



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 provided below.

Policy 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. While the Suburban Tier is expected to primarily develop at traditional suburban densities and patterns, it is recognized that the Research Triangle Park may develop one or more specific commercial nodes with more intense development and mix of uses that are walkable and able to be served by transit and bicycle facilities.*

Staff Analysis: This proposal, if approved, will allow for Industrial Light uses. Industrial uses are identified as appropriate in the Suburban Tier. The area surrounding this site includes a mix of industrial and residential uses.

Policy 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 proposal supports orderly development patterns as it serves as an expansion to the existing Long Beverage facility located in Wake County. While industrial uses permissible through Industrial Light zoning could be incongruous with adjacent residential zoning and uses, the area of the site, as well as the area of residentially zoned parcels, is designated Industrial on the Future Land Use Map.

Policy 2.4.2c. Location of Industrial Uses. *Through the Future Land Use Map, ensure that new industrial uses have direct access to Major Thoroughfares, Minor Thoroughfares, or Collector Streets to protect the character of neighborhoods.*

Staff Analysis: The requested zoning is presently identified as Industrial on the Future Land Use map and is located directly on Page Road, a major thoroughfare.

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 road infrastructure is sufficient to accommodate potential impacts. There is no water and sewer impact on the Durham system as a result of this zoning map change. Attachment 6 provides additional information.

Policy 8.1.2h. Transportation Level of Service Maintenance. *In order to maintain the level of service on Durham roads, the City-County Planning Department shall not recommend approval for any zoning map change which would result in the average daily trips exceeding 110 percent of the adopted level of service standard for any adjacent road, unless the impact on the adjacent roads is mitigated. Development projects shall be exempt from this policy if the project results in a change in the average daily trips of no more than 3 percent of the level of service standard on any adjacent road. This exemption shall not apply if the present average daily trips exceed 120 percent of the level of service standard on any adjacent road. If the zoning map change request is found to be inconsistent with this policy, any associated Plan Amendment shall also be recommended for denial.*

Staff Analysis: The proposed development plan is consistent with this policy; while the traffic from this proposed zoning will increase, the traffic volume is not anticipated to exceed the roadway capacity (LOS D) for Page Road.