

Comprehensive Plan Amendment Petition



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

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

Applicant Information

Name **MMP, LLC** by Thomas C. Worth, Jr. **Attorney** of The Law Office Of Thomas C. Worth, Jr.

Address 127 W. Hargett Street, Suite 500 (Mailing: P.O. Box 1799, **27602**)

City Raleigh

State North Carolina

Zip 27601

Phone 919-831-1125

Fax # 919-831-1205

Email curmudgtcw@earthlink.net

Requested Amendment

Future Land Use Map
(Cite all affected parcels
below)

Plan Text (Cite relevant
section/page below)

Area Plan Map/Text (Cite
all affected parcels and
relevant section/page below)

Other Map
(Specify name/map number)

Brief Description of Amendment:

The requested amendment to the City of Raleigh 2030 Comprehensive Plan is a change to the Street Typology Map. This application requests the removal of a proposed street extension.

Specifically we request that the City of Raleigh remove the proposed extension of West Morgan Street shown on the Street Typology Map. The proposed extension begins in the 800 block of West Morgan Street, and extends westward to the proposed terminus at the intersection of Dexter Place and Ashe Avenue. Please refer to the attached map exhibit that illustrates the proposed amendment to the Street Typology Map.

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 *MMP, LLC, A North Carolina Limited Liability Company* Date *11/21/16*
 Signature *by Thomas C. Worth Jr Attorney* 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 One Exchange Plaza or by mail: Planning & Development PO Box 590, Raleigh, NC 27602. Petitions to amend the Comprehensive plan must be approved by the City Council, upon a recommendation by the Planning Commission. Submittal of a Comprehensive plan amendment must be in accordance with the filing schedule (coming soon).
- 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

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	<input type="checkbox"/>	<input type="checkbox"/>
Completed and signed petition	<input type="checkbox"/>	<input type="checkbox"/>
Attached map clearly showing boundaries of area and requested Comprehensive Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>
Attached written statement that addresses subsections A, B, C and D	<input type="checkbox"/>	<input type="checkbox"/>
Applicable fee (make check or money order payable to: City of Raleigh)	<input type="checkbox"/>	<input type="checkbox"/>
Additional information as required (traffic study, etc.)	<input type="checkbox"/>	<input type="checkbox"/>

THOMAS C. WORTH, JR.

Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

November 21, 2016

Ms. Bynum Walter,
Long Range Planning Division/Department of City Planning
City of Raleigh
P. O. Box 590
Raleigh, North Carolina 27602

**RE: PROPOSED COMPREHENSIVE PLAN AMENDMENT –
WEST MORGAN STREET EXTENSION**

Ms. Walter:

This letter accompanies our attached Comprehensive Plan Amendment Petition for the above-referenced item that is a component of the current Street Typology Map found in the City of Raleigh 2030 Comprehensive Plan (CP). I represent a property owner whose property is very negatively impacted by the current alignment of the West Morgan Street extension, and after considerable review I have been authorized and directed to request an amendment to the CP. In addition to the Petition and supporting map exhibits, we offer the following narrative of discussion points for your review and consideration:

A. Description of requested amendment to the Comprehensive Plan:

The requested amendment to the City of Raleigh 2030 Comprehensive Plan is a change to the Street Typology Map. This application requests the removal of a proposed street extension.

Specifically we request that the City of Raleigh remove the proposed extension of West Morgan Street shown on the Street Typology Map. The proposed extension begins in the 800 block of West Morgan Street, and extends westward to the proposed terminus at the intersection of Dexter Place and Ashe Avenue. Please refer to the attached map exhibit that illustrates the proposed amendment to the Street Typology Map.

B. Conditions that warrant the Comprehensive Plan amendment:

The current alignment and extension of West Morgan Street was adopted on September 20, 2011 (CP-2(A)-11/Resolution 453, and since that time Raleigh has experienced substantial growth, significant change in demographics, and evolution in the pattern of development. In spite of the rapid transformation in this area of Raleigh, there has been no progress toward realizing the extension of West Morgan Street as now shown upon the CP extension which may well be decades in the future. In contrast to lack of any progress toward the road's extension, my client has received considerable interest from capable developers in their property for development projects involving its properties. Unfortunately these development proposals have not moved forward, and the most significant reason cited are the economic burdens and uncertainties associated with the extension of West Morgan Street. It is my opinion that the proposed developments would have greatly contributed to the continued revitalization of the West Morgan District Neighborhood and to the overall goals stated in the introduction of the 2030 Comprehensive Plan.

