



# Leesville Road Boat and RV Storage

## Zoning Map Change Request

# Case Summary

Applicant: Warren Mitchell, PE

Location: 4615 Leesville Road

Jurisdiction: County

Site Acreage: 13.882

Rezoning Request: Residential Rural (RR) to Commercial General with a text only development plan (CG(D))

FLUM designation: Commercial (no change)

Proposal: Text-only development plan rezoning



919.560.4137

[DurhamNC.gov](http://DurhamNC.gov)

Follow Us @CityofDurhamNC



# 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 specific uses will be permitted: Self-service storage, restricted to boat and RV storage only. There will be no development or uses of any type north of the riparian features on the site.



919.560.4137

[DurhamNC.gov](http://DurhamNC.gov)



Follow Us @CityofDurhamNC

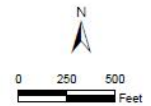


# Aerial Map



## Legend:

-  Case Area
-  Parcel Lines



# Site Photos



919.560.4137

[DurhamNC.gov](http://DurhamNC.gov)

Follow Us @CityofDurhamNC





# Area Photos



# Area Photos

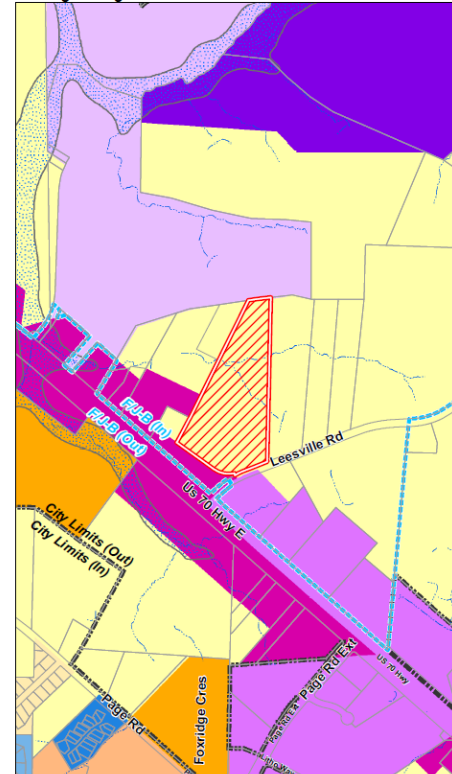




# Zoning Context



**Existing Zoning:**



**Legend:**

- Case Area
- Parcel Lines
- Streams
- Watershed Protection Overlay
- Floodplain
- City Limits

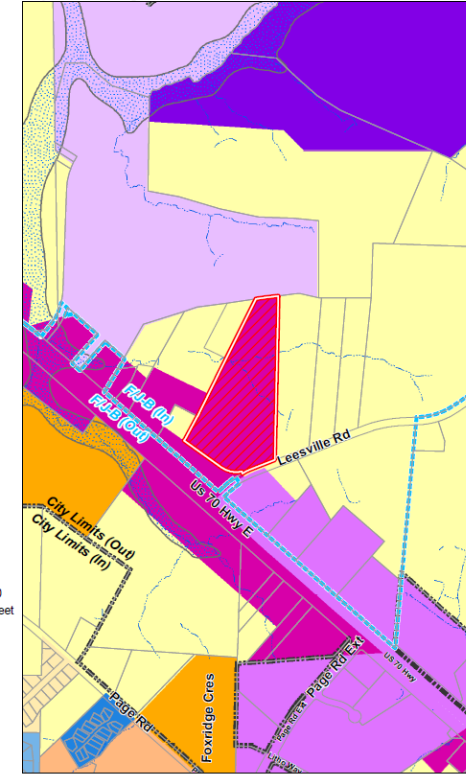
**Zoning Districts:**

- PDR-LDR (2 - 4 du/ac)
- PDR-MDR (4 - 8 du/ac)
- RR
- RS-10
- RS-8
- RS-M
- CG
- I
- IL
- IP

0 600 1,200 Feet

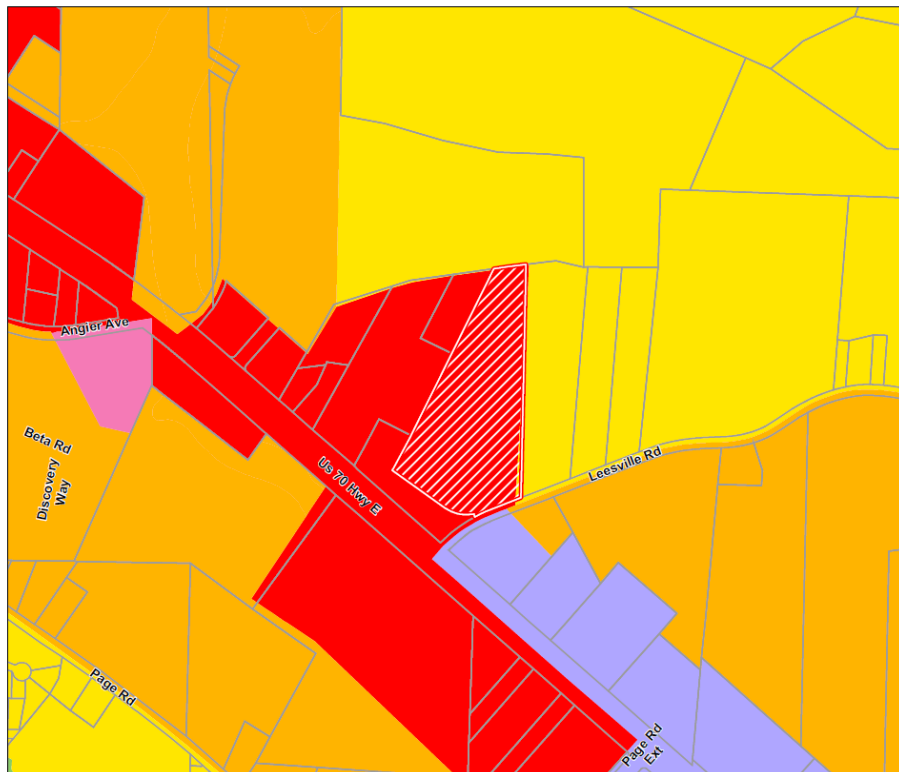


**Proposed Zoning:**





# Future Land Use Map

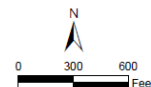


## Legend:

- Case Area
- Parcel Lines

## FLUM Designations:

- Low Density Residential (4 DU/Acre or less)
- Low-Medium Density Residential (4 - 8 DU/Acre)
- Commercial
- Industrial
- Office
- Recreation / Open Space



# CG District Dimensional Standards

Dimensional Standard	Min.	Max.
Lot Area (square feet)	20,000	-
Lot Width (feet)	100	-
Street Yard (feet)	25	-
Side Yard (feet)	25	-
Rear Yard (feet)	25	-
Building Coverage (%)	-	60
Height (feet)	-	50



919.560.4137

[DurhamNC.gov](http://DurhamNC.gov)

Follow Us @CityofDurhamNC



# Comprehensive Plan Policies

Policy	Consistent?
FLUM: Commercial	Yes
2.3.1a Contiguous Development	Yes
2.3.2a Infrastructure Capacity	Yes



919.560.4137

[DurhamNC.gov](http://DurhamNC.gov)

Follow Us @CityofDurhamNC



# Staff Determination

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

## Planning Commission

Recommended approval 11-0 at their August 13, 2019 meeting.



919.560.4137

[DurhamNC.gov](http://DurhamNC.gov)

Follow Us @CityofDurhamNC

