



Staff Report – Case CP-6-14

Comprehensive Plan Amendment

Future Land Use Map Amendment

LOCATION:

This site is in central North Raleigh, located at 6620 The Lakes Drive, south of Sandy Forks Road, just west of Falls of Neuse Road and north of Spring Forest Road, being a portion of Wake County PIN: 1717003839, deed book 14375, page 1742.

REQUEST:

This requested amendment is for an approximately 50 acre portion of the parcel cited above to be changed from Moderate Density Residential (6 to 14 dwellings per acre) to Medium Density Residential. (no suggested density cap) on the Future Land Use Map (FLUM). This request does not apply to the approximately 25 acres of the parcel zoned Conservation Management. The citizen's petition was submitted by Lacy Reaves, representing Heritage Lakes I LLC and Heritage Lakes II LLC.

The Comprehensive Plan describes the current Moderate Density Residential future land use category:

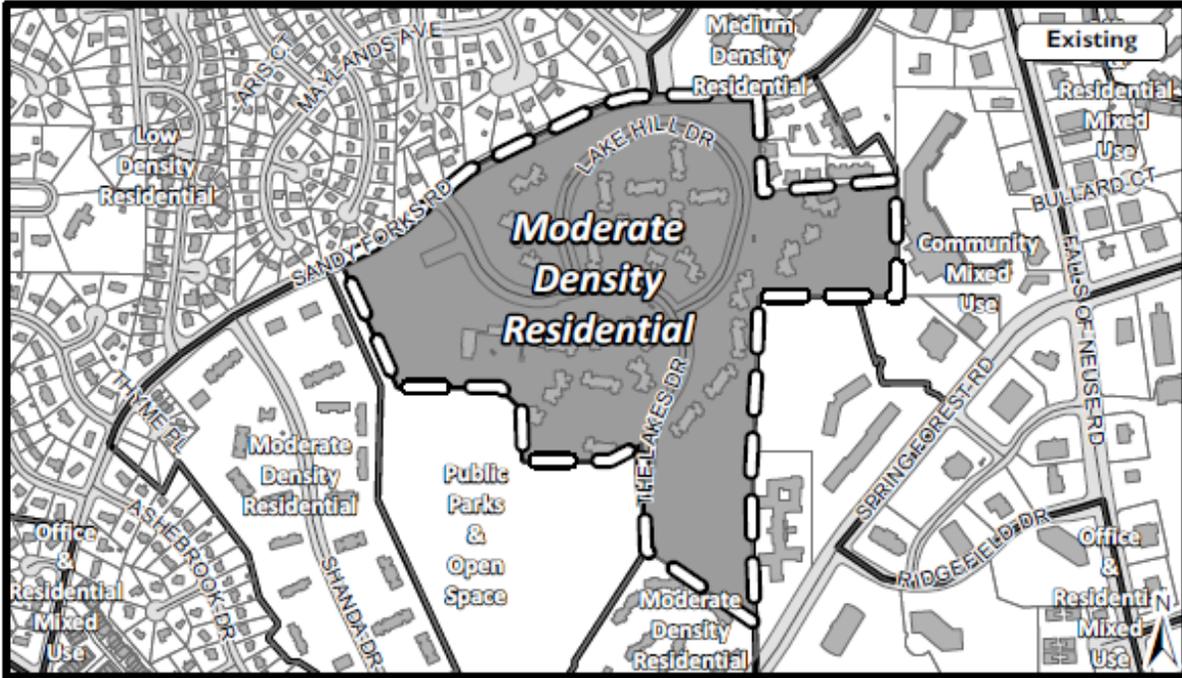
This category applies to some of the city's older single family residential neighborhoods, along with newer small lot single family subdivisions and patio home developments. Other housing types including townhouses and multifamily dwellings would be consistent with this designation as long as an overall gross density not exceeding 14 units per acre was maintained. Gross density in these areas would be 6 to 14 units per acre. Corresponding zoning districts are R -6 and R -10, or RX conditioned to limit density.

The Comprehensive Plan describes the proposed Medium Density Residential future land use category:

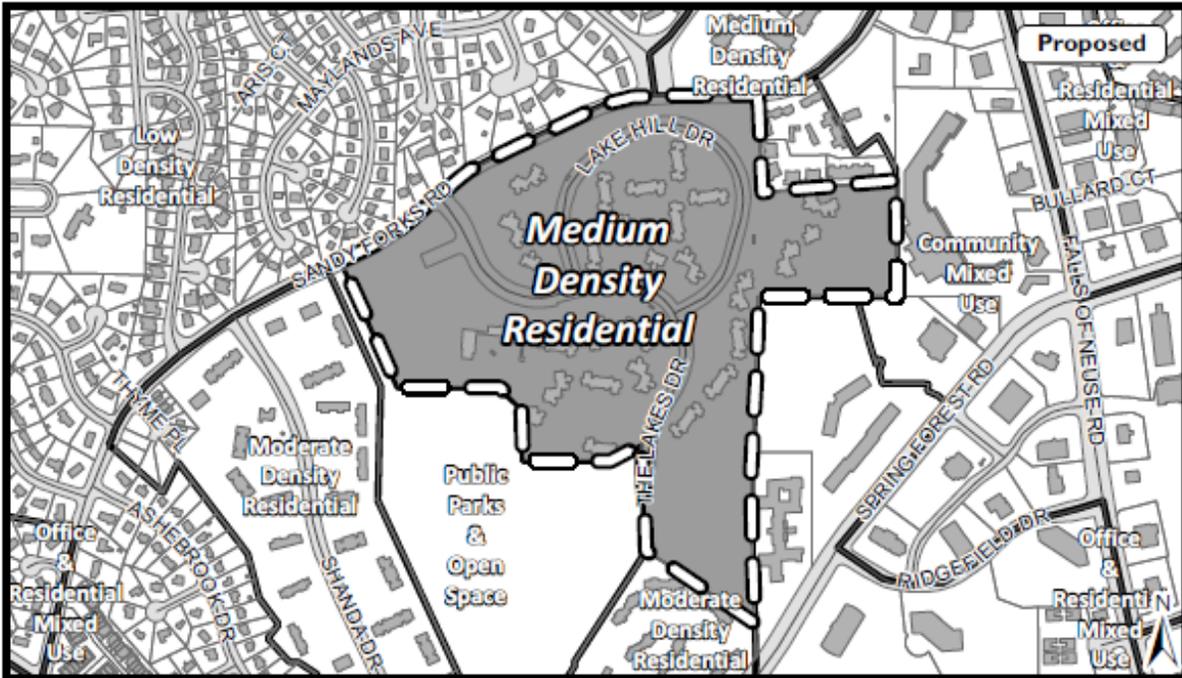
This category applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes. It would also apply to older neighborhoods with a mix of single-family and multi-family housing. RX zoning with a three or four story height limit is appropriate for these areas.

