



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 | | | |
|---|---|--|-------------|
| River Basin | The site is within the Cape Fear River Basin. | | |
| Watershed Overlay | The site is not within a watershed overlay. | | |
| NC Natural Heritage Inventory | <p>The NCNHI does not identify any unique, endangered, or sensitive species or vegetation on the site.</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 not within a wildlife corridor. | | |
| 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 | | | |
| | Tax Value Increase in Area | Evictions in Area | Cost-Burdened Renters |
| Potential Displacement Risk (Source) | 26.6% (Census Tract) 40.5% (County) | 11 per square mile (Census Tract) 21 per square mile (County) | 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 ? | 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 area is not located in one of the priority areas identified by the Green Infrastructure Program. | |

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 | <p>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:</p> <p>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.</p> |
| 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

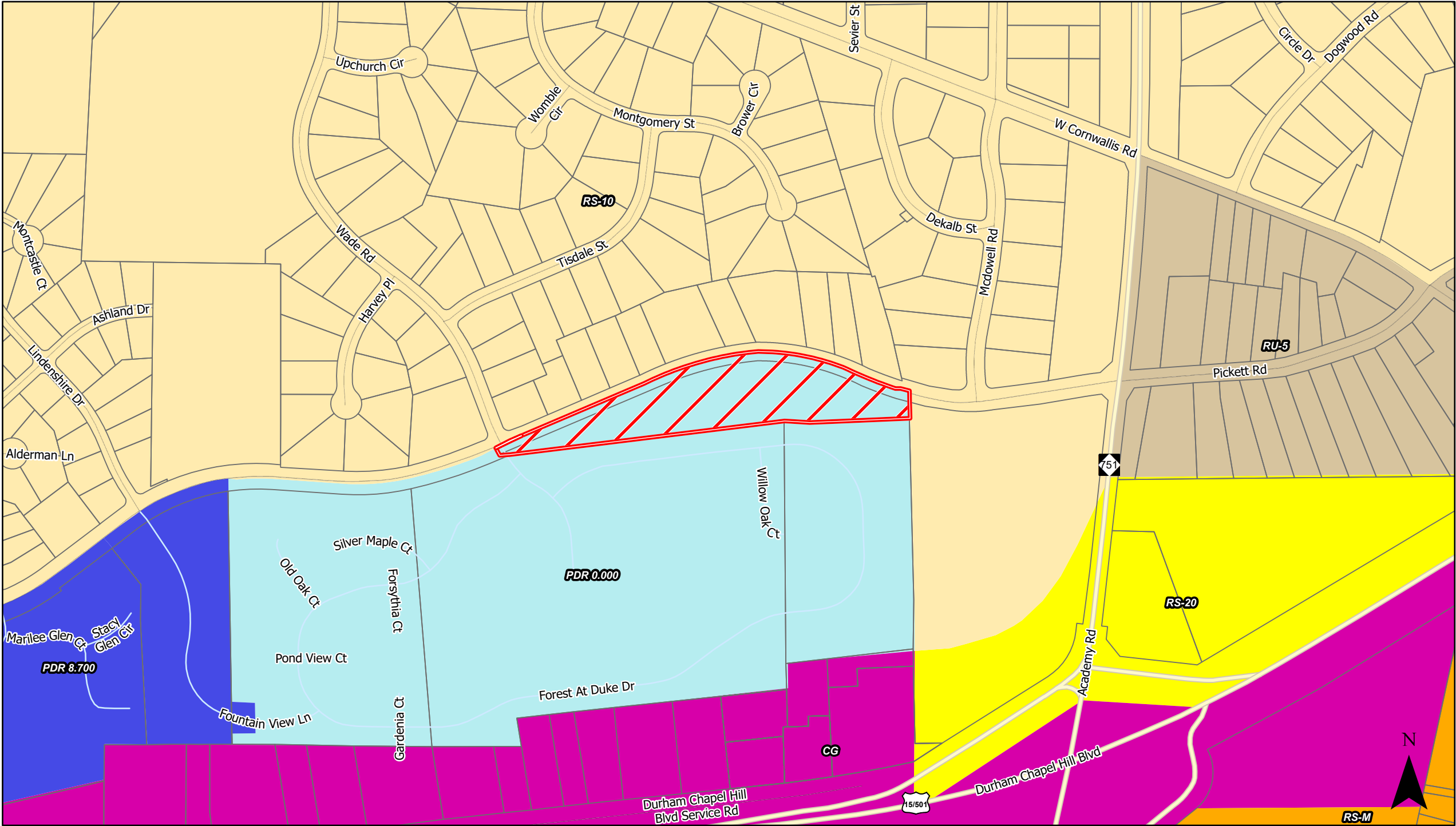
Attachment A: Zoning Context Map

Z2400009 - Caring House Expansion

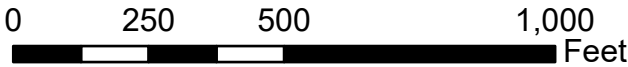


Planning

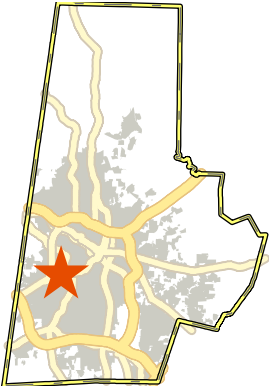
Existing: Planned Developed Residential 0.000 with Graphic Development Plan (PDR 0.000)



- Legend:
- Z2400009
 - Parcels
 - City of Durham
 - Durham County
 - PDR-VLR (< 2 du/ac)
 - PDR-HDR (8 - 12 du/ac)
 - RS-20
 - RS-10
 - RS-M
 - RU-5
 - CG
 - IL



Durham City-County Planning Department
April 3, 2024



Attachment B: Aerial Map

Z2400009 - Caring House Expansion



Planning



- Legend:
- Z2400009
 - Parcels
 - City of Durham
 - Durham County

0 250 500 1,000 Feet

Durham City-County Planning Department
April 3, 2024

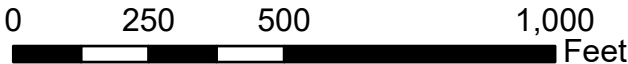
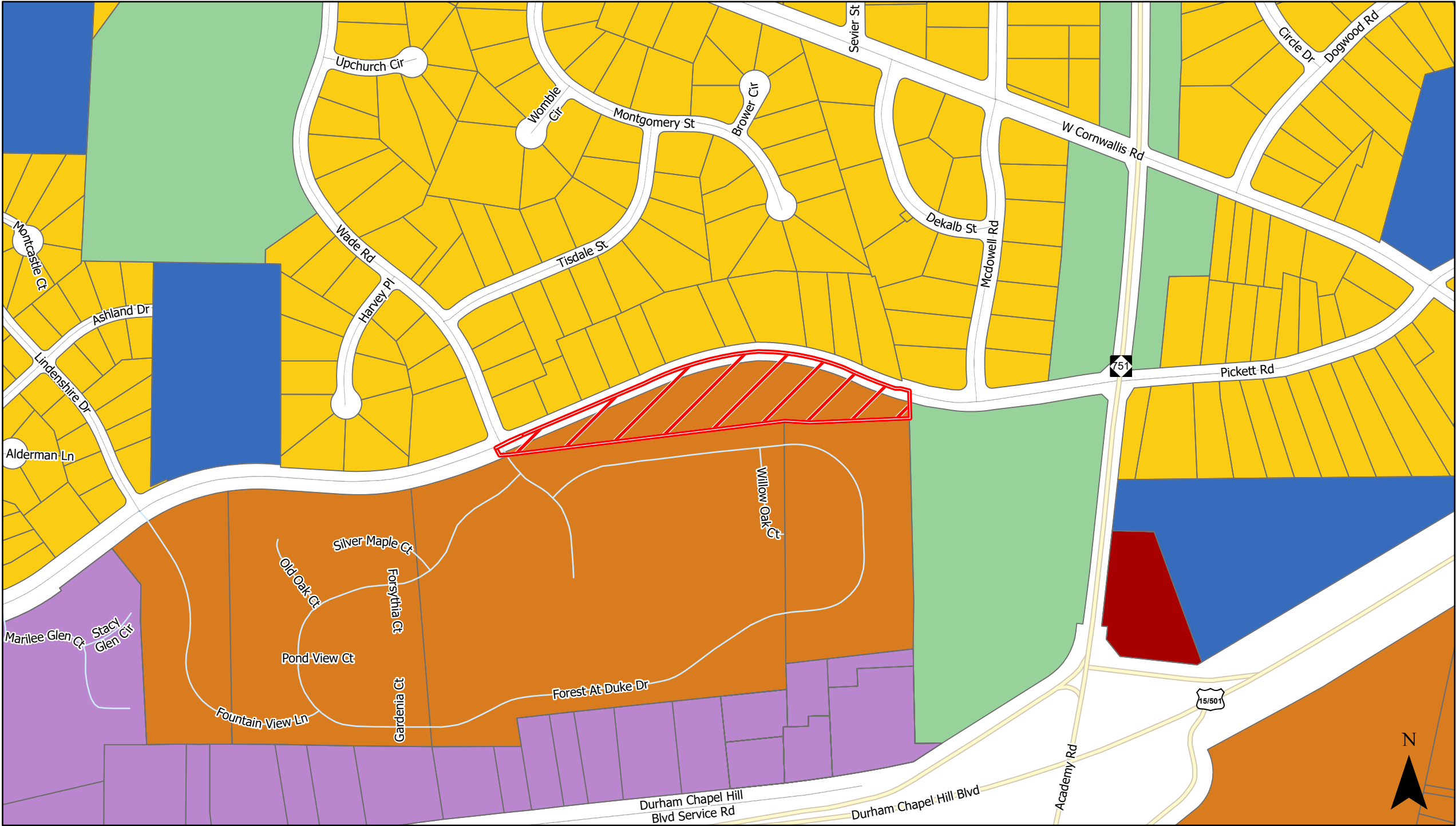
Attachment C: Place Type Map

