



**Certified Recommendation**  
of the City of Raleigh Planning Commission

**SUBJECT: CP-3-14 /Amendment to the 2030 Comprehensive Plan/Bland Road**

**REQUEST: The proposed changes would amend the 2030 Comprehensive Plan/Future Land Use Map for properties along Bland Road**

**RECOMMENDATION: Recommend approval and Council authorization of a public hearing.**

**FINDINGS AND REASONS:**

The request is the result of Planning Commission discussion of Z-27-13 Bland Road. The Planning Commission initiated a small planning study in which the Planning Staff held meetings and were in communication with property owners in the area. The properties in question are becoming less desirable as single family houses and more viable for offices and/or higher density housing. The property owners were in favor of this change in Future Land Use Map designation from Moderate Density Residential to Office and Residential Mixed Use.

**To PC:** January 28, 2014  
**Case History:**

**To CC:** February 4, 2014

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

**Staff Coordinator:** James Brantley

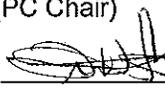
**Motion:** Terando  
**Second:** Schuster  
**In Favor:** Braun, Buxton, Fleming, Fluhrer, Schuster, Sterling Lewis, Swink and Terando

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

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

**Signatures:** (Planning Dir.)  
\_\_\_\_\_

date:

(PC Chair)  
 1/28/14

date:



## Staff Report – Case CP-3-14

### Comprehensive Plan Amendment

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## Future Land Use Map Amendments

1. Bland Road/Wake Forest Road Area (Wake County Parcel Identification Numbers: 1715-49-9025, 1715-49-8039, 1715-49-7250, 1715-59-0299, 1715-49-9316, and eastern section of 1715-49-8599)

This is a City initiated amendment for 6 parcels in the Bland Road vicinity to Office and Residential Mixed Use category. The existing Moderate Density Residential designation applies to some of the city's older single family residential neighborhoods, along with newer small lot single family subdivisions and patio home developments. Other housing types including townhouses and multifamily dwellings would be consistent with this designation as long as an overall gross density not exceeding 14 units per acre was maintained. Five of the subject parcels are zoned Residential-6 and developed for single-family homes.

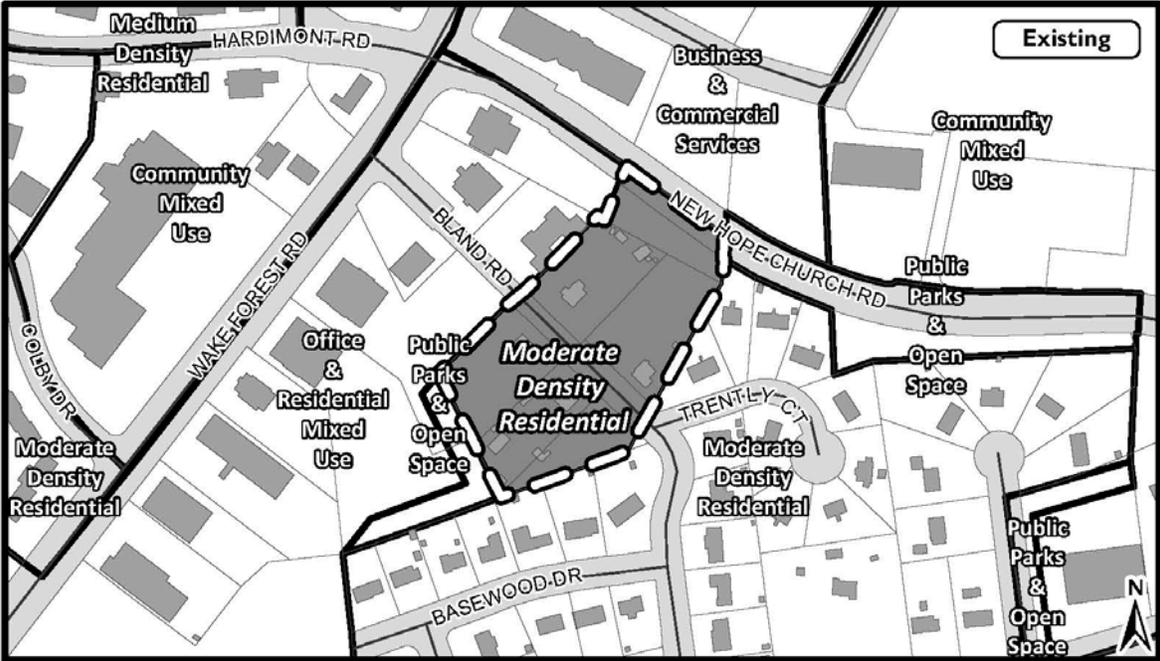
A recent rezoning of one of the subject parcels, portion of PIN 1715-49-8599 that was later recombined, resulted in the Planning Commission directing planning staff to conduct an analysis to assess the suitability of all 6 parcels for office and residential mixed use designation. Planning staff held a meeting to discuss this proposal with the affected property owners and surrounding neighbors. There is general consensus and support from property owners and surrounding neighbors for this Future Land Use Map change.

The western portion of parcel 1715-49-8599 is already designated as Office and Residential Mixed Use on the Future Land Use Map. The proposed future land use amendment acknowledges the gradual, lot-by-lot spread of office development onto these larger lots on Bland Road. A potential benefit of this change is that it would be easier for these properties to be combined for unified development, rather than the current piecemeal, lot-by-lot development pattern. If the properties are redeveloped, in most cases any new buildings must be set back 50 feet from property lines of adjacent single family houses.

The proposed Office and Residential Mixed Use category applies primarily to frontage lots along major streets where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office use. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. Heights are generally limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted.

# Proposal to Amend the Future Land Use Map

Existing Designation: Moderate Density Residential



Proposed Designation: Office & Residential Mixed Use

