RESOLUTION (2010) - 286

A RESOLUTION TO AMEND THE 2030 COMPREHENSIVE PLAN

CP-1(A)-10

WHEREAS, the purpose of the 2030 Comprehensive Plan is to provide policy guidance to elected and appointed officials, City staff and the general public; and

WHEREAS, Upon adoption in October 2009, City Council committed to a six-month review of the Plan, and further, it is the intent of the City Council to maintain and amend this Plan as the official statement of City Council policy guidance of the City of Raleigh; and

WHEREAS, after a six-month practical application of the Plan, staff and citizen input has identified several enhancements in Plan text and maps contained within multiple elements of the Plan; and

WHEREAS, these enhancements were reviewed and discussed with public input;

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF RALEIGH, NORTH CAROLINA that the 2030 Comprehensive Plan be amended to include the edits identified as CP-1(A)-10 as attached in Exhibit A.

Adopted: December 7, 2010

Distribution: Planning – Silver, Bowers, Crane
Public Works – Dawson, Lamb
Parks & Recreation – Lebsock

Exhibit A

Item 1.1: Land Use Element
The request is to revise the rural residential and low density residential land use categories on page 32.

Rural Residential (~~less than~~ 1 unit per acre and under)

This category is generally mapped over areas zoned "RR" (or areas in the ETJ/ USA with rural residential land use designations and rural County zoning) where intensification to more urban uses is not expected due to watershed constraints and existing fragmented parcel patterns. Rural Residential areas are generally developed with "ranchettes," hobby farms, estates, large-lot subdivisions, or conservation subdivisions with large common open space areas. The intent of this designation is to preserve the rural character of these areas and achieve compatible resource conservation objectives such as watershed conservation and tree protection. **Gross** ~~Overall~~ densities in these areas would be ~~less than~~ one unit per acre **or less**, although clustered housing on large tracts could result in small pockets of more densely developed land.

Item 1.2: Land Use Element
This request is to revise the medium density residential land use category on page 33. The reference to the R-10 zoning district would be removed.

Medium Density Residential (14 – 28 units per acre)

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 with **gross** ~~overall~~ densities in the 14-28 unit per acre range. Most of these areas are zoned R-15 and R-20.~~, but a few R-10 areas could also fall into this category.~~

Item 1.3: Land Use Element
The request is to revise the high density residential land use category on page 33. An upper limit to the density range would be added, and the reference to number of stories would be removed.

High Density Residential (28 units per acre or more)

This category would apply to apartment buildings and condominiums ~~that are generally four stories or more~~. Conforming zoning districts would include R-30. Other zoning districts which permit multi-family housing, appropriately conditioned, could be conforming as well. Although this is a residential category, **limited** ground floor retail uses (with upper story housing) may be ~~permitted~~ **appropriate** under certain circumstances. Comprehensive Plan Land Use Element policies should be consulted for additional guidance.

Item 1.4: Land Use Element
This revision is to policy LU 6.2 – Complimentary Uses and Urban Vitality on page 50.

Policy LU 6.2—Complementary Uses and Urban Vitality

A complementary integration and mixture of land uses should be provided within **all** ~~regional, city, and community mixed-use~~ **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.** (1, 2, 3, 4, 5, 6)

Item 1.5: Transportation Element

This revision corrects a typographical error on page 68.

Classification	Typical Two-Way Volumes	Typical Section	Examples
Minor Thoroughfare	8,000 – 20,000 VPD	At least one lane in each direction, with medians or a center turn lane	Clark Avenue, Ray Road, Newton ~~Raod~~ **Road**, Lassiter Mill Road, St. Mary's St., Tarboro Road

Item 1.6: Transportation Element & Urban Design Element

This revision combines two similar action items that deal with landscaping contained in parking lots. The items are found on pages 94 and 241.

Action T 6.5 (reserved)~~—Parking Lot Landscaping~~

~~Update the City's development regulations to increase landscaping requirements including shade trees in large surface parking lots.~~

Action UD 3.3—Parking Lot Design Standards

Revise zoning regulation provisions for parking lot design, including location relative to building placement, pervious and impervious surfaces, screening, and **shade** tree coverage. Regulations for parking lot landscaping should maximize the potential for tree growth.

Item 1.8: Environmental Protection Element

This revision would remove the last statement in the action item. The action item is found on page 130.

Action EP 5.1—Tree and Landscape Ordinance Amendments

Amend existing regulations as needed to ensure that the urban forest is conserved during the development process, with priority given to preserving the most ecologically beneficial trees or grouping of trees. Review the criteria for allowing alternates to improve the effectiveness of the ordinance. ~~Evaluate the appropriateness of locating primary tree save areas along the frontage of the property.~~

Item 1.9: Urban Design Element

This revision would clarify the applicability of the urban design guidelines found on pages 250-259. Policy UD 7.3 on page 248 sets the guidance for applicability of these guidelines.

Policy UD 7.3—Design Guidelines

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments**; or rezoning petitions and** development **applications** in mixed-use areas such as Pedestrian Business Overlay Districts **and mixed-use designations on the Future Land Use Map**, including preliminary site plans and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions. (4, 6)

Item 1.10 Urban Design Element
This revision would modify a policy statement and four urban design guidelines to clarify the usage of the phrase "pedestrian-oriented street" and to broaden the applicability of the guidelines to a variety of developments which might occur in mixed-use areas.

Policy UD 6.1—Encouraging Pedestrian-Oriented Uses

New development, streetscape, and building improvements in Downtown**, pedestrian business districts and TOD areas** ~~and mixed-use corridors and centers~~ should promote high intensity, pedestrian-oriented use and discourage automobile-oriented uses and drive-through uses.

Table UD-1 Design Guidelines for Mixed-Use Developments

#	Guideline
Elements of Mixed-Use Developments	
1	All Mixed-Use ~~Areas~~ **developments** should generally provide retail (such as eating establishments, food stores, and banks), **and other uses such as** office, and residential ~~uses~~ within walking distance of each other. **Mixed uses should be arranged in a compact and pedestrian-friendly form.**
Mixed-Use Areas /The Block, The Street and The Corridor	
5	**New development should be comprised of blocks of public and/or private streets (including sidewalks).** Block faces should have a length generally not exceeding 660 feet. **Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets**.
Site Design/Building Placement	
7	Buildings should be located close to the pedestrian**-oriented** street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. **When a development plan is located along high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.**
Street Design/General Street Design Principles	
20	It is the intent of these guidelines to build streets that are integral components of community design. ~~Streets should be designed as the main public spaces of the City and should be scaled for pedestrians.~~ **Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.**

Item 1.11: Urban Design and Downtown Elements
This revision would remove the word "shall" from Urban Design Guideline # 24 on page 257 and from Policy DT 7.4 on page 343.

