

# Comprehensive Plan Amendment Petition



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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

**PAID**  
11/21/18

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

### Applicant Information

Name Amanda S Mann

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City Raleigh

State NC

Zip 27601

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Fax #

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### 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:

This application is to propose amending the Future Land Use Map with respect to certain property (PINs 1712590690, 1712591386, and 1712591179) located off of Rock Quarry Road, comprising +/- 4.37 acres, from Moderate Density Residential to Neighborhood Mixed Use.

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

Date

11/21/18

Signature

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](http://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.

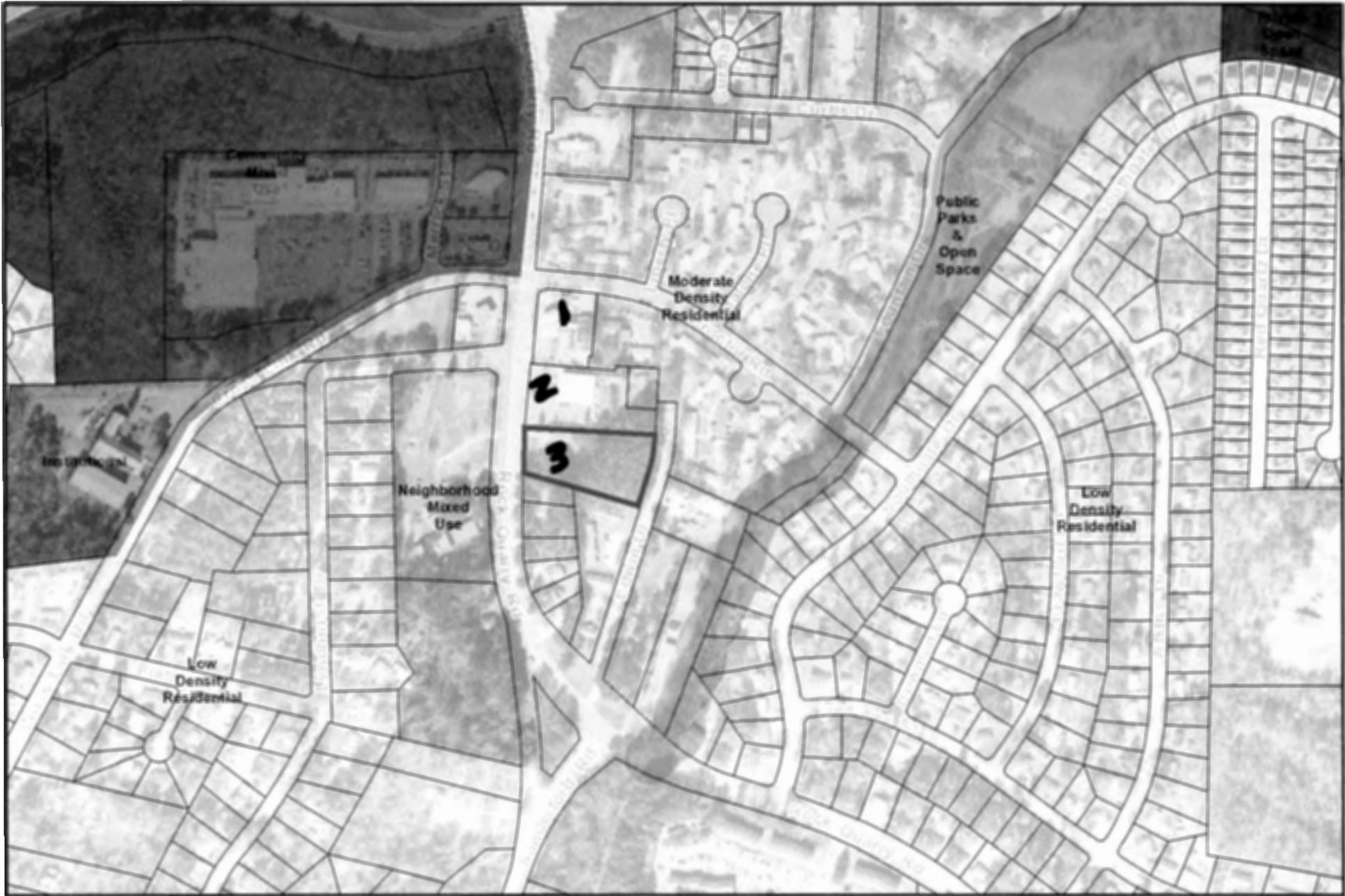
**D How the amendment advances public health, safety and general welfare**

Explain how the amendment advances and protects the general health, safety and welfare of the citizens.

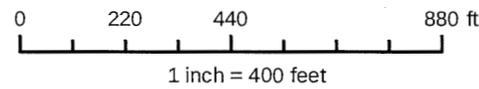
### Comprehensive Plan Amendment Checklist

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



**FLUM Amendment**



***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.

## ***Comprehensive Plan Amendment Supporting Information***

### **A. Description of requested amendment to the Comprehensive Plan**

The purpose of this amendment is to amend the Future Land Use Map with respect to certain property (PINs 1712590690, 1712591386, and 1712591179) located off of Rock Quarry Road, comprising +/- 4.37 acres, from Moderate Density Residential to Neighborhood Mixed Use. According to available records, the Moderate Density Residential designation on the Future Land Use Map has been in place since October 31, 2009, shortly after the initial adoption of the Comprehensive Plan itself on October 7, 2009.

### **B. Conditions that warrant the Comprehensive Plan Amendment**

As indicated above, the present designation under the Comprehensive Plan has been in place for quite some time, and interceding development patterns over the years are not always as reflective of what may have been anticipated. The area is a mix of retail and residential uses, with a small retailer and gas station to the immediate north, intertwined with Neighborhood Mixed Use across the street and Commercial Mixed Use designations to the northwest. As the applicant will also be pursuing a rezoning of the property to an NX- zoning district, a corresponding amendment to the Comprehensive Plan is appropriate in light of the guidance documentation with respect to Mixed Used Categories.

### **C. Relevance of the amendment to the Comprehensive Plan's vision themes**

1. Economic Prosperity and Equity: The proposed amendment is proposed so as to align present development patterns, and the overall character of the area with existing conditions and rezoning potential that will create new economic and development opportunities in the City of Raleigh.
2. Expanding Housing Choices: While the proposed amendment and corresponding rezoning does not look to bring residential expansion to the area, it will seek to provide retail benefits, goods, and services to the existing residential communities in the area.
3. Managing Our Growth: The proposed amendment and the corresponding rezoning encourages infrastructure to be built that can enhance overall mobility in the area, as well as providing new retail benefits, goods, and services.
4. Coordinating Land Use and Transportation: The proposed amendment and the corresponding rezoning encourages infrastructure to be built that can enhance overall transportation in the area, and land use and transportation policies can be coordinated so as to create synergistic effects in the overall area.
5. Greenprint Raleigh: The proposed amendment and the corresponding rezoning will be developed in accordance with the UDO so as to appropriately manage water, air, and land resources.
6. Growing Successful Neighborhoods and Communities: The proposed amendment proposes to increase connectivity in the area as well as to expand retail choice located conveniently to existing employment, residential, and commercial opportunities.

**D. How the amendment advances public health, safety, and general welfare**

Amendment to the Neighborhood Mixed Use designation will allow for retail and residential mixed use in an area where a mix of uses is beneficial. Existing development patterns and infrastructure support a mix of uses in this area.