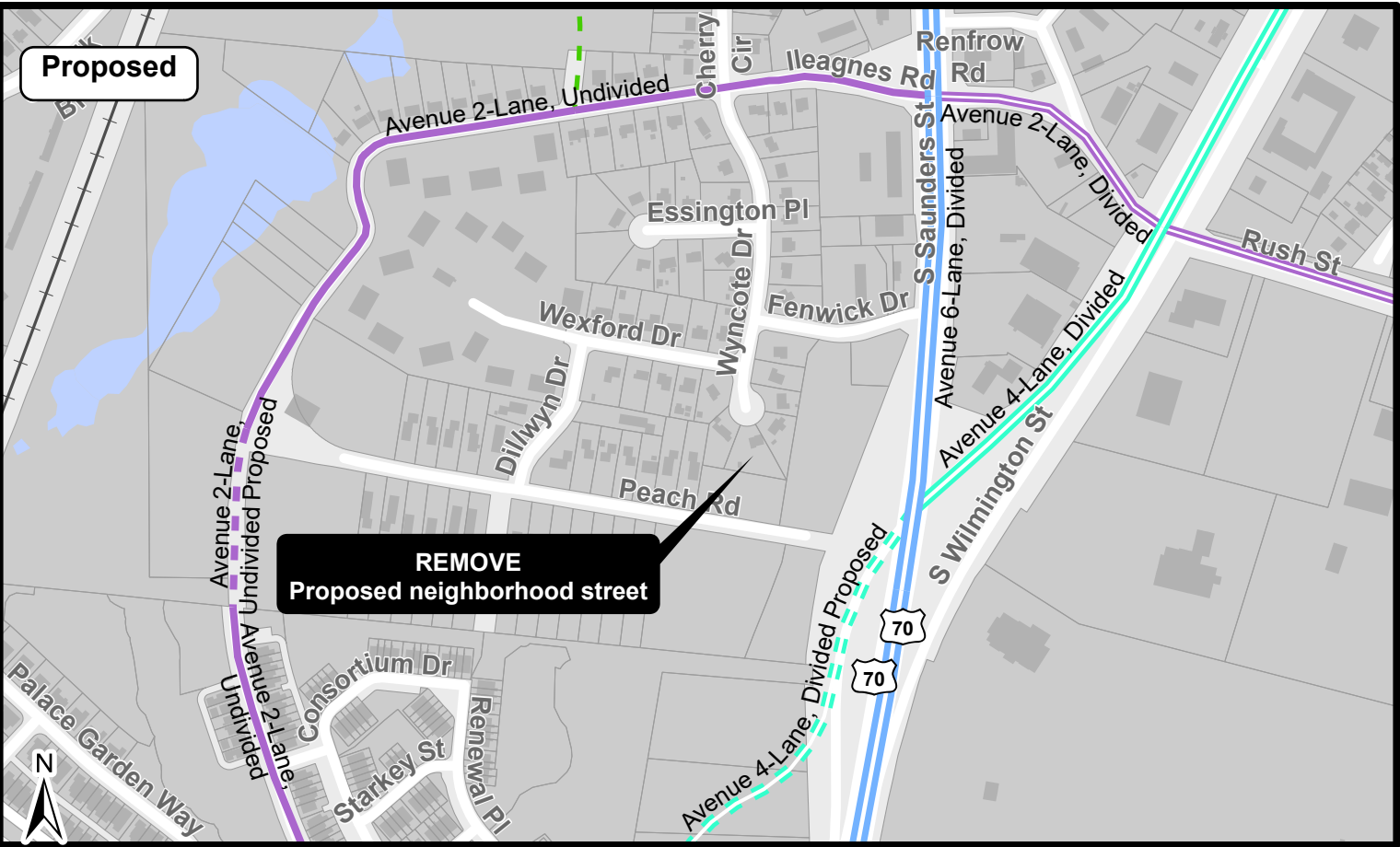
