



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 for consistency with all relevant policies of the Comprehensive Plan. That analysis is shown below.

2.1.2c Suburban Tier Defined. *The Suburban Tier is established to provide land for low to medium density residential development, employment centers, and commercial and industrial activity. Land located in the Suburban Tier is expected to accommodate a large proportion of Durham's growth through greenfield development, infill, and redevelopment. The Suburban Tier is expected to develop at traditional suburban densities and patterns.*

Staff Analysis: This purpose of the request is to develop a parcel within the Suburban Tier as an expansion of an existing business which will allow for additional employment and activity to the area. The proposed use, while not committed, is consistent with uses appropriate within the Suburban Tier and consistent with the FLUM designation of the site. However, since no development plan was submitted as part of case Z1900013, any use within the IL zoning district is permitted.

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: This area already contains a variety of light industrial and warehouse uses, including Royals Contracting, Snider Tire, KSE Scientific and SCM Metal Products, and there is additional Industrial Light zoned property to the north. Expanding the IL zoning district in the area brings the property into conformance with the existing FLUM. It also seeks to reduce the pattern of leapfrog and split zoning that exists today.

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. Transit service is provided along South Miami Boulevard via GoTriangle Route15. Further detail is provided in the zoning map change report and Attachment 6 Summary of Development Impacts.