

# Comprehensive Plan Amendment Petition

## Planning Department

One Exchange Plaza Suite 304, Raleigh, NC 27602 phone 919-516-2626 fax 919-516-2684

**A request to amend the 2030 Comprehensive Plan text, maps or content.**

### Applicant Information

Name <b>Todd Delk</b>			
Address <b>One Exchange Plaza, Suite 727</b>			
City <b>Raleigh</b>		State <b>NC</b>	Zip <b>27602</b>
Phone <b>919-996-2661</b>	Fax #	Email <b>todd.delk@raleighnc.gov</b>	

### Requested Amendment

<input type="checkbox"/> Future Land Use Map (Cite all affected parcels below.)	<input type="checkbox"/> Plan Text (Cite relevant section/page below.)	<input type="checkbox"/> Area Plan Map/Text (Cite all affected parcels and relevant section/page below.)	<input checked="" type="checkbox"/> Other Map (Specify name/map number.)
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**Brief Description of Amendment**

**A - Request to make four changes to the Street Plan Map (Map T-1), as follows and shown in attached maps:**

1) Add Marriott Drive/Charles Drive connection as 2-lane Avenue Undivided;

2) Revise Varsity Drive from Western Blvd. to Avent Ferry Rd. to 2-lane Avenue Divided;

3) Add new connector street from Trinity Road to District Drive as 2-lane Avenue Undivided, revise other proposed streets between Reedy Creek Rd. and Wade Ave. to new alignments;

4) Add Del Webb Arbors Drive as 2-lane Avenue Divided.

**B/C - All four changes represent improvements to the City transportation network:**

1) Increases connectivity, multimodal facilities, and accessibility with redevelopment in the congested US 70 corridor;

2) Develops appropriate street cross-section for Varsity Drive based on traffic forecasts & future development with reevaluation of 1988 NCSU Centennial Campus rezoning conditions.

3) Revises and corrects recommendations from the Blue Ridge Road Corridor Plan to reflect continuing collaborative work between City, NCSU, and Corridor Alliance to enhance street network

4) Recognizes infrastructure constructed by residential development to increase area and regional connectivity to Durham

**D - Projects increase transportation connectivity, accessibility, and multimodal facilities providing travel time savings, modal choice, and congestion reduction.**

The undersigned applicant(s) hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature _____	 <small>Digitally signed by Delk, Todd DN: cn=Delk, Todd, email=todd.delk@raleighnc.gov, o=City of Raleigh OTP Date: 2015.02.16 12:53:25 -05'00'</small>	Date <b>1-9-15</b>
Signature _____		Date _____

**Office Use Only**

File # CP- \_\_\_\_\_ Fee Paid \_\_\_\_\_ Check # \_\_\_\_\_ Received By \_\_\_\_\_

## Directions for Filing a Comprehensive Plan Amendment Petition

**1 Filing a Petition:** A petition must be clearly and accurately written or typed. Petitions may be filed in person at the Planning Department or by mail (Planning Department, P.O. Box 590, Raleigh, NC 27602). Petitions to amend the Comprehensive Plan will be heard twice a year, in January and July, at a joint Planning Commission and City Council public hearing. These joint hearings occur on the third Tuesday of the month. Petitions must be authorized for public hearing by the City Council at least four weeks prior to the hearing date.

**2 Fee:** A fee as specified on the [Development Fee Schedule](#) must be submitted with this petition. Fees are due at the time of petition submittal, and are non-refundable.

### Information That Must be Submitted with Petition

**A Description of requested amendment to the Comprehensive Plan**

Clearly explain the amendment to the Comprehensive Plan. If the request is to alter the Plan text, cite the section, page number and policy or action short title. Suggested text amendments should be submitted in 'blackline' or 'strikeout' format (text recommended to be removed should be strikethrough, added text should be bold). If the request is to alter the future land use map, list all affected parcels (by PIN or address), area of request, the current designation and recommended designation. Suggested amendments to any map should be described and illustrated. List any applicable area plans that provide detailed guidance for the property, with any suggested amendments. The Comprehensive Plan can be found online at [www.raleighnc.gov/cp](http://www.raleighnc.gov/cp)

**B Conditions that warrant the plan amendment**

Describe the conditions that warrant the plan amendment such as unforeseen circumstances or the emergence of new information, unanticipated changes in development patterns, rezoning, transportation improvements, economic opportunities, etc.

**C Relevance of the amendment to the Plan's six vision themes**  
(1. Economic Prosperity and Equity 2. Expanding Housing Choices 3. Managing Our Growth 4. Coordinating Land Use and Transportation 5. Greenprint Raleigh 6. Growing Successful Neighborhoods and Communities)

Explain how the amendment addresses the six guiding themes of the Comprehensive Plan.

**D How the amendment advances public health, safety and general welfare**

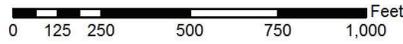
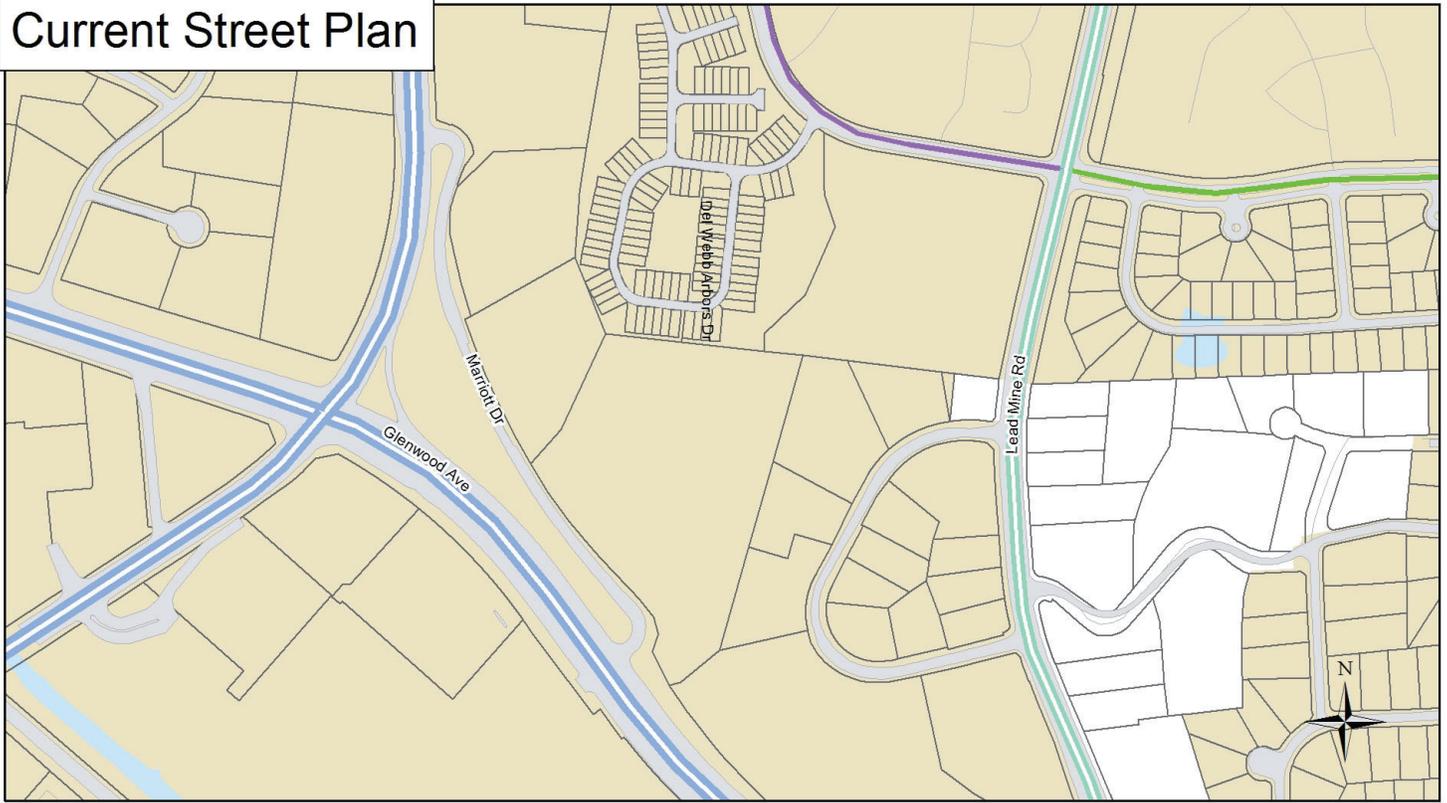
Explain how the amendment advances and protects the general health, safety and welfare of the citizens.

