



# **STAFF REPORT –CP-9-19**

## **Comprehensive Plan Amendment**

### **Map T-1 Street Plan**

### **Deboy Street and Melbourne Road**

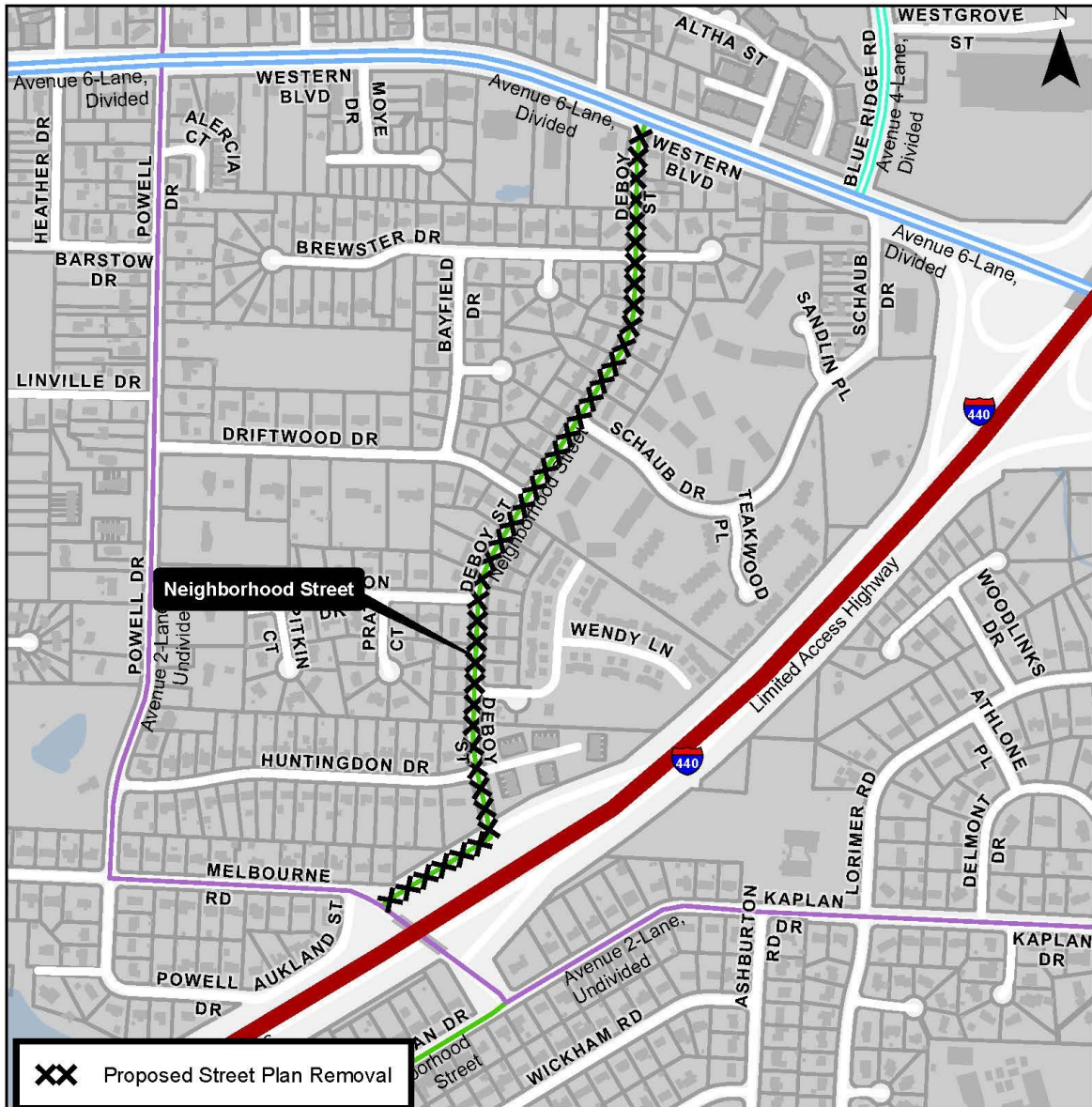
## **OVERVIEW**

This is a City-initiated amendment to Map T-1 Street Plan, a document within the 2030 Comprehensive Plan. Map T-1 identifies the location and classification of existing and planned streets throughout the city. The purpose of Map T-1 is to create and maintain an interconnected network of public streets. Not all streets within the city are identified on the Street Plan, only streets that serve to maintain the larger street network. The proposed amendment will remove the existing Neighborhood Street designation from Deboy Street and portions of Melbourne Road between Melbourne Road and Western Boulevard.

This amendment is in response to the NCDOT project to reconfigure the Melbourne Road interchange with I-440. The NCDOT project includes closing the connection of Deboy Street to Melbourne Road and reconstructing the interchange of Melbourne Road and I-440. A map of the NCDOT project has been included.

This amendment will not prompt and does not recommend the removal or deconstruction of Deboy Street and portions of Melbourne Road. The purpose of Map T-1 is to create and maintain an interconnected network of public streets. The NCDOT closing of the Deboy Street connection results in a break in the planned street network. Under these conditions, the amendment to Map T-1 are warranted because Deboy Street will no longer serve as a higher classification street serving the larger network.

