



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Plan Amendment Report

Meeting Date: June 16, 2008

Reference Name	2900 South Miami Boulevard (A0800004)	Jurisdiction	City
Request	Proposed Land Use Designation	Industrial	
	Existing Land Use Designation	Commercial	
Site Characteristics	Tier	Suburban	
	Site Acreage	1.46 acres including right-of-way	
	Existing Use	Vacant	
Applicant	Miami Blvd 51 Investors	Submittal Date	February 11, 2008
Location	West side of South Miami Boulevard, between Lumley Road and T.W. Alexander Drive		
PIN(s)	0749-04-52-6920 (partial)		
Recommendations	Staff	Approval, based on the request being justified and meeting the four criteria for plan amendments	
	Planning Commission	Approval, April 8, 2008, 13-0, based on information provided in the staff report, the justification, and meeting the four criteria for plan amendments.	

A. Summary

The proposed plan amendment would change the Future Land Use Map designation from Commercial to Industrial for part of a parcel located on the west side of South Miami Boulevard, between Lumley Road and T.W. Alexander Drive. The total land area to be affected is 1.46 acres including right-of-way.

B. Site History

The majority of the site was designated as Industrial in the *Triangle Township Plan*. A small segment of the site to the rear was designated Recreation, Open Space, Floodplain in the *Triangle Township Plan*.

C. Proposed Amendment Justification

The applicant states, “by bringing this parcel into conformance with the neighboring parcels for zoning it will greatly increase the potential for development not only for this parcel but also for neighboring parcels.”

The applicant further states, “the fact that all the surrounding parcels have already been rezoned to “light industrial” would indicate that the same zoning would also be best for this parcel.” The applicant’s full justification statement is attached.

Staff Analysis and Conclusion

The applicant is correct that the majority of the parcels surrounding the site are designated for Industrial uses and are zoned Light Industrial (IL). Presently, the front half of the parcel is an isolated, mid-block commercial use, which is discouraged by *Durham Comprehensive Plan* Policy 2.2.5b., Spacing of Commercial Development.

The proposed Industrial designation would better reflect the character of the area than the current Commercial designation. A split designation on a parcel of this size is, generally speaking, undesirable, as it makes the site more difficult to use. The plan amendment is justified based on a more detailed look at the site than was performed during the development of the *Durham Comprehensive Plan*.

D. Criteria for Plan Amendment

The Unified Development Ordinance (UDO) contains criteria for the Planning Commission to use in considering proposals to amend the *Durham Comprehensive Plan*. (See Section 3.4.7, Criteria for Planning Commission Recommendations).

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and program of any adopted plans;
- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
- C. Whether the proposed change would create substantial adverse impact in the adjacent area or in the City or County in general; and
- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

The proposed plan amendment has been evaluated against these criteria.

1. Plan Consistency

Durham Comprehensive Plan Land Use Policy 2.2.5a., Demand for Commercial Land, indicates that in evaluating plan amendments, the Governing Boards and the City-County Planning Department shall consider the demand for commercial land and the capacity of transportation, water, and sewer systems, and other public facilities and services. Durham has sufficient land designated for Commercial uses on the Future Land Use Map to accommodate the decrease. Durham has sufficient capacity in water, sewer systems and other public facilities to accommodate the change of designation. This proposed plan amendment would remove 1.46 acres from Commercial designation. The City-County Planning Department projects a demand of 4,388 acres of commercial land by the year 2030. The *Durham Comprehensive Plan* currently accommodates approximately 6,523 acres of commercially-designated land, so the loss of commercially-designated acreage by the proposed plan amendment is not significant.

Development allowed with the proposed plan amendment change is estimated to generate a demand for water of 2,385 gallons per day (GD). This

represents an increase of about 859 GD over what development with the present zoning would allow.

Water Supply Impacts	
Current Water Supply Capacity	37.00 MGD
Present Usage	28.71 MGD
Approved Zoning Map Changes (Past Three Years)	2.53 MGD
Available Capacity	5.76 MGD
Estimated Water Demand Under Present Land Use	1,526 Gallons per day
Potential Water Demand Under Proposed Land Use	2,385 Gallons per day
Impact of Zoning Map Change	859 Gallons per day
Notes: MGD = Million gallons per day	

Durham has sufficient capacity in water and sewer services and other public facilities to accommodate the change of designation. New industrial development possible with the proposed plan amendment and concurrent zoning approval will likely place somewhat greater demands on Durham’s sewer, and water systems than is possible under the existing split Commercial and Industrial designation, although the difference is small.

South Miami Boulevard has a capacity of 33,900 average daily trips (ADT) (at level of service D) and the latest traffic volume is 20,000 (est.) annual average daily trips (AADT). In general, the Industrial Future Land Use Map designation results in less traffic than the Commercial designation. The impact of future development of this parcel is assessed in the proposed zoning map change staff report (Z0800009).