### Comprehensive Plan Amendment Checklist

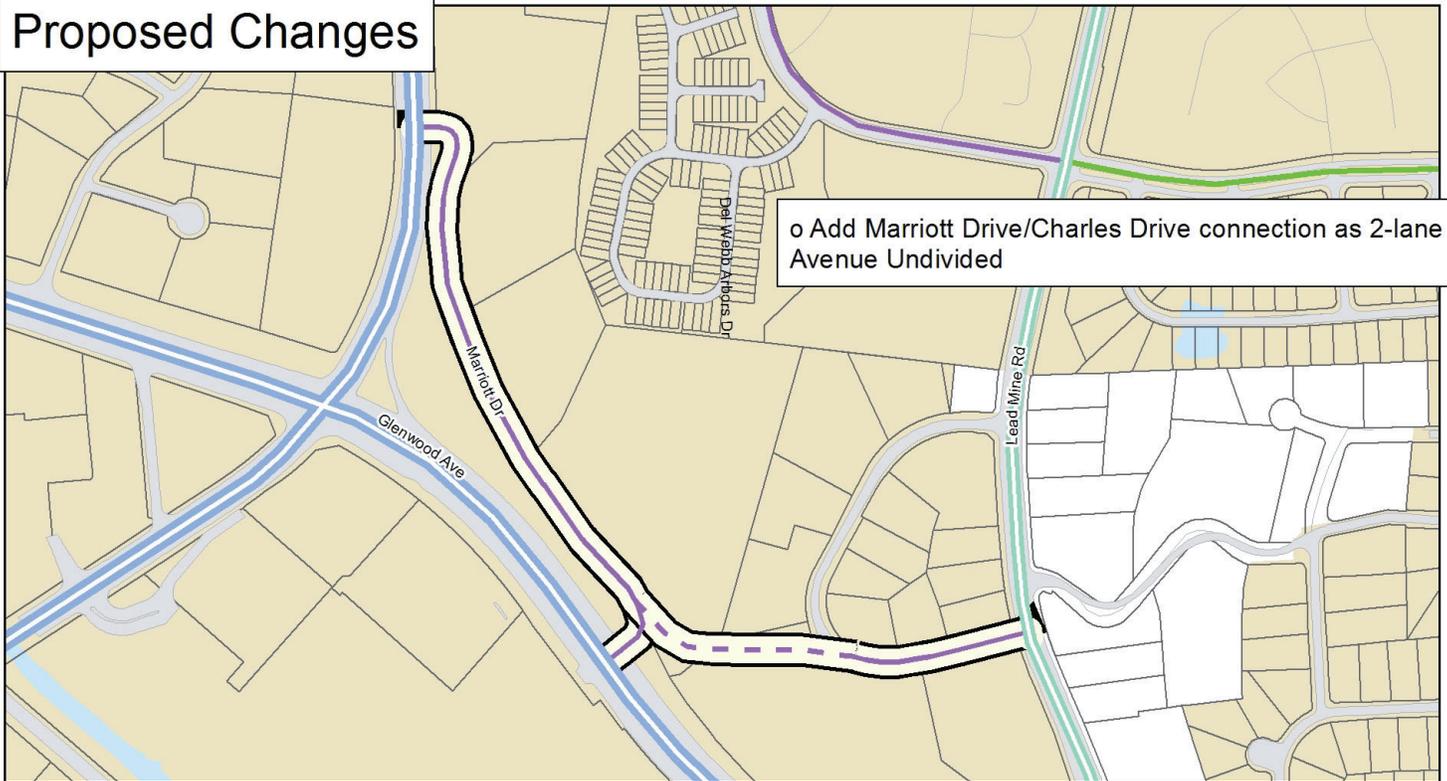
*Please check off each space or "N/A" for not applicable. Submit all required documentation to the Planning Department.*

Checklist	Completed	N/A
Had pre-application meeting with Planning staff to discuss proposal		
Completed and signed petition		
Attached map clearly showing boundaries of area and requested Comprehensive Plan Amendment		
Attached written statement that addresses subsections A, B, C and D		
Applicable fee (make check or money order payable to: City of Raleigh)		
Additional information as required (traffic study, etc.)		