## Proposal to Amend the Street Plan



Map T-1: Street Plan Changes

- Remove Neighborhood Street designation on Melbourne Road between Melbourne Road and Deboy Street.
- Remove Neighborhood Street designation on Deboy Street between Melbourne Road and Western Boulevard.

**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 aligns the 2030 Comprehensive Plan with the NCDOT project to reconfigure the I-440 and Melbourne Road interchange.

- 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 Street Plan identifies the type and location of new streets throughout the city. The proposed amendment more accurately reflects existing and planned street network connectivity.

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

***Economic Prosperity and Equity***

The NCDOT project will include a ramp between this neighborhood and I-440, which is being provided in response to community needs and the local residents’ desire for that connection. Disconnecting Deboy Street makes that ramp safer and more reliable for these residents.

***Managing our Growth***

Streets shall be widened wherever there is a benefit to the community and / or to the travelers that rely on that public space. However, considering the NCDOT project, expanding Deboy Street will no longer add benefit in exchange for the potential impacts to surrounding property owners and the environment. In this way, the amendment also contributes to the ***Greenprint Raleigh – Sustainable Development*** Comprehensive Plan Vision Theme.

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

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

The proposed street plan amendment will not impact established property or proposed development in the area.

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

This amendment will not impact land use.

**C. Existing or planned public services and facilities;**

The amendment takes into consideration planned public services and facilities and better aligns the 2030 Comprehensive Plan with existing street network conditions.

**D. Existing or planned roadways;**

The purpose of the amendment is to align the 2030 Comprehensive Plan with the NCDOT project to improve the Melbourne Road and I-440 interchange.

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

This amendment has no impact on the natural environment.

**STAFF FINDING:**

The request is consistent overall with the 2030 Comprehensive Plan policies.

**STAFF COORDINATOR:**

Matthew Klem, [matthew.klem@raleighnc.gov](mailto:matthew.klem@raleighnc.gov), 919-996-4637

# 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 \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

### 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:

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 \_\_\_\_\_

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 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"/>



Raleigh

MEMO

TO: Bynum Walter, Planning Department

FROM: Jason Myers, Transportation Department

DEPARTMENT: Planning

DATE: June 18, 2019

SUBJECT: Raleigh Street Plan (Map T-1) Amendment – Deboy Street

The City of Raleigh Department of Transportation (RDOT), is requesting revision of the Comprehensive Plan as described herein. This change was triggered by changes made to the network by a nearby NCDOT project.

Map T-1 of the Comprehensive Plan depicts the City's Street Plan, which identifies the location and classification of existing and planned streets throughout the city. This application is in reference to Melbourne Street and Deboy Street, located just west of I-440.

#### **Description of Requested Amendment to the Comprehensive Plan**

The following change to the Raleigh Street Plan (Map T-1): remove the existing Neighborhood Street designation from Deboy Street between Melbourne Road and the I-440 exit ramp and Western Boulevard.

#### **Conditions that Warrant the Plan Amendment**

NCDOT has planned improvements for the I-440 corridor between Walnut Street in Cary to Wade Avenue in Raleigh. The I-440 Improvements Project (U-2719) involves changes to the Melbourne Road Bridge, which spans I-440 and connects Melbourne Road to Kaplan Drive. This project will replace the existing east-west portion of Deboy Street that runs parallel to the highway with a new exit ramp. It will also disconnect Deboy Street. Under these changes, the Raleigh Street Plan requires revision to match. Absent a street plan designation, the Deboy Street current meets the criteria for a Neighborhood Local Street (UDO Section 8.4.4.B). Disconnecting Deboy Street from the I-440 interchange is expected to reduce the volume of vehicle traffic using the street.

#### **Relevance of the Amendment to the Plan's Six Vision Themes**

New streets identified on Map T-1 are required to be constructed during property development and redevelopment. As such, Map T-1 in general is important to the implementation of the Comprehensive Plan's six Vision Themes, but more specifically to the following:

***Economic Prosperity and Equity.*** The NCDOT project will include a ramp between this neighborhood and I-440, which is being provided in response to community needs and the local residents' desire for that connection. Disconnecting Deboy Street makes that ramp safer and more reliable for these residents.

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)

The proposed amendment is located within an Economic Development Target Area. These Target Areas are part of the City's Comprehensive Plan and may refer to a need and / or opportunity for economic improvement.

***Managing our Growth.*** Streets shall be widened wherever there is a benefit to the community and / or to the travelers that rely on that public space. However, considering the NCDOT project, expanding Deboy Street will no longer add benefit in exchange for the potential impacts to surrounding property owners and the environment. In this way, the amendment also contributes to the ***Greenprint Raleigh – Sustainable Development*** Comprehensive Plan Vision.

**How the Amendment Advances Public Health, Safety, and General Welfare**

This amendment creates consistency between NCDOT Project U-2719 outcome and the Raleigh Street Plan and it reduces impacts to the local property owners. For these reasons, the amendment to Map T-1 will advance the public health, safety, and general welfare of the City of Raleigh.