Durham Comprehensive Plan Land Use Policy 2.2.6b., Location of Industrial Uses, indicates that the City-County Planning Department should ensure that new industrial uses have direct access to Major Thoroughfares, Minor Thoroughfares, or Collector Streets to protect the character of neighborhoods. South Miami Boulevard is a Major Thoroughfare, so the proposed designation is consistent with this policy.

Staff Conclusion: The request is consistent with the intent, goals, objectives, policies, guiding principles and programs of adopted plans and, therefore, meets criterion 3.4.7.A.

2. Compatibility

The area surrounding the subject site is primarily designated for industrial and commercial uses.

Area Land Uses and Designations		
	Existing Uses	Land Use Designations
North	Single-Family Residential, Office, Commercial, Industrial	Commercial, Industrial

East	Vacant, Single-Family Residential, Commercial, Golf Course, Industrial, Fire Station #13	Office, Commercial, Industrial
South	Vacant, Single-family Residential, Office, Industrial	Industrial, Commercial
West	Vacant, Office, Industrial	Industrial, Recreation/Open Space

Staff Conclusion: The area has an eclectic mix of existing land uses, but is generally characterized by light industrial and strip commercial businesses, which are typically found along a Major Thoroughfare, such as South Miami Boulevard. The majority of the parcels to the west of South Miami Boulevard are designated Industrial on the Future Land Use Map, which is compatible with the proposed designation. Several of the parcels across South Miami Boulevard are designated for Commercial development, although three of these sites are in use as non-conforming residences that are zoned Commercial Center (CC). There is also a tire store and a Fire Station on the east side of South Miami Boulevard.

The areas to the north and south are primarily designated for industrial and commercial development on the Future Land Use Map. The proposed plan amendment is consistent with these designations.

The proposed plan amendment is compatible with the existing land use pattern and designated future land uses in the area and, therefore, meets criterion 3.4.7.B.

3. Adverse Impacts

A small area of the rear of the property is designated Recreation and Open Space to indicate the presence of a FEMA floodplain area. There is no reason to believe that this condition would preclude the site from being developed consistent with Unified Development Ordinance standards.

Staff Conclusion: The proposed plan amendment would not create substantial adverse impact in the adjacent area or in the City or County in general and, therefore, meets criterion 3.4.7.C.

4. Adequate Shape and Size

The area being proposed for redesignation is 1.46 acres. The entire parcel is 2.81 acres.

Staff Conclusion: Industrial uses require a minimum of 25,000 square feet. The shape is appropriate to support development consistent with ordinance requirements. The site is of adequate shape and size to accommodate the use pursuant to the proposed change and, therefore, meets criterion 3.4.7.D.

E. Notification

Staff certifies that notification, including newspaper advertisements and letters to property owners within 1000 feet of the site, has been carried out in accordance

with Section 3.2.5 of the UDO. The following neighborhood organizations were mailed notices:

- Center of the Region Enterprise (CORE)
- Northeast Creek StreamWatch
- Durham Justice and Fairness Inter-Neighborhood Association (DJFINA)
- Inter-Neighborhood Council
- Durham People's Alliance
- Partners Against Crime – District 4

F. Recommendations

Staff recommends approval, based on the request being justified and meeting the four criteria for plan amendments.

The Planning Commission recommended approval, 13-0, April 8, 2008, based on information provided in the staff report, the justification, and meeting the four criteria for plan amendments.