#	Guideline
Building Design/Facade Treatment	
24	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances ~~shall~~ **should** be designed to convey their prominence on the fronting facade.

Policy DT 7.4 - Building Entries

The main entrance of new buildings should front onto a public street. Where buildings abut multiple streets and one of which is an axial street, the main entrance of the building ~~shall~~ **should** front onto the axial street. This policy also applies, where practicable, to existing buildings undergoing major renovations or rehabilitation. (6)

Item 1.12: Regional and Inter-jurisdictional Coordination Element
This revision would clarify the text on page 292 to include a reference to water supply and quality.

…

The City of Raleigh is one of many municipalities contributing to the Triangle region's economic success, benefiting from its natural resources, and responsible for its sustainability. Ensuring the economic, environmental, and social welfare of the extended region requires intergovernmental cooperation in planning and the provision of public services. Raleigh's regional challenges include transportation, land use and growth management, diversity of housing choices, economic development, education, protection of natural resources, mitigation of climate change, improvement of air quality, **water supply and water quality,** and provision of public services.

Item 1.13: Regional and Inter-jurisdictional Coordination Element
This revision would clarify Policy RC 6.2 on page 304.

Policy RC 6.2 - Falls Lake Watershed Land Protection

Coordinate with conservation and land trust groups to protect the Falls Lake watershed through the Upper Neuse Clean Water Initiative (UNCWI). (3, 5) *See also C.3 'Water Quality and Conservation' in Element C: 'Environmental Protection'.*

Item 1.14: Regional and Inter-jurisdictional Coordination Element
This revision would clarify the standards referenced in this policy on page 305.

Policy RC 6.5 - Water Standards

Maintain ~~the~~ community-supported non-degradation standards and goals for water leaving Raleigh's jurisdiction. ~~The~~**These** community goals state that (a) water quality leaving Raleigh's sanitary sewers (effluent) should strive to be as good as or better than water quality entering the City's intake, and (b) water quality (runoff) entering the City's storm sewers should have minimal degradation or contamination. (3, 5)

Item 1.15: Regional and Inter-jurisdictional Coordination Element
This revision would clarify the intent of Action Item RC 6.2 on page 305.

Action RC 6.2 - Participation in UNRBA Initiatives

Participate in ~~and support the regional water quality efforts of~~ the Upper Neuse River Basin Association (UNRBA), **UNRBA initiatives, and other regional efforts to protect water quality**. ~~Remain involved in UNRBA initiatives such as the state-level Neuse Management Strategy and Lick Creek Local Watershed Plan.~~

Item 1.16: Downtown Element
This revision would eliminate Policy DT 1.12 on page 319.

Policy DT 1.12 (reserved)~~—Edge Area Intensity~~

~~In areas where the CBD designation is located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Non-residential uses with the greatest impacts—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these edge areas. See Map DT-3:Downtown Transition Areas for edge area locations. (1, 6)~~

Item 1.17: Implementation Element
These revisions would correct typographical errors in the Action Matrix beginning on page 475.

a. Action EP 5.3: Change "Planning" to "Planting"
b. Action EP 8.1 & 8.2: convert type to "development regulations"
c. Action ED 1.4: convert type to "program/organization"
d. Action H 2.10: fields are not filled in – responsible agency should be "CD" (Community Development); time frame should be "short"; action type should be "Coordination/Outreach"; and capital funding needed should be "no".
e. Action HP 2.7: no word wrap in "action type" field
f. Action HP 3.1: convert type to "development regulations"
g. Action AC 2.3: change action type to "systems/support"
h. Action RC 4.3: fields are not filled in – responsible agency should be" "DCP (Department of City Planning), PW (Public Works), CORPUD (Public Utilities Department), time frame should be "short"; action type should be "coordination/outreach"; and capital funding needed should be "no"
i. Action DT 3.2: change action type to "systems/support"
j. Renumber Area Plans starting with Falls of Neuse to increase numbers by +1
k. Correct outdated action numbering for all items in Element N: Implementation

Item 1.18: Glossary additions
Three new definitions would be added to the glossary at the end of the document.

Mixed-Use: Containing two or more of the following major categories of land use: residential, office, retail, hotel, entertainment. The mixing can be vertical, in the form of mixed-use buildings; or horizontal, when part of a *Mixed-Use Development,* provided the development is *walkable*.

Mixed-Use Center: A special type of *Mixed-Use Development* that functions as a center by virtue of its size, central location, and a development form characterized by a more intensely developed central area that transitions to lower-intensity areas at its edges. A mixed-use development should have a minimum of 100,000 square feet of retail/restaurant/ entertainment use to qualify as a center.

Mixed-Use Development: A *walkable* development project containing two or more of the following major categories of land use: residential, office, retail, hotel, entertainment.

Pedestrian street: ~~A street lined with buildings and storefronts that is closed to most automobile traffic. Emergency vehicles have access at all times, and delivery vehicles are restricted to limited delivery hours.~~ Pedestrian (-oriented) streets have characteristics that activate the public realm such

as active ground floor uses, are designed and posted as low speed (35 and below), include plantings/street trees, sidewalks, and on street parking (or the potential for on street parking).

Item 1.19: The addition of the term "gross density" to the glossary.

Gross Density: Density measured on a district- or area-wide basis when the numerator is typically dwelling units, and the denominator is total land area in the district, area or property inclusive of streets, common areas, conserved open space, and other land within the district or area.

Section 2—Plan Maps

The following proposed edits would modify the maps contained within the Plan. A vast majority of the edits relate to the future land use map, many of which are staff-initiated items. Two of the requests are not staff-initiated. One request was submitted by a citizen who did not have his request heard during the adoption phase. Another request is a City-Council directed initiative identified during the adoption phase.

Item 2.1: Future Land Use Map - Norris and Elm Streets, north of Sasser
This amendment would change the designation of the area from medium density residential to moderate density residential

Action: Designate the properties on map 2.1 moderate density residential.

Item 2.2: Future Land Use Map – Oakwood Cemetery
This amendment would change the designation of the area from public parks and open space to private open space.

Action: Designate the Oakwood Cemetery as shown on map 2.2 private open space.

