



## ATTACHMENT 6: SUMMARY OF DEVELOPMENT IMPACTS

This attachment provides a summary of the potential infrastructure impacts associated with the proposed request in terms of how it affects the transportation system, utilities (water, sewer systems, and stormwater) and schools.

### 1. Transportation Impacts

Page Road is the major road impacted by the proposed rezoning change. There are no scheduled City of Durham or NCDOT roadway improvement projects in the area.

<b>Table 1: Existing Roadway Characteristics</b>	
<b>Affected Segment</b>	Page Road
<b>Type of Roadway</b>	2-lane undivided Class I roadway with left-turn lanes
<b>Current Roadway Capacity (LOS D) (AADT)*</b>	16,800
<b>Latest Traffic Volume (AADT)**</b>	6,800

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)

Source of Latest Traffic Volume: 2017 NCDOT Traffic Count Map

Table 2, below, shows the projected vehicle trips generated under the proposed rezoning compared to the present zoning designation.

<b>Table 2: Traffic Generation</b>	
<b>Traffic Generated by Present Designation (average 24 hour)*</b>	*0
<b>Traffic Generated by Proposed Designation (average 24 hour)**</b>	**2,355
<b>Impact of Proposed Designation</b>	2,355

\*Assumption- (Max Use of Existing Zoning) – IL(D): The warehouse facility (the traffic generator) is in another jurisdiction. Therefore, the trip generation for the Durham County portion of this site is zero.

\*\*Assumption- (Max Use of Proposed Zoning) – IL: 5,000 sf fast-food with drive-thru

Transit service is not currently provided within one-quarter mile of the site.

### 2. Water and Sewer Impacts

There is no water and sewer utility impact on the Durham system as a result of this zoning map change application. The site is currently served by the Town of Cary water and sewer system and any future

extension of water and/or sewer to serve additional development on this site will be approved through an amendment to existing agreements between the City of Durham and the Town of Cary. Per existing agreements between the Town of Cary and the City of Durham, Cary utilities cannot be extended into Durham County at the project address. The extension of fire loops, private fire lines or private water lines served with Cary water would also be prohibited under the current agreement. Approval of this rezoning does not constitute approval of future utility extension without modifications to the agreement.

### 3. Stormwater Impacts

The Durham Stormwater Engineering Department reviewed the proposed zoning and had no comments as this is a straight rezoning with no development plan. All impacts associated with the application would be addressed at the time of site plan review, because that requires a level of detail not required at the time of rezoning.

### 4. School System Impact

Durham Public Schools serving the area are Bethesda Elementary, Lowes Grove Middle, and Hillside High School. Table 3 provides a summary of the current building capacity for the elementary, middle and high schools, as well as the current enrollment and the available capacity.

Table 3: School Enrollment and Capacity Figures			
	Elementary School Students	Middle School Students	High School Students
Current Building Capacity	15,047	7,779	10,500
Maximum Building Capacity (110% of Building Capacity)	16,552	8,557	11,550
20 <sup>th</sup> Day Attendance (2019-2020 School Year)	15,045	7,311	10,354
Committed to Date, Based on Recent Approvals (October 2016-September 2019)	121	24	(28)
Available Capacity	1,386	1,221	1,224

The existing IL(D) zoning as well as the proposed IL zoning are nonresidential uses that would not yield any school aged children. There would be no change in the number of school aged children as a result of this rezoning.

### 5. Summary

The proposed IL zoning district is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of the transportation system, utilities, and schools.