



ZONING MAP CHANGE REPORT

SHEFFIELD FARMS (Z2200060 AND BDG2200030)

Meeting Date: April 7, 2025

A. Executive Summary

Erica Leatham, of M/I Homes of Raleigh, proposes to change the zoning designation of a portion of one parcel of land totaling 218.5 acres and located 8422 Farrington Mill Road. The current zoning is Residential Rural (RR). The applicant proposes to change this designation to Planned Development Residential 3.241 (PDR 3.241) to allow up to 702 units consisting of single-family, townhouse, and apartment units with up to 5,000 square feet of retail. Of the proposed 702 dwelling units, the development plan requires a minimum of 350 dwelling units to be townhouses and no more than 350 of the units to be single-family. There are no minimum requirements for the number of apartment units or the square footage of retail to be built to be built on site. The portion of the parcel east of Farrington Mill Road would remain in the county jurisdiction and is not subject to the rezoning request.

The properties are currently designated Mixed Use Neighborhood (MUN) and Recreation and Open Space (ROS) on the Place Type Map (PTM) (Attachment C). The proposed Planned Development Residential 3.241 (PDR 3.241) zoning is generally consistent with the designated Mixed Use Neighborhood and the Recreation and Open Space located at the northern portion of the site; however, the proposed zoning is generally inconsistent with the Recreation and Open Space located at the southern portion of the site. If the proposed zoning is approved, staff recommends a change to the Recreation and Open Space located at the southern portion of the site as Mixed Use Neighborhood. There is an associated annexation petition associated with this case, case BDG2200030.

The Planning Commission recommended denial by a vote of 12-0 at their February 13, 2024, meeting. Subsequent to the first Planning Commission hearing, the applicant added a retail use which was determined to be a substantial change and required a new hearing before the Planning Commission. At the second Planning Commission hearing on January 14, 2025, the proposal received a recommendation of denial by a vote of 7-1.

B. Application Summary

Application Information			
Case Number	Z2200060	Submittal Date	November 21, 2022
Case Name	Sheffield Farms		
Case Type	Graphic Development Plan		
Proposal	Up to 702 single-family, townhouse, and apartment units with up to 5,000 square feet of retail		
Applicant Contact	Erica Leatham, eleatham@mihomes.com		
Staff Contact	Andy Lester, Andrew.Lester@DurhamNC.gov		
Site Information			
Location	Portion of parcel located at 8422 Farrington Mill Road	Legacy Cases	A0900004
Site Acreage	218.517 acres	Existing Use	Undeveloped
REID(s)	143153 (portion)		
Request			

Designation	Existing	Proposed
Jurisdiction	County	City
Development Tier	Suburban	No change
Place Type Map	Mixed Use Neighborhood (MUN), and Recreation and Open Space (ROS)	Expansion of the Mixed Use Neighborhood (MUN) on the southern end of the site; the Recreation and Open Space located on the northern of the site to remain.
Zoning District(s)	Residential Rural (RR)	Planned Development Residential 3.241 (PDR 3.241)
Zoning Overlay(s)	Falls/Jordan District B	No change
Urban Growth Boundary	Within UGB	No change
Future Growth Area	Within FGA	Remove Designation
Allowable Use(s)	Any use allowed within the RR district.	Up to 702 single-family, townhouse, and apartment dwelling units with up to 5,000 square feet of community service, parks and open space, and retail sales and service uses, except for convenience store with gasoline sales and drive-through facilities.
Compliance with UDO and Adopted Plans		
UDO Compliance	<p>The zoning map change request has been reviewed by staff and determined to be not compliant with UDO paragraph 3.3.7. Based on a review of the Traffic Impact Analysis (TIA) conducted for this development, the City and NCDOT have identified the improvements to the surrounding road network that are needed to accommodate the proposed development. Per UDO paragraph 3.3.7, mitigation measures shall be conditions of development approval and any modification or deletion shall require the same approval process that was required for the original project. The applicant has excluded the improvement below from the development plan. The surrounding transportation system cannot support development of the proposed intensity without construction of the mitigation measures identified below. The applicant has indicated that they are unwilling to proffer the required improvements without condition.</p> <p>TIA mitigation not included in the project:</p> <p><u>NC 751-Stagecoach Road</u></p> <ol style="list-style-type: none"> 1. Restripe the existing southbound right-turn lane on NC 751 to a shared thru/right-turn lane with adequate storage plus appropriate taper. 2. Construct a second southbound through lane on NC 751 from Stagecoach Road southward with adequate storage plus appropriate taper. 3. Modify the existing traffic signal to accommodate the required laneage. 	