Z2400009 - Caring House Expansion

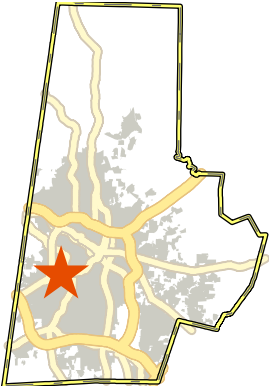


Planning

Existing: Apartment and Townhouse Neighborhood



- Legend:
- Z2400009
 - Parcels
 - City of Durham
 - Durham County
 - Place Types
 - Apartment & Townhouse Neighborhood
 - Community Institution
 - Established Residential
 - Neighborhood Services
 - Recreation & Open Space
 - Transit Opportunity Area



Attachment D

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

Case 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. GYM ROOM
12. TERRACE
13. COURTYARD
14. SCREEN PORCH
15. LAUNDRY
16. STORAGE
17. PAVILION A
18. 3 GUEST ROOMS
19. PAVILION B
20. 9 GUEST ROOMS
21. PAVILION C
22. 6 GUEST ROOMS
23. PAVILION D (FUTURE EXPANSION)
24. 10 GUEST ROOMS
25. MANAGER'S APARTMENT

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

DEVELOPMENT PLAN AND PDR-No. 8 ZONING
DESIGNATION APPROVED BY PLANNING & ZONING
COMMISSION ON AUG 09 1988
Margaret L. Young
Clerk of Commission

DEVELOPMENT PLAN AND PDR-No. 8 ZONING
DESIGNATION APPROVED BY CITY COUNCIL
ON OCT 10 1988 ORDINANCE NO. 1988-10
Wendell M. Brewer
City Clerk



Recorded in City Clerk's Office:
MARCH 10, 1989
(Date)

The use of these plans and specifications shall be restricted to the original site for which they were prepared and no other use, modification, or addition shall be made without the written consent of the architect. Title to plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

