



Comprehensive Plan Policy Review Template

City-County Planning Department

Comprehensive Plan Impact on Reviews Page: <https://durhamnc.gov/5197/>

Planning

Category	When is this applicable?	Tags	Policy	How consistent
Historic Resources	All case types	Redevelopment, New Development	Policy 32: Preserve and protect historic resources in the design of new developments and neighborhoods and design them to respect Durham’s unique identity and reflect the nearby historical context. Promote new developments that are compatible with the architectural elements of significant historic resources.	<ol style="list-style-type: none"> 1. Meets UDO requirement of SHPO structures inventoried, analyzed, and preserved. 2. Commitment to preserve historical structures. 3. Commitment to incorporate X% of existing building materials into project. 4. Design commitments that honor existing architectural style.
Development in Neighborhoods	Residential Proposed	Redevelopment, New Development	Policy 33: Discourage development patterns, such as exclusively single-family neighborhoods, that segregate and concentrate high-wealth communities.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Provides a development with a mix of housing types. 3. Provides a new housing type in an area that is predominantly uniform.
Development in Neighborhoods	All case types	Redevelopment, New Development	Policy 37: Design new developments to prioritize pedestrians in ways compatible with existing neighborhoods, such as by placing buildings close to the street, oriented toward sidewalks, green spaces, or community areas where people gather; locating vehicle access and parking to the side or rear of buildings and lots; maintaining connected streets and frequent intersections; and designing buildings to engage with the street through stoops, porches, or other welcoming entranceways.	<ol style="list-style-type: none"> 1. UDO requirements include stub outs, some setback requirements, sidewalk requirements. 2. Inclusion of architectural design elements that engage with the street. 3. Inclusion of build-to-lines and setbacks, requirements for rear or side parking, 4. Additional design commitments. 5. Dispersing green space throughout project site. 6. Utilizing pocket parks and greenways between units/buildings.

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Development in Neighborhoods	All case types	Redevelopment, New Development	Policy 39: Preserve and create natural areas, open spaces, community gardens, and trees within new housing developments or redevelopments—particularly for affordable housing—to improve the physical and mental health of residents. Set aside land for open space by allowing greater building heights or densities when designing housing.	<ol style="list-style-type: none"> 1. UDO requirements of tree save, and open space met. 2. Cluster or conservation subdivisions committed to. 3. Any environmental commitment in excess of the UDO. 4. A commitment to community gardens and/or pocket parks.
Affordable Housing	Residential Proposed	New Development	Policy 40: Affordable housing should be included in new development proposals. Encourage and incentivize housing that meets the needs of Durham residents in terms of cost, unit size, housing type, ADA accessibility, and location. Tenures for housing affordability should run, where feasible, with the land in perpetuity. When this is not possible, affordability tenures should last for a minimum of 30 years and have an associated deed restriction.	<ol style="list-style-type: none"> 1. No UDO requirement for affordable housing. 2. Contribution to DHF. 3. Commitment to income-restricted units. 4. Commitment to affordable units.
Affordable Housing	Residential Proposed	Redevelopment, New Development	Policy 46: At least 20% of housing in the Transit Opportunity Areas Place Type should be affordable to households making 30-80% of Area Median Income (AMI), with half of those units being affordable for households making 30-50% of AMI. At least 15% of housing in all other residential and mixed-use place types should be affordable to households making 30-80% of AMI.	<ol style="list-style-type: none"> 1.No UDO requirement for affordable housing. 2.Contribution to DHF. 3.Commitment to income-restricted units. 4.Commitment to affordable units.
Accessible Housing	Residential Proposed	Redevelopment, New Development	Policy 48: Encourage, incentivize, and require a variety of housing types in new developments that allow for a mix of age groups, and discourage developer commitments that isolate seniors by restricting housing based on age.	<ol style="list-style-type: none"> 1. No UDO requirements 2. Staff review does not allow age-restricted development plans. 3. Unique standards for unit sizes, configurations, handicap accessible 4. AARP design standards committed.
Accessible Housing	Residential Proposed	Redevelopment, New Development	Policy 49: Work towards healthier housing and lower utility costs for residents by using green building techniques and technologies (such as solar panels, passive solar design, low VOC materials), particularly in affordable housing units. Use durable, environmentally sustainable materials in publicly and privately funded affordable housing to create healthier homes.	<ol style="list-style-type: none"> 1. No UDO standards - state building code. Check design districts/standards. 2. There are committed elements for sustainability. 3. A commitment to conduit to being laid. 4. A commitment to the installation of solar panels. 5. A commitment to using low-VOC materials in common spaces. 6.