C. Commitments in Excess of the UDO

Commitments Exceeding UDO Requirements
Project boundary buffers shall be owned by the Homeowner's Association and shall not be a part of any residential lot.
A minimum of five percent (5%) of the final unit count shall be designated income restricted with 80% AMI for a 30-year period.
No more than 350 single-family detached homes may be established upon the property.
At full build-out, minimum of 350 townhouse units shall be established upon the property.
Existing floodplain and wetlands shall not be disturbed except for access including vehicular, pedestrian, or utility access.
All required street trees to be planted shall be of a native species where allowed by the Durham Landscape Manual.
Developer shall make a onetime contribution of \$65,000 to Durham Public Schools prior to a certificate of compliance.
Single-family detached units shall be designed to meet the requirements of a Green Building Program. Acceptable Green Building Programs include National Green Building Standard Bronze or higher; or achieving a score of 75 or higher per the Energy Star Version 3.1 Standards.
Prior to issuance of the first building permit, developer shall convey the 2.5-acre area identified on Sheet C2.00 to Preservation Durham or another preservation-oriented non-profit organization.
In accordance with UDO Section 8.3.1.C4.c(1)(a)v, an undisturbed wildlife corridor shall be provided.
Residential building roofs shall have composite shingles or metal roofing. The exteriors will use one or more of the following materials: brick, stucco, synthetic stone, wood, metal, cement fiberboard siding.
No vinyl siding shall be permitted.
Any residential unit containing a garage door shall utilize carriage-style hardware or windows
Each townhouse unit shall have a minimum of two side windows on the exposed end wall.
A minimum of three colors will be utilized per townhouse building.
Townhouse residential buildings may have a combination of hipped, gabled, or shed roofs.
No single-family detached home shall be constructed with a front exterior elevation (front facade) or color palette that is identical to the home on either side or directly across the street from it.
No townhouse building shall be constructed with a front elevation or color palette that is identical to the individual dwelling unit on either side of it.

D. Environmental Summary

Environmental Data				
Watershed Overlay	The portion of this parcel included in the proposal is within the Falls/Jordan District B Watershed Protection Overlay.			
NC Natural Heritage Inventory	<p>The NCNHI identifies this site as a very high priority for unique, endangered, and/or sensitive species or vegetation on the site. The report recommended that the Morgan Creek Floodplain Forest Natural Area remain intact, or at the very least, include the Dry-Mesic Oak-Hickory Forest Natural Community. The applicant has not committed to these recommendations as a text commitment at the time of this report. See Attachment M for the full report.</p> <p>*Disclaimer: An NHI inventory has not been conducted on this site. The lack of designation on the NHI dataset does not necessarily mean there are no unique, endangered, or sensitive species or vegetation on the site, but rather, a survey has not been completed in relation to the subject site.</p>			
Wildlife Corridor	The site is within the New Hope Creek corridor.			
UDO Compliance	Does Not Apply	Meets UDO	Exceeds UDO	UDO Reference
Impervious Surface			Proposal commits to a maximum of 35.90% (78.22 acres)	Section 8.7, Watershed Protection Overlay Standards

			impervious surface.	
Regulated Floodplain		There are 1.11 acres of floodplain located within the stream buffers and project boundary buffers. Floodplain is regulated by UDO section 8.4.		Section 8.4, Floodplain and Flood Damage Protection Standards
Steep Slopes UDO		There are 0.71 acres of steep slope outside of stream buffers and 0.59 acres of steep slopes within stream buffers.		Section 8.8, Steep Slope Protection Standards
Stream Buffers		100-foot intermittent stream buffers are located for the four streams on site.		Section 8.5, Riparian Buffer Protection Standards
Stream Buffer or Floodplain Intrusion			No stream or floodplain intrusion is proposed.	Section 8.5, Riparian Buffer Protection Standards
Project Boundary Buffers	This proposal does not require project boundary buffers.	If mass graded: a minimum of 0.6 opacity around entire site.		Section 9.4, Project Boundary Buffers
Wetlands		There are 0.55 acres of linear wetlands on the site. These do not require a buffer.		Section 8.9, Wetlands Protection Standards
Open Space		The minimum required amount of open space is 16%. The plan commits to 16% (34.96 acres) of open space. One-third of the open space will be required to be active recreational open space as defined by the UDO.		Article 6, District Intensity Standards Section 7.2, Open Space
Tree Coverage		The minimum required amount of tree coverage is 30%. The UDO allows a reduction of the minimum tree preservation to 20% if one of the 8.3.1.4.c(1)(a) options are utilized. The applicant has committed to a wildlife corridor through the narrowest portion of the site in conjunction with option (v) which is depicted in the northern portion of the site. A conservation easement will need to be recorded at the time of site plan to satisfy the requirement of option (v).		Sec. 8.3, Tree Protection and Tree Coverage

