



CITY OF DURHAM | DURHAM
COUNTY
NORTH CAROLINA

ATTACHMENT 6:
COMPREHENSIVE PLAN
CONSISTENCY ANALYSIS

As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Zoning Map Change and Future Land Use Map Amendment for consistency with all relevant policies of the Comprehensive Plan. That analysis is provided below.

2.2.1a. Rural Tier Development Focus. *Ensure that new development promotes agricultural uses and single-family residential development on large lots to minimize demands for public infrastructure. Commercial areas shall be small scale and neighborhood oriented.*

Staff Analysis. The proposed expansion of the commercial neighborhood (CN) zoning district is located in the Rougemont Rural Village and in the Rural Development Tier. The total site area of the CN(D) zoning is 2.37 acres and corresponds to the commercial designation on the Future Land Use Map.

2.2.1e. Rural Villages. *Durham shall maintain and support the rural villages of Bahama and Rougemont through the following policies and actions:*

- i. *Maximum Residential densities in Rural Villages shall be Residential, Very Low (2 units per acre or less);*
- ii. *Explore village design guidelines to protect the character of Bahama by encouraging appropriate and compatible infill and development design;*
- iii. *Develop land use plans to promote the continued and sustainable economic viability of Bahama;*
- iv. *Locate community-oriented facilities and services within Rural Villages in order to enhance their economic vitality; and*
- v. *Investigate the feasibility of the establishment of a local historic district and/or National Register Historic District for the Village of Bahama.*

(See Policies 2.5.3e, Rural Village Plans, 4.3.1a, Rural Village Design Guidelines, and 5.1.2d, Historic Rural Villages.)

Staff Analysis. An increase in site area in the Commercial Neighborhood zoning will aid in the continued economic viability of Rougemont by allowing greater flexibility of site design to meet required watershed protection overlay standards. The requirements in the M/LR-B watershed protection overlay limit impervious surface to 12% or 24%, if utilizing engineered stormwater controls per the UDO requirements. The existing site is primarily pervious and the area currently zoned Commercial Neighborhood is less than 0.75 acres.

2.2.1g. Rural Service Centers. *Establish Rural Service Centers in the Rural Tier to provide locations for small-scale commercial uses and community services. Standards for Rural Service Centers include:*

- i. *Located at intersections of Major and/or Minor Thoroughfares, separated by a distance of at least one-and-one-half (1 ½) miles;*

- ii. *Contain two or more neighborhood-oriented uses;*
- iii. *Maximum of 20,000 square feet of nonresidential uses per center;*
- iv. *Maximum size for any single establishment of 10,000 square feet; and*
- v. *New, isolated, mid-block commercial uses shall be discouraged.*

Staff Analysis. The proposed CN(D) zoning is located in the area designated Rural Village and commercial on the Future Land Use Map. This site is located at the intersection of Highway 501 and Bill Poole Road. Adjacent commercial uses include a hair salon and a convenience station with fueling stations. If this site proposes to develop more than 5,000 square feet a minor special use permit is required per the development standards of UDO section 6.10.1.

Policy 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. The site proposes to be served by a septic system and County water. At this time, a commercial connection to the County water system cannot be guaranteed, as the County's State permit limits the amount of commercial development allowable to be connected to the system. This issue will need to be resolved prior to site plan approval through modification to the County's State permit for the water system. If the aforementioned permit cannot be modified, proposed commercial development will not be allowed to be permitted on this site. Further detail is provided in the zoning map change report.