

Comprehensive Plan Amendment Petition



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

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

Applicant Information

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City Raleigh

State NC

Zip 27612

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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:

On behalf of the Owner's of the property located at 4111 Macon Pond Road, Applicant requests an Amendment to the Comprehensive Plan, Blue Ridge Road District Study ("BR Plan") and the Streets Plan to relocate a Proposed North-South Street (shown on the Streets Plan by dashed line and in the BR Plan) which crosses a small portion of its property adjacent to Macon Pond Road in consideration of the facts that:

- (1) there is no public street located to the south which the Proposed North-South Street would connect with and the majority of that property is owned by either the State of North Carolina or Duke Energy, neither of whom is likely to develop a road over their property;
- (2) the "Rex Road" located to the north of Macon Pond Road (traversing the Rex Cancer Center site) which the proposed North South Street would connect to is located slightly to the east of the Proposed North-South Street and would require a very awkward and unsafe connection;
- (3) the subject property is very small but with uncertainty about the location of the Proposed North-South Street, the owners cannot sell it or develop it; and
- (4) the property located to the east of the subject property (on which the majority of the Proposed North-South Street is located) is already developed with a medical office building which includes a paved parking lot and drive aisle immediately opposite the Rex Road and would be a better location for the entire Proposed North-South Street.

See Exhibit A for an illustration of requested relocation and Exhibit B for existing conditions.

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

10-24-25

Signature _____

Date _____

Office Use Only

File # CP- _____

Fee Paid _____

RECEIVED

By Matthew Burns at 4:42 pm, Dec 16, 2025

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

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 and printed receipt (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 checked="" type="checkbox"/>

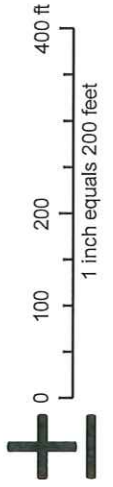
- A. See Exhibit A for proposed amendment to streets map.
- B. Development and alignment of the partial North-South Rd. across the Rex Cancer Center dictates relocation of the portion of this proposed road located south of Macon Pond Road.
- C. The proposed Comprehensive Plan amendment addresses the following visions and themes:
 - 1. Economic Prosperity and Equity. The proposed change will allow the development of 4111 Macon Pond Road without the encumbrance of the proposed road. Likely development will be medical office, which will provide jobs for Raleigh citizens.
 - 2. Expanding Housing Choices. Although it is more likely that this property will be developed for office use, is possible that it could be developed in a way which will create more housing choices.
 - 3. Managing Our Growth. Relocation of a portion of this road will foster safety and better infrastructure.
 - 4. Coordinating Land Use and Transportation. This change will facilitate a safer road alignment and better connectivity in Raleigh.
 - 5. Greenprint Raleigh. Making this change will foster a more likely connection resulting in more efficient vehicle travels.
 - 6. Growing Successful Neighborhoods and Communities. The proposed change will foster the development of 4111 Macon Pond Road while preserving the future safer connectivity through the North- South Rd.
- D. The proposed amendment advances public health and safety by creating a straighter and thus safer alignment of this proposed road.

Exhibit A



Disclaimer

Maps make 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.



Proposed Relocation of Road



Rex Cancer Center

Rex Road

Proposed Road Crosses Subject Property

Existing Medical Office Building

Duke Energy

State of NC

N-S Road crossing MP

No public street

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