E. Housing and Income Impact Summary

Proposed Housing Conditions Information

Number of Units	Up to 702		
Density of Units	3.241 units per acre		
Number/Percent Units Affordable (AMI)	35/5% income restricted units at 80% AMI for a 30-year period		
Unit Types (UDO Category)	Single-family, townhouse, detached rowhouse, apartments and multiplexes		
Does the proposal add to or subtract from the housing supply?	This proposal adds to the inventory of market-rate and income restricted housing available in Durham.		
Current Housing Costs (for Durham County)			
Median Sales Price	\$393,000 (as of January 2025)	Median Rental Rate	\$1,534 (as of November 2024)
Median Household Income			
Census Tract (Site)	\$73,500	HUD Income Limits for 2024 for Durham-Chapel Hill MSA	
City Overall	\$78,105	County Overall	\$80,089

F. Social and Built Infrastructure Summary

Current Conditions			
Intensity of Current Zoning	Planning staff has estimated that the most intense use under the current zoning designation would be 317 single-family homes.		
Potential Impacts			
Durham Public Schools			
Region	Southwest		
	Elementary (PreK-5)	Middle (6-8)	High (9-12)
Base School Impacted	Creekside	Githens	Jordan
Potential Students Generated – Current Zoning	43	17	26
Potential Students Generated – Proposed Zoning	67	27	40
Potential Impact of Proposed Zoning	+ 24	+10	+14
Durham County Per Pupil Costs	\$5,374 per pupil estimated annual operating costs \$100,000 per pupil estimated capital costs for new construction		
School Capacity			
Percent of Existing Capacity	95.68%	98.11%	121.47%
Infrastructure Impacts			
Water Connection and Capacity	The proposed project site is within the 567-foot pressure zone and will require a looped waterline with a valve between the two waterline feeds off of the 16-inch waterline in Farrington Mill Road. At a minimum, a second waterline feed must be constructed and in service before the 100 th certificate of occupancy will be issued. Water management will not approve a plat that establishes more than 100 units without a second waterline feed in service.		
Sewer Connection and Capacity	The proposed project site is within the Celeste Circle sewer basin. A public pump station will need to be constructed and must comply with City lift station design standards. The lift station shall be able to serve adjacent parcels that are within the drainage basin. Construction drawings will not be accepted for review until a PER is approved in writing by the city. The		

	development shall install a force main on Farrington Mill Road, up to Farrington Road and continuing to the South Durham Water Reclamation facility. Gravity sewer shall be extended to the lift station from Farrington Mill for future extensions from adjacent parcels.
Future Growth Area	Future Growth Areas could become the next places to see development activity and are generally found on the fringes of the city limits. Future Growth Areas are parts of Durham within the Urban Growth Boundary that are currently undeveloped or sparsely developed and need critical infrastructure upgrades (like water, sewer, or fire service) to serve new development. These infrastructure upgrades could be provided through city and county departments' long-range service planning, funding in city and county capital improvement programs, or development by private investment. Future Growth Areas are represented as a boundary on the Place Type Map with Place Types underneath to give guidance on what would eventually be desired in each area. This site is located within the Southwest and Farrington Mill Road Future Growth Area. The following public infrastructure and services have been identified as a future need in the Durham Comprehensive Plan: 1. Upgraded sewer capacity in the Montclair, Downing Woods, Downing Creek and Celeste Circle Pump Stations; 2. Ensure newer sewer service is provided to the entire Future Growth Area. This project is not upgrading any existing pump stations.

