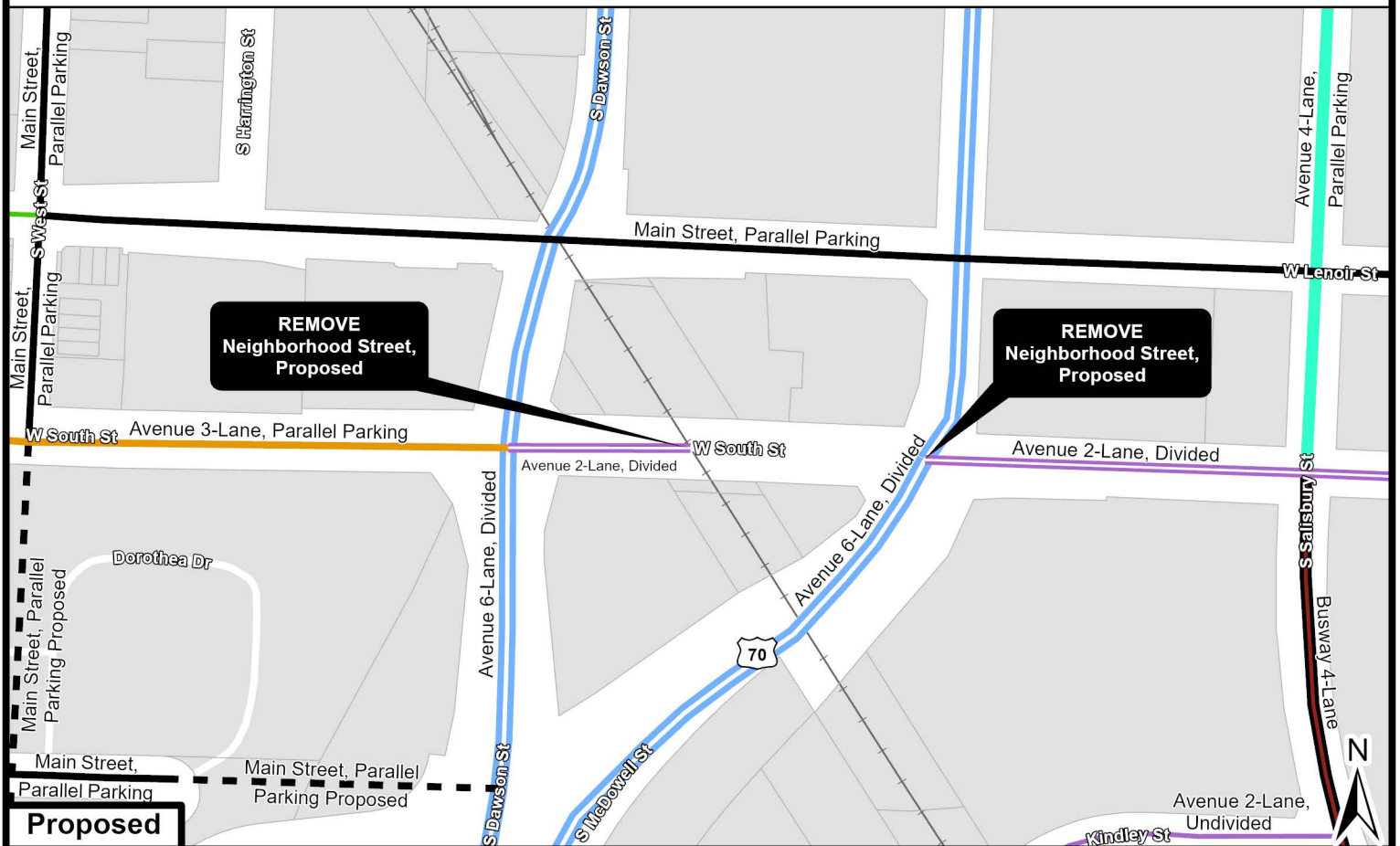
