



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

1. Future Land Use Map Amendment

Policy 2.1.2.c. Suburban Tier Defined. *The Suburban Tier is established to provide land for low to medium density residential development, employment centers, and commercial and industrial activity. Land located in the Suburban Tier is expected to accommodate a large proportion of Durham's growth through greenfield development, infill, and redevelopment. While the Suburban Tier is expected to primarily develop at traditional suburban densities and patterns, it is recognized that the Research Triangle Park may develop one or more specific commercial nodes with more intense development and mix of uses that are walkable and able to be served by transit and bicycle facilities.*

Staff Analysis: The proposed Industrial designation is consistent with the intent of the Suburban Tier.

Policy 2.1.3i. Industrial Defined. *Land used primarily for industrial uses, including but not limited to manufacturing, processing, warehousing and distribution, resource extraction, research and development, flex space and service uses. This land use category may be accommodated by any industrial zoning district.*

Staff Analysis: The proposed Industrial designation would match the proposed IL zoning district, in the event that both requests are approved.

Policy 2.2.2a. Suburban Tier Development Focus: *Through the Future Land Use Map, ensure that the Suburban Tier has sufficient land to accommodate anticipated population growth and its attendant demands for housing, employment, and goods and services, including opportunities for affordable housing and recreation.*

Staff Analysis: The requested Industrial designation would provide additional industrial lands to accommodate the anticipated expansion of the Long Beverage Facility operation, and it would match the designation given to properties found to the north and west of the site.

Policy 2.2.2b. Suburban Tier Land Uses: *Land Uses that shall be allowed in the Suburban Tier include: Recreation and Open Space; Agricultural; Residential; Institutional; Commercial; Office; Research/Research Application; and Industrial.*

Staff Analysis: The requested designation, Industrial, is an allowed land use category for the Suburban Tier in which this site is located. The proposed plan amendment is compatible with the existing development in the areas, particularly since it serves as an expansion to the existing Long Beverage facility which is currently designated as Industrial on the Future Land Use Map.

Policy 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 requested designation, Industrial, is consistent with policy 2.4.2c. as the subject site is located directly on Page Road, 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: This proposal supports orderly development patterns as it serves as an expansion to the existing Long Beverage facility also located within the Industrial Light zoning, and abuts the Industrial Mixed Use zoning found to the east in Wake County.

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. Further detail is provided in the zoning map change report.