Proposal to Amend the Future Land Use Map

Existing Designation: Moderate Density Residential



Proposed Designation: Medium Density Residential



CONTEXT:

Currently the site contains a 600 unit apartment community, “The Lakes,” consisting of several buildings, most 2 stories in height, built in 1974. The property is split zoned Residential-10 and Conservation Management. The existing development is located on the approximately 50 acre portion of the property zoned Residential-10. The entire 74.91 acre parcel (including the CM portion) is developed at a density of 8 dwellings per acre. The proposed FLUM change would allow for a residential density greater than 14 dwellings per acre.

To the east the site abuts Sutton Square shopping center and the Campus North office complex. To the north, across Sandy Forks Road, is the North Haven single family neighborhood. The western portion of the site, that portion zoned Conservation Management, abuts the Woods of North Bend apartment community.

	Subject Property	North	South	East	West
<i>Current Land Use</i>	Apartments	Single family neighborhood, townhouses, apartments	Offices, apartments, open space	Offices, retail, townhouses	Open space, apartments
<i>Future Land Use</i>	Moderate Density Residential	Low Density Residential, Medium Density Residential	Office and Residential Mixed Use, Moderate Density Residential, Public Parks and Open Space	Community Mixed Use, Office and Residential Mixed Use, Moderate Density Residential	Public Parks and Open Space, Moderate Density Residential, Low Density Residential
<i>Existing Zoning</i>	R-10	R-4, R-15 CUD	CM, R-10	O&I-1, O&I-2, SC	CM, R-10
<i>Urban Form (if applicable)</i>	N/A	Mixed Use Center, Sandy Forks Road is an Urban Thoroughfare (N/A for the single family neighborhood)	Mixed Use Center	Mixed Use Center, Falls of Neuse Road is a Transit Emphasis Corridor	N/A

CONSIDERATIONS FOR THE PLANNING AND DEVELOPMENT OFFICER’S REVIEW AND RECOMMENDATION:

The following lists 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 existing apartment dwellings on the site, built in 1974, are becoming obsolete. Since their construction the general vicinity has seen a significant amount of

development. Higher density on this site would be within walking distance to the adjacent commercial center and to transit access.

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;

If the property is redeveloped at a higher density, the number of dwelling units in the city will increase. Accommodating the increasing demand for housing is a factor in stabilizing housing costs. Higher density will also support neighboring business, and make transit service more viable.

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

Policy LU 2.1 Placemaking

Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.

Policy LU 4.4 Reducing VMT

Through Mixed Use Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled

Policy LU 6.2 Complementary Uses and Urban Vitality

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers and developments to maintain the City's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistent with this policy.

Policy LU 6.3 Mixed-Use and Multi-Modal Transportation

Promote the development of mixed-use activity centers with multi-modal transportation connections to provide convenient and accessible residential and employment areas.

Policy EP 2.2 Environmentally Sensitive Development

Ensure Raleigh's growth and land development practices are compatible with the City's natural form, vegetation, topography, and water bodies and streams. This will decrease erosion, reduce stormwater run-off and flooding, improve water quality, protect wildlife habitat, and provide buffers and transitions between land uses.

Policy EP 2.5 Protection of Water Features

Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable stormwater management and ecological, visual, and recreational benefits.

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

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

Increasing density could led to additional traffic on Sandy Forks Road and at nearby intersections.

B. Existing or future land use patterns;

Increased density would support businesses in the adjacent designated Mixed Use Center.

C. Existing or planned public services and facilities;

Increased density would make transit service in the area more viable and may reduce vehicle miles traveled by providing pedestrian access to the Mixed Use Center.

D. Existing or planned roadways;

N/A

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

Runoff from redevelopment of the site could have a deleterious effect on the two ponds located on the parcel.

F. Other policies of the Comprehensive Plan.

Policy LU 4.4 Reducing VMT through Mixed Use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

Policy H 2.12 Avoiding Displacement

Support programs that minimize residential displacement by redevelopment activity and provide replacement housing in the general area of the original housing.

Policy H 1.1 Mixed-Income Neighborhoods

Promote mixed-income neighborhoods throughout the City, particularly within high density development at employment centers, downtown, and along transit corridors.

Policy H 2.4 Housing Preservation

Encourage reinvestment, preservation, and maintenance of the existing housing stock to prevent the conversion of existing affordable housing units to market-rate units, including funding the City's housing rehabilitation programs.

STAFF RECOMMENDATION:

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

STAFF COORDINATOR:

James Brantley James.Brantley@raleighnc.gov