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Accessible Housing	Residential Proposed	New Development	Policy 50: Encourage the location of new residential development such that homes are within a safe ten-minute walking distance (approximately one-half mile) of public parkland.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. The development is sited within 1/2 mile of public parkland. 3. There is an accessible and safe path to reach the parkland. Connected sidewalks/multiuse path and/or the applicant is making pedestrian improvements/gap improvements. 4. The development is dedicating parkland space.
Accessible Housing	Residential Proposed	Redevelopment	Policy 52: Encourage the preservation of existing mobile home parks. Provide a re- housing plan for residents when mobile home parks are redeveloped, prioritizing locations near existing parks or with similar access to amenities.	<ol style="list-style-type: none"> 1. No UDO requirement.
Transportation & Mobility Investments	All case types	Redevelopment, New Development	Policy 55: Fill in gaps in the existing sidewalk, bicycle, and transit infrastructure to create an accessible, safe, and direct transportation network for all residents. Focus on improving residents' access to needed resources, including healthcare services, grocery stores, employment areas, and schools.	<ol style="list-style-type: none"> 1. UDO requirements for bike/sidewalk infrastructure. Connectivity ratio incentive 2. Proffers to complete off-site sidewalk gaps. 3. Address BPAC advisory comments. 4. Shelter/landing pad proffers, subject to GoTriangle
Transportation & Mobility Investments	All case types	New Development	Policy 57: Encourage new developments to fill in gaps or upgrade transportation infrastructure by building or dedicating rights- of-way within and adjacent to the project site.	<ol style="list-style-type: none"> 1. DDOT/NCDOT requirements met and/or Reference Guide for Development met. 2. Offsite improvements proffered.
Transportation & Mobility Investments	All case types	Redevelopment, New Development	Policy 63: Improve ADA accessibility at crosswalks, sidewalks, and bus stops for all people, regardless of ability or age. Improve pedestrian infrastructure, including street crossings, intersections, signals, wayfinding, and sidewalks prioritizing the safety of people with disabilities, senior citizens, students, and families with young children.	<ol style="list-style-type: none"> 1. UDO requirement. 2. Retrofits or offsite ADA accessibility exceeds. 3. Wayfinding in accordance with UDO and MUTCD standards. 4. Pedestrian/rolling actuated signage.
Land Use & Transportation Coordination	Commercial	Redevelopment, New Development	Policy 70: Reduce the amount of land used for automobile travel and parking and encourage pedestrian- and transit-friendly design. Discourage conversion of land into uses primarily or exclusively supportive of automobiles, such as gas stations and car washes.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Limiting auto-oriented use as a text commitment in CG/CN/CC. 3. Limiting all auto-oriented uses as text commitments.