### Current Street Plan

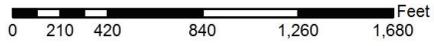
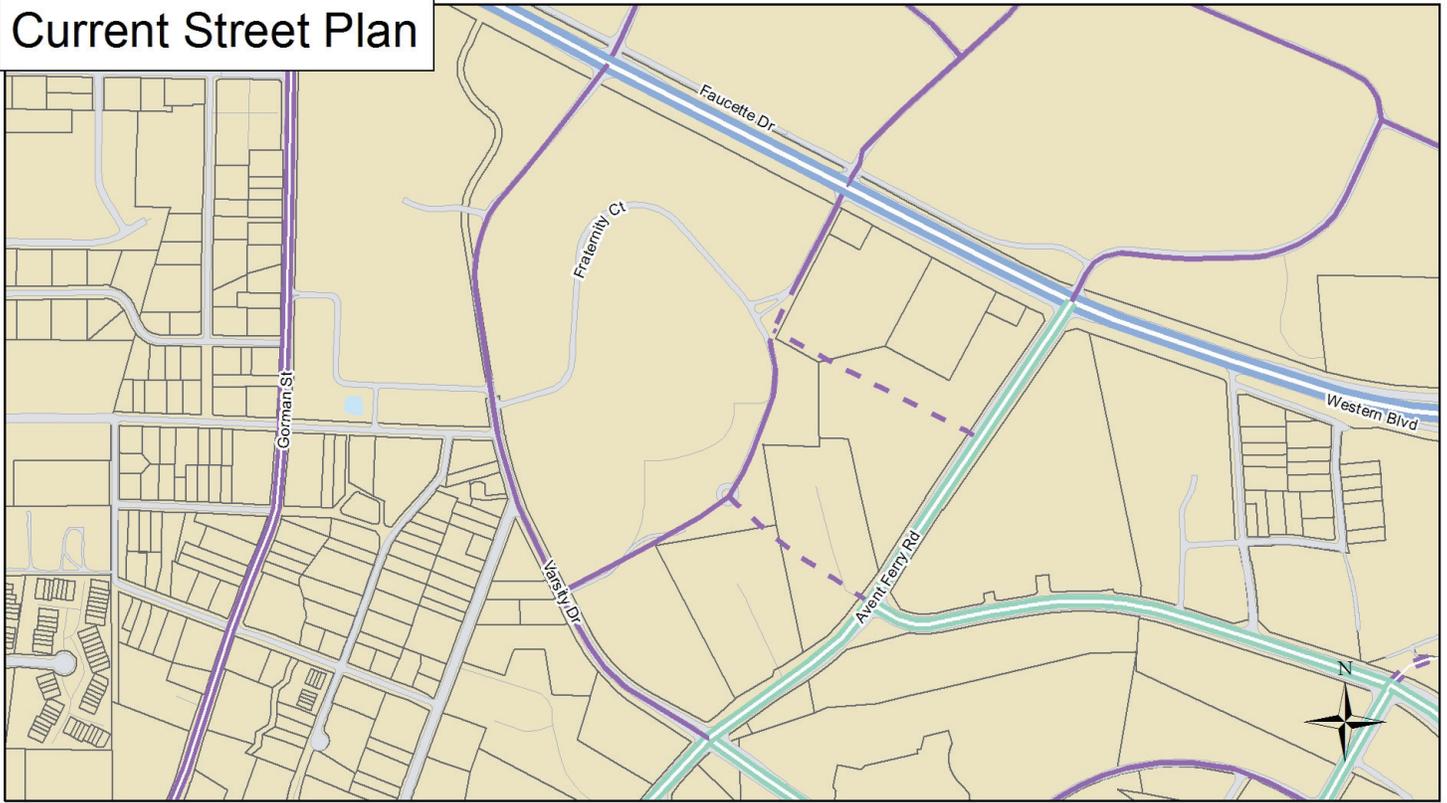


### Proposed Changes

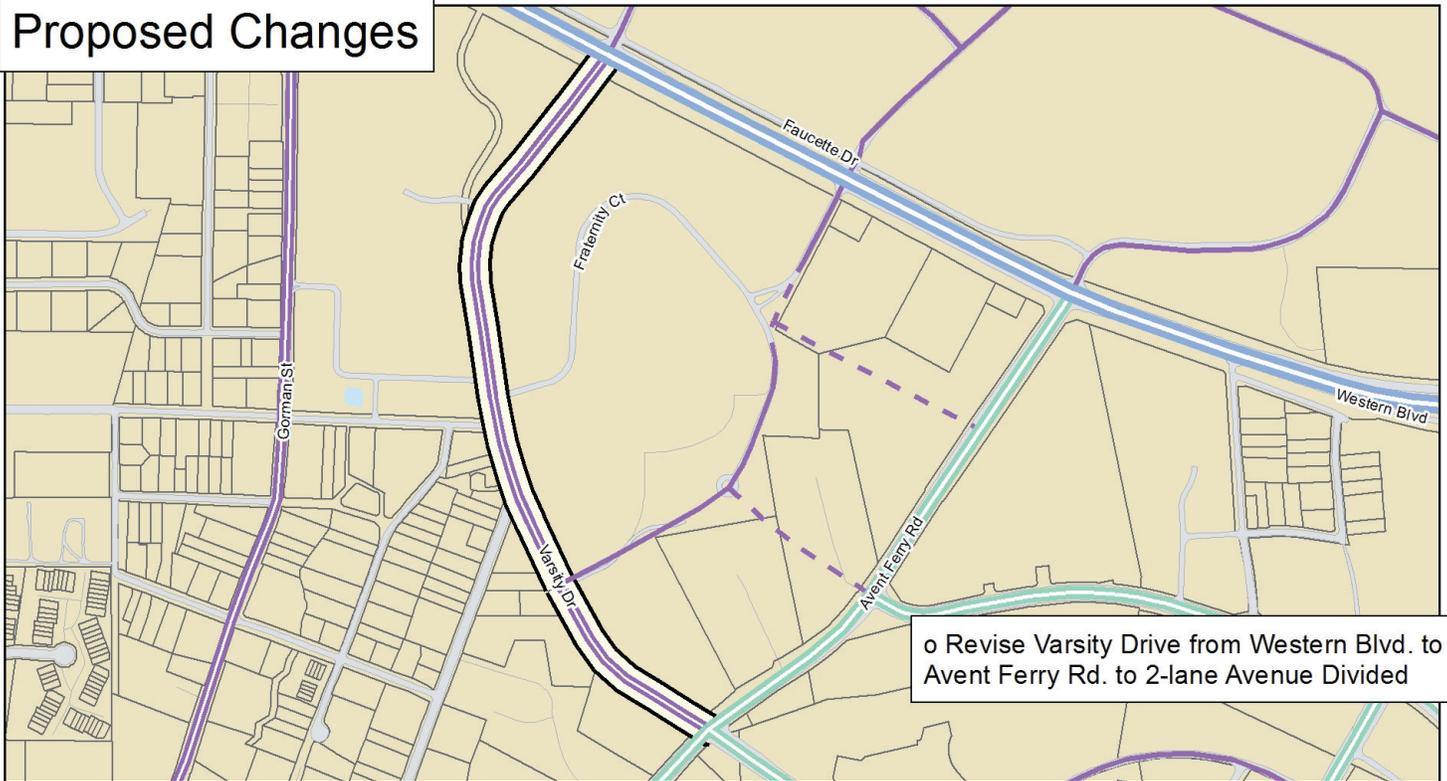


 Proposed Addition or Alteration of Street Plan;  Proposed Portion to Remove from Street Plan