G. Transportation Impact Summary

Current Conditions			
Intensity of Current Zoning	Transportation staff has estimated that the most intense use under the current Residential Rural (RR) zoning designation for transportation-related impacts would be 317 single-family homes.		
Transportation Impacts			
Infrastructure Impacts	Farrington Mill Road is the major road impacted by the proposed zoning change. There are no scheduled City of Durham or NCDOT roadway improvement projects in the area.		
Transit Service	Transit service is not currently provided within one-quarter mile of the site.		
Existing Roadway Characteristics			
Affected Roadway	Farrington Mill Road		
Type of Roadway	Two-lane undivided city/county class I arterial without left-turn lanes		
Current Roadway Capacity (LOS D) (AADT)	14,200		
Latest Traffic Volume (AADT)	10,500		
Traffic Generation			
	Traffic Generated by Present Designation (average 24 hour)	Traffic Generated by Proposed Designation (average 24 hour)	Potential Impact of Proposed Designation
Number of Trips	*2,917	**5,978 (103% of TIA)	+5,978
Assumptions	*Assumption- (Max Use of Existing Zoning) – RR: 317 single family homes **Assumption- (Max Use of Proposed Zoning) – PDR 3.241: 242 single-family detached units, 92 single-family attached units, and 368 low-rise multifamily units (Per TIA)		
Improvements			
Roadway Improvements	Roadway improvements including the right-of-way dedication and creation of shared thru/turn lanes on Barbee Chapel Road, Farrington Road, and Stagecoach Road.		
Site Access Points and Stub Outs	Four access points are identified. Additional stubouts will be determined at time of site plan stage.		

Right-Of-Way Dedication or Reservation	Roadway improvements including the right-of-way dedication and creation of shared thru/turn lanes on Barbee Chapel Road, Farrington Road, and Stagecoach Road.
Sidewalks	10-foot shared multi-use path along the frontage of Farrington Mill Road.
Bicycle Lanes	10-foot shared multi-use path along the frontage of Farrington Mill Road.

H. Equity and Engagement Summary

Neighborhood Meeting Information			
Required Meeting Dates & Additional Meeting(s)	November 14, 2022 January 8, 2025	Number of Attendees	53 51
Durham Rezoning Explorer			
Community comments from the Durham Rezoning Explorer Community Input Tool	There are currently 53 comments for this proposal as of February 25, 2025. Please refer to the Durham Rezoning Explorer for additional details.		
Community comments from Social PinPoint	There are 87 survey comments and 72 general comments for this proposal, all made prior to June 2024, from the Social PinPoint community input tool. Please use the links below for those previous comments: Social PinPoint Survey Responses Social PinPoint Comments		
Equity: Potential Displacement			
	Tax Value Increase in Area	Evictions in Area	Cost-Burdened Renters
Potential Displacement Risk (Source)	8.6% (Block Group) 26.6% (County)	6 per square mile (Census Tract) 21 per square mile (County)	42.7% (Census Tract) 49.5% (County)
Demographics			
(Source)	Census Tract	County	
People of Color	25.8%	57.4%	
Median Age	31.4 years	35.7 years	
Equity: Geography			
Is the area identified as “Disadvantaged” by the Climate and Economic Justice Screening Tool ?	This area is not identified as “disadvantaged” by the Climate and Economic Justice Screening Tool.		
Is this in a formerly redlined area, as found in the Durham redline map ?	The proposal is not within a formerly redlined area as seen in the redlined map.		
Is this area in an opportunity area as identified in the Green Infrastructure Program ?	This is not in an area located in one of the priority areas identified by the Green Infrastructure Program.		

I. Adjacent and Surrounding Development

Active Cases (within a half-mile)	
Site Plans	D2400037 – Triangle United Soccer: Renovate existing soccer fields (synthetic turf), construct two new soccer fields, and construct new parking and sidewalks.
Zoning Map Changes	None

Annexations	None	
Proximity to Essential Services		
	Distance from Site	Amenity
Proximity to Grocery/Food	2.6 miles	Food Lion
	3.2 miles	Harris Teeter
Proximity to Retail/Commercial	2.1 miles	Meadowmont Village
	2.4 miles	Governors Village
Proximity to a Park/Public Space	3.3 miles	Mason Farm Biological Reserve Trailhead
Proximity to Healthcare	3.1 miles	UNC Urgent Care
	3.6 miles	Mosaic Comprehensive Care
Proximity to a School	5.0 miles	Creekside Elementary School
Proximity to a Transit Stop	1.4 miles	NC 54 at Friday Center

J. Historic Resources Impact Summary

Current Conditions	
Structure	DH2378 Hutchins Farm: A double-pen log slave quarter outbuilding on an antebellum farm with a Greek Revival style I-house.
Status of Structure	Surveyed Only
Attachments	
Resources	Historic Preservation Office Interactive Web Link
Historic Preservation Office Study File	See Attachment N (PG. 46)
Proposed Conditions	
Commitment	Text Commitment #12 requires the developer to convey the 2.5-acre area containing the historic structures to Preservation Durham or another preservation-oriented non-profit organization. Attachment O is the letter from Preservation Durham indicating their willingness to accept these cultural resources.

