



Rougemont Commercial

Zoning Map Change Request

Case Summary

Applicant: George Venters

Location: 12907 and 12807 North Roxboro Road and 123 Bill Poole Road

Jurisdiction: County

Site Acreage: 2.37

Rezoning Request: Commercial Neighborhood (CN) and Residential Suburban-10 (RS-10) to Commercial Neighborhood with a text only development plan (CN(D))

FLUM designation: Commercial, Rural Village(no change)

Proposal: Text-only development plan rezoning



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Text Only Development Plan

Text only development plans are a type of development plan that allows proffered commitments that specify, limit, and/or prohibit uses within the zoning district requested pursuant to UDO Section 5.1, Use Table.

Proposed Text Commitment: The following CN uses shall be prohibited: drive-through facilities; dry-cleaning; payday lenders or check cashing services; psychic or medium; taxi dispatch center; animal kennel; and restaurants with drive-through facilities.



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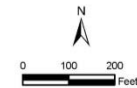


Aerial Map



Legend:

-  Case Area
-  Parcel Lines



Durham City/County Planning Department 3/5/2019



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Site Photos



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Area Photos



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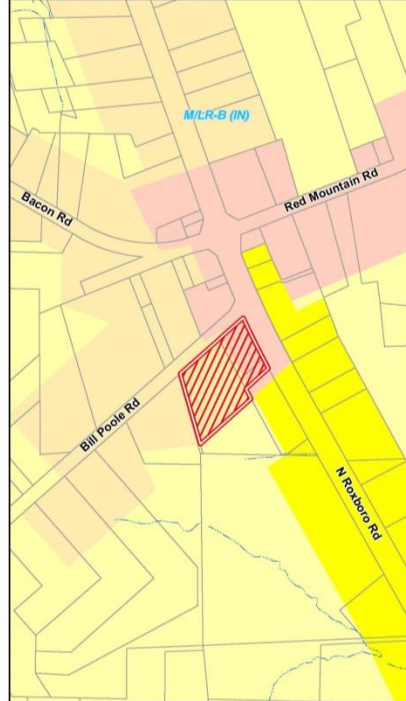
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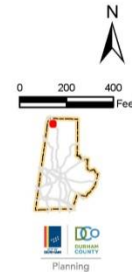


Zoning Context

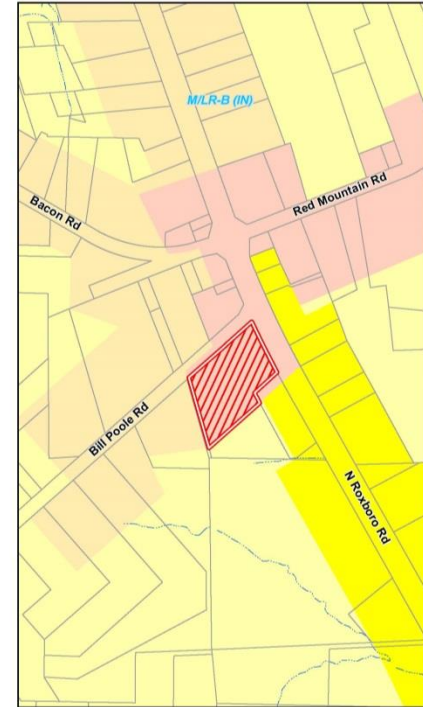
Existing Zoning:



- Legend:
- Case Area
 - Parcel Lines
 - Streams
- Zoning Districts:
- RR
 - RS-20
 - RS-10
 - CN



Proposed Zoning:



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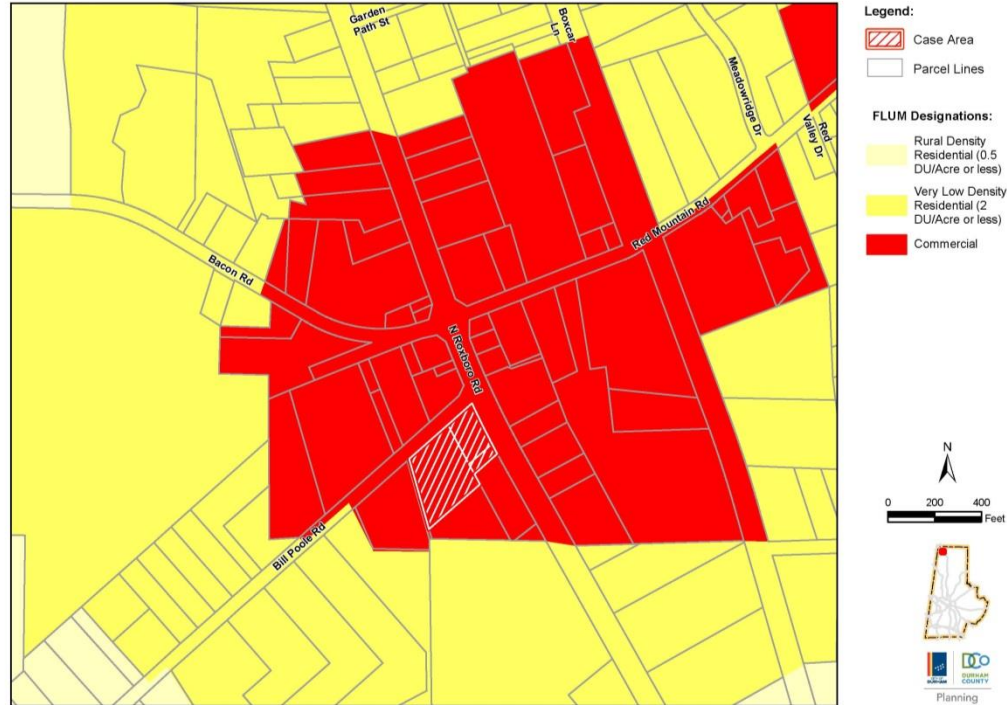
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Future Land Use Map



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CN District Dimensional Standards

Dimensional Standard	Min.	Max.
Site Area (acres)	2	-
Project Floor Area (square feet)	-	20,000
Street Yard (feet)	25	-
Side Yard (feet)	25	-
Rear Yard (feet)	25	-
Building Coverage (%)	-	23
Height (feet)	-	50



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Comprehensive Plan Policies

Policy	Consistent?
FLUM: Commercial	Yes
2.2.1a. Rural Tier Development Focus	Yes
2.2.1e. Rural Villages	Yes
2.2.1g. Rural Service Centers	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.

Planning Commission

Recommended approval 8-3 at their April 9, 2019 meeting.



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