



ZONING MAP CHANGE REPORT

Meeting Date: September 10, 2024

A. Executive Summary

Sasha Zarzour, of Caring House, proposes to amend an existing graphic development plan for one 3.97-acre portion of a parcel of land located at 2625 Pickett Road. The current zoning is Planned Development Residential 0.000 (PDR 0.000). The applicant proposes to keep this zoning designation but amend the existing development plan for the 3.97-acre portion of the site. The proposal would not change the zoning or the allowed use of the site but would modify the existing development plan commitments to allow for the expansion of the existing building to accommodate additional multifamily units. Modifications to the graphic development plan include removing the impervious surface limitation of 31,800 square feet, the open space minimum requirement of 85,700 square feet, and amending the rear setback requirement from 25 to 10 feet along with the front setback from 25 to eight feet.

While these committed standards would be removed or adjusted, all environmental Unified Development Ordinance (UDO) requirements would still apply at the site plan stage as listed in Section C, Environmental Summary, below.

The properties are currently designated Apartment and Townhouse Neighborhood on the Place Type Map (PTM) (Attachment C). The zoning and proposed development plan amendment are consistent with the designated Place Type.

B. Application Summary

Application Information			
Case Number	Z2400009	Submittal Date	February 23, 2024
Case Name	Caring House Expansion		
Proposal	Amend an existing development plan to make modifications to Caring House.		
Applicant Contact	Sasha Zarzour, executive_director@caringhouse.org		
Staff Contact	Brooke Roper, Brooke.Roper@DurhamNC.gov		
Site Information			
Location	2625 Pickett Road	Legacy Cases	D2300010 and S1400224
Site Acreage	3.97 acres	Existing Use	Caring House facility: Duke Cancer Center multifamily housing for patients and families
REID(s)	137548		
Request			
Designation	Existing	Proposed	
Jurisdiction	City	No Change	
Development Tier	Suburban	No Change	
Place Type Map	Apartment and Townhouse Neighborhood	No Change	
Zoning District(s)	Planned Development Residential 0.000	No Change	
Zoning Overlay(s)	None	No Change	
Urban Growth Boundary	Within UGB	No Change	

Allowable Use(s)	Multifamily housing for Duke Cancer Center patients and families	No Change
------------------	--	-----------

C. Environmental Summary

Environmental Data			
UDO Compliance	Does Not Apply	Meets UDO	Exceeds UDO
Impervious Surface		100% impervious surface would be allowable onsite. This is an amendment to the existing development plan, which currently limits the impervious surface to 31,800 square feet.	
Regulated Floodplain	None on site		
Steep Slopes	None identified onsite at this time		
Stream Buffers	None on the 3.97-acre portion of site		
Stream Buffer or Floodplain Intrusion	None on the 3.97-acre portion of site		
Project Boundary Buffers		This proposal does not require project boundary buffers. If mass graded: a minimum of 0.6 opacity around entire site.	
Wetlands	None identified onsite at this time		
Open Space		The minimum required amount of open space is 15%. One-third of the open space will be required to be active recreational open space as defined by the UDO.	
Tree Coverage		A minimum of 20% preserved tree coverage shall be required.	

D. Transportation Impact Summary

Current Conditions

Intensity of Current Zoning	Transportation staff has estimated that the most intense use under the current PDR 0.000 zoning designation for transportation-related impacts would be 18 multifamily units.		
Transportation Impacts			
Infrastructure Impacts	Pickett 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	Pickett Road		
Type of Roadway	Two-lane undivided city/county class II arterial without left-turn lane		
Current Roadway Capacity (LOS D) (AADT)	11,800		
Latest Traffic Volume (AADT)	4,500		
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	*156	**314	+158
Assumptions	*Assumption- (Max Use of Existing Zoning) – PDR 0.000: 18 multifamily units **Assumption- (Max Use of Proposed Zoning) – PDR 0.000: 42 multifamily units		
Sources	Source of Trip Generation: ITE Trip Generation Manual, 10th Edition		
Improvements			
Roadway Improvements	Any required improvements will be required at the site plan stage.		
Site Access Points and Stub Outs	The development plan depicts one 18-foot site access drive from Pickett Road. This is an existing entrance into the facility with an attached parking lot. There is an additional 10-foot, planned site access drive from Pickett on the northeastern portion of the property.		
Right-Of-Way Dedication or Reservation	60-foot right-of-way dedication on Pickett Road.		
Sidewalks	Any required improvements will be required at the site plan stage.		
Bicycle Lanes	Any required improvements will be required at the site plan stage.		

