

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

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City Raleigh

State NC

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Fax # n/a

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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:

Map T-1: Street Plan (page 4-11)

This proposed amendment includes the removal of the extension of Jelynn St to Valley Stream Dr (Neighborhood Street Proposed) through the future Raleigh Park site located at 4700 Kyle Drive (PIN:1726828111).

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

Signature

BY:

Date

5/6/2024

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

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

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

Map T-1: Street Plan (page 4-11). This proposed amendment includes the removal of the extension of Jelynn St to Valley Stream Dr (Neighborhood Street Proposed) through the future Raleigh Park site located at 4700 Kyle Drive (PIN:1726828111).

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.

After the completion of the 2030 Comprehensive Plan update the city property located at 4700 Kyle Drive (PIN:1726828111) was slated to be developed as a city park in order to protect the unique ecosystem found on site and serve the surrounding community. The park Master Plan and Construction was funded by the 2022 Parks Bond and the Master Planning process was initiated in July 2023. Throughout the master planning process, it has become apparent that the need for the future street shown in the Comprehensive Plan has drastically faded due to the planned pedestrian and bike access to be provided by the new park. Additionally, after conducting an environmental inventory of the site it became apparent that the road shown has the potential to cause devastating impacts to the unique features of the existing natural landscape as well as its inhabitants.

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

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.

1. **Economic Prosperity and Equity:** The community currently located in the area nearby the location of new Kyle Drive Park is not adequately served according to the Raleigh Parks level of service standards. This park will bring a necessary amenity to the area that was previously lacking and a road through the park site will only hinder the park in its mission to support and improve the standard of living for the surrounding community. In an effort to further support the equity aspect of the theme and reinforce the importance of this park it should be noted the surrounding community is comprised of a relatively diverse group of people when compared to the greater City of Raleigh demographics. This community has a higher-than-average concentration of BIPOC residents as well as an above average concentration of non-English speaking residents.
2. **Expanding Housing Choices:** The housing landscape within a ten-minute drive of the park property is diverse as it currently stands, and with at least two planned apartment developments to join the area in the near future, it is crucial that the coming park is able to serve and support the quality of life of the residents in the area unobstructed.
3. **Managing Our Growth:** When considering the management of our growth, it's crucial to strike a balance that addresses the needs of the expanding neighborhood while preserving valuable community assets. While a new road may offer convenience, placing it through a park property can have significant detrimental impacts on the park itself. Such a decision can disrupt the natural ecosystem, diminish recreational opportunities, and detract from the overall aesthetic appeal of the park. In addition, the area surrounds the park property does not currently meet the level of service established by the Parks and Cultural Resources Department as it stands now, and with the ever-growing influx of new residents to the area the need for park infrastructure grows as well.
4. **Coordinating Land Use and Transportation:** The introduction of a road through the property would be poor use and stewardship of the land due to the negative impacts that would be imposed onto existing wetland ecosystem and the flora and fauna that thrive there. The master plan for the coming park includes several pedestrian and bike access points as well as trails throughout the site and potential greenway connection in the future which encourage active transit modes that will still create connection are more environmentally friendly and more supportive of a higher quality of life for nearby residents.
5. **Greenprint Raleigh:** Removing the road from the comprehensive plan to make way for a contiguous wetland neighborhood park showcases Raleigh's commitment to environmental sustainability and stewardship. This action protects sensitive land and water resources contributing to the wise use of natural resources for current residents and future generations. It also signifies a shift towards enhancing the natural environment through thoughtful policies and investments, showcasing Raleigh's dedication to becoming a model green city on a national scale.
6. **Growing Successful Neighborhoods and Communities:** The proper implementation of Kyle Drive Park will truly serve as a creative solution that will accommodate future development while ensuring that the unique character of the community and the

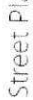







natural beauty in the area are both preserved. This park will not only serve the needs of the current residents but also act as integral infrastructure for the rapidly growing region of Raleigh that it is nestled within. Directly in line with the Comprehensive Plan's goal for neighborhoods and communities to be diverse and walkable, Kyle Drive Park's Master Planning process has been filled with support for pedestrian connectivity between neighborhoods and the park as well as other parks and greenways. The continued inclusion of a street through the park property will undoubtedly cause environmental damage that will make true preservation and protection of the unique habitat impossible, but it will also cause a massive disruption to the bike and pedestrian friendly framework that the park will provide.

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.

The amendment represents a significant step forward in advancing and safeguarding the general health, safety, and welfare of our citizens. By removing the road from the Comprehensive Plan, the amendment mitigates potential hazards and promotes a healthier environment for residents. It ensures that the park remains a safe and accessible space for recreational activities, fostering physical and mental well-being. Additionally, by preserving the natural ecosystem within the park, the amendment protects vital habitats and contributes to maintaining biodiversity, which is essential for ecological balance and human health. Overall, this measure prioritizes the safety, health, and quality of life of our citizens, aligning with our commitment to their general welfare.

Street Plan Exhibit

-  Project Area
-  Street Plan
- B. Local Streets**
 -  Neighborhood Street
 -  Neighborhood Street Proposed
- C. Mixed Use Streets**
 -  Avenue 2-Lane, Undivided
 -  Avenue 2-Lane, Undivided Proposed
 -  Avenue 2-Lane, Divided
 -  Avenue 2-Lane, Divided Proposed
- D. Major Streets**
 -  Main Street, Parallel Parking
 -  Main Street, Parallel Parking Proposed
 -  Avenue 4-Lane, Divided
 -  Avenue 4-Lane, Divided Proposed
 -  Avenue 6-Lane, Divided
- E. Industrial and Service Streets**
 -  Multi-Way Boulevard, Parallel Parking
 -  Industrial Street Proposed
 -  Limited Access Highway
-  Other Streets

