

Comprehensive Plan Amendment Petition



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 Kelly Race (WithersRavenel)

Address 137 S. Wilmington Street Suite 200

City Raleigh

State NC

Zip 27601

Phone 919-606-0878

Fax #

Email krace@withersravenel.com

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:

Parcels:

1. 10807 Ponderosa Service Road (PIN 1739476541)
2. 10809 Ponderosa Service Road (PIN 1739374565)
3. 10813 Ponderosa Service Road (PIN 1739576641)
4. 10815 Ponderosa Service Road (PIN 1739378667)

All of these parcels are partially or fully encompassed within the Office Research & Development land use designation. The applicant wishes to amend the Comprehensive Plan so that all four parcels are fully encompassed within the Moderate Density Residential land use designation (with the exception of the Public Parks & Open Space land use designation along the western boundary of the parcels). Please see the attached exhibit.

5. 10817 Ponderosa Service Road (PIN 1739576744)
6. 10821 Ponderosa Service Road (PIN 1739573812)

These parcels are fully encompassed within the Office Research & Development land use designation. The applicant would like to amend the Comprehensive Plan so that both parcels are fully encompassed within the Community Mixed Use land use designation.

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 Thomas B. Yancey

Date 5/8/19

Signature Sharon D. Yancey

Date 5/8/19

Office Use Only

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Signature

Robert A. Moore

Date

5.13.19

Signature

Lybina A. Moore

Date

5-13-19

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2. The applicant is requesting to change designations on MAP LU-3 Future Land Use to reflect a reasonable expansion of the Community Mixed Use land use designation which lies to the north of the subject parcels. The following changes to MAP LU-3 Future Land Use are proposed:
 - i. Parcel #1739576744, located at 10817 Ponderosa Service Road and owned by Robert A. Moore, is currently shown as Office Research & Development in the City of Raleigh 2030 Comprehensive Plan Future Land Use Map. The property owner would like to amend the current designation of the +/- .71-acre parcel to Community Mixed Use.
 - ii. Parcel #1739573812, located at 10821 Ponderosa Service Road and owned by Robert and Sylvia Moore, is currently shown as Office and Research Development in the City of Raleigh 2030 Comprehensive Plan Future Land Use Map. The property owners would like to amend the current designation of the +/- 3.79-acre parcel to Community Mixed Use.

The 2030 Comprehensive Plan describes the above-mentioned designations as follows:

Moderate Density Residential

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.

Community Mixed Use

This category applies to medium-sized shopping centers and larger pedestrian-oriented retail districts such as Cameron Village. Typical commercial uses include large-format supermarkets, larger drug stores, department stores and variety stores, clothing stores, banks, offices, restaurants, movie theaters, hotels, and similar uses that draw from multiple neighborhoods. Development intensities could be higher than in Neighborhood Center areas, with mid-rise buildings as well as low rise buildings. Where residential development occurs, ground floor retail would be encouraged and minimum building heights might be applied in transit-rich areas. Heights would generally be in the three to five story range, although additional height up to 12 stories would be appropriate in TOD areas and at the core of mixed-use centers. CX is the primary corresponding zoning district for these areas. Appropriate urban form standards for frontage should be applied, recognizing that some of the designated areas are established neighborhood "main streets" and others are suburban auto-oriented shopping plazas or strip centers fronting on high-volume arterial roadways. For both this category and Neighborhood Mixed Use, greater height should include appropriate transitions and be accompanied by a pedestrian-friendly relationship to the public realm.

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Signature

James M. Adams, Sr.

Date

5-9-19

Signature

Date

Office Use Only

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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 Please See Attached Addendum
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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 Please See Attached Addendum
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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 Please See Attached Addendum (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)
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Explain how the amendment addresses the six guiding themes of the Comprehensive Plan.

D	How the amendment advances public health, safety and general welfare Please See Attached Addendum
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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"/>



Pre-Application Conference Meeting Record

Transaction #: N/A Meeting Date & Time: 8/15/17 10:30 AM

Location: One Exchange Plaza, 3rd floor

Attendees: Kelly Rice, David Brown, Gray Methren, Jason Myers, John Anagnost, Ira Mabel, Hannah Beckow

Parcels discussed (address and/or PIN): 10807, 10809, 10815 Ponderosa Lane Rd

Current Zoning: Moderate Density Res. Office / Research & Development

Potential Re-Zoning: _____

CAC Chair/Contact Information: North CAC Dan Bagley@raleighnc.gov

General Notes: Request is for amend O/RD to Moderate Density Residential and amend street plan. Proposal would be taken to USI Council of Planning as part of process. Policies relating to housing would be relevant. Request would leave the corner north of site O/RD, opportunity to apply appropriate designation especially if property zones are on board. For street plan amendment, city will need analysis demonstrating

Department & Staff	Notes
<p>Development Services —Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 —Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 —Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517</p>	<p>that west alignment works better than current alignment. Analysis of impact of Triangle Regional Model likely not needed. Notification required for PLUM UDO Sections: can provide for street plan as well.</p>