REVISIONS
1/24/88

PROJECT NAME
CARING HOUSE
DUKE UNIVERSITY MEDICAL CENTER
PROPOSED SITE DEVELOPMENT

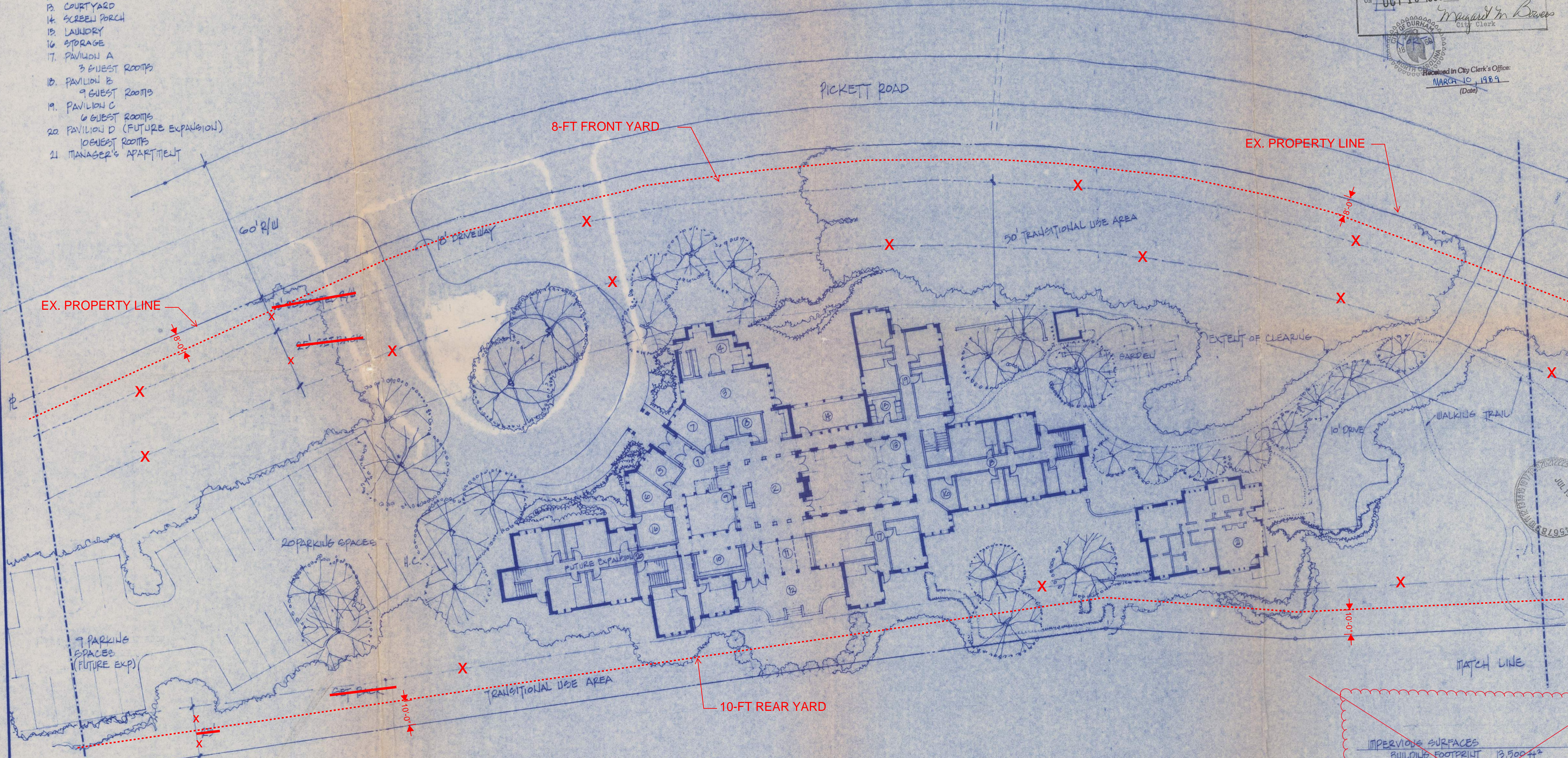


JON A. CONDORET ARCHITECT
211 NORTH COLUMBIA STREET
CHAPEL HILL, NORTH CAROLINA
MEMBER A.I.A., C.S.I.
919- 942 4234

SHEET

Of

Date: MAY 1988



| IMPERVIOUS SURFACES | |
|---------------------|-----------------------|
| BUILDING FOOTPRINT | 13,500ft ² |
| PARKING | 9,700ft ² |
| DRIVEWAYS | 7,700ft ² |
| SIDEWALKS | 700ft ² |
| TOTAL | 31,600ft ² |
| OPEN SPACE | |
| | 85,700ft ² |

P88-45

Revised File Log