C. Relevance of the Amendment to the Comprehensive Plan's Six Vision Themes:

1. Economic Prosperity and Equity:

The removal of the West Morgan Street Extension will encourage redevelopment of the West Morgan Street neighborhood.

2. Expanding Housing Choices:

The removal of the West Morgan Street Extension will increase substantially the likelihood that additional housing will be developed in the West Morgan Street neighborhood.

3. Managing Our Growth:

The Future Land Use Map (FLUM) designates the properties located between West Morgan Street and Wakefield Avenue, wherein is located an office building, for "Community Mixed Use" and those properties located between Wakefield Avenue and Ashe Avenue, wherein are located the Pullen Park Lofts Condominiums, as "Medium Density Residential".

4. Coordinating Land Use and Transportation:

Based upon my understanding of current transit policy, the removal of the West Morgan Street Extension has no substantial impact on transit, as only the current West Morgan Street, but not the extension, is designated as a "Transit Emphasis Corridor". Presently Tryon Hill Drive and Wakefield Avenue provide connectivity between Ashe Avenue and West Morgan Street. The arrangement of Tryon Hill Drive and Wakefield Avenue also provides inherent traffic calming for the benefit of the Ashe Avenue neighborhoods.

5. Greenprint Raleigh:

The extension of West Morgan Street to the west will duplicate and be parallel to the Tryon Hill Drive/Wakefield Avenue route. It is my opinion that improvements to the

existing streets in the neighborhood will be more beneficial to the goals associated with “Greenprint Raleigh”. A core component of this city initiative is for “sustainable development” and removal of the West Morgan Street Extension preserves land for development that is adjacent to transit, close to support services, and walkable to the employment and recreation centers found at North Carolina State University, the Central Business District, and Cameron Village.

6. Growing Successful Neighborhoods and Communities

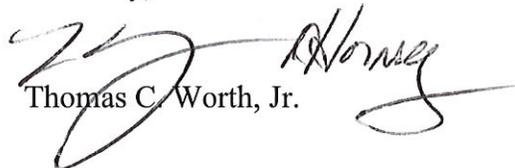
The current alignment of the West Morgan Street Extension inserts a feature that replicates a parallel east-west route through an existing neighborhood. If the primary intent of the collector is to improve north-south connectivity between Hillsborough Street and Western Boulevard by providing access to Ashe Avenue that objective can be achieved by the existing Tryon Hill Drive/Wakefield Avenue linkage. The West Morgan Street Extension is not needed to serve the surrounding properties and Ashe Avenue Neighborhood in my opinion.

D. How the amendment advances and protects the general health/safety/welfare of the citizens of Raleigh:

Based on the lack of significant progress toward realizing the goal of extending West Morgan Street, the necessity of condemning the Pullen Park Lofts Condominiums and the unlikelihood that this goal will not be undertaken and achieved for perhaps many decades, it is my opinion that the West Morgan CP component necessitates removal by this proposed amendment. Instead of promoting revitalization of the West Morgan and preservation of the Ashe Avenue neighborhoods, the road extension is stifling revitalization. This lack of progress does not promote improvement to the general health, safety and welfare of the citizens of Raleigh.

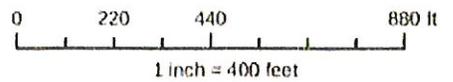
Seven years have passed since the City's sequential studies of this area were completed (which studies did not recommend this West Morgan Street Extension as the most desirable alternative) and significant development has occurred in that time period. A new evaluation of the potential impacts to Ashe Avenue, the Ashe Avenue Bridge and surrounding neighborhoods is warranted. Based upon the findings of the Blair-Hunt Corridor Study, the current goal to connect West Morgan Street to Ashe Avenue is primarily to provide vehicular access between Hillsborough Street and Western Boulevard. If that north-south connectivity is still a primary goal of the Comprehensive Plan, I believe that other options should be studied as the sequel to removing this connector.