Item 2.3: Future Land Use Map – Hargett and Martin, from West to Dawson; Cabarrus and Davie, from West to Dawson
This amendment would change the designation on Hargett and Martin Streets between West and Dawson Streets from community mixed use to central business district. The block between Cabarrus and Davie Streets from West to Dawson Street would change from central business district to community mixed use.

Action: Designate the area on Hargett and Martin Streets between West and Dawson Streets central business district, and designate the area between Cabarrus and Davie Streets from West to Dawson Street community mixed use.

Item 2.4: Future Land Use Map – Rolesville Road
This amendment would change the designation on Rolesville Road from rural residential to neighborhood mixed use.

Action: Designate the area shown on map 2.4 neighborhood mixed use.

Item 2.5: Future Land Use Map – I-540/Old Milburnie Road

This amendment would remove the future land use designation for the properties. There would be no designation on the properties.

Action: Remove the future land use designation from the properties shown on map 2.5.

Item 2.7: Future Land Use Map – Vann/Wilmont Street
This amendment would remove the moderate density residential designation and replace with low density residential on these properties.

Action: Designate the properties shown on map 2.7 on the east side of Wilmont and north of Vann Street low density residential.

Item 2.8: Future Land Use Map – Cromwell Street north of Fairview Road
This amendment would remove the neighborhood mixed use designation on the properties and replace with a low density residential designation.

Action: Designate the properties shown on map 2.8 on the east side of Cromwell Road as low density residential.

Item 2.9: Future Land Use Map – Holly Ridge Farm Subdivision
This request would designate the properties in the Holly Ridge Farm subdivision as rural residential. The properties are currently designated low density residential.

Action: No change in designation. Area to remain as low density residential.

Item 2.10: Transportation Map T-3
This amendment would show St. Mary's Street from Wade Avenue to Glenwood Avenue as a shared (sharrow) lane, instead of a striped bicycle lane.

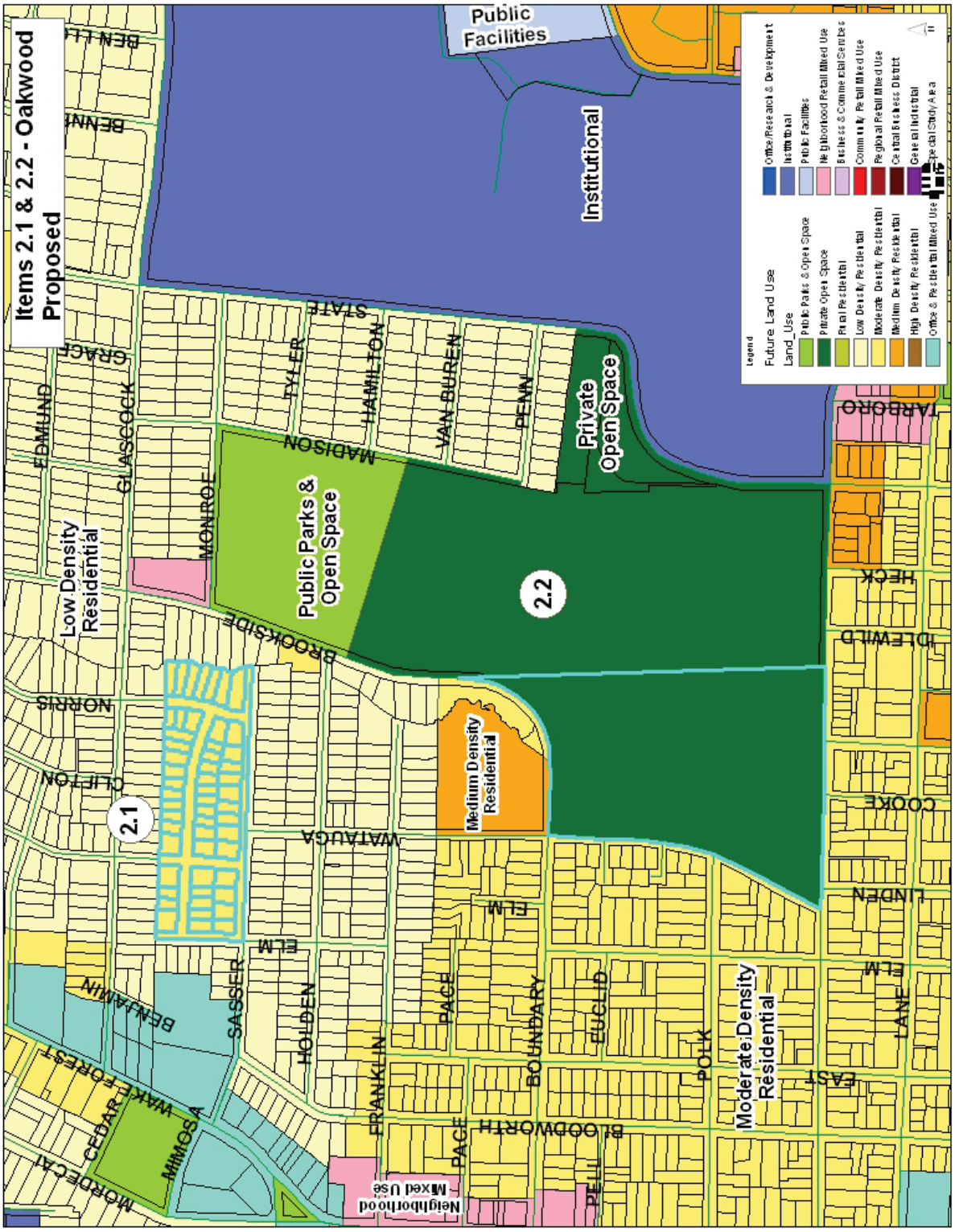
Action: Change the designation of St. Mary's Street between Harvey Street and Glenwood Avenue from a striped bicycle lane to a sharrow lane on Map T-3.