E. Equity and Engagement Summary

Neighborhood Meeting Information			
Required Meeting Date & Additional Meeting(s)	December 18, 2023	Number of Attendees	50
Equity: Potential Displacement			
Potential Displacement Risk (Source)	Tax Value Increase in Area 26.6% (Census Tract) 40.5% (County)	Evictions in Area 11 per square mile (Census Tract) 21 per square mile (County)	Cost-Burdened Renters 62.3% (Census Tract) 48.7% (County)
Demographics			

	Census Tract	County
People of Color	27.9%	57.4%
Median Age	81.8 years	35.7 years
Equity: Geography		
Is the area identified as "Disadvantaged" by the Climate and Economic Justice Screening Tool ? If yes, which burden thresholds and which socioeconomic thresholds does the area exceed?	<p>This area is identified as "disadvantaged" by the Climate and Economic Justice Screening Tool. The burden thresholds and socioeconomic thresholds exceeded by this project include low income, housing cost, and high school education.</p> <p>For instance, this location has an above average occurrence of people in households where income is less than or equal to twice the federal poverty level, and a greater share of households making less than 80 percent of the area median family income and spending more than 30 percent of income on housing on average. Lastly, the percentage of people ages 25 years or older whose high school education is less than a high school diploma is lower than the surrounding Durham area.</p>	
Is this in a formerly redlined area, as found in the Durham redline map ?	<p>The proposal is not within a formerly redlined area as seen in the redlined map.</p>	
Is this area in an opportunity area as identified in the Green Infrastructure Program ?	<p>This area is not located in one of the priority areas identified by the Green Infrastructure Program.</p>	

F. Adjacent and Surrounding Development

Active Cases		
Active Site Plans (Within a half mile)	D2300010, Caring House. Addition of temporary care housing for cancer patients.	
Active Zoning Map Changes (Within a half mile)	N/A	
Active Annexations (Within a half mile)	N/A	
Proximity to Amenities		
	Distance from Site	Amenity
Proximity to Grocery/Food	0.6 Miles	Mi Vaquita Mini Market
	1 Mile	Foster's Market
	1.3 Miles	Target Grocery
	1.6 Miles	Food Lion
	2 Miles	Harris Teeter
Proximity to Retail/Commercial	1 Mile	South Square
	1.6 Miles	Parkway Plaza II
Proximity to a Park/Public Space	0.5 Miles	Cornwallis Park
	1.6 Miles	Sandy Creek Park
	1.7 Miles	Al Buehler Trail
Proximity to Healthcare	0.8 Miles	Duke Primary Care
	0.9 Miles	Samaritan Health Center
	1 Mile	Legacy Healthcare Services
Proximity to a School	4.8 Miles	Pearsontown Elementary
	3.8 Miles	Githens Middle
	5 Miles	Jordan High

Proximity to a Transit Stop	0.6 Miles	Chapel Hill Rd at Pickett Rd (Southbound and Northbound)
--------------------------------	-----------	---

G. Compliance with the UDO and Adopted Plan(s)

Unified Development Ordinance (UDO) Compliance	
District intent Statement	The intent statement is not used for regulatory purposes but provides insight as to the general purpose and goals of the district. The following is the intent of the district pursuant to Sec, 4.4.1: The PDR District is established to allow for design flexibility in residential development. The district is intended to encourage efficient use of the land and public services and to promote high quality design that will provide a variety of dwelling types as well as adequate support services and open space for the residents of the development. The district regulations are intended to allow innovative development that is integrated with proposed adjacent uses and compatible with existing patterns of development.
UDO Compliance	The zoning map change request has been reviewed by staff and determined to be compliant with UDO requirements.

