



Colvard Farms Phase 12

Zoning Map Change Request

Case Summary

Applicant: Mitch Craig, PE, CE Group

Jurisdiction: County

Site Acreage: 28.72

Rezoning Request: Residential Rural (RR) to Residential Suburban-20 with a Development Plan (RS-20(D))

Proposal: Maximum of 31 Single Family Units



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Aerial Map

Aerial Map
Colvard Farms Phase 12



Durham City-County Planning Department, 5/17/18



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Area Photos



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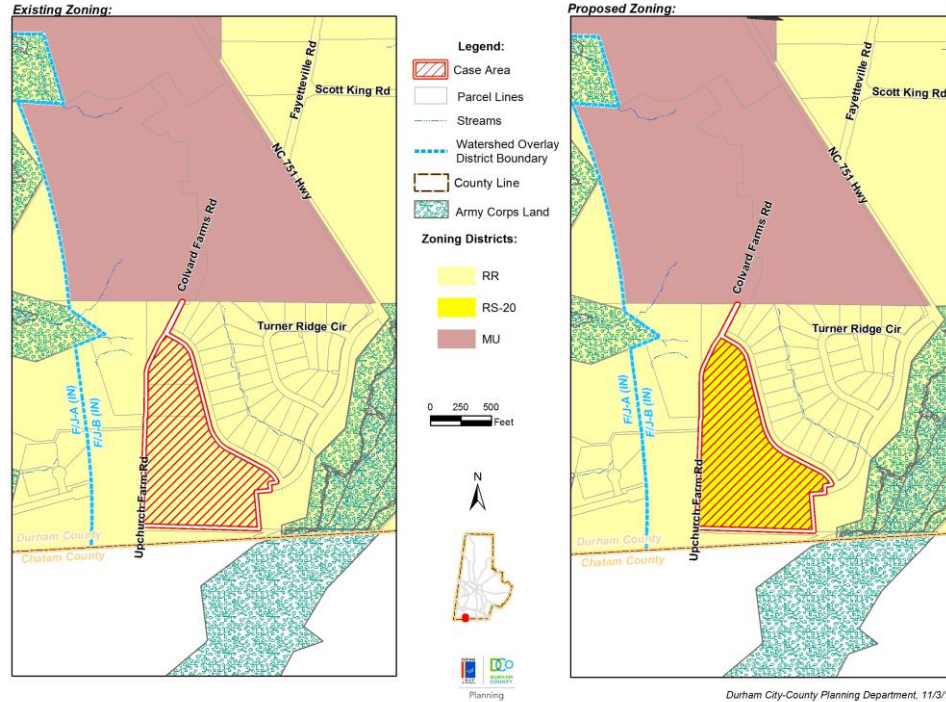
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Zoning Context

Context Map
Colvard Farms Phase 12



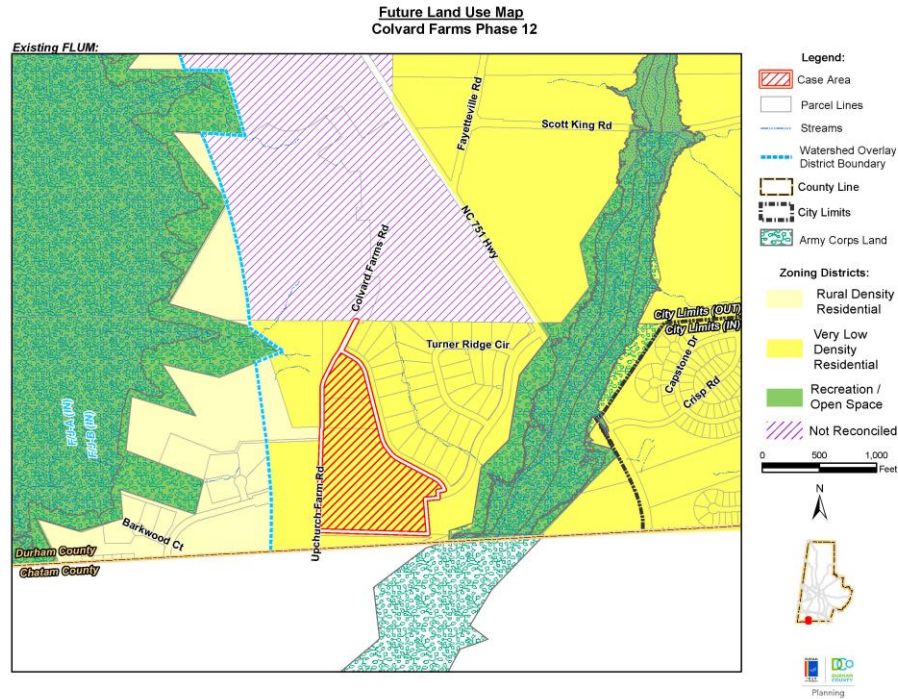
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Future Land Use Map



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RS-20 Zoning District Dimensional Standards

Dimensional Standard	Min.	Max.
Lot Area (square feet)	20,000	—
Street Yard (feet)	35	—
Side Yards (feet)	12 single, 30 total	—
Rear Yards (feet)	25	—
Height (feet)	—	35



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Summary of Key Committed Elements

- Maximum of 31 Residential Units
- Site Access Points
- Project Boundary Buffers
- Internal Private Street



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Comprehensive Plan Policies

Policy	Consistent?
FLUM: Very Low Density Residential	Yes
2.3.1b Contiguous Development	Yes
2.3.2a Infrastructure Capacity	Yes



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Staff Determination

Staff determines that this request is consistent with the *Comprehensive Plan* and applicable policies and ordinances.



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