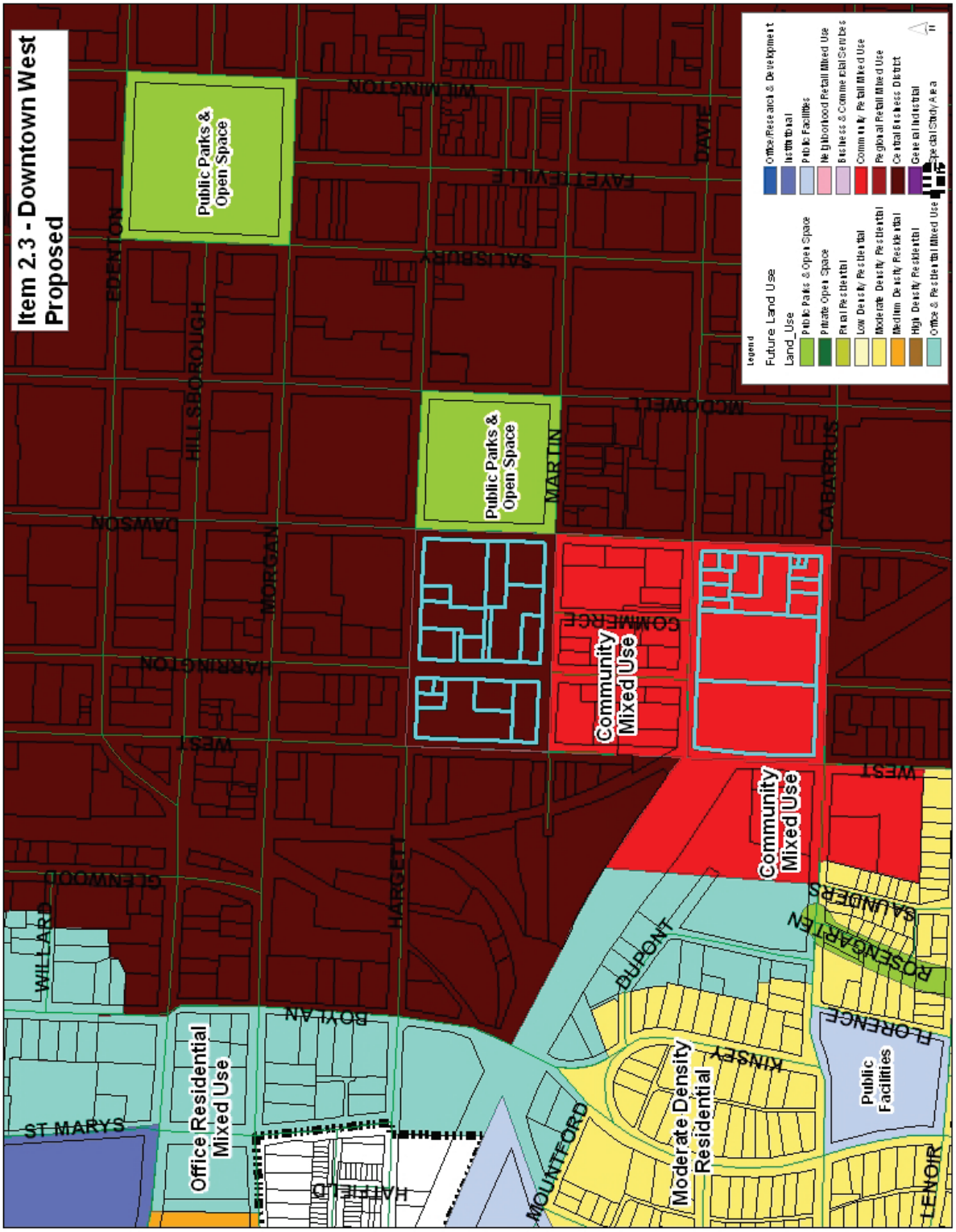
Item 2.11: Transportation Map T-3
This amendment would show Hillsborough Street between Gardner Street and Woodburn Road as a striped bicycle lane, instead of a shared (sharrow) lane.

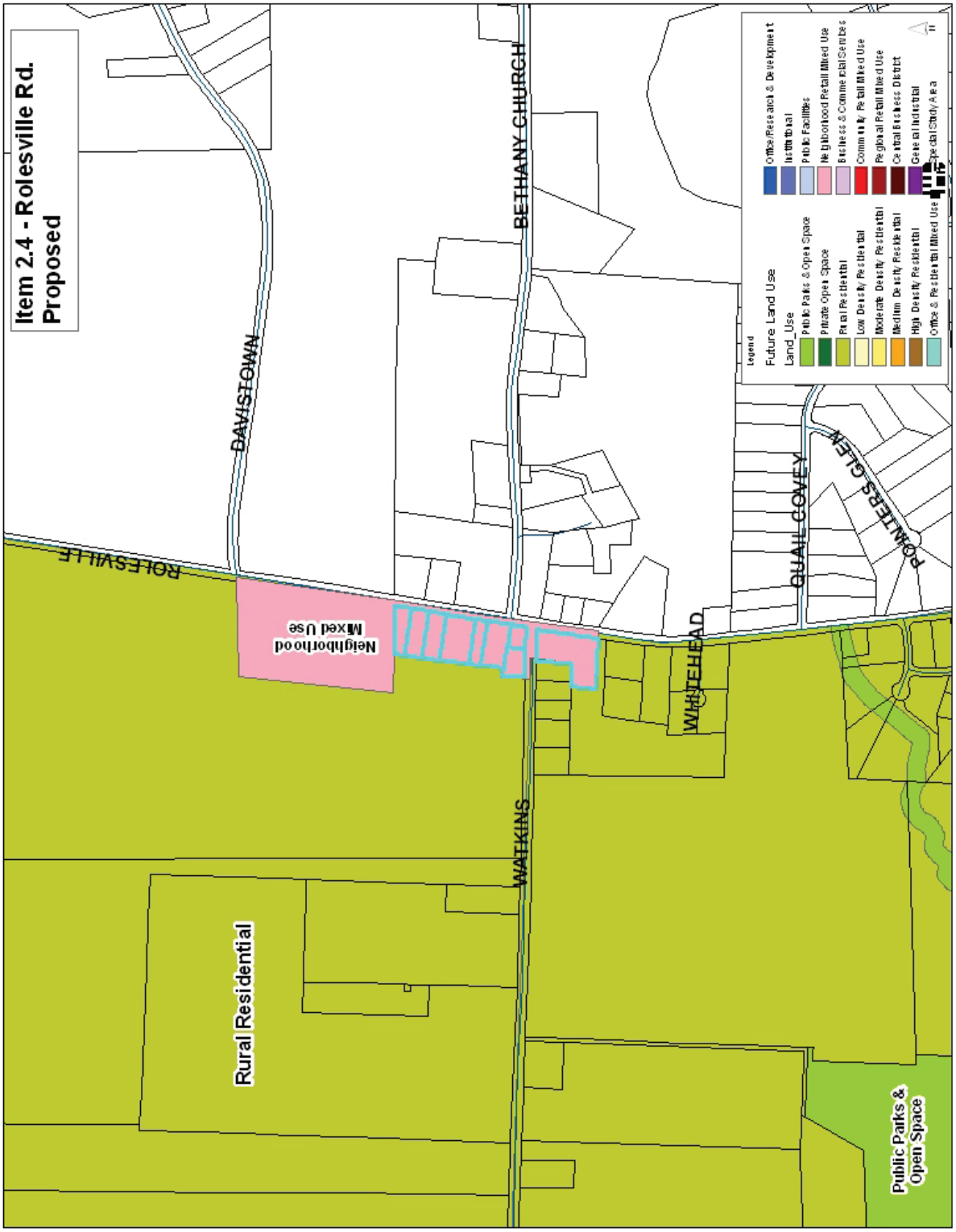
Action: Change the designation of Hillsborough Street between Gardner Street and Woodburn Road from a striped bicycle lane to a sharrow lane on Map T-3.