### Current Street Plan



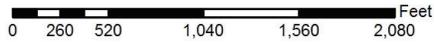
### Proposed Changes



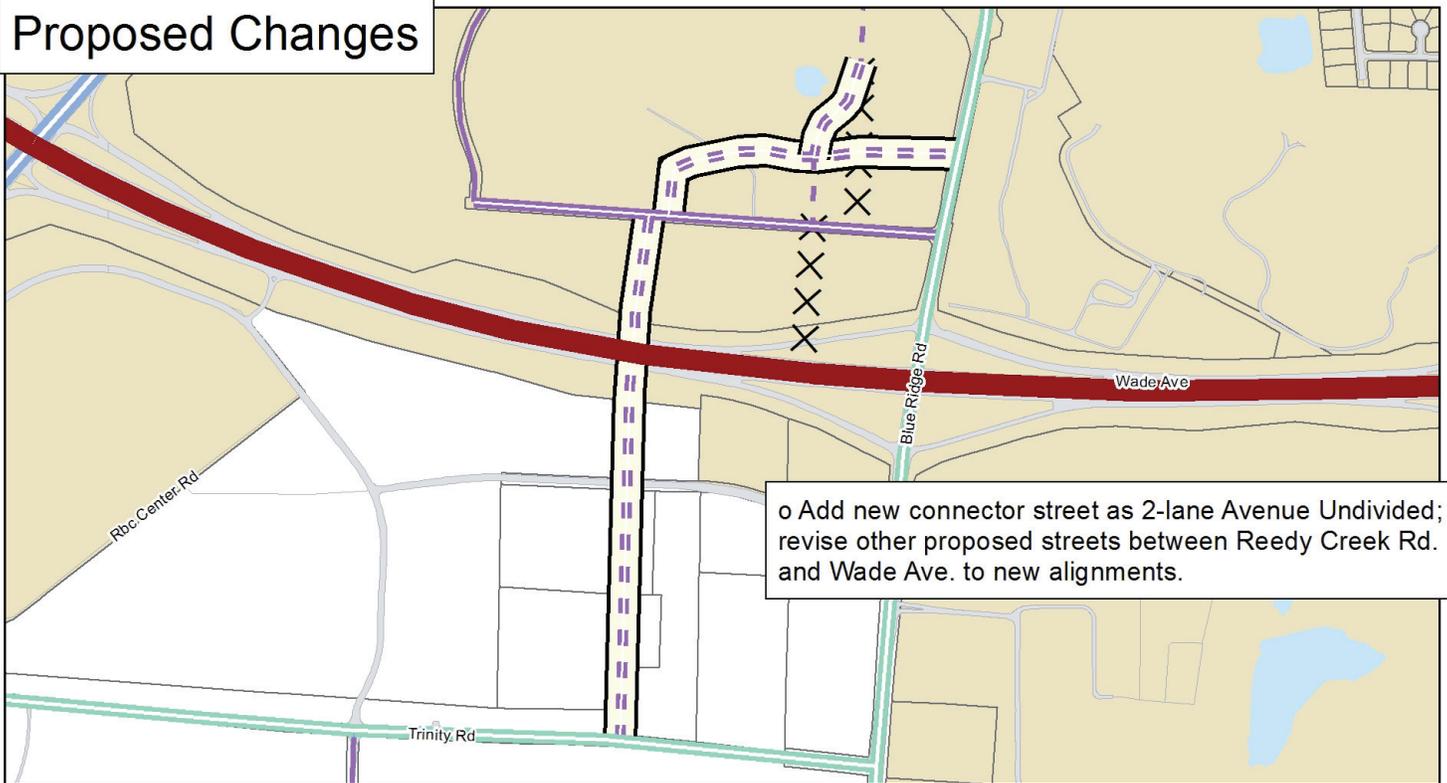
o Revise Varsity Drive from Western Blvd. to Avent Ferry Rd. to 2-lane Avenue Divided

— Proposed Addition or Alteration of Street Plan; X X X Proposed Portion to Remove from Street Plan