Sincerely,

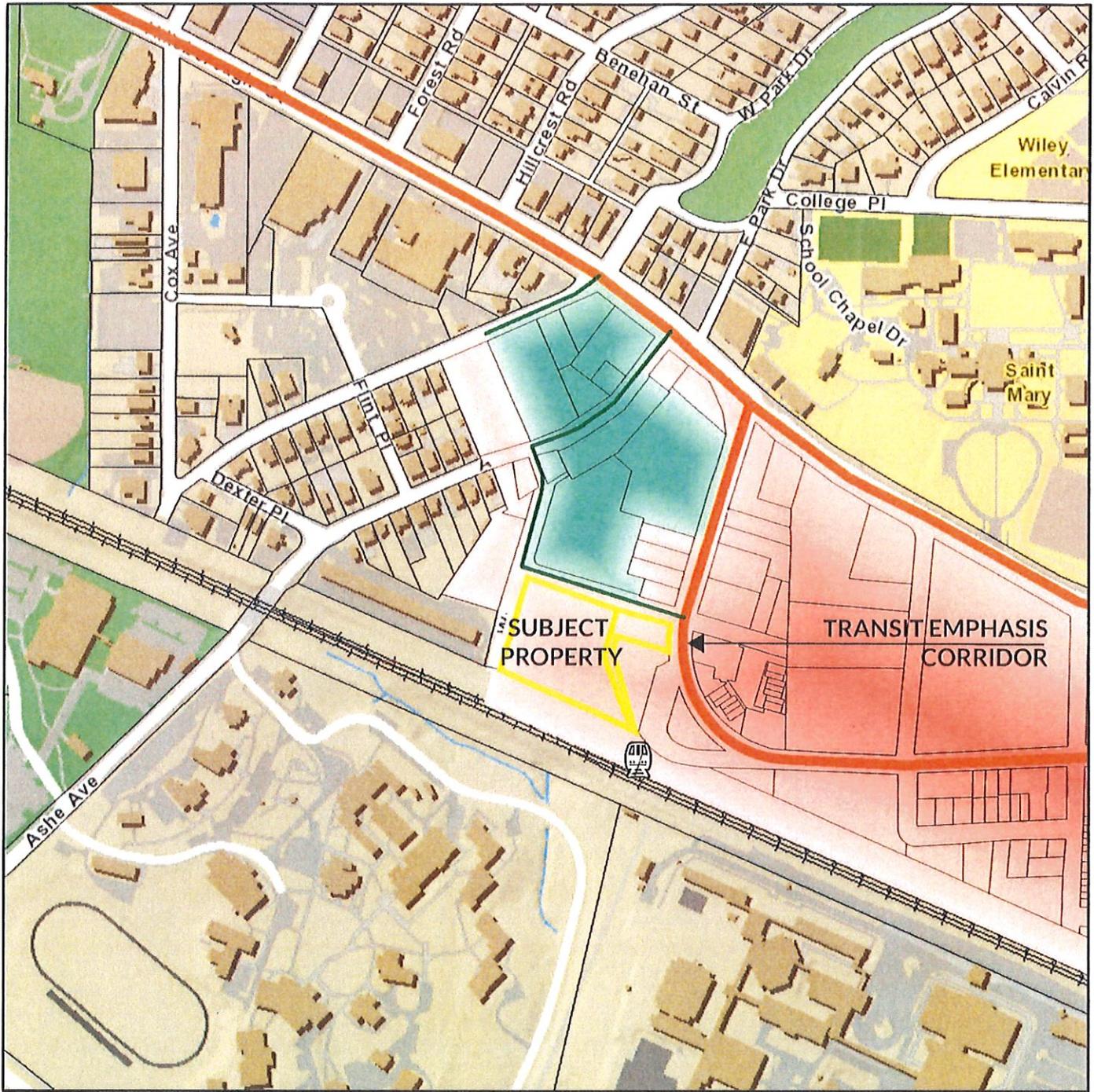

Thomas C. Worth, Jr.