H. Case Timeline Summary

Timeline of Activity on the Case	
Date of Presubmittal Meeting	August 24, 2023
Date of Required Neighborhood Meeting	December 18, 2023
Date Application Submitted (and Deemed Complete by Staff)	February 23, 2024
Date All Comments Addressed	May 13, 2024
Date of Planning Commission Public Hearing	September 10, 2024
Date of City Council or BOCC Public Hearing	TBD

I. Advisory Body Recommendations

Bicycle and Pedestrian Advisory Commission (BPAC)	
Bicycle Pedestrian Advisory Commission (BPAC) Comments	BPAC declined to provide comments on this case.
Planning Commission	
Planning Commission Vote	TBD

J. Conclusion

The proposal would allow the expansion of existing multifamily housing for Duke Cancer Center patients and families. The proposal would not change the zoning or the allowed use of the site but would modify the existing development plan commitments to allow for the expansion of the existing building to accommodate additional multifamily units. Modifications to the graphic development plan include removing the impervious surface limitation of 31,800 square feet, the open space minimum requirement of 85,700 square feet, and amending the rear setback requirement from 25 to 10 feet along with the front setback from 25 to eight feet.

The site is located southwest of Downtown Durham and is also located within two miles of a variety of uses and resources for residents. While the location is in relatively close proximity of a variety of resources, the surrounding neighborhood is still primarily auto dependent. For additional consideration, the site's census tract has a population with significantly fewer people of color and a higher median age than that of Durham County. It was also found that the percentage of cost burdened renters in this tract was higher than the county average.

The proposal is generally consistent with the Place Type Map designation of Apartment and Townhouse Neighborhood. If approved, there would be no change in the designated Place Type.

K. 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.

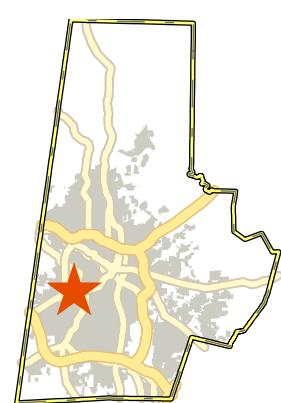
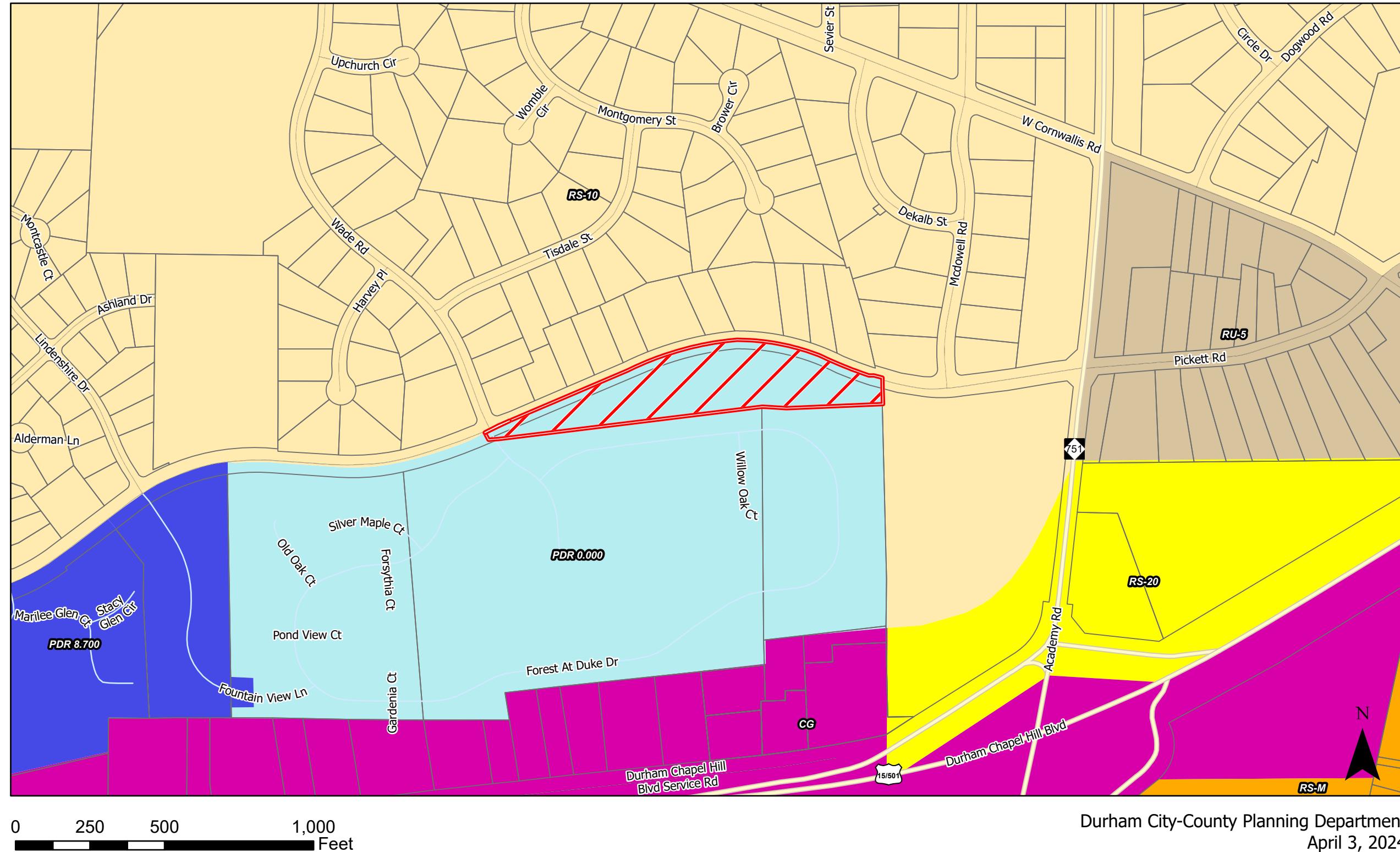
L. Attachments