### Current Street Plan

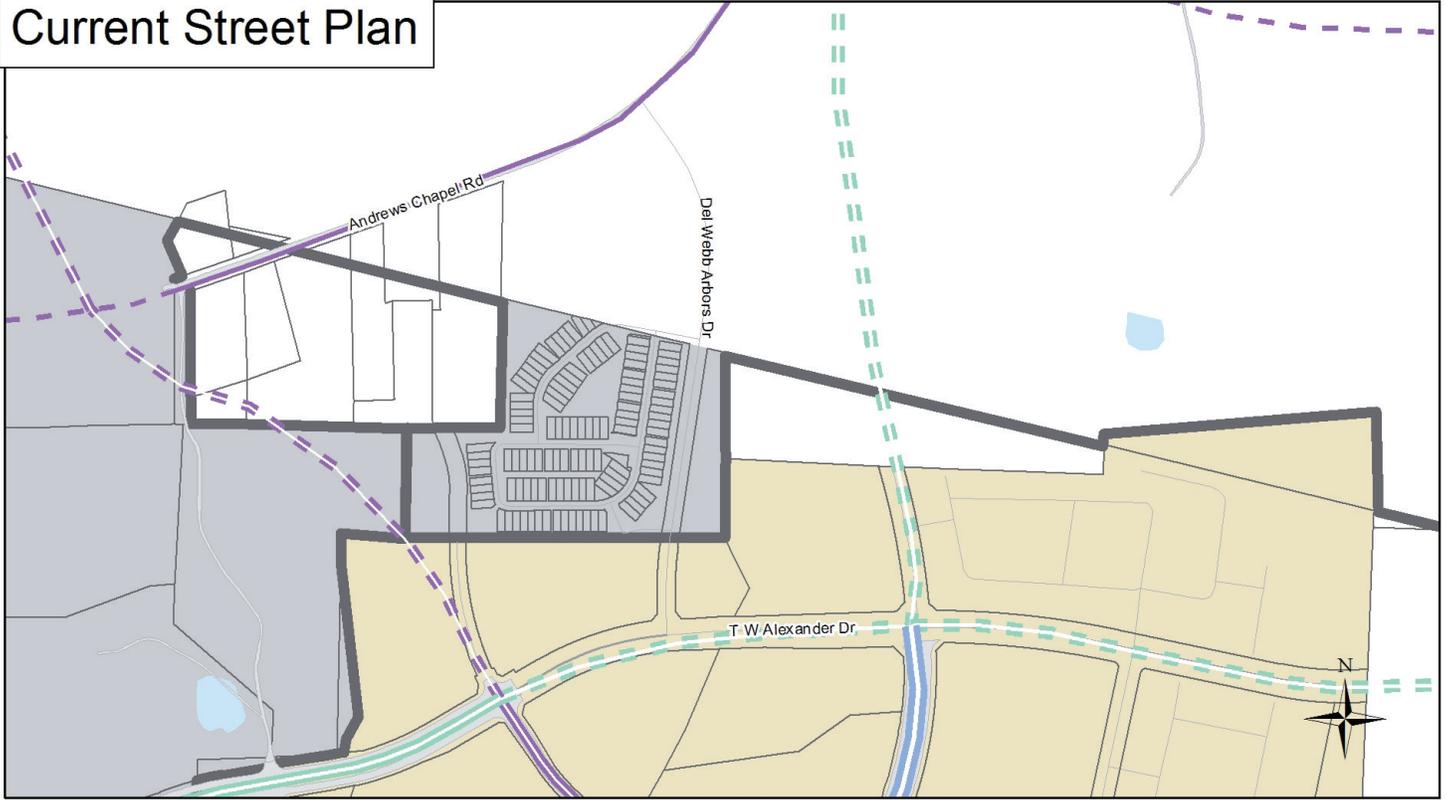


### Proposed Changes

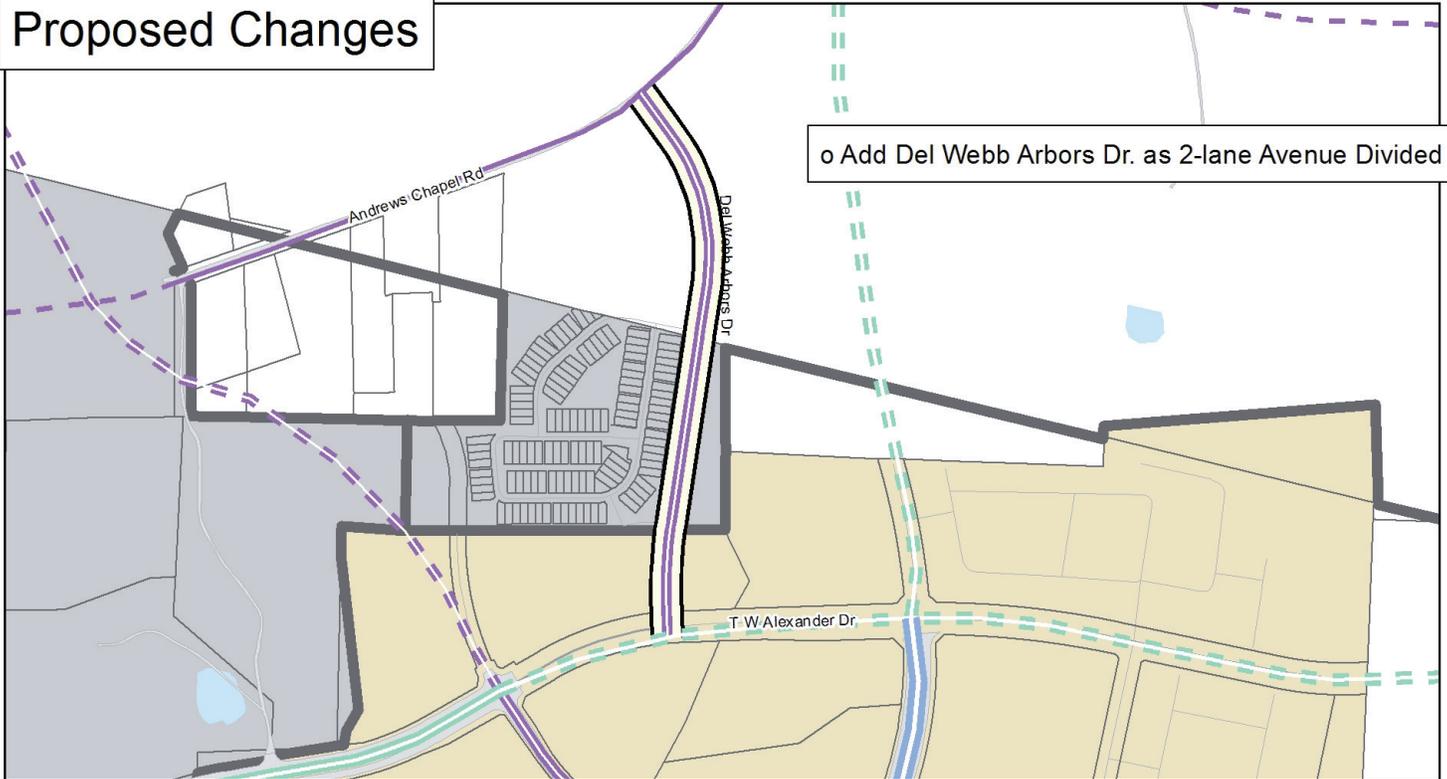


 Proposed Addition or Alteration of Street Plan;  Proposed Portion to Remove from Street Plan

### Current Street Plan



### Proposed Changes



 Proposed Addition or Alteration of Street Plan;  Proposed Portion to Remove from Street Plan



## Certified Recommendation of the City of Raleigh Planning Commission

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**SUBJECT:** CP-1(A), (B), (C), (D)-15 / Street Plan Changes  
Amendments to the 2030 Comprehensive Plan

**REQUEST:** Four changes to street classifications and planned routes.

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**RECOMMENDATION:** That the proposed amendments to the 2030 Comprehensive Plan be recommended for approval and referred to the City Council for public hearing.

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**FINDINGS AND  
REASONS:**

The Planning Commission finds the request reasonable and in the public interest. The requested changes to the Street Plan improve the city's transportation network by increasing connectivity, accessibility, and multi-modal facilities. These improvements will provide travel time savings, promote more options for choice of transportation mode, and aid in congestion reduction.

CP-1(A)-15 (Marriott Drive/Charles Drive): Increases connectivity, multi-modal facilities, and accessibility in the congested US 70 corridor;

CP-1(B)-15 (Varsity Drive): Develops an appropriate street cross-section based on traffic forecasts and future development as well as reevaluation of the NCSU Centennial Campus zoning conditions (Z-5-1987);

CP-1(C)-15 (Blue Ridge Road District): Revises and implements recommendations from the Blue Ridge Road District Study based on continuing collaborative work with stakeholders;

CP-1(D)-15 (Del Webb Arbors Drive): Recognizes street construction associated with new residential development that increases connectivity to Durham.

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**To PC:** 2/24/15 and 3/10/15  
**Case History:** Planning Commission first review 2/24/15; Planning Commission for review and recommendation to the City Council 3/10/15

**To CC:**

City Council Status: \_\_\_\_\_

Staff Coordinator: Vivian Ekstrom: (919) 996-2657; [vivian.ekstrom@raleighnc.gov](mailto:vivian.ekstrom@raleighnc.gov)

**Motion:** Lyle  
**Second:** Fleming  
**In Favor:** Braun, Buxton, Fleming, Fluhrer, Hicks, Lyle, Schuster, Swink, Terando and Whitsett

**Opposed:**  
**Excused:**

This document is a true and accurate statement of the findings and recommendations of the Planning Commission.

