



STAFF REPORT – CP-1D-19

Avent Ferry Road Corridor Comprehensive Plan Amendment Map LU-3 Future Land Use Map

OVERVIEW

This is a City-initiated amendment to Map LU-3 Future Land Use Map (FLUM), a document within the 2030 Comprehensive Plan. The proposed amendment would change approximately 60 acres of property generally located along Gorman Street and Avent Ferry Road from Moderate Density Residential to Medium Density Residential.

The 2030 Comprehensive Plan describes the *existing* Future Land Use Designation of **Moderate Density Residential** as:

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 2030 Comprehensive Plan describes the *proposed* Future Land Use Designation of **Medium Density Residential** as:

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.

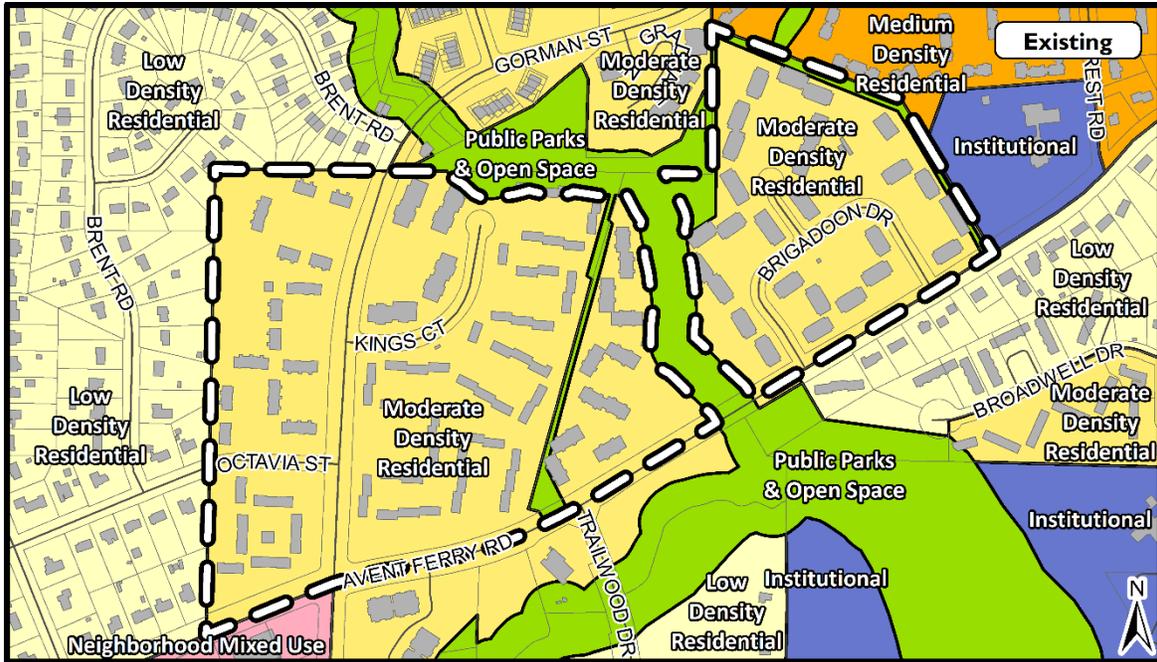
This amendment will also remove a block of land designated as Public Parks and Open Space from the Future Land Use Map. This area was mapped with this designation to mirror the underlying zoning district boundaries. Under the old Part 10 Code, landscape buffering between properties was set aside in a *separate zoning district* called Conservation Management (CM). The UDO does not use this method for landscape buffering; instead, landscape buffering is placed within the same zoning district boundary of the development it buffers. The Public Parks and Open Space block on the Future Land Use Map in this area was mapped over an existing CM buffer zone and could result in unnecessary policy inconsistency and arbitrary landscape buffering when reviewed for rezoning. This outcome would be contrary to the intent of the 2030 Comprehensive Plan. Removing the designations will clean up the Future Land Use Map and bring it in to alignment with the current regulatory framework for landscape buffering in the UDO. Since this portion of the Comprehensive Plan Amendment is chiefly a housekeeping exercise and is not anticipated or intended to proactively guide land use policy and future development and does not reflect the intent of the 2030 Comprehensive Plan, it is not analyzed in the staff report below.