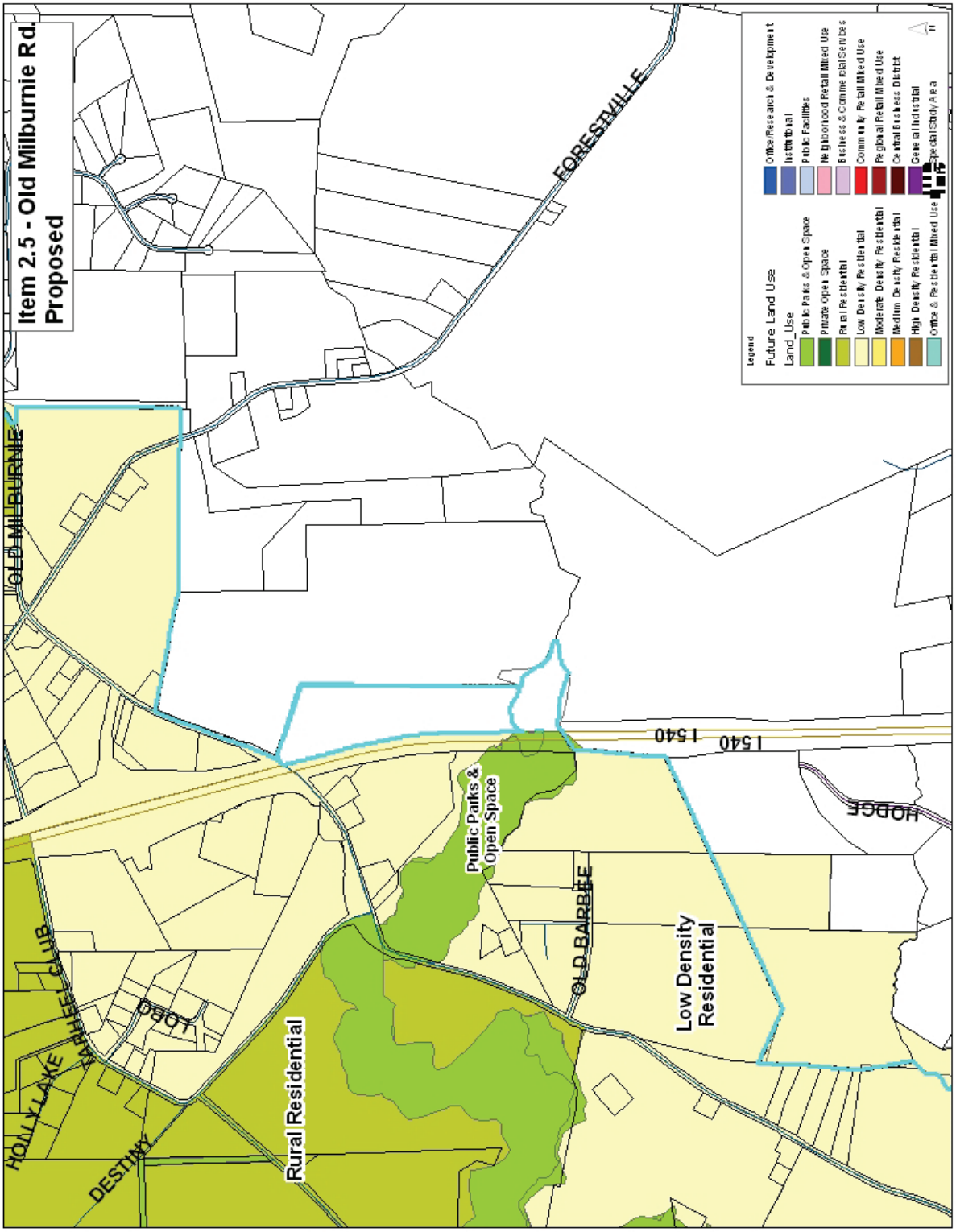
Item 2.12: Transportation Map T-3
This amendment would show Glenwood Avenue from St. Mary's Street to The Circle as a shared (sharrow) lane, instead of a bicycle lane (restripe).