<b>Signatures:</b>	(Planning Director)	(PC Chair)
	_____	_____ 3/10/15
	Date:	Date:



## Staff Report – CP-1(A)-15, CP-1(B)-15, CP-1(C)-15, CP-1(D)-15

### Comprehensive Plan Amendments

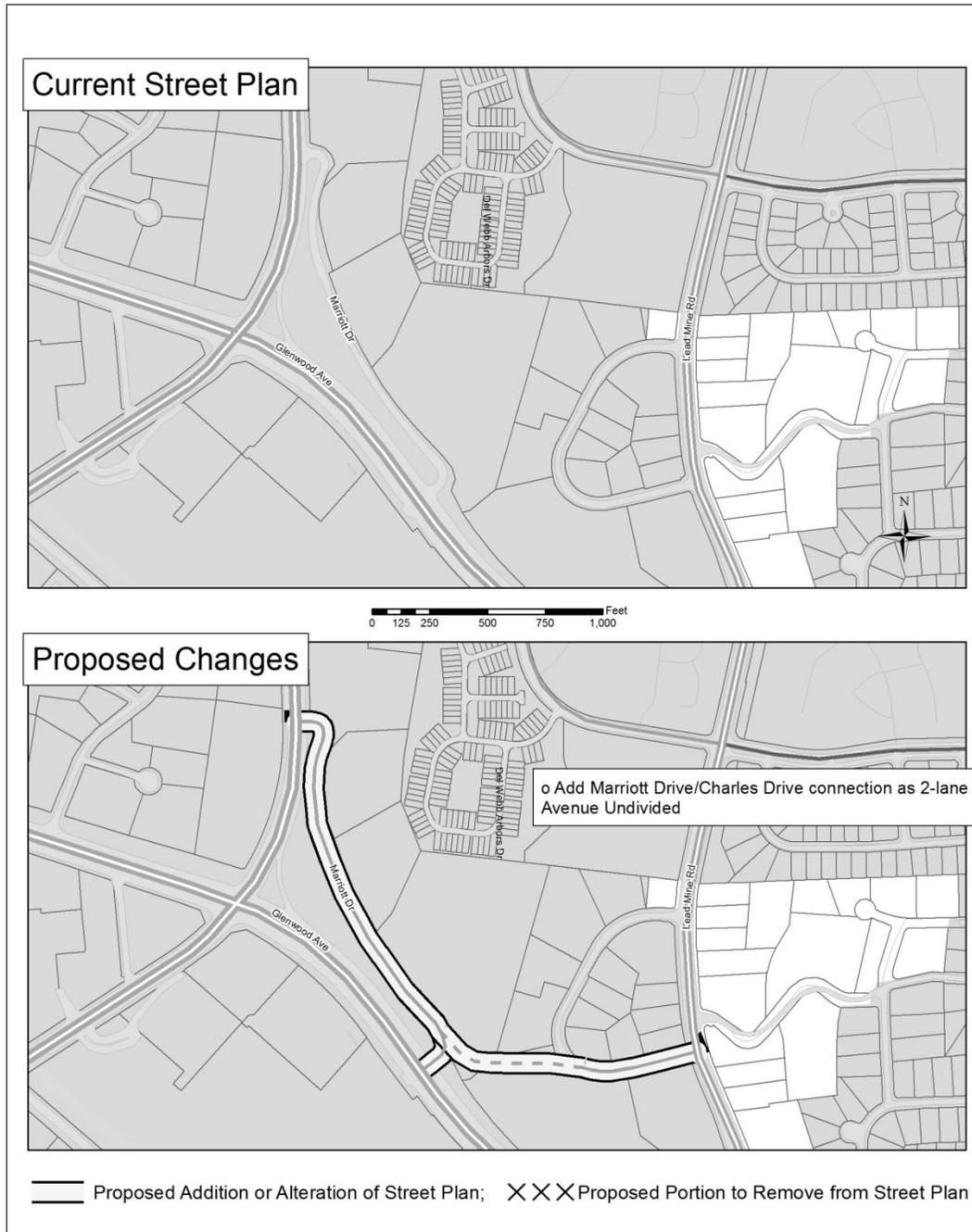
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There are four proposed alterations to the Street Plan map. A comparison map showing existing Street Plan designations and proposed changes accompanies each request.

#### ***CP-1(A)-15 – Marriott Drive/Charles Drive***

This amendment would designate Marriott Drive and part of Charles Drive as “Avenue 2-Lane, Undivided.” A new road segment is also proposed that would connect Marriott Drive to Charles Drive.

This amendment proposes to designate Marriott Drive from Creedmoor Road east to Glenwood Avenue and Charles Drive from Lead Mine Road extending west to Marriott Drive as “Avenue 2-Lane, Undivided.” A new road segment connecting Marriott Drive and Charles Drive is also proposed. This connection was brought forth as part of the consideration of new private development on adjacent property along Charles Drive and Lead Mine Road. It was not included in the City’s 2009 Crabtree Valley Transportation Plan as significant redevelopment of the adjacent residential property was not foreseen. This new street extension increases connectivity, multimodal facilities, and accessibility by providing circulation and access with redevelopment in the congested US 70 corridor through the Crabtree Valley area.



**CP-1(B)-15 – Varsity Drive**

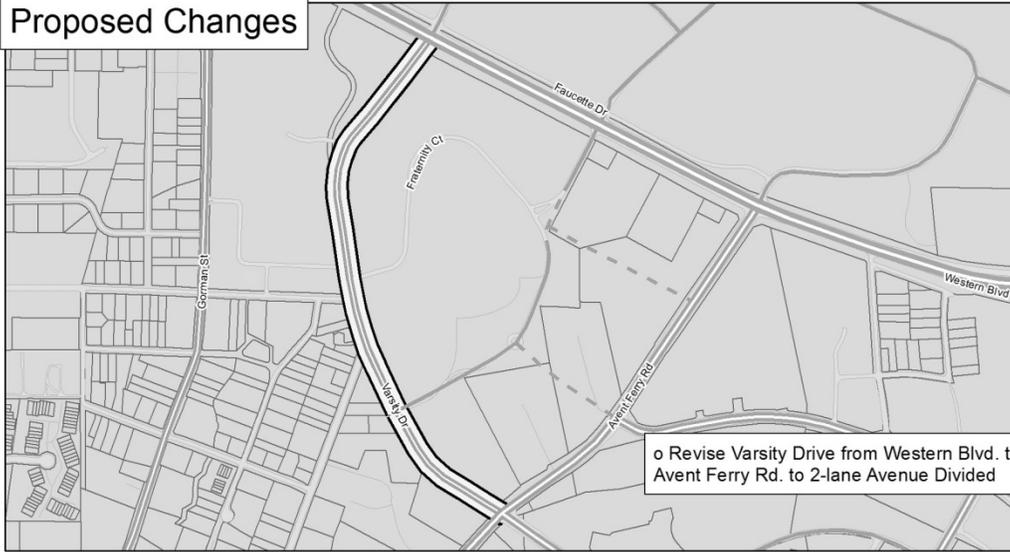
This amendment would change the designation of a section of Varsity Drive from “Avenue 2-Lane, Undivided” to “Avenue 2-Lane, Divided”.