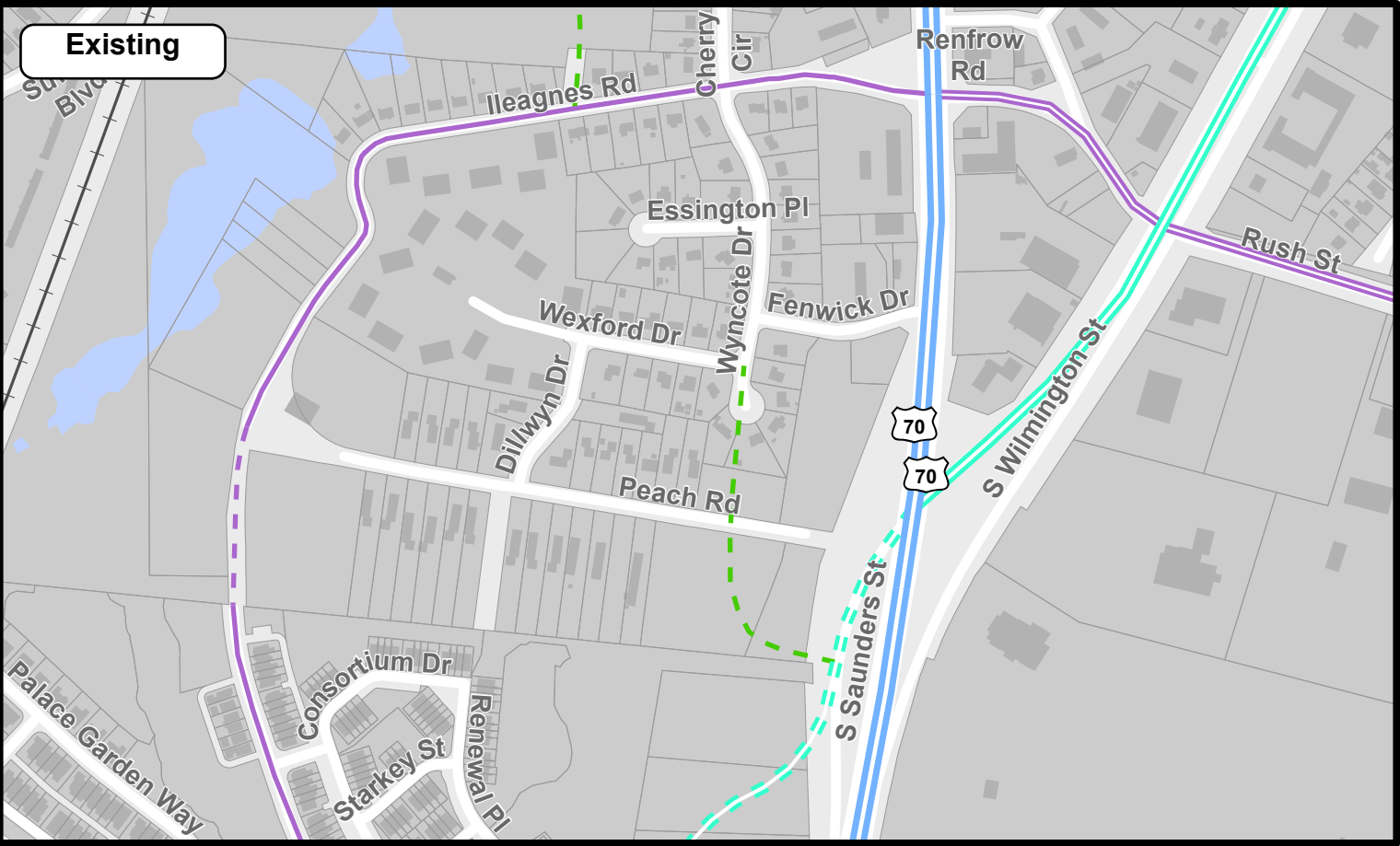