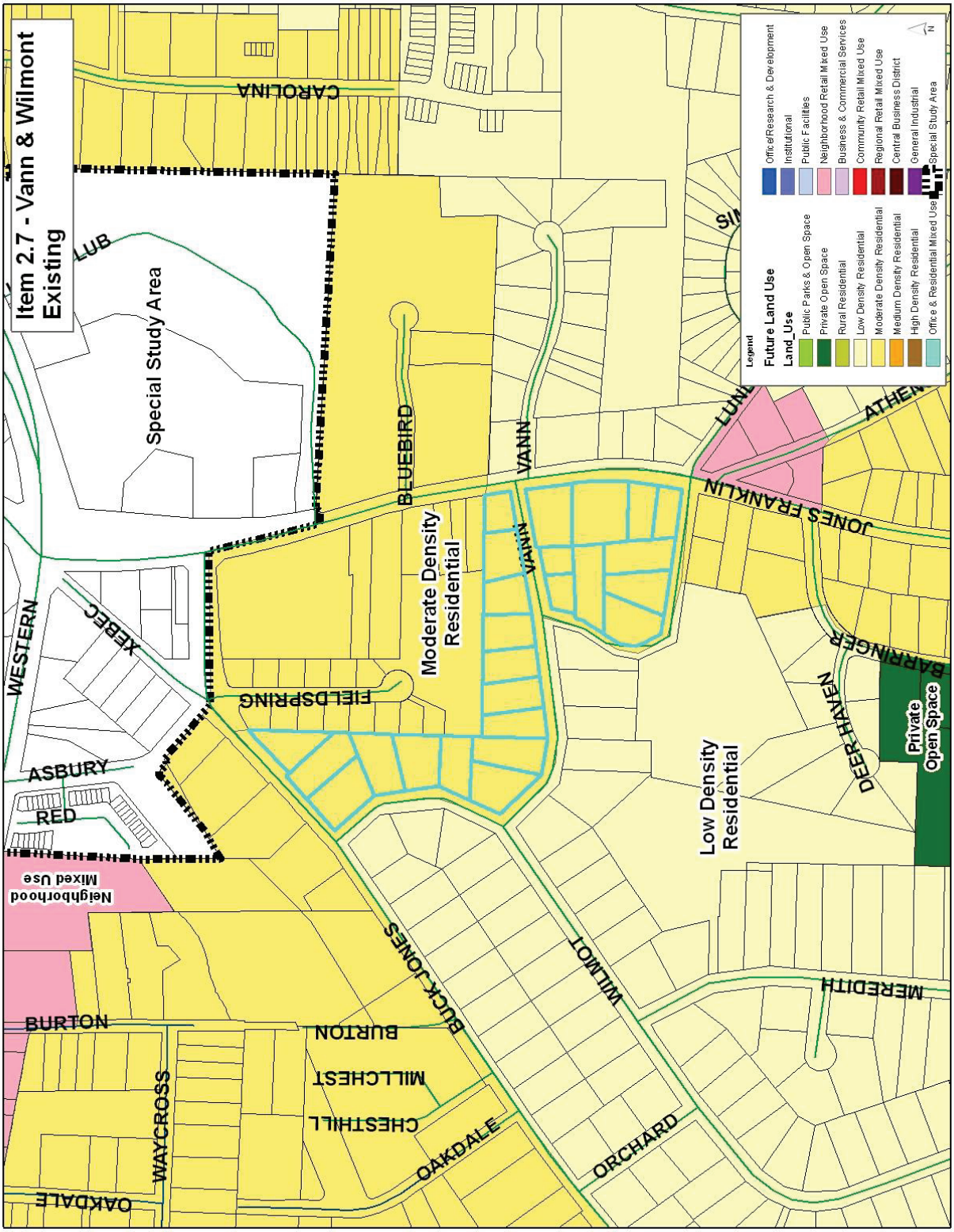
Action: Change the designation of Glenwood Avenue between St. Mary's Street and The Circle from a restriped bicycle lane to a sharrow lane on Map T-3.

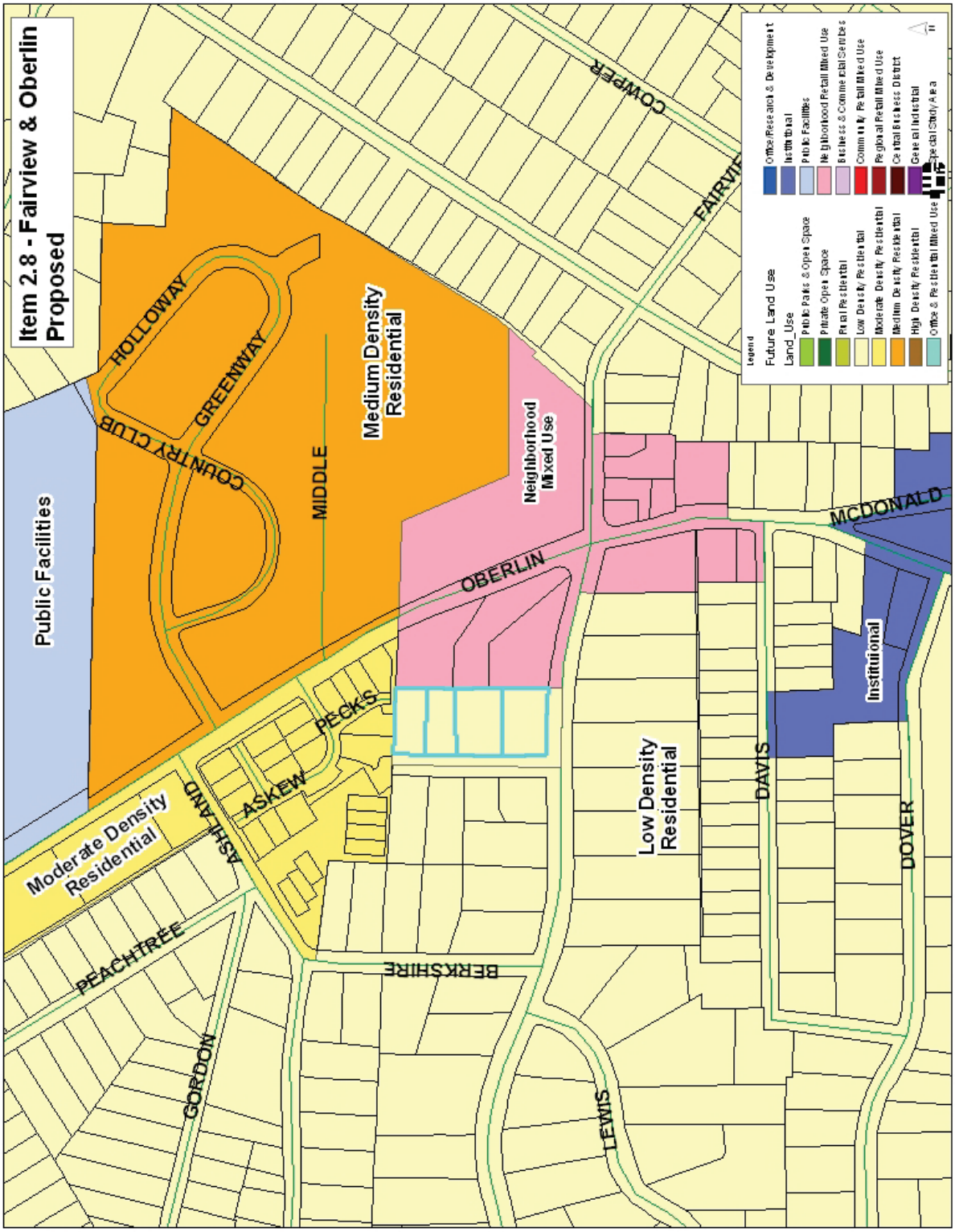

Items 2.1 & 2.2 - Oakwood Proposed
Public Facilities
Institutional
Private Open Space
Public Parks & Open Space
2.2
2.1
Low Density Residential
Medium Density Residential
Moderate Density Residential
Neighborhood Mixed Use
Legend
Future Land Use
Land Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area
BEN LL
BENNI
GRACE
EDMUND
GLASCOCK
MONROE
STATE
TYLER
HAMILTON
VAN BUREN
PENN
MADISON
BROOKSIDE
NORRIS
CLIFTON
WATAUGA
ELM
SASSER
HOLDEN
FRANKLIN
PACE
BOUNDARY
EUCLID
POLK
BLOOMWORTH
PELL
EAST
LANE
LINDEN
COOKE
HECK
IDLEWILD
TARBORO
BENJAMIN
WAKEFOREST
CEDAR
MIMOSA
MORDECAI