Update for Planning Commission March 12, 2019

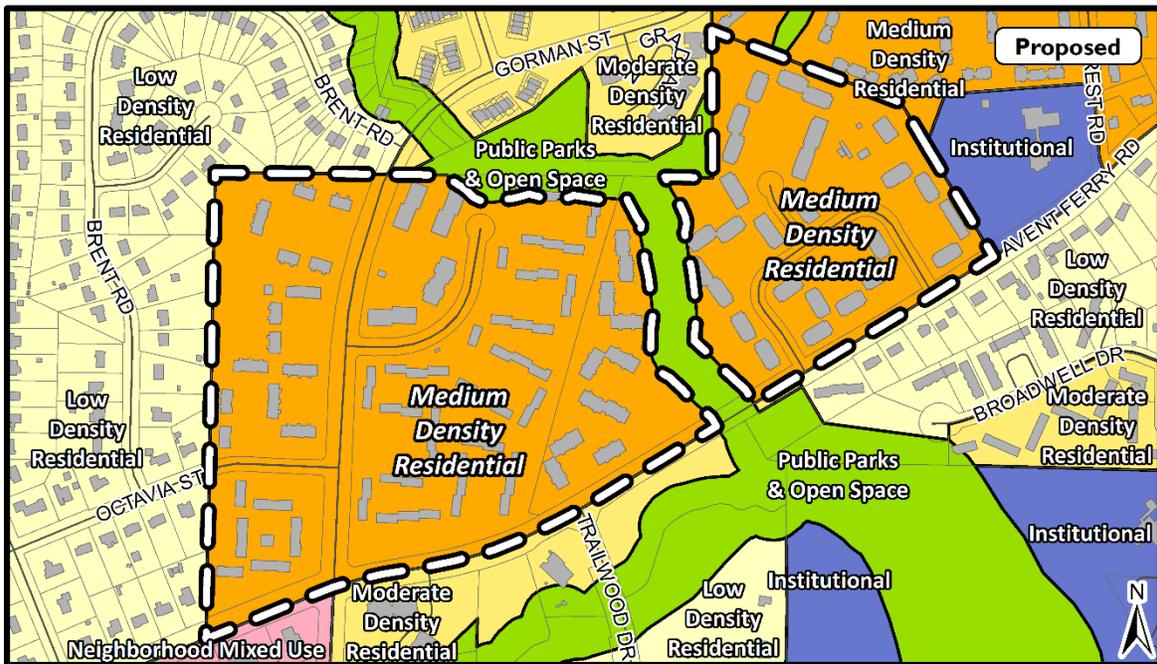
This Comprehensive Plan Amendment was generated following the March 5, 2019 City Council meeting. At that meeting, City Council approved a motion to include this amendment in the Planning Commission's review of the Aventura Ferry Road Corridor Study.

Proposal to Amend the Future Land Use Map

Existing Designation: Moderate Density Residential and Public Parks & Open Space



Proposed Designation: Medium Density Residential



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 amendment seeks to expand the recommendations of the Avent Ferry Road Corridor Study into the 2030 Comprehensive Plan. The corridor study was undertaken in anticipation of the growing development pressures along the corridor and in response to citywide growth trends.

- 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 amendment constitutes a substantial benefit to the city as a whole. This change to the Future Land Use Map will facilitate the creation of more dense housing in an area with good transit service and near North Carolina State University on a corridor that will have improved multimodal transportation infrastructure. This amendment is compatible with the remainder of the Avent Ferry Corridor Study’s other recommendations, and the mutual reinforcement between them will increase the overall chance of success of plan implementation.

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

Policy LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity development.

- The proposed amendment to the Future Land Use Map shifts the land use policy in the specified area to support a more compact development pattern by conceptualizing residential density by building form rather than units-per-acre. The proposed Medium Density Residential designation differs from the Moderate Density Residential Designations in that it does not recommend a numeric maximum to density in units-per-acre. Where the Moderate Density Residential Designation recommend a limit of 14 units-per-acre the Medium Density Residential Designation effectively limits density through guiding building height. Table LU-2 Recommended Height Designations suggests that building height in areas identified as Medium Density Residential should not exceed five stories in height. Structuring the land use policy using a height maximum, and not a discrete unit-per-acre maximum, would represent an increase density and support a more compact development pattern.

Policy LU 1.1 Future Land Use Map Purpose

The Future Land Use Map and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.

Policy H 1.6 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.

- The proposed amendment to the Future Land Use Map will change the land use policy guidance in the interest of increasing the amount residential development on the subject site. The site is currently identified as Moderate Density Residential which recommend a limit of 14 units per acre. The recommended change to Medium Density Residential for the subject site would suggest multifamily development of up to five stories in height with no numeric limit to density in units per acre. This amendment represents a policy shift that supports an increase in the number of dwelling units and the variety of housing types.

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

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

While changing a property's designation on the Future Land Use Map does not change existing entitlements, it does establish new policy guidance in the event of future redevelopment or rezoning.

B. Existing or future land use patterns;

The intent is to alter future land use patterns in the event of rezoning, as described in the amendment.

C. Existing or planned public services and facilities;

The proposed changes to the Future Land Use Map take into consideration planned public services and facilities. It is not anticipated that the future land use pattern recommended in this amendment would put undue stress on public services and facilities.

D. Existing or planned roadways;

The proposed changes to the Future Land Use Map take into consideration existing and planned roadways.

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

This area of Raleigh is already developed extensively; changes proposed here are not likely to alter the existing and forecasted impacts.

STAFF FINDING:

The request is consistent with 2030 Comprehensive Plan.

STAFF COORDINATOR:

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