This amendment proposes to reclassify Varsity Drive from Western Boulevard to Aven Ferry Road from “Avenue 2-Lane, Undivided to “Avenue 2-Lane, Divided.” The cross-section is consistent with future traffic forecasts and compatible with the university and medium-density residential context along the segment. The reclassification will rectify an inconsistency between the current street typology classification and the required cross-section set forth in the conditional use rezoning case for NCSU’s Centennial Campus (Z-5-87) as a four-lane, divided “campus distributor.” City staff and university officials have coordinated on this reclassification, and NCSU administration has provided a letter supporting the proposed change.

Current Street Plan



Proposed Changes



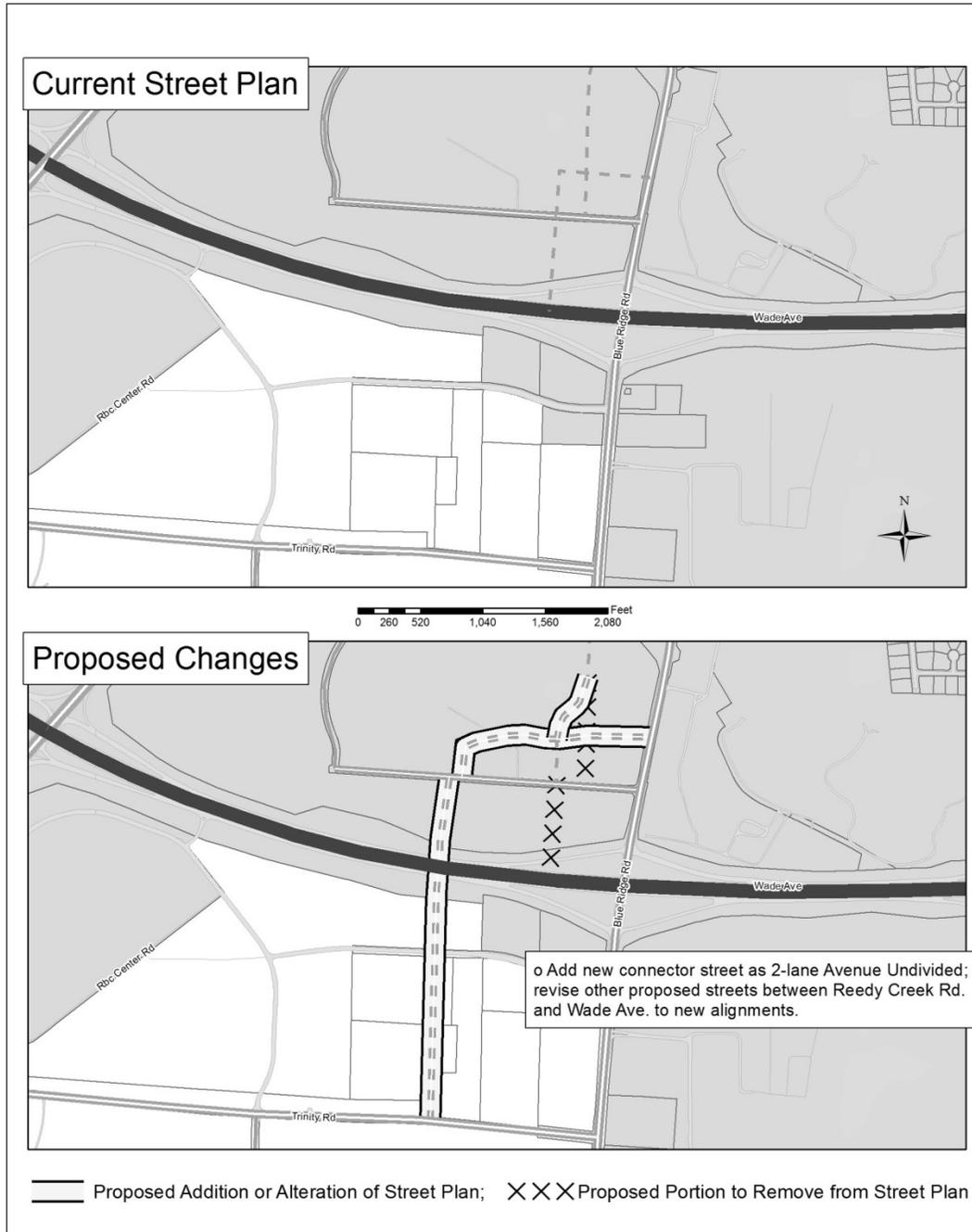
o Revise Varsity Drive from Western Blvd. to Avenet Ferry Rd. to 2-lane Avenue Divided

— Proposed Addition or Alteration of Street Plan; XXX Proposed Portion to Remove from Street Plan

***CP-1(C)-15 – Blue Ridge Road District Connector Street Revisions***

This amendment would add a new connector street from District Drive south under Wade Avenue to Trinity Road, classified as “Avenue 2-Lane, Undivided”. This amendment would also revise the alignment of collector streets between Wade Avenue and Reedy Creek Road.