K. Comprehensive Plan Policies

Comprehensive Plan Policy Consistency		
Generally consistent with the following number of applicable policies of the Comprehensive Plan	Consistent by Exceeding UDO	11
	Consistent by Meeting UDO	15
	Policy Not Met	7
	Policy Not Applicable	5
Comprehensive Plan Policy Consistency Review	Attachment K	

L. Case Timeline Summary

Timeline of Activity on the Case	
Date of Presubmittal Meeting	November 10, 2022

Date Completed Application Submitted	November 21, 2022
Date All Comments Addressed	December 4, 2023
Date of 1st Planning Commission Public Hearing	February 13, 2024
Date of City Council or BOCC Public Hearing	April 15, 2024 (Applicant requested a 30-day deferral under UDO Section 3.5.7, which is allowed one-time if the application has not been noticed yet) May 20, 2024 (deferred from April 15, 2024): Due to proposed changes to the development plan, the proposed case was referred back to Staff and required a new Planning Commission hearing.
Date of 2nd Planning Commission Public Hearing	January 14, 2025
Date of City Council or BOCC Public Hearing	April 7, 2025

M. Advisory Body Recommendations

Bicycle and Pedestrian Advisory Commission (BPAC)	
Bicycle Pedestrian Advisory Commission (BPAC) Comments	<p>The Durham Bicycle and Pedestrian Advisory Commission (BPAC) has reviewed the project and believes the project would better serve the needs of the community, adopted plans and the goals of the Durham Comprehensive Plan if the following items are included:</p> <ul style="list-style-type: none"> • Per the DCHC MPO Comprehensive Transportation Plan, provide width for a future protected bicycle lane (include physical protection between bicycle lane and the motor vehicle lane) along Farrington Mill Road. <ul style="list-style-type: none"> ○ 10-foot shared path shown along the frontage of Farrington Mill Road, however, no physical protection committed. • Consult with GoDurham about potential transit connectivity to nearby development/hubs (e.g. amenities on NC54, the Friday Center and Carolina Meadows). <ul style="list-style-type: none"> ○ Applicant acknowledged, but did not share correspondence • Provide sidewalk along all site frontage of Farrington Mill Road. <ul style="list-style-type: none"> ○ 10' shared path provided along the frontage of Farrington Mill Road. • Provide Street lighting along Farrington Mill Road (for pedestrians as well as vehicles). <ul style="list-style-type: none"> ○ Applicant acknowledged. Lighting will be shown at the time of site plan. • Provide bicycle/pedestrian connection to Hales Wood Road and its associated sidewalk/trail. <ul style="list-style-type: none"> ○ No commitment made. Applicant noted that in consultation with Counsel for Chapelwood, their understanding is that the community does not want a bicycle or pedestrian connection there. • Extend 10' multi-use path (or extend as sidewalk) from proposed northern terminus to connect with the sidewalk on the west side of Farrington Mill Road just south of Mill Chapel Road to enhance connectivity with nearby neighborhoods and avoid creating a sidewalk gap. <ul style="list-style-type: none"> ○ No commitment made. • Implement raised crosswalks at all access points to the property to allow level crossings for users of the multi-use path and to keep the speed of vehicles entering the property at safe levels. (view Policy 53 of the upcoming Durham Comprehensive Plan) <ul style="list-style-type: none"> ○ The applicant will take this under advisement and consider it at time of site plan
Planning Commission	
Planning Commission 1st Vote	The Planning Commission recommended denial by a vote of 12-0 at their February 13, 2024,

	meeting.
Planning Commission 2nd Vote	The Planning Commission recommend denial by a vote of 7-1 at their January 14, 2025, meeting.

N. Conclusion

The proposal would allow the development of 702 single-family, townhouse and apartment dwelling units with up to 5,000 square feet of community service, parks and open space, and retail sales and service uses, except for convenience store with gasoline sales and drive-through facilities. Of the proposed 702 dwelling units, the development plan requires a minimum of 350 dwelling units to be townhouses and no more than 350 of the units to be single-family. There are no minimum requirements for the number of apartment units or the square footage of retail to be built on site. The applicant has committed to five percent income-restricted units at 80 percent AMI at a 30-year tenure; however, the proposal does not commit to affordable units as defined by the Unified Development Ordinance. While the site is located within one to five miles of amenities, the proposal allows for the potential of up to 5,000 square feet of commercial building area that could be utilized by new and existing residents if constructed.

