



Long Beverage

Zoning Map Change Staff Report

Case Summary

- Applicant: Andrew Porter, Coulter Jewell Thames PA
- Site Location: 10500 World Trade Blvd
- Jurisdiction: County
- Site Area: 3.12 acres
- Rezoning Request: Industrial Light (IL) from Industrial Light with a Development Plan (IL(D))
- FLUM: Industrial
- Proposal: No development plan, all uses in the Industrial Light district



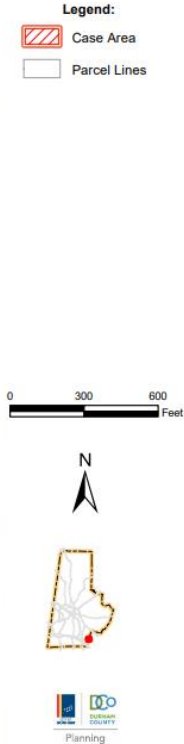
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Aerial Map



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Site Photos



Photo 1: View of site looking south from World Trade Boulevard.



Photo 2: View of site looking east from Page Road.



Photo 3: View of site from driveway of Long Beverage facility.



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Area Photos



Photo 4: Looking south from World Trade Blvd.



Photo 5: Looking north from World Trade Blvd.



Photo 6: Looking west at intersection of World Trade Blvd and Page Road.



Photo 7: Looking west from Page Road.



Photo 8: Looking west from Page Road.



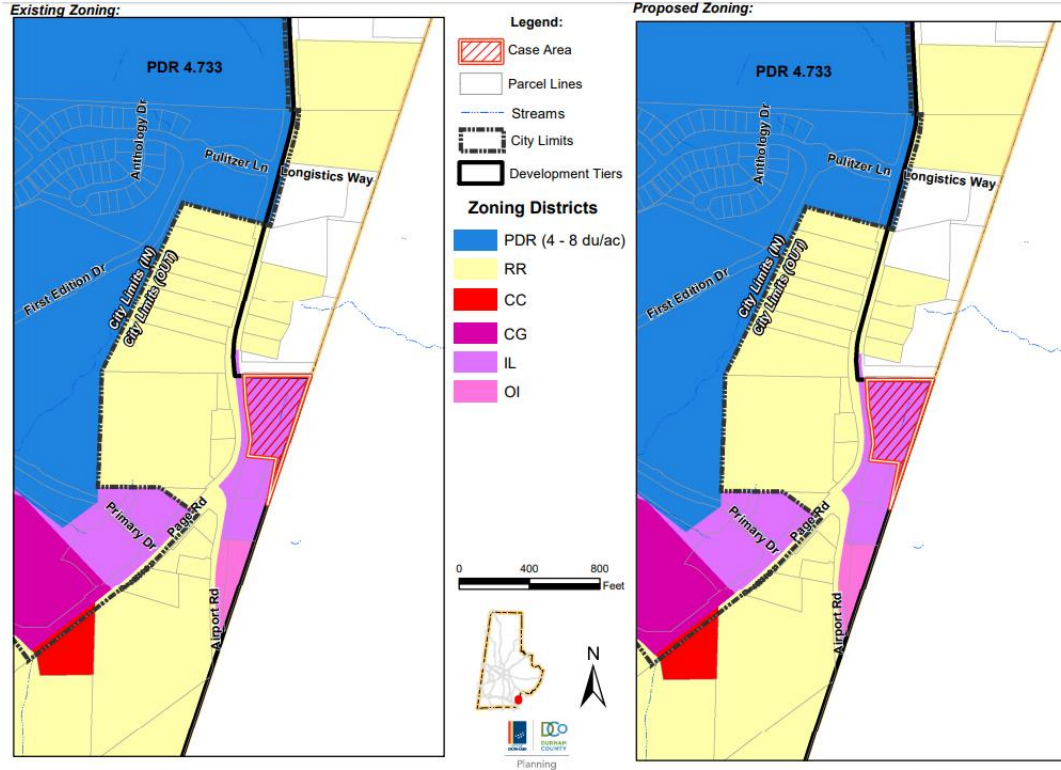
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Zoning Context



