

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 Morrisville

State NC

Zip 27560

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Fax #

Email tyler.wilson@lennar.com

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:

Based on recommendation from City Transportation Staff, this amendment proposes a change to the "T-1: Street Plan" map in the 2030 Comprehensive Plan. The request is to re-designate Old Crews Road between Buffalo Road and Old Milburnie Road from a "Avenue 4-Lane, Divided" to a "Avenue 2-Lane, Divided" designation.

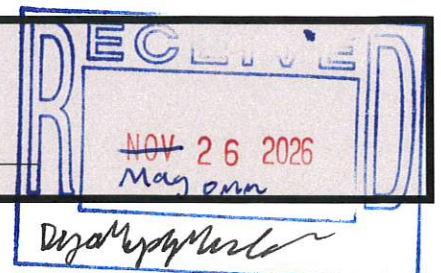
The undersigned applicant(s) hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature *Sarah Larson* (SARAH LARSON) Date 5-21-2026

Signature _____ Date _____

Office Use Only

File # CP- _____ Fee Paid _____ Receipt # _____



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 checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information as required (traffic study, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This document has been prepared in conjunction with our petition to amend the 2030 Comprehensive Plan.

A. Description of Requested Amendment to the Comprehensive Plan

This request is submitted to amend Map T-1: Street Plan (Page 4-11). Based on recommendations from City Transportation Staff, this amendment proposes a change to the "T-1: Street Plan" map in the 2030 Comprehensive Plan. The request is to re-designate Old Crews Road between Buffaloe Road and Old Milburnie Road from an "Avenue 4-Lane, Divided" designation to an "Avenue 2-Lane, Divided" designation.

B. Conditions that warrant the plan amendment

For the subject roadway segment, current traffic volumes show an Annual Average daily Traffic (AADT) count of 4,525 vehicles per day (VPD). The adopted 2050 Metropolitan Transportation Plan (MTP), which is managed by CAMPO, estimates the potential for up to 9,740 VPD in 2050. Based on the traffic forecasts and the context of adjacent land uses, both NCDOT and CAMPO support the reduction in street classification to the Avenue 2-Lane, Divided.

The City's Transportation Department suggested this Comprehensive Plan amendment as a part of the review process for the Alderbrook project and the forecasted traffic volumes fall within the street capacity ranges of a Two-Lane Street, provided in Table T-1 of the City's Comprehensive Plan. In addition, the proposed facility (including the proposed bridge over Hodges Creek) will be owned and maintained by NCDOT. The reduced section for the roadway and the bridge is preferred by NCDOT to minimize future maintenance and replacement costs.

C. Relevance of the amendment to the Plan's six vision themes

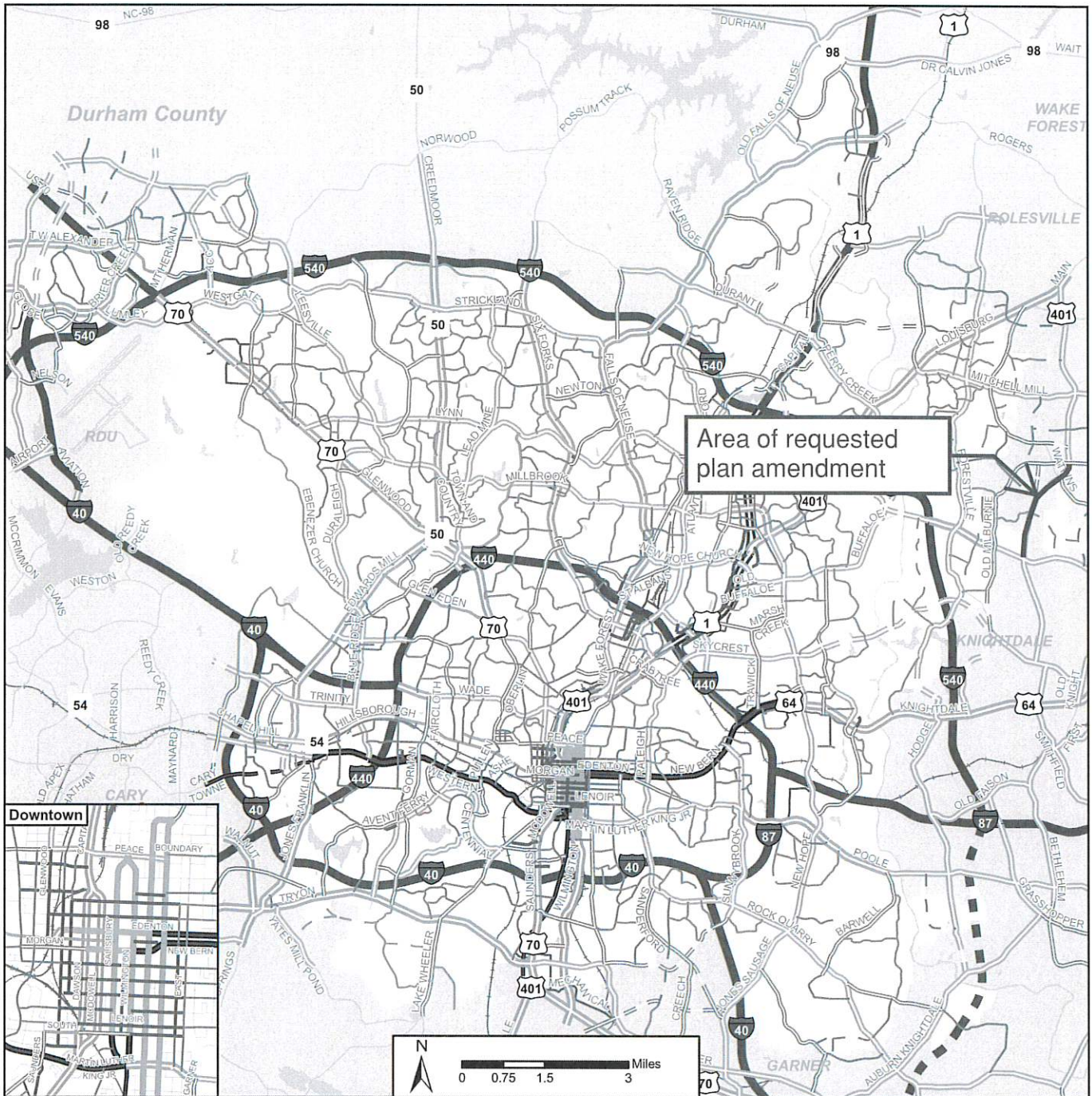
- *Managing our Growth* – with the reduced section, 12' Multi-use paths will be able to be placed on both sides of the corridor (including the proposed bridge), providing multi-modal transportation uses along the corridor and reducing traffic congestion.
- *Coordinating Land Use and Transportation* – the reduced section will provide a corridor that is more connected with and appropriate for the surrounding land use (primarily residential) by helping reduce vehicular speeds and enhancing vehicular, bicycle and pedestrian movement and connectivity between neighborhoods.
- *Greenprint Raleigh – Sustainable Development* – the reduced section will lessen the environmental impact by reducing the amount of impervious surface, reducing the amount of vegetation to be cleared and the impacts to the stream caused by the smaller proposed bridge footprint.

- *Growing Successful Neighborhoods and Communities* – although NCDOT only requires a minimum of a 6’ sidewalk along one side of roadway bridges, the Alderbrook project will provide bicycle and pedestrian facilities through 12’ multi-use paths across the proposed bridge.

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

Reducing the section of the roadway would result in less environmental and adjacent property impacts, provide safer pedestrian and bicycle facilities and promote alternative modes of transportation that supports the wellbeing of those in the community. In addition, the Alderbrook project is funding these improvements in their entirety – allowing public funds to address other transportation concerns throughout the City.

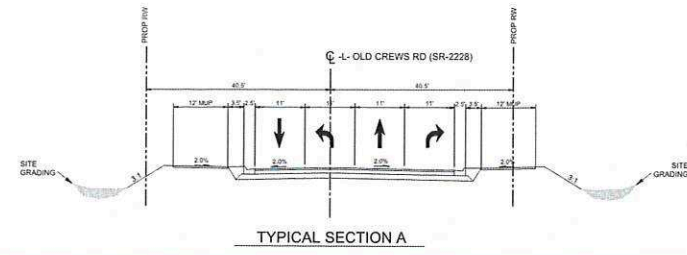
Map T-1: Street Plan



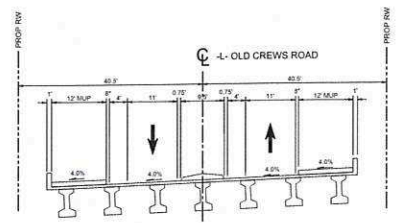
Area of requested plan amendment

- | | | |
|-------------------------------|-----------------------------------|---------------------------------------|
| Sensitive Area Streets | — Avenue 3-Lane, Parallel Parking | — Busway 6-Lane |
| — Sensitive Area Parkway | — Main Street | — Multi-Way Boulevard |
| — Sensitive Area Avenue | Major Streets | Industrial and Service Streets |
| Local Streets | — Avenue 4-Lane, Parallel Parking | — Industrial Street |
| — Neighborhood Street | — Avenue 4-Lane, Divided | Other Streets |
| Mixed Use Streets | — Avenue 6-Lane, Divided | — Limited Access Highway |
| — Avenue 2-Lane, Undivided | — Busway 2-Lane | - - Proposed Street (all colors) |
| — Avenue 2-Lane, Divided | — Busway 4-Lane | |

Revised 08/2014 14:00:00 4/14/14 14:00:00

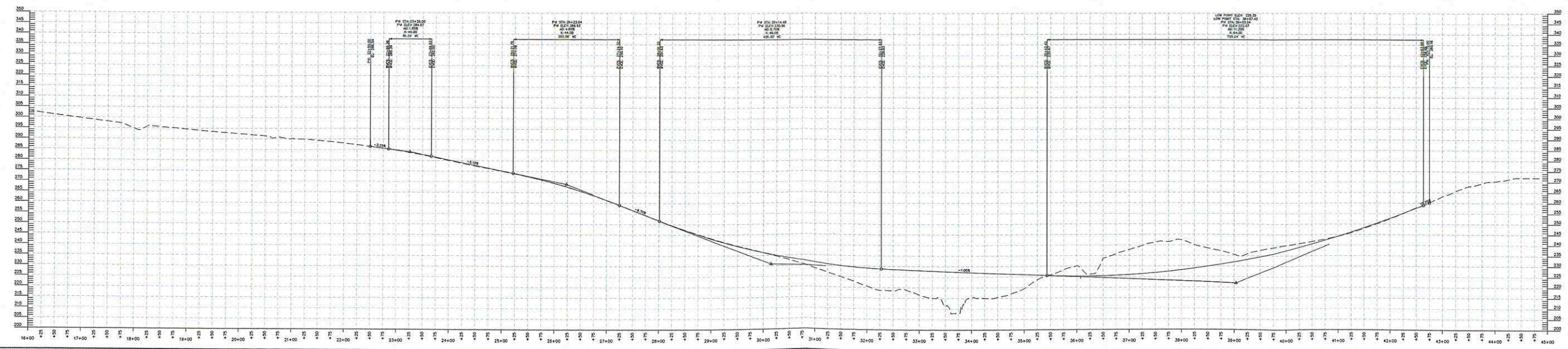
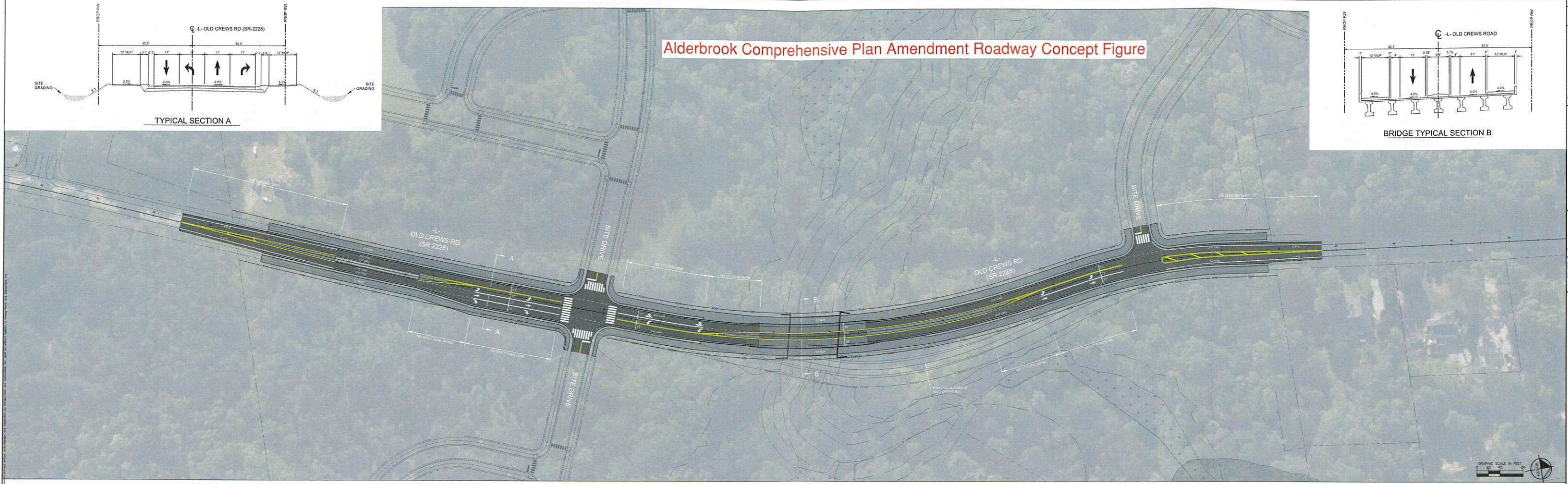


TYPICAL SECTION A



BRIDGE TYPICAL SECTION B

Alderbrook Comprehensive Plan Amendment Roadway Concept Figure



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 Email: info@kimley-horn.com

**UPDATED TYPICAL SECTION EXHIBIT
 OLD CREWS RD (SR 2228)**

**ALDERBROOK OFFSITE
 IMPROVEMENTS
 PREPARED FOR**

SHEET NUMBER