Attachment A – Zoning Context Map
Attachment B – Aerial Map
Attachment C – Place Type Map
Attachment D – Graphic Development Plan

Attachment A: Zoning Context Map

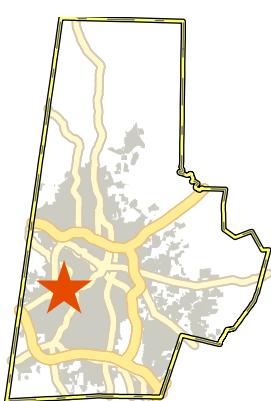
Z2400009 - Caring House Expansion

Existing: Planned Developed Residential 0.000 with Graphic Development Plan (PDR 0.000)



Attachment B: Aerial Map

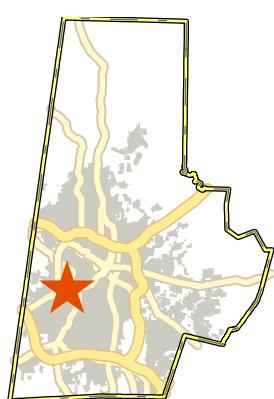
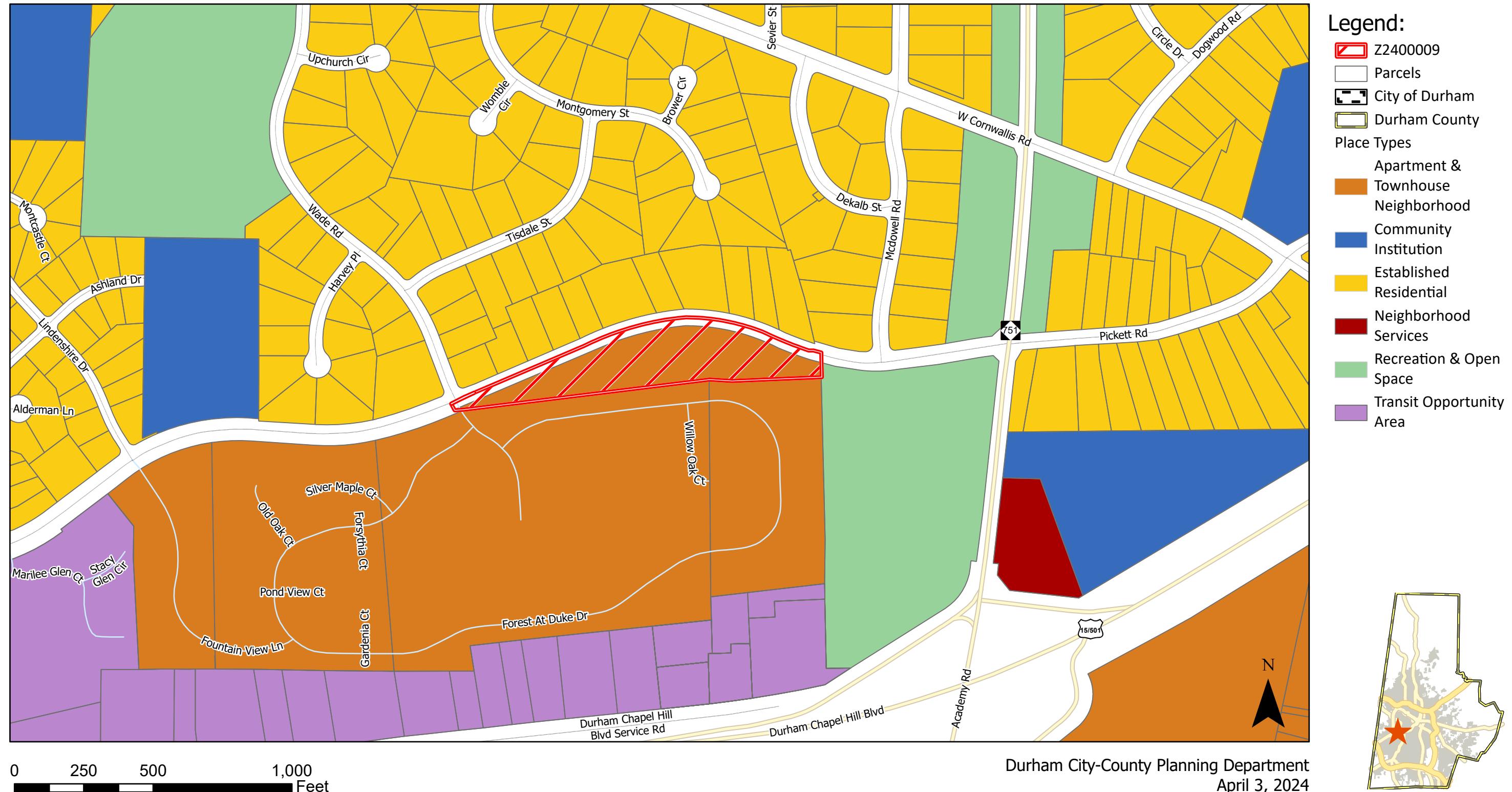
Z2400009 - Caring House Expansion



Attachment C: Place Type Map

Z2400009 - Caring House Expansion

Existing: Apartment and Townhouse Neighborhood



NOTE: IMPROVEMENTS TO PICKET ROAD TO BE DETERMINED
DURING SITE PLANNING PROCESS.