The site includes environmentally unique and sensitive areas with streams, ponds, wetlands, steep slopes, flood plains and natural heritage areas. The proposal includes an impervious surface limitation of 35.9 percent of the site and provides additional protection for wetlands and floodplains by reducing the range of impacts by only allowing vehicular, pedestrian, or utility access. Vehicular, pedestrian, and utility stream crossings are not proposed, but the steep slopes located on the western side of the side of the site, adjacent to the Army Corps of Engineers protected lands, could be impacted as they are located within the proposed building and parking envelope.

There is natural heritage area located on the northern tip and southern half of the site. The proposal establishes three tree preservation areas, a wildlife corridor adjacent to a riparian stream buffer, and limits the extension of the building and parking envelope to not include the northern natural heritage area. The applicant has committed to a 50-foot wildlife corridor through the narrowest portion of the site connecting the Army Corps lands to the west to the tree preservation areas of the Chaplewood Neighborhood. The commitment would reduce the amount of required tree preservation from 30% to 20% if the 50-foot conservation easement is ultimately recorded to ensure compliance with UDO Section 8.3.1.4.c(1)(a)(v). The natural heritage area located on the southern half was discussed in the Natural Heritage Report (Attachment M), which recommended that Morgan Creek Floodplain Forest Natural Area remain intact, or at the very least, include the Dry-Mesic Oak-Hickory Forest Natural Community. The recommendation remains unfulfilled as the bulk of the proposed development, as indicated by the proposed building and parking envelope, encapsulates this sensitive area.

The site contains the historic Hutchins farmhouse and log slave dwelling (NC Survey file DH2378). The proposal commits to donating the 2.5-acre area that contains these structures to Preservation Durham, or another preservation-oriented non-profit. Attachment O includes the letter from Preservation Durham indicating their willingness to accept these cultural resources.

This proposal is consistent with 26 of 33 of applicable policies of the Comprehensive Plan, as found in Attachment K – Comprehensive Plan Consistency. The proposal is generally consistent with the Place Type Map designation of Mixed Use Neighborhood and the Recreation and Open Space Place Type located at the northern portion of the site. The proposal includes a mix of uses with multiple housing types and limits the impact of development on the northern portion of the site. The proposal is inconsistent with the Place Type Map designation of Recreation and Open Space located on the southern half of the site. The proposed location of the development would dramatically impact the natural heritage area destroying the Dry-Mesic Oak Hickory Forest Natural Community located on site.

As the intent of the Recreation and Open Space Place Type was to reflect the boundaries of the floodplain and natural heritage areas, if approved, staff recommend extending the Mixed Use Neighborhood Place Type to the south while maintaining the Recreation and Open Space in the north to reflect the proposed development pattern.

The site is also in one of the Future Growth Areas (FGA) identified in the Comprehensive Plan. To remove the FGA designation, a lift station that serves the entire FGA designated area will need to be constructed. The applicant is required to construct a new pump station within their project and a force main that will take the effluent from the pump station directly to the South Durham Water Reclamation facility. The city-initiated Celeste Pump Station upgrade capital project has been completed, but applicant will not be discharging into the Celeste Pump Station.

Lastly, the proposal, in its current form, is not UDO-compliant. The zoning map change request is not compliant with UDO paragraph 3.3.7. Based on the review of the Transportation Impact Analysis (TIA) conducted for this development, the City and NCDOT have identified the improvements to the surrounding roadway network that are needed to accommodate the proposed development. Per UDO paragraph 3.3.7, mitigation measures shall be conditions of development approval and any modification or deletion shall require the same approval process that was required for the original project. The applicant has excluded the improvements required for NC 751 and Stagecoach intersection from the development plan. The surrounding transportation system cannot support development of the proposed intensity without construction of the mitigation measures determined by the TIA. The applicant has indicated that they are unwilling to proffer the required improvements without condition.

O. Notification

Staff certifies that newspaper advertisements, letters to property owners, and the posting of the property have been carried out in accordance with paragraph 3.2.5 of the UDO. In addition, email notice was provided per the Durham Planning Public Notification Service.