



## Staff Report – CP-5A-17

### Comprehensive Plan Amendment

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## Map LU-3 Future Land Use Amendment

This is a City-initiated amendment for 9 parcels to change designations on Map LU-3 Future Land Use to reflect recommendations of the Six Forks Road Corridor Study. The subject properties are generally located north of Interstate-440 in the Six Forks Road Corridor. The following changes to MAP LU-3 Future Land Use are proposed:

1. North of Millbrook Road at the southeast corner of the intersection of Six Forks Road and Sandy Forks Road, 3 parcels are proposed to be changed from Moderate Density Residential to Office and Residential Mixed Use.

The 2030 Comprehensive Plan describes the 3 parcels' existing Future Land Use category of **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.

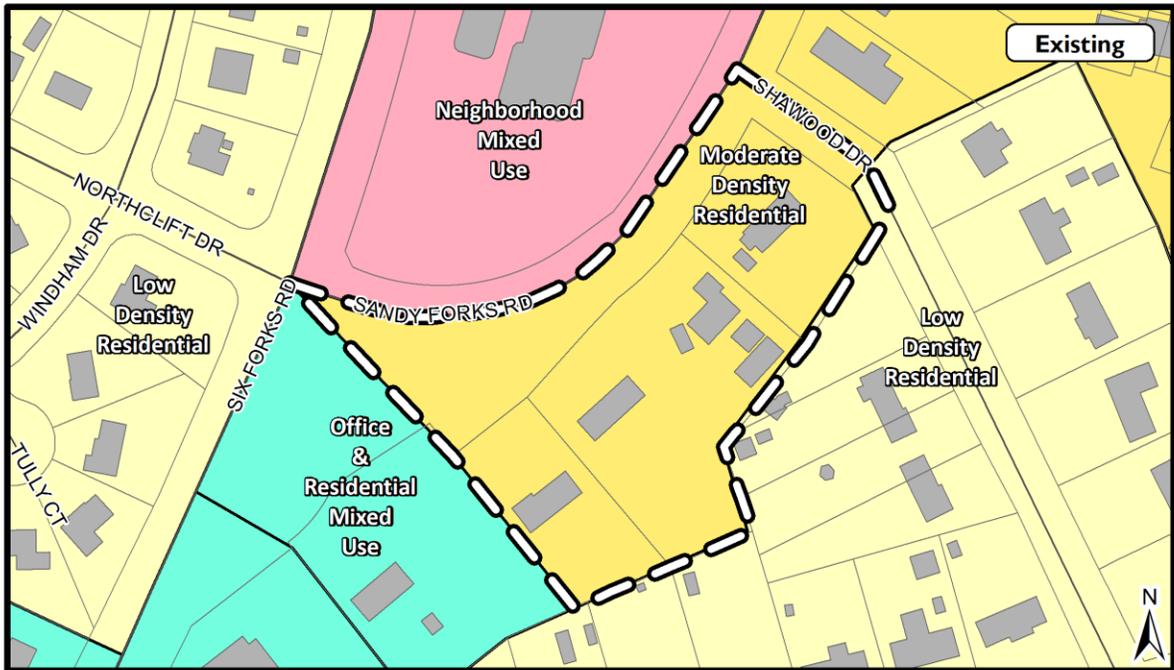
The 2030 Comprehensive Plan describes these 3 parcels' proposed Future Land Use category **Office and Residential Mixed Use**:

This category is applied 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. OX is the closest corresponding zoning district. Higher-impact uses such as hotels and hospitals are not contemplated or recommended in this land use category except as limited uses in appropriate locations. Heights would generally be 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.

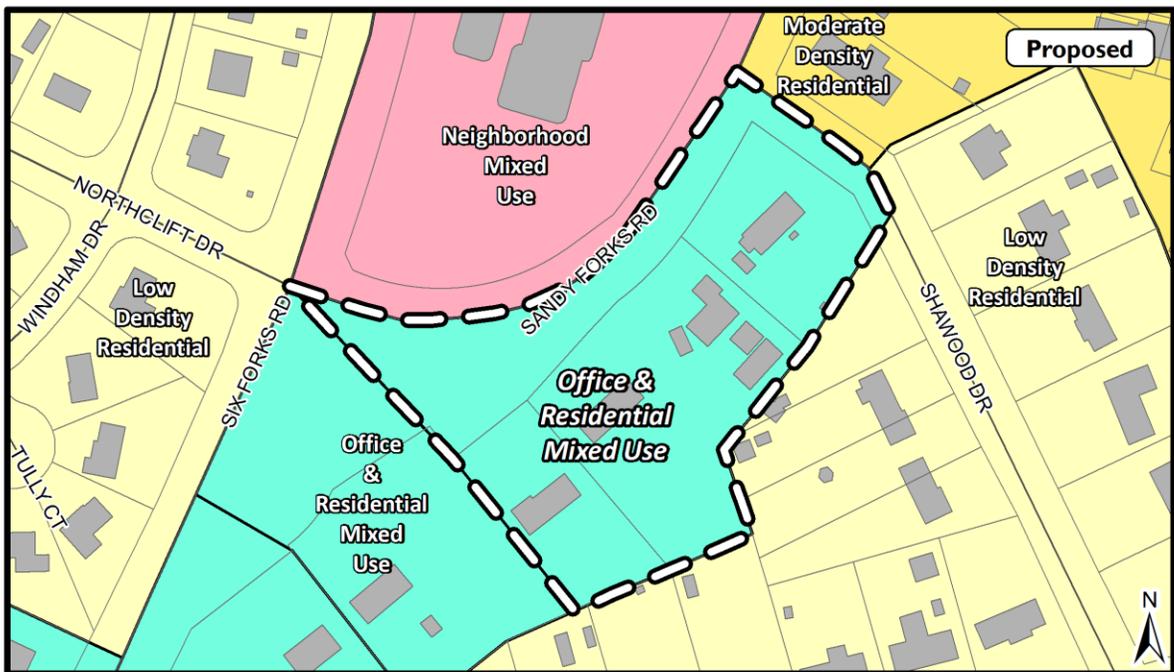
Map follows on next page.

# Proposal to Amend the Future Land Use Map

Existing Designation: Moderate Density Residential



Proposed Designation: Office & Residential Mixed Use



## **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 incorporates the recommendations of the Six Forks Road Corridor Study into the 2030 Comprehensive Plan.

**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 better reflects the expectations of the community and provides greater clarity and certainty about the future use of these properties.

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

The proposed amendment is consistent with the following relevant Comprehensive Plan and area plan policies:

**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 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 LU 5.4 Density Transitions**

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

**Policy LU 5.5****Transitional and Buffer Zone Districts**

Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.

**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 IM 4.2****Area Study Content and Intent**

Ensure that area-specific planning studies take a form appropriate to the needs of the community and reflect citywide needs, as well as economic development policies and priorities, market conditions, implementation requirements, available staffing resources and time, and available funding. Such studies should address such topics as an existing conditions inventory, future land use recommendations, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques. If necessary, as a result of the findings of the area-specific plans, Comprehensive Plan amendments to the plan's text or maps should be introduced to ensure internal consistency for the areas involved.

**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 redevelopment or rezoning.

**B. Existing or future land use patterns;**

The intent is to alter existing and future land use patterns in the event of redevelopment or 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.

**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.

**F. Other policies of the Comprehensive Plan.**

No other relevant policies were identified.

**STAFF RECOMMENDATION:**

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

**STAFF COORDINATOR:**

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