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Land Use & Transportation Coordination	All case types	New Development	Policy 72: Ensure new development is connected to adjacent neighborhoods and commercial areas with walking and biking infrastructure. This can include building, improving, or dedicating right-of-way for sidewalks, and constructing bicycle paths, greenways, off-street bicycle and pedestrian connections, bus stop infrastructure, and collector streets, as called for in locally adopted transportation plans.	<ol style="list-style-type: none"> 1. UDO stub outs and connectivity amendment met. 2. Additional neighborhood connections beyond UDO requirements. 3. Connections to offsite greenways. 4. Construction of greenways instead of just dedication.
Protecting Sensitive Land	All case types	Redevelopment, New Development	Policy 79: Protect Durham’s most sensitive natural areas (including floodplains, wetlands, wildlife habitats, hillsides, drinking water sources, critical watersheds, and natural heritage areas) from the impacts of development.	<ol style="list-style-type: none"> 1. UDO requirements around protection and preventing encroachments. 2. Commitments to not intrude. 3. Commitments to provide 30-foot wildlife corridors. 4. Commitment to building and parking envelopes being pulled further from environmental features. 5. Commitments to cluster development away from environmental features. 6. Commitments to protecting steep slopes under the 15% threshold. 7. Greater wetland and stream buffers.
Protecting Sensitive Land	All case types	Redevelopment, New Development	Policy 81: Locate open space in new development so that it protects the most environmentally sensitive portions of the site and creates large and contiguous habitat areas, rather than narrow and disconnected strips of open space	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Cluster open space around environmental features through the building and parking envelope. 3. Connections to adjacent off-site open space.
Protecting Sensitive Land	All case types	Redevelopment, New Development	Policy 82: Encourage stream buffer widths of 300 feet on each side of perennial streams (600 feet total) where feasible, to create and protect wildlife habitat corridors.	<ol style="list-style-type: none"> 1. UDO requirement of 50-150 feet depending on tier and watershed. 2. Anything over UDO requirement, is in excess. 3. 300-feet on each side of stream.
Protecting Sensitive Land	All case types	Redevelopment, New Development	Policy 83: Existing habitat areas and wildlife movement corridors should be left largely undisturbed to remain in their natural, vegetated state and to avoid fragmentation and disruption. These areas include Wildlife Habitat Areas or Natural Corridors in adopted open space plans or identified NC Natural Heritage Areas. Some disturbance may be allowed for road crossings, utilities, and stormwater infrastructure, if minimized. Staff will recommend against proposed structures or parking in these areas	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Limit types of intrusions in the corridor to what it recommends in the NHI or open space plans. 3. No disturbances exceed policy (building and parking envelope could be used). No crossings at all.

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Protecting Sensitive Land	All case types	Redevelopment, New Development	Policy 84: Discourage development that contributes to a loss of biodiversity, particularly through disruptive clear-cutting and mass grading. Mass grading should be discouraged for new residential projects. When mass grading of new development sites is proposed, it should occur in phases rather than across the entire area at once, to reduce on-site stormwater runoff and erosion, and to retain tree cover between the phases of construction.	<ol style="list-style-type: none"> 1. Meets UDO requirements. 2. Phases that are either smaller in acreage, or more numerous than what is required. 3. No mass grading at all.
Protecting Sensitive Land	All case types	New Development	Policy 85: New developments should include tree coverage beyond that required by development regulations. Tree canopy should be distributed throughout new developments to maintain a consistent mature tree canopy wherever possible	<ol style="list-style-type: none"> 1. Meets UDO tree coverage requirements. 2. Exceeds UDO tree coverage requirements. 3. Commits to only tree preservation.
Environmental Justice	All case types	Redevelopment, New Development	Policy 94: Increase Durham’s urban tree canopy, prioritizing neighborhoods and communities with comparably less canopy. Prioritize native trees in replanting efforts.	<ol style="list-style-type: none"> 1. Landscape manual 2. Exceeds landscape manual ratios. 3. More tree preservation 4. Commits to only native plantings
Environmental Justice	All case types	Redevelopment, New Development	Policy 95: Strongly discourage new development in floodplains. For existing development in floodplains, support and encourage retrofits to increase flood resilience	<ol style="list-style-type: none"> 1. UDO requirements on specific structures being built in floodplain. 2. Commitment to exclude all development in floodplains. 3. Commitment to remove and remediate areas of development already in floodplain. 4. development already in floodplain.
Environmental Justice	All case types	New Development	Policy 96: Implement strategies to reduce the heat island effect and its impact on residents. Ensure that new developments mitigate the urban heat island effect in areas currently experiencing it. Encourage new developments that minimize impervious surfaces and include green infrastructure, reflective materials, and plentiful tree canopy.	<ol style="list-style-type: none"> 1. Meets UDO impervious surface limitations and tree coverage requirements. 2. Impervious surface is committed as less than the UDO requirement and/or tree coverage is in excess of requirements. 3. Green infrastructure is a committed element on the Dplan.
Biodiversity	All case types	New Development	Policy 99: Encourage new development that incorporates native plants, wildlife habitats, natural landscaping, and that discourages invasive exotic species.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Meets the Landscape Manual requirements. 3. Includes only native plantings.