West Morgan Street Extension

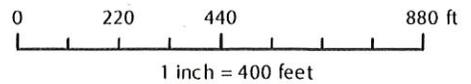


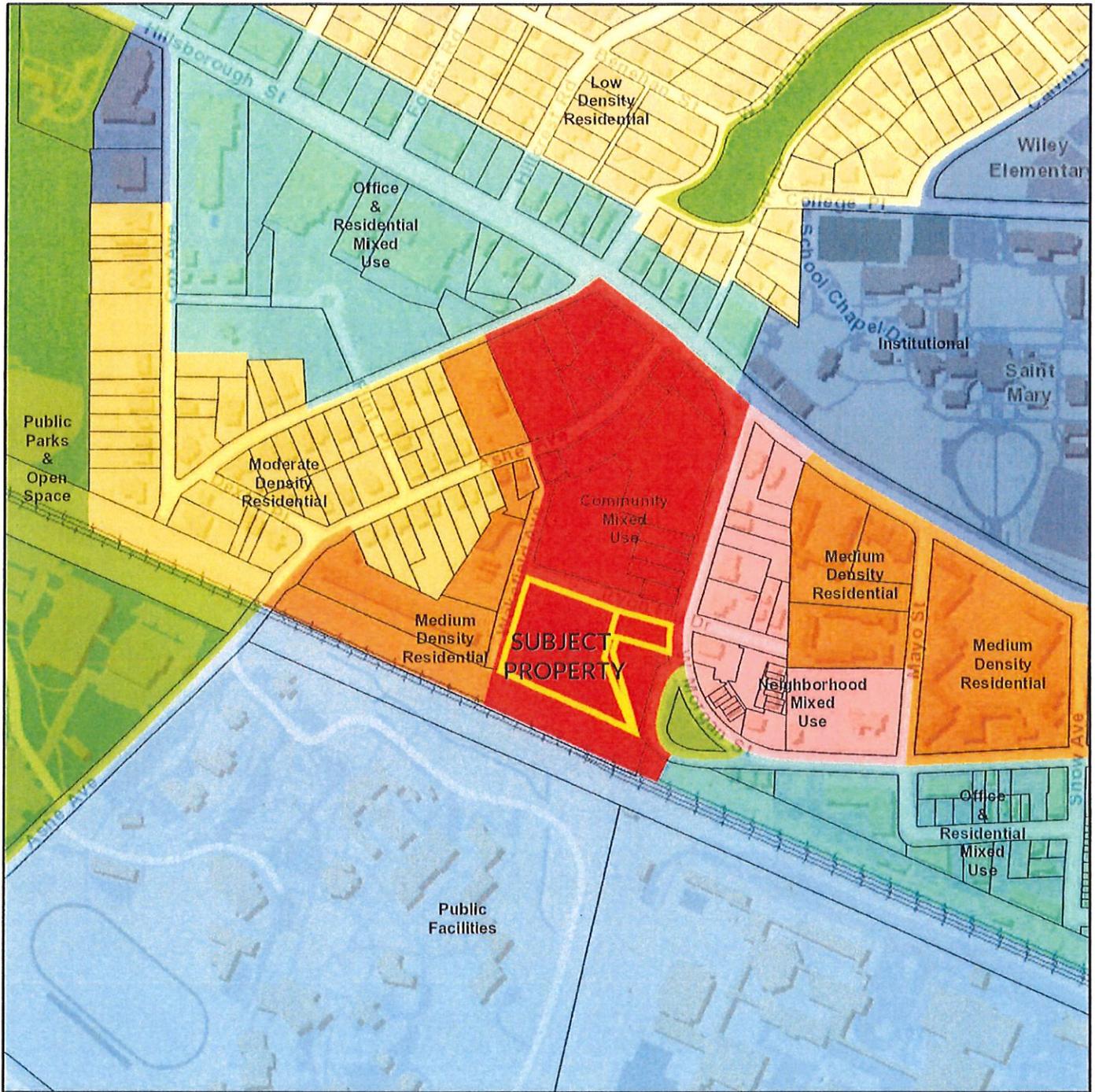
Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.



West Morgan - Urban Form

- MIXED-USE DISTRICT
- CITY GROWTH CENTER





West Morgan - Future Land Use Map

