



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

1200 MLK

O-I2 and NC ZONING ATLAS AMENDMENT AND SPECIAL USE PERMIT

05.30.2019

ZONING AND SUP STATEMENT OF JUSTIFICATION

The project is located on the east side of Martin Luther King Parkway, across from the intersection with Northfield Drive. The project site consists of 2 existing parcels, a 0.7 acre parcel zoned NC at the front of the site, and 13.1 acre parcel zoned R-4 at the northern and eastern portions of the site. The proposal is to expand the NC zoning (1.6 acres) and rezone the R-4 to O-I2 (12.3 acres). The project is currently the site of the Tar Heel Mobile Home Court and the old Marathon Service Station. The project is within the Town limits and included on the fringe of the 2020 Comprehensive South MLK Focus Area.

The rezoning is warranted due to changing conditions in the area. The existing mobile home park has existed for over 35 years, and with continued redevelopment along the MLK corridor, a rezoning to better serve the evolving corridor is warranted. The expansion of the NC rezoning is required to accommodate a gas service station designed to modern standards, a needed service on the northbound side of MLK Blvd. The O-I2 zoning is requested accommodate a climate control self-storage building, another commercial service in demand in the area. In addition to these commercial improvements, the conditional zoning will include a provision to retain all of 72 affordable housing units currently on the project site. The 2020 Comprehensive Plan focuses on transit improvements to the MLK corridor, and redeveloping underutilized properties is considered an important component of this.

We believe the proposed development is consistent with the goals outlined for the area in the 2020 Comprehensive Plan. The project will provide improvements to the vehicular and pedestrian circulation along the MLK frontage of the site, improvements to landscape buffering and street trees, a commercial community service serving both vehicles and pedestrians along the northbound side of MLK.