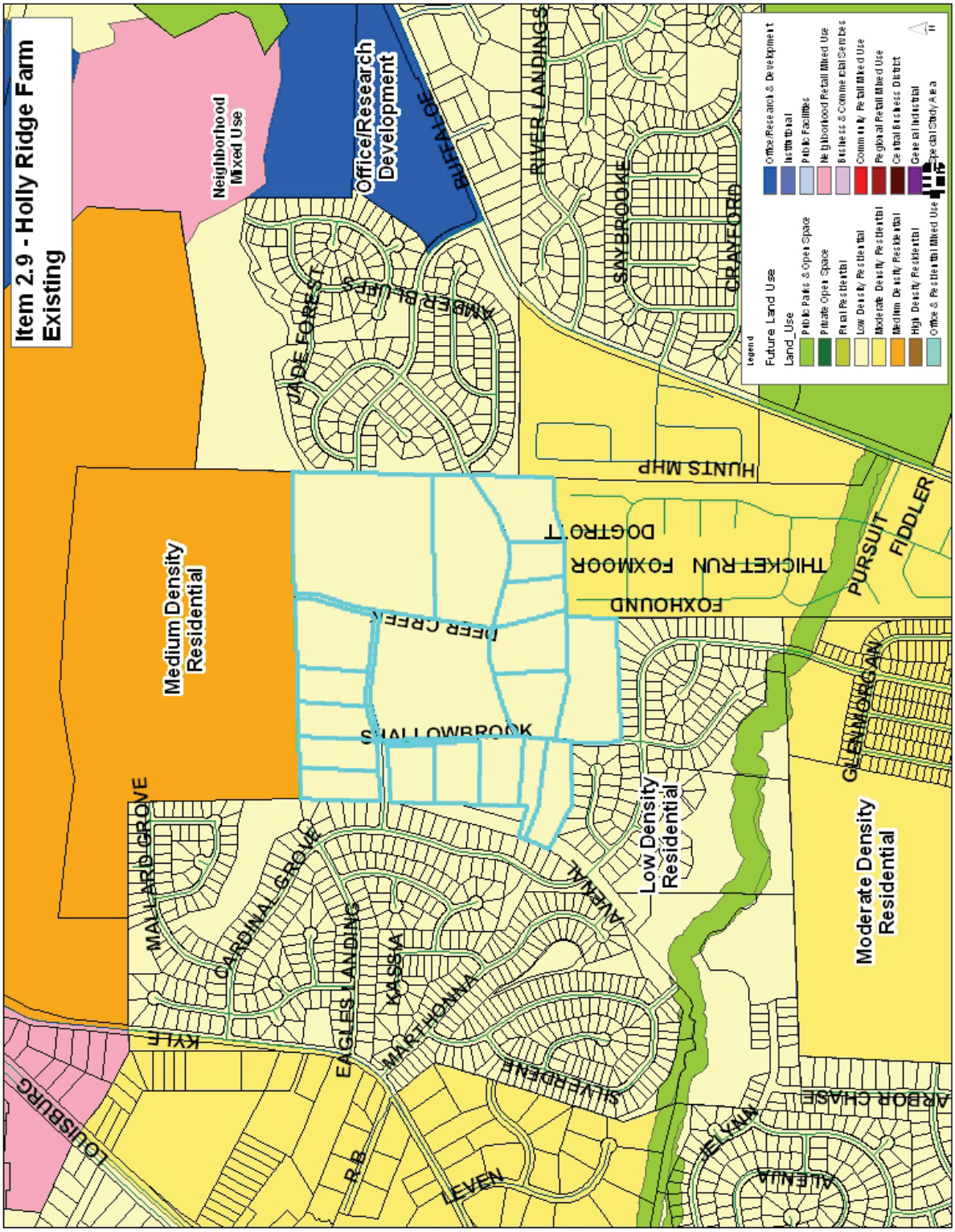

Item 2.3 - Downtown West Proposed
Public Parks & Open Space
Public Parks & Open Space
Community Mixed Use
Community Mixed Use
Office Residential Mixed Use
Moderate Density Residential
Public Facilities
WILMINGTON
FAYETTEVILLE
SALISBURY
EDENTON
HILLSBOROUGH
DAWSON
MORGAN
HARRINGTON
WEST
GLENWOOD
WILLARD
HARGETT
BOYLAN
HATFIELD
ST MARYS
MOUNTFORD
DUPONT
KINSEY
MARTIN
MCDOWELL
COMMERCE
CABARRUS
DAVIE
WEST
SALISBURY
ROSENGARTEN
FLORENCE
LENOIR
Legend
Future Land Use
Land_Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial/Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area