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Parks, Open Space, & Trails	All case types	New Development	Policy 104: In new development, dedicate parks, recreation facilities, and other amenities for public use rather than as private space.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Privately maintained, publicly accessible park commitment. 3. Dedication of land to the City/County for a park. 4. The dedication of land and construction of recreational facilities.
Parks, Open Space, & Trails	All case types	New Development	Policy 105: New developments should build or dedicate right-of-way for trails and greenways as per adopted trails and greenway plans. The trails and greenways system should link residential areas, schools, parks, institutions, shopping centers, and other greenway corridors.	<ol style="list-style-type: none"> 1. UDO requires dedication of greenway ROW for projects on an adopted plan. 2. Can we explore a fund for Trails? 3. Commitment to construction of on-site trail. 4. Commitment to construction of any off-site connection.
Green Infrastructure & Sustainability	All case types	Redevelopment, New Development	Policy 108: Encourage green infrastructure, such as native trees and vegetation, protected green spaces, green roofs and walls, bioswales, rain gardens, and permeable pavement. Green infrastructure should be prioritized in low- income and BIPOC communities if desired by those communities.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Meets the Green Infrastructure Program requirements. 3. Applicant works with identified community on green infrastructure commitments. 4. Commitments to native plantings only, rewild, replant. 5. Commitment to construct/install green infrastructure.
Green Infrastructure & Sustainability	All case types	Redevelopment, New Development	Policy 111: Encourage innovative stormwater management practices that will preserve and enhance water quality and will not increase the quantity of water discharged downstream of new developments. Encourage innovative stormwater management practices that will prepare our community and its infrastructure for increasingly heavy precipitation events. Policy 130: For new development, encourage stormwater management practices that will mitigate downstream or nearby flooding.	<ol style="list-style-type: none"> 1. UDO commitments around 1, 2, and 10-year and/or Reference guide for development. 2. 100-year stormwater event. 3. Any commitment on BMP innovation (planting more trees, floodable spaces, etc.)
Green Infrastructure & Sustainability	All case types	Redevelopment	Policy 114: Encourage reuse of existing buildings, infrastructure, and construction materials, rather than their new creation from scratch. (Ensure that existing infrastructure is adequate for infill development, upgrade if not).	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Commitments to adaptive reuse of building materials, subject to building code compliance. 3. Commitment to retaining structure and reuse.

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Access to Childcare	Childcare Use	Redevelopment, New Development	Policy 145: Co-locate childcare facilities within or adjacent to employment centers, education and medical institutions, and community and civic places.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Allowing childcare use. 3. Commitment as a square footage minimum required use.
	All case types	Redevelopment, New Development	Policy 152: Coordinate school planning and land use planning to proactively prepare for increased student growth from new development. When a proposed residential development causes any school level (ex: elementary, middle, and high school) within a region to be over-capacity, Durham Public Schools, the Durham City-County Planning Department, and the development team should consider mitigation measures for the school system (ex: land dedication, payments in-lieu-of improvements, or other proffers). Coordinate with Durham Public Schools to calculate what mitigation is necessary based on the best available estimates.	<ol style="list-style-type: none"> 1. No UDO requirement.
School Site Development	Educational use	Redevelopment, New Development	Policy 155: When a proffer of land dedication for school sites is made, review of acreage and feasibility should be assessed in coordination with Durham Public Schools and Durham City-County Planning.	<ol style="list-style-type: none"> 1. No UDO requirement. 2. Any dedication of land to DPS.