



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 Zoning Map Change and Future Land Use Map Amendment for consistency with all relevant policies of the Comprehensive Plan. That analysis is provided below.

2.3.1a. 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. The proposed Commercial General rezoning is compatible with the Commercial General zoning to the south and west. Per the UDO Commercial General district intent statement, it is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Text commitments limiting the allowable uses, specifically to self-service storage restricted to boat and RV storage is proposed, allowing for a new commercial business which is low intensity and low traffic generating,. In addition, the applicant has committed to no development or uses of any type north of the riparian features on the site. The site has access to the necessary public infrastructure based upon its needs. However, In terms of contiguous development, along US 70, there is no consistent development pattern, especially north and south of this site, resulting in an existing leapfrog development pattern. The proposed development does allow for a new low intensity commercial development, consistent with the Future Land Use designation for the site.

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