Proposal to Amend the Street Plan



Comprehensive Plan Amendment Petition



RALEIGH
DEPARTMENT OF
CITY PLANNING



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 **Oppidan, Inc. c/o Beth Trahos, Nelson Mullins**

Address **4140 Parklake Avenue, Suite 200**

City **Raleigh**

State **NC**

Zip **27612**

Phone **919.329.3884**

Fax #

Email **beth.trahos@nelsonmullins.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:

We propose to delete the planned Neighborhood Street from Wexford Drive to South Wilmington Street as shown on the Raleigh Street Plan. Please see the attached Exhibit A and Exhibit B for additional information.

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

3/29/22

Signature

Date

Office Use Only

File # CP-

Fee Paid

Check #

Received By

SOUTH SAUNDERS STREET – COMPREHENSIVE PLAN AMENDMENT

DATE: March 14, 2022

CURRENT DESIGNATION



PROPOSED DESIGNATION



Exhibit A

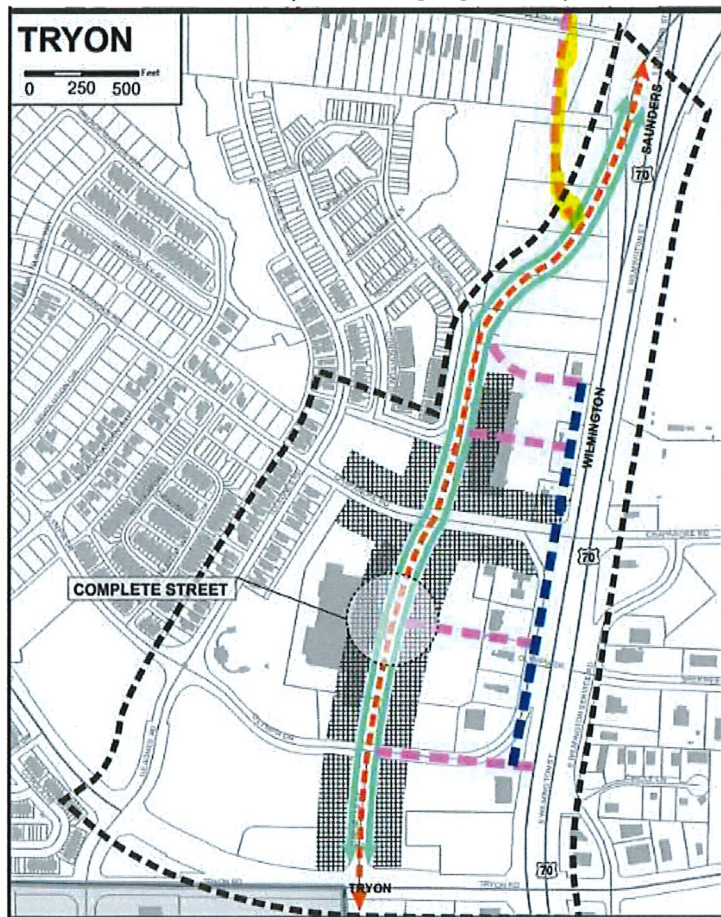
Exhibit B

Statement in Support of Comprehensive Plan Amendment

This Comprehensive Plan amendment is brought as a part of S-59-2021, a subdivision plan to provide for affordable housing on Peach Street. The Raleigh Street Plan route and street section are not buildable as shown. As a result, we proposed to remove the Neighborhood Street connection between Wexford Drive and Peach Road, as shown on Exhibit A. The current route passes through the following properties, including two existing homes on Wyncote Drive and a billboard site all of which are unlikely to be redeveloped in the near term:

- 2820 Wyncote Drive/ Wake County PIN 1702 35 5288
- 2824 Wyncote Drive/ Wake County PIN 1702 35 6286
- 514 Peach Street/ Wake County PIN 1702 35 6165
- 505 Peach Street/ Wake County PIN 1702 34 5843
- 2908 S. Saunders Street/ Wake County PIN 1702 34 7788

A slightly different version of this same street extension is shown in the Comprehensive Plan as Area Specific Guidance for the Southern Gateway Tryon Segment on Map SG-6, a copy of which is pasted below with the area in question highlighted in yellow:



The presence of street connection on the Area Specific Guidance for the Southern Gateway ensures a connection will be made from Peach Street to the planned BRT route on S. Wilmington Street. In fact, the pending subdivision shows a Multifamily street connection from Peach Street through the subject property fulfilling this requirement.

The proposed amendment is warranted because the planned route shown on the Raleigh Street Plan is not buildable as shown. It crosses through:

- Two lots containing existing homes on Wyncote Drive;
- Two streams;
- Steep slopes; and
- A lot containing a billboard.

This Comprehensive Plan amendment will provide for a viable connection between Peach Road and the planned BRT route.

This Comprehensive Plan amendment is relevant to the six vision themes of the Comprehensive Plan. The proposed amendment will facilitate housing opportunity and equity by allowing an affordable housing project to move forward in an area where growth is desired. The proposed amendment limits the environmental impact on streams and steep slopes while still provide for much-needed transportation improvements that serve vehicular, pedestrian and transit purposes.

The proposed amendment advances the public health, safety and general welfare. The proposed street route is safe and buildable in the near term.