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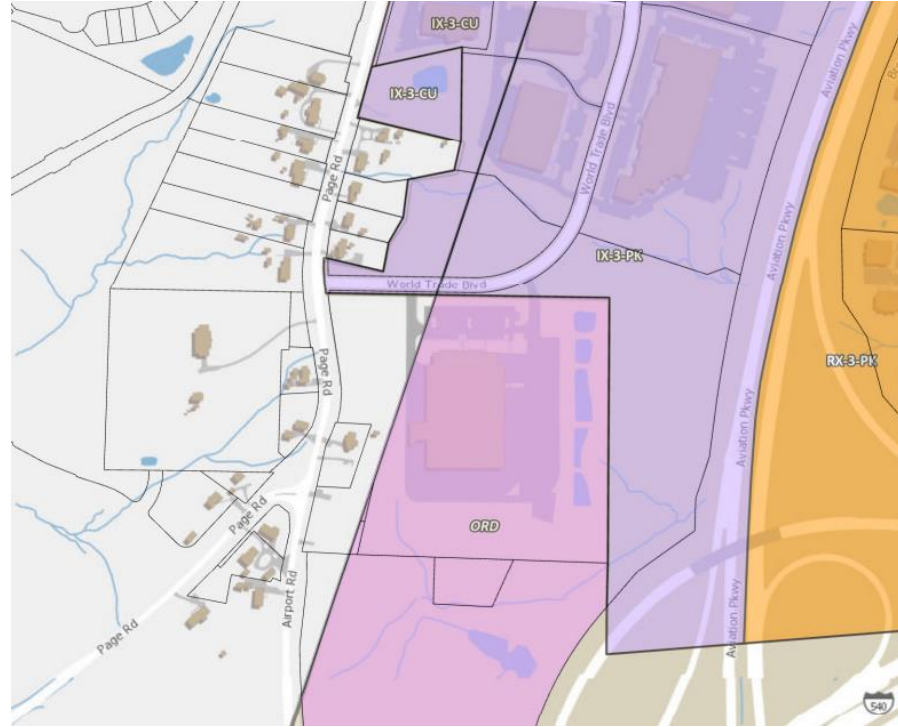
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Wake Zoning Context



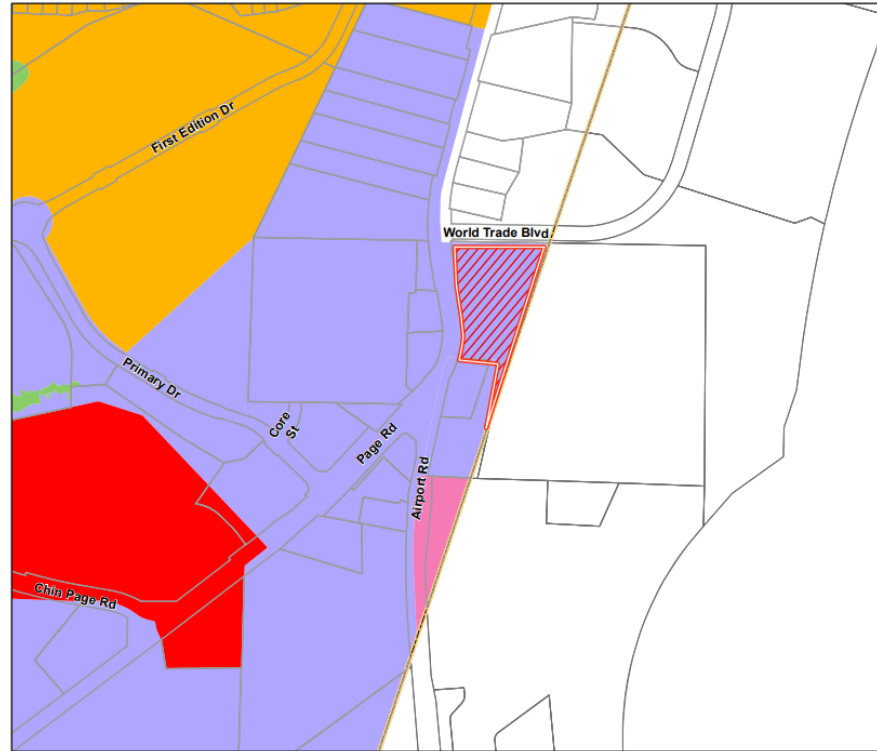
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Future Land Use Map

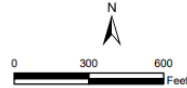


Legend:

- Case Area
- Parcel Lines

FLUM Designations:

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



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IL Dimensional Standards

Dimensional Standard	Min.	Max
Lot Area (square feet)	25,000	-
Lot Width (feet)	100	-
Street Yard (feet)	40	-
Side Yard (feet)	30	-
Rear Yard (feet)	25	-
Building Coverage (%)	-	60
Height (feet)	-	50



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Comprehensive Plan Policies

Policy	Consistent?
FLUM: Industrial	Yes
2.1.2c. Suburban Tier Defined	Yes
2.3.1a. Contiguous Development	Yes
2.4.2c. Location of Industrial Uses	Yes
2.3.2a. Infrastructure	Yes
8.1.2h. Transportation Level of Service Maintenance	Yes



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Staff Determination

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

Planning Commission Recommendation

Approval 10-0, at the July 21, 2020 Planning Commission meeting.

The Planning Commission finds that the ordinance request is consistent with the adopted Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.



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