably distribute housing throughout Durham the and ensure appropriate locations for affordable housing, publiservices, and existing or planned transit activities. Proposal with proffers for affordable or income-restricted units	ic housing, and supportiv		
are consistent with this policy. Contributions to the Durham Dedicated Housing Fund do not satisfy the intent of the policy.	demonstrated though a general rezoning		
Proposals with 20% affordable housing in the TOA place type are consistent with this policy. Income-restricted units and contributions to the Durham Dedicated Housing Fund do not satisfy the intent of the policy.	Cannot be demonstrated through a general rezoning		
Policy 71: Plan transportation connections between affordable income and houseless residents to offer safe access to nearby			
Proposals should connect to nearby services and transit.	Consistent	While limited, transit service does exist within RTP via GoDurham and GoTriangle.	
Policy 169 The Downtown and Transit Opportunity Area Place		sensitive transition to	
nearby neighborhoods through building placement, design, m		eight.	
Proposals should incorporate additional standards to provide a sensitive transition to adjacent neighborhoods.	Not applicable as the area of RTP that is designated TOA does not border any area outside RTP		

Policy 170: Transit Opportunity Areas should respect the surrounding neighborhoods in scale and design. Larger, regional-oriented Transit Opportunity Areas should be tall and dense to support transit but not as intense as the Downtown Place type. Neighborhood-oriented Transit Opportunity Areas should include shorter heights and less				
intensity, while still supporting transit.				
Proposals should incorporate additional standards for scale Not applicable as the				
and design that respect the surrounding neighborhood. area of RTP that is				
designated TOA does				
not border any area				
	outside RTP			