



Date: April 3, 2023

To: Wanda S. Page, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Sara M. Young, AICP, Planning Director
Subject: Zoning Map Change – 2201 West Cornwallis Road

Executive Summary

A request for a zoning map change has been received from Terry Naranjo, of Stewart Inc., for six parcels of land totaling 7.487 acres and located at 2201 West Cornwallis Road. The current zoning is Residential Suburban – 20 (RS-20) and Commercial General (CG). The applicant proposes to change this designation to Planned Development Residential 13.024 (PDR 13.024) to allow for the construction of up to 90 apartment units.

The properties are currently designated Commercial and Recreation and Open Space on the Future Land Use Map (FLUM) (Attachment C). The proposed Planned Development Residential 13.024 (PPR 13.024) zoning is inconsistent with the designated Future Land Use. If the proposed zoning is approved, staff recommends a change to the FLUM to designate the Commercial designation as Medium High Density Residential (8-20 DU/Acre) and retain the current Recreation and Open Space designation.

Two motions are required to approve the zoning map change item:

Motion #1: To adopt an ordinance amending the Unified Development Ordinance by taking property out of the Residential Suburban – 20 (RS-20) and Commercial General (CG) and establishing the same as Planned Development Residential 13.024 (PDR 13.024); and

Motion #2: To adopt a Consistency Statement as required by NCGS 160D-605.

Background

As noted above, the proposed zoning is a request to change the City zoning from Residential Suburban – 20 (RS-20) and Commercial General (CG) to Planned Development Residential 13.024 (PDR 13.024). This zoning request was heard by the Planning Commission on November 15, 2022. The Planning Commission recommended denial by a vote of 9 to 0.

Issues and Analysis

A. Zoning Map Change

A detailed analysis of the zoning map change request may be found in Attachment E, Zoning Map Change Report.

B. Consistency Statement

A consistency statement is required to be considered per general statute NCGS 160D-605 and may be found in Attachment H, Consistency Statement. The Zoning Map Change report, Attachment E, describes the proposals consistency or inconsistency with the Comprehensive Plan.

C. Housing and Neighborhoods Goal

Affordable housing is a priority in Durham. As such, staff is tracking affordable housing proffers. The chart below includes all mechanisms for affordability proffered through the legislative process, including: utilization of the affordable housing density bonus, income-restricted unit proffers, low-income housing tax credit projects (LIHTC), applicant-funded projects, and the construction and deeding of units to an affordable housing non-profit.

Year Case Submitted	2020	2021	2022	2023	Total
Units Approved with Affordable Housing	3	393	38	0	434
Units Pending Approval with Affordable Housing	32	31	276	0	339
Total Proffered Units of Affordable Housing	35	424	314	0	773

*As of 3.7.2023

Alternatives

1. Deny the Zoning Map Change

City Council may elect to deny the zoning map change.

Financial Impact

This is a zoning map change. There is no financial impact assessment performed on zoning map change applications.

Equal Business Opportunity Summary

This is a zoning map change. It was not reviewed by the Finance Department for compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

Contractor Workforce Diversity & Hiring Practices

Due to the nature of this agenda item, obtaining Contractor Workforce Diversity & Hiring Practices information is not applicable.

Staff Contact

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Attachments

Attachment A: Zoning Context Map

Attachment B: Aerial Map

- Attachment C:** Future Land Use Map
- Attachment D:** Development Plan
- Attachment E:** Zoning Map Change Report
- Attachment F:** Social Pinpoint Comments
- Attachment G:** Zoning Ordinance
- Attachment H:** Consistency Statement
- Attachment I:** Planning Commission Comments