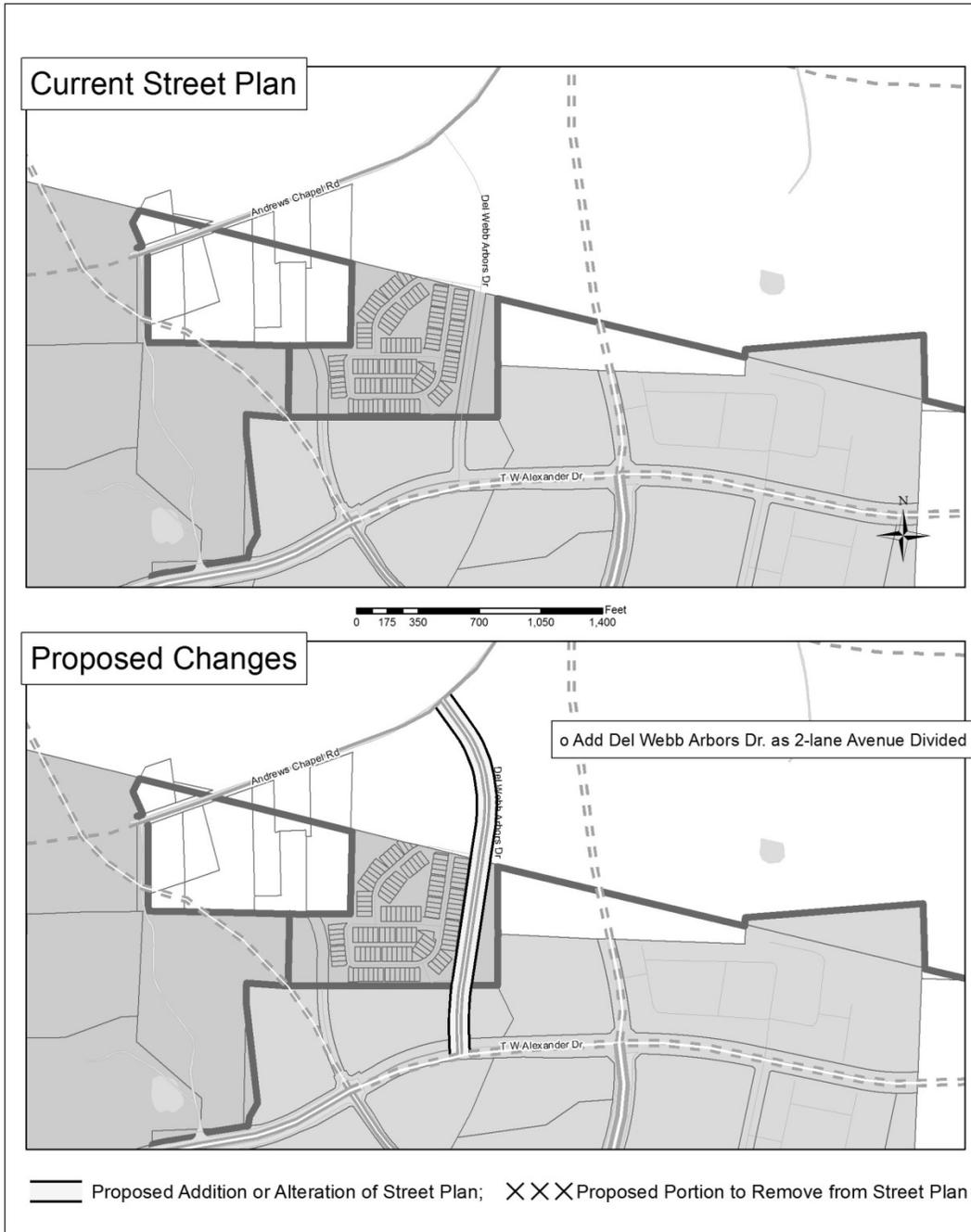
These amendments are proposed in response to the Blue Ridge Road District Study and the subsequent planning and engineering efforts for a new north-south street from District Drive south across Wade Avenue to Trinity Road. City staff has completed functional designs for this proposed street and determined that an alignment under Wade Avenue is feasible. City staff has also coordinated with NCSU administration on this proposed street extension relative to both university and NCSU Student Aid Association (Wolfpack Club) property. The amendment includes a revised alignment of the aforementioned connector street as well as collector streets north of District Drive to Reedy Creek Road. The off-set alignment of the proposed connector street across District Drive is the result of security and border issues for the Joint Forces Task Force property. The proposed alignment south of District Drive is based on an alignment study performed by city staff.



***CP-1(D)-15 Del Webb Arbors Drive***

This amendment would designate Del Webb Arbors Drive as an "Avenue 2-Lane, Divided."

It is recommended to designate Del Webb Arbors Drive as an "Avenue 2-Lane, Divided" from TW Alexander Drive north across the Raleigh/Durham city limit and the Wake/Durham county line to Andrews Chapel Road. The street was constructed per the approved site plan as a three-lane avenue as required by the Unified Development Ordinance and by Durham City/County planning requirements.



**CONSIDERATIONS FOR THE PLANNING AND DEVELOPMENT OFFICER'S REVIEW AND RECOMMENDATION:**

The following list of considerations for the Planning and Development Officer's review and recommendations regarding a proposed Comprehensive Plan amendment are not all-inclusive. Review and recommendations of proposed Comprehensive Plan amendments may consider whether:

**1. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;**

The proposed amendments are anticipated to address changes in vehicular and land development patterns.

**2. The proposed amendment is in response to changes in state law;**

N/A

**3. The proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;**

The proposed changes will improve traffic circulation and provide better connectivity.

**4. The proposed amendment is consistent with other identified Plan policies and adopted area plans;**

The proposed amendments are consistent with the following relevant Comprehensive Plan and area plan policies:

Policy T 1.1 Coordination with Land Use Map

Transportation planning, development, expansion, and investment in transportation facilities should be coordinated with the Future Land Use Map.

Policy T 2.2 Defining Future Rights-of-Way

As resources permit, move from "conceptual" routes for future streets to more specifically mapped future rights-of-way, backed by engineering studies. Mapping streets also determines where to install water and sewer infrastructure and reduces the need for easements across private property.

Policy T 2.3 Eliminating Gaps

Eliminate "gaps" in the roadway system and provide a higher roadway grid density that will increase mobility options and promote the accessibility of nearby land uses.

Policy T 2.4 Road Connectivity

The use of cul-de-sacs and dead-end streets should be minimized.

Policy T 2.16 Assessing Changes in Road Design

Subject all proposed changes to the treatment of existing vehicular rights-of-way, such as changes to the number and type of travel lanes, to a study prior to implementation to determine the impacts on the larger network and the level of service of all relevant modes.

Blue Ridge Road District Study

Item 1.3 (Blue Ridge Road District Connector Street Revisions) responds to the transportation recommendations regarding new street connections in the adopted Blue Ridge Road District Study.

**5. The impact the proposed amendment has with regard to:**

**A. Established property or proposed development in the vicinity of the proposed amendment;**

The proposals will improve access to nearby properties.

**B. Existing or future land use patterns;**

The proposals are the result of analysis of projected roadway needs based on the Future Land Use Map and Urban Form Map.

**C. Existing or planned public services and facilities;**

The proposed changes to the street map take into consideration planned public services and facilities.

**D. Existing or planned roadways;**

The proposals increase efficiency in the roadway network.

**E. The natural environment, including air, water, noise, stormwater management, wildlife and vegetation;**

The proposed changes to the street map are the result of analysis of these environmental factors.

**F. Other policies of the Comprehensive Plan.**

The proposed amendments are consistent with the following key Comprehensive Plan policies:

**Policy LU 4.1 Coordinate Transportation Investments with Land Use**

Ensure that transportation decisions, strategies, and investments are coordinated with and support the City's land use objectives.

**Policy LU 4.3 Directing Transportation Investments**

Target transportation facilities, services, and investments to promote and accommodate the growth this Comprehensive Plan anticipates in mixed-use centers, commercial corridors, and residential neighborhoods while reducing reliance on single occupancy vehicles.

Policy LU 4.5 Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

**STAFF RECOMMENDATION:**

Approval based on the above list of considerations for the Planning and Development Officer's review.

**STAFF COORDINATOR:**

Vivian Ekstrom, [vivian.ekstrom@raleighnc.gov](mailto:vivian.ekstrom@raleighnc.gov)