



Durham City-County Planning Department

UNIFIED DEVELOPMENT ORDINANCE (UDO)

TEXT AMENDMENT APPLICATION

Planning

Applicant Information

Name: Patrick Young, AICP, Planning Director	Telephone: 919-560-4137
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Proposed Amendment(s)

In the space below, provide details of the proposed amendment(s), including:

1. Current UDO Reference: (List Articles, Sections, and paragraphs affected);
2. Current and proposed text (with strike-out of deleted text and underline of proposed text), diagram, and/or illustration; OR detailed description of desired change; and
3. Justification for the amendment(s), including:
 - a. How the proposal is consistent with the *Comprehensive Plan* citing applicable goals, objectives, and/or policies;
 - b. How the proposal is reasonable and in the public interest; and
 - c. How the proposal may affect other portions of the UDO, as applicable.

Revise Article 16, Design Districts, and associated sections as applicable (includes minor changes to Article 4, Zoning Districts, Article 5, Use Regulations, Article 8, Environmental Protection, Article 9, Landscaping and Buffering, and Article 10, Parking), to develop design district requirements for Compact Neighborhoods where the existing context is suburban in nature.

The Durham City Council and Durham County Board of Commissioners have adopted Compact Neighborhood Tier areas around planned stations along the proposed Durham-Orange Light Rail Transit (D-O LRT) corridor. The adopted Compact Neighborhoods are envisioned, over the long term, to evolve into communities with development that is higher density, mixed use, and walkable. From Durham Comprehensive Plan policy 2.1.3j.: *Design Districts are intended to encourage intense development and transit and pedestrian oriented activity. Regulations focus on form of the private and public realm rather than use and intensity. Design Districts are intended to encompass the Downtown and Compact Neighborhood Tiers, and are accommodated by the Downtown Design (DD-) and Compact Design (CD-) zoning districts.*

A variety of additional Comprehensive Plan policies have been adopted to guide development in the Compact Neighborhoods. From establishing higher residential densities (Policy 2.1.3d, Table 2-1), to enhancing street-level experiences (Policy 2.2.4a), creating 24-hour places by providing a mix of uses (Policy 2.2.4b), and supporting multi-modal transportation (Policy 2.4.1a).

Contact Information: For questions regarding text amendment applications, please contact Michael Stock, Senior Planner at 919-560-4137 ext. 28227 or Michael.Stock@DurhamNC.gov.

Submit To: Durham City-County Planning Department, 101 City Hall Plaza, Durham, NC 27701.

Signature of Applicant (Required)

	11.30.2018
Signature of Applicant	Date

Tracking Information (Staff Only)

Assigned Case #:	Date Received:
Received By:	Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No