G. Staff Contact

Joe Carley, Planner, 919-560-4137 ext. 247, joseph.carley@durhamnc.gov

H. Attachments

1. Context Map
2. Aerial Photograph
3. Applicant Justification
4. Planning Commission Comments
5. Resolution

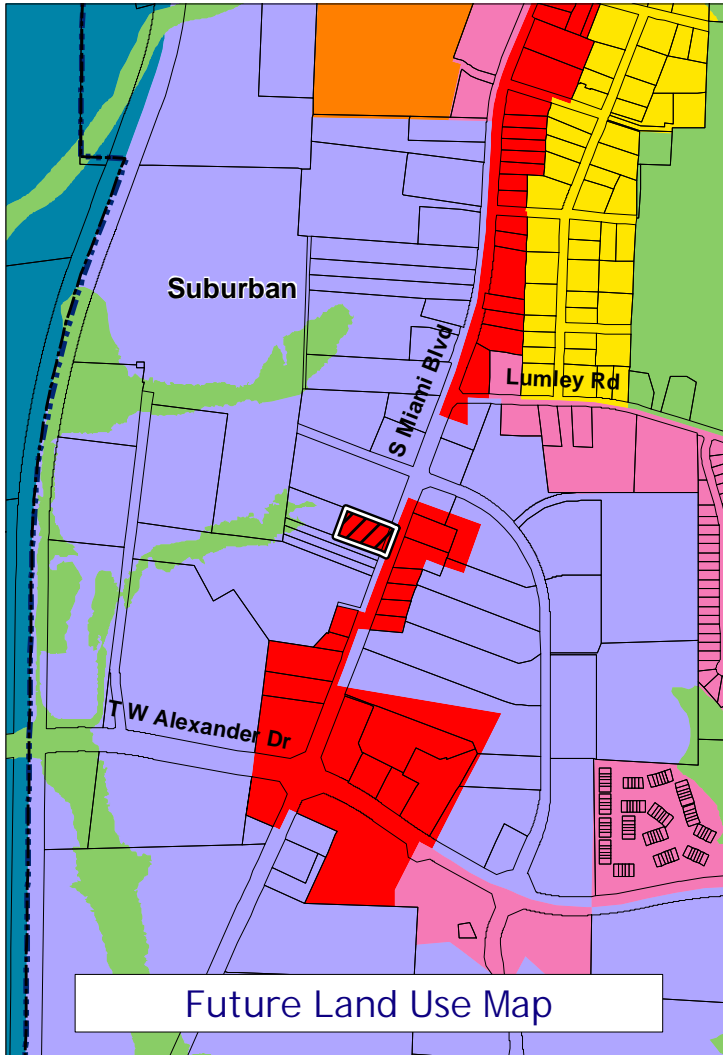
Comprehensive Plan Amendment

April 8, 2008

Applicant:
Miami Boulevard 51 Investors

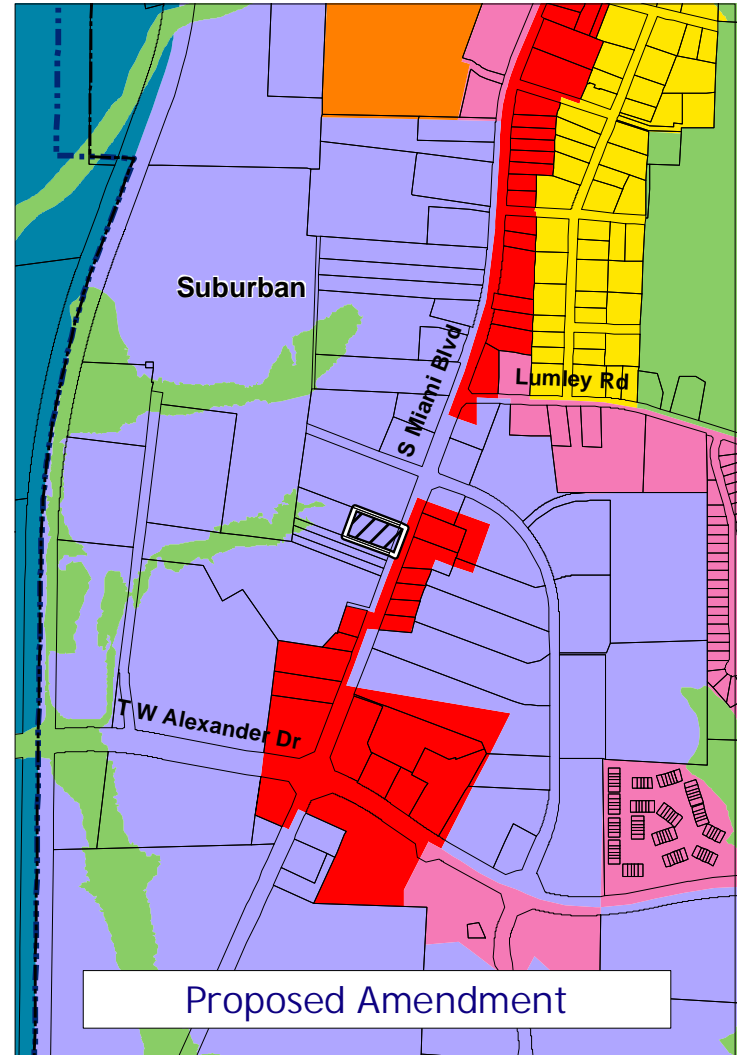
Case:
A0800004, 2900 South Miami Boulevard

Proposed Amendment:
Commercial to
Industrial



- Agriculture
- Res., Rural (Up to 0.75 DU/A or Less)
- Res., Very Low Density (2 DU/A or Less)
- Res., Low Density (4 DU/A or Less)
- Res., Low-Medium Density (4-8 DU/A)
- Res., Medium Density (6-12 DU/A)
- Res., Medium-High Density (8-20 DU/A)
- Res., High Density (12-60 DU/A)
- Res., Very High Density (12-150 DU/A)
- Central Business District
- Mixed Use
- Commercial
- Office
- Institutional
- Industrial
- Research and Research Applications
- Recreation and Open Space
- Office
- High Density
- Urban Growth Area/
Tier Boundary
- Suburban Transit Area
- Proposed Change
- Durham City Limits
- Research Triangle Park
- V Suburban Transit Station

0 1,200
Feet
Durham City-County Planning Dept.
Map Printed: 2/13/2008



Proposed Amendment