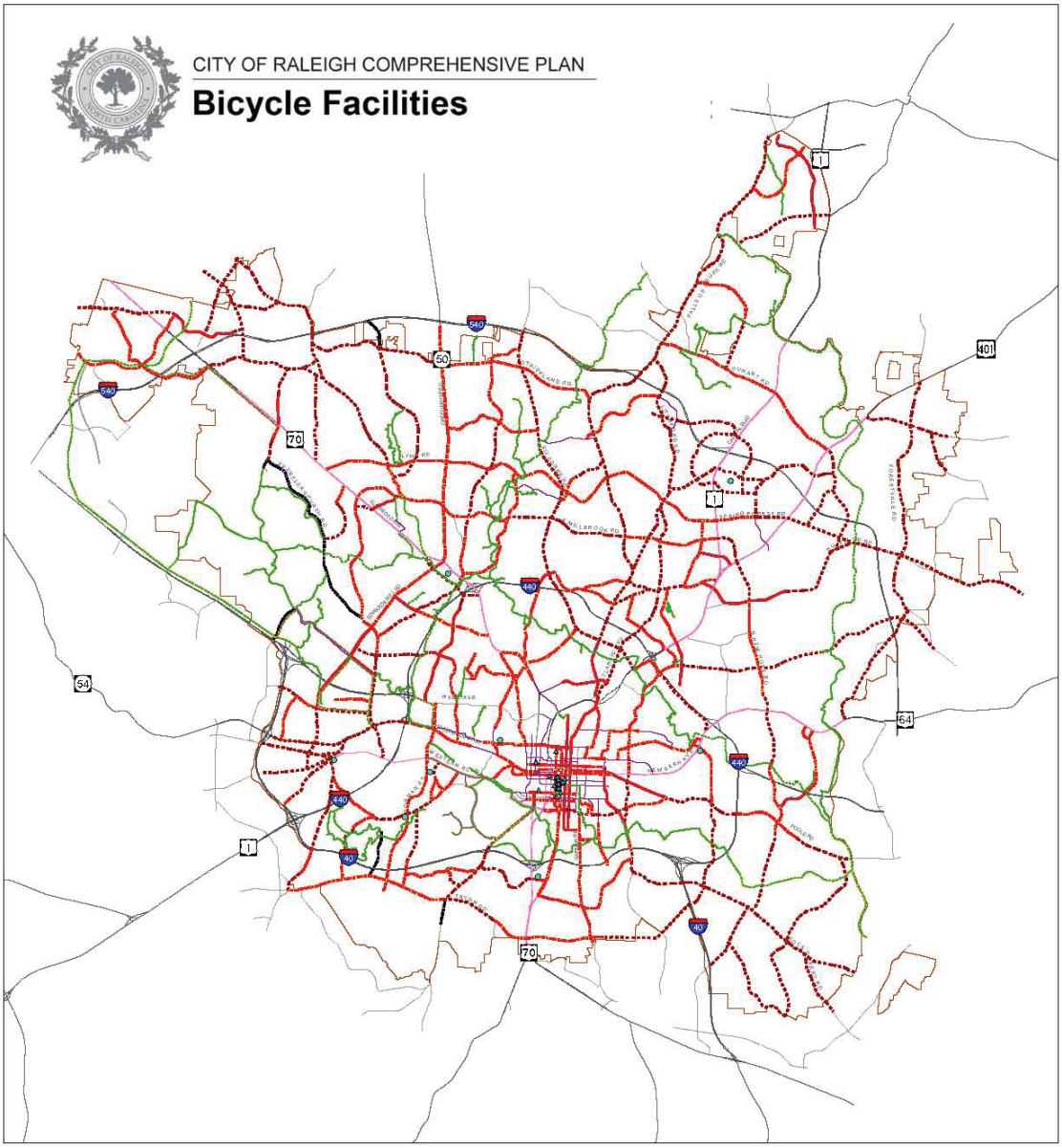

Item 2.4 - Rolesville Rd.
Proposed
DAWISTOWN
BETHANY CHURCH
ROLESVILLE
Neighborhood
Mixed Use
WHITEHEAD
QUAIL COVEY
POMLERS GLEN
WATKINS
Rural Residential
Public Parks &
Open Space
Legend
Future Land Use
Land_Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area


Item 2.5 - Old Milburnie Rd.
Proposed
OLD MILBURNIE
FORESTVILLE
HOLLY LAKE
DESTINY
LOBO
Rural Residential
Public Parks &
Open Space
OLD BARBEE
1540
1540
HODGE
Low Density
Residential
Legend
Future Land Use
Land_Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area


Item 2.7 - Vann & Wilmont
Existing
Special Study Area
Moderate Density Residential
Low Density Residential
Private Open Space
Neighborhood Mixed Use
CAROLINA
BLUEBIRD
VANN
JONES FRANKLIN
BARRINGER
DEER HAVEN
WILMOT
MEREDITH
ORCHARD
BUCK JONES
OAKDALE
CHESTHILL
MILLCHEST
BURTON
WAYCROSS
ASBURY
RED
WESTERN
FIELDSPRING
Legend
Future Land Use
Land_Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area


Item 2.8 - Fairview & Oberlin
Proposed
Public Facilities
HOLLOWAY
GREENWAY
COUNTRY CLUB
MIDDLE
Medium Density
Residential
Neighborhood
Mixed Use
COWPER
FAIRVIEW
OBERLIN
MCDONALD
PECKS
ASKEW
ASHLAND
Moderate Density
Residential
PEACHTREE
BERKSHIRE
GORDON
LEWIS
Low Density
Residential
DAVIS
Institutional
DOVER
Legend
Future Land Use
Land_Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area


Item 2.9 - Holly Ridge Farm
Existing
Neighborhood Mixed Use
Office/Research Development
Medium Density Residential
Low Density Residential
Moderate Density Residential
Legend
Future Land Use
Land_Use
Public Parks & Open Space
Private Open Space
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Office/Research & Development
Institutional
Public Facilities
Neighborhood Retail Mixed Use
Business & Commercial Services
Community Retail Mixed Use
Regional Retail Mixed Use
Central Business District
General Industrial
Special Study Area
BUFFALO
RIVER LANDINGS
SAYBROOK
CRAWFORD
JADE FOREST
AMBER BLUFFS
HUNTS MHP
DOGTROT
THICKET RUN
FOXMOOR
FOXHOUND
PURSUIT
FIDDLER
DEER CREEK
SHALLOWBROOK
GLENMORGAN
MALLARD GROVE
CARDINAL GROVE
EAGLES LANDING
KYLE
LOUISBURG
MASSA
MARTHONNA
SILVERDENE
AVENAL
R.B.
LEVEN
ELYNA
ARBOR CHASE
ALENIA



MAP T-3

Bicycle Network

- Sharrow, Stripe
- Wide Lane, Restripe
- Bicycle Lane, Road Diet
- Bicycle Lane, Stripe
- Bicycle Lane, Restripe
- Bicycle Lane, New Construction
- Paved Shoulder, New Construction
- Bicycle Lane, Existing

Greenways & Sidepaths

- Sidepath, Existing
- Sidepath, Proposed
- Greenway, Existing
- Greenway, Proposed
- Greenway, Planned
- Existing Bicycle Racks
- Rec. Bicycle Stations (Transit Hubs)

- ETJ
- Highway
- Major Streets

0 0.5 1 2 Miles

Map created 10/7/2009 by the City of Raleigh Department of City Planning & GIS Division