see P88-45

LEGEND

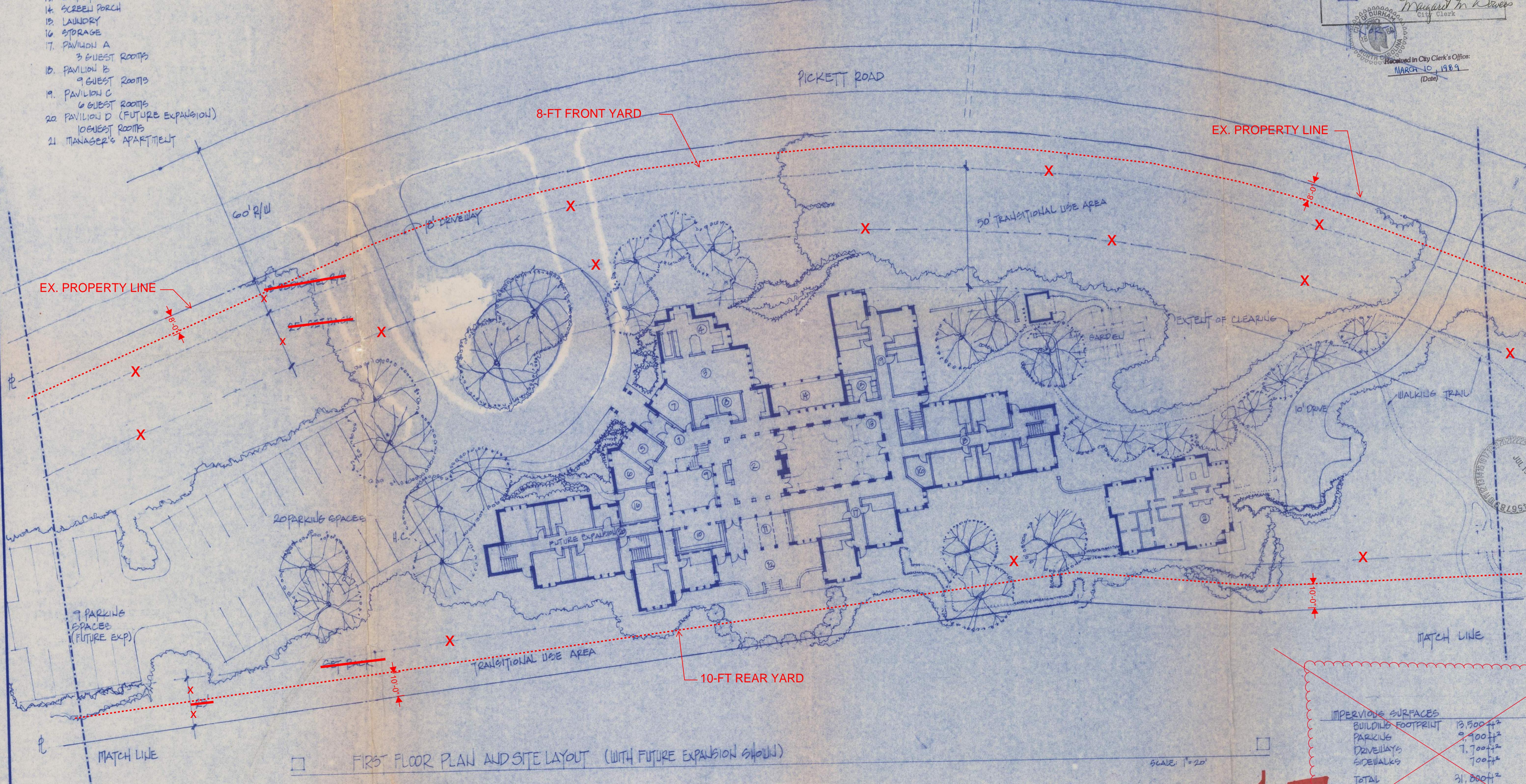
1. ENTRY/RECEPTION
2. MULTI-PURPOSE ROOM
3. DINING ROOM
4. KITCHEN
5. MANAGER'S OFFICE
6. OFFICE
7. VOLUNTEER ROOM
8. PUBLIC TOILETS
9. ATRIUM
10. LIBRARY/STUDY
11. SUN ROOM
12. TERRACE
13. COURTYARD
14. SCREEN PORCH
15. LAUNDRY
16. STORAGE
17. PAVILION A
3 GUEST ROOMS
18. PAVILION B
9 GUEST ROOMS
19. PAVILION C
6 GUEST ROOMS
20. PAVILION D (FUTURE EXPANSION)
21. MANAGER'S APARTMENT
10 GUEST ROOMS

All previous commitments regarding impervious surface and open space are removed.

DEVELOPMENT PLAN AND PDR- No # ZONING
DESIGNATION APPROVED BY PLANNING & ZONING
COMMISSION ON AUG 09 1988.
Margaret L. Young
Clerk of Commission

DEVELOPMENT PLAN AND PDR- NO # ZONING
DESIGNATION APPROVED BY CITY COUNCIL
ON OCT 10 1988 ORDINANCE NO. 1
Magard M. Bower
City Clerk
CITY OF DURHAM

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such. Re-use, reproduction, or publication by any method, in whole or in part is prohibited. Title to plans and specifications remain in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



288-45

~~EL SPACE~~ P84-45 85,700 ft²
Revised 4/1

PROJECT NAME	CARING HOUSE
REVIZIONS	1/26/88
DUKE UNIVERSITY MEDICAL CENTER	Proposed Site Development

A circular blue ink stamp with the text "SONOMA CONDORET LIBRARY" around the top and "NORTH CAROLINA" around the bottom. In the center, it says "REGISTERED 4/1/11". A handwritten signature "John" is written across the center of the stamp.

N. A. CONDORET, ARCHITECT
111 NORTH COLUMBIA STREET
CAPE NORTH, SOUTH CAROLINA

2011

A red wavy line is drawn across the word "SHEET" in a blue notebook. The line starts from the top left, goes down the left side of the word, then turns right to cross the "E" and "H", and finally turns down the right side of the word.