

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 Fred Smith Company (c/o Erin Catlett)

Address 434 Fayetteville Street, Suite 2800

City Raleigh

State NC

Zip 27601

Phone 919-719-1242

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:

Remove a portion of an "Avenue 2-Lane, Undivided Proposed" road from the Raleigh Street Map Plan (illustrated in an image in section A of this petition as a red dashed line), running generally parallel between Chapel Hill Road and Hillsborough Street bisecting several parcels along Chapel Hill Road. The proposed amendment would remove the portion beginning at Edwards Mill Road then moving to the east and then north where it intersects Chapel Hill Road.

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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: Erin Catlett Date: 08/23/2021

Signature: _____ Date: _____

Office Use Only

File # CP- 11-2021 Fee Paid _____ Check # 689296 Received By AK

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 (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"/>

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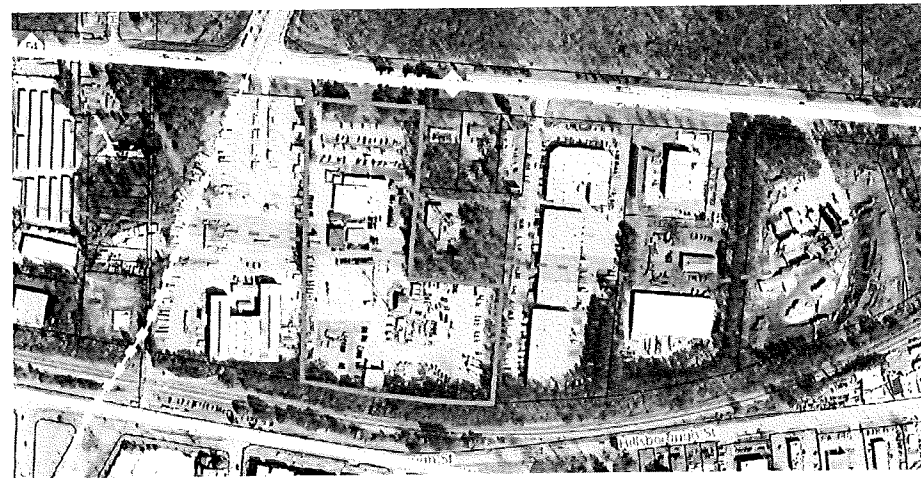


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A. Description of requested amendment to the Comprehensive Plan

- a. 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 and 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 proposed amendment to the Comprehensive Plan is to remove a portion of a potential road illustrated by a "dashed red line" from the Raleigh Street Map Plan. The dashed red line runs generally parallel between Chapel Hill Road and Hillsborough Street bisecting several parcels along Chapel Hill Road. The proposed amendment would remove the portion beginning at Edwards Mill Road then moving to the east and then north where it intersects Chapel Hill Road (see red dashed line, highlighted in yellow on map below).



B. Conditions that warrant the plan amendment

- a. 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.

In light of the continuing industrial uses on the parcels on the south side of Chapel Hill Road/Highway 54, the abandoned light rail plans, and unlikelihood of the area redeveloping into Residential or Office Mixed Use, the dashed red line severing these developed parcels is no longer appropriate for the area and warrants an amendment to the Comprehensive Plan.

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We believe the “dashed red line” originates from the Arena-Blue Ridge Area studies of the 2001/2011 era. During that period, the concept of running a light rail connector from Chapel Hill/Durham to Downtown Raleigh was viable along the Chapel Hill Road corridor including a major transit stop in the vicinity of the PNC Arena and the North Carolina State Fairgrounds. City of Raleigh planners favored mixed/use high density residential surrounding transit stops, and envisioned that industrially zoned and developed land along the corridor could redevelop, and the “light rail commuter line” would provide an economic incentive for the owners to convert to “transit-oriented” uses. The “dashed red line” was inserted into the Raleigh Street Plan to encourage property owners in its path to subdivide their narrow deep parcels into smaller lots more appropriate for residential scale/mixed use projects. The “dashed red line” would discourage/prohibit industrial owners from meaningful expansion on their properties. The individual inconvenience and financial hardship this would cause the owners, would (according to Raleigh planners at the time) be offset by the greater public good of promoting walkable/pedestrian-oriented streets in proximity to transit stops.

The planning approach described above and reflected in the Arena-Blue Ridge Area Specific Guidance, even if justified at the time, is no longer reasonable or logical today. Specifically, the Arena-Blue Ridge Overall Area Policies AP-AB 1 Complete Streets and Network Connectivity and AP-AB 8 Chapel Hill Road Design envision redevelopment that has not and is unlikely to occur along this Chapel Hill Road corridor. Light rail is no longer a viable concept along this corridor, and there are no longer meaningful plans for a major transit stop in the vicinity. The industrial properties are not viable candidates for residential development. The continued community service of these industrial owners in providing meaningful jobs for area residents, as well as large contributions to the County and City tax base should be saluted, rather than discouraged. Any desired roadway improvements to encourage and accommodate transit and pedestrian traffic should be made along the Chapel Hill Road and Hillsborough Street frontages, not through the midst of heavy industrial uses. Public safety concerns dictate this as well as planning logic.

This “dashed red line” no longer serves any useful purpose and should be deleted from the long-range plans.

- 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)**
- a. **Explain how the amendment addresses the six guiding themes of the Comprehensive Plan.**

The amendment to remove the dashed red line, burdening developed industrial properties in this segment of the Chapel Hill corridor, addresses several of the guiding themes of the Comprehensive Plan.

Removal of the dashed red line from the Street Map supports the Coordination of Land Use and Transportation Theme of the Comprehensive Plan. While the future land use designations for these parcels call for Office & Residential Mixed Use and Medium Density along this corridor of Chapel Hill Road, the underlying zoning and uses of the properties continue as industrial. Given

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the industrial land use pattern is unlikely to change and the light rail plan now vacated, the road concept is not practical, necessary, or appropriate for the area as it might have originally been envisioned. The cost to taxpayers and property owners to construct an unnecessary road is not a “fiscally responsible transportation investment.”

The amendment also addresses the Comprehensive Plan’s Theme of Economic Prosperity and Equity. Should a road as illustrated by the dashed red line be constructed, numerous structures including buildings and communication towers in the path of the dashed red line would need to be demolished, redesigned, and/or rebuilt on the parcels. Even for parcels with structures not impacted, the existence of the dashed red line on the Raleigh Street Plan Map would require the parcels to be subdivided before new or expanded improvements could be constructed, disrupting the current flow of business. These impacts would significantly disrupt the businesses on the parcels and ultimately the businesses’ economic contributions in the City of Raleigh. Additionally, these impacts will come at a cost to taxpayers.

Removal of the dashed red line from the Raleigh Street Plan Map also supports the Comprehensive Plan’s Greenprint Theme. Not constructing the dashed red line will limit the environmental impact of constructing this particular road, including the removal of trees and natural areas and the current topography already in place.

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

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

A roadway through the midst of these developed industrial properties would be impractical, and if constructed, unduly expensive for City taxpayers. Construction would require the destruction of numerous buildings and communication towers on properties. Additionally, minimal public benefit would result. Given the abandoned light rail plans, a roadway severing the developed parcels along this portion of the Chapel Hill Road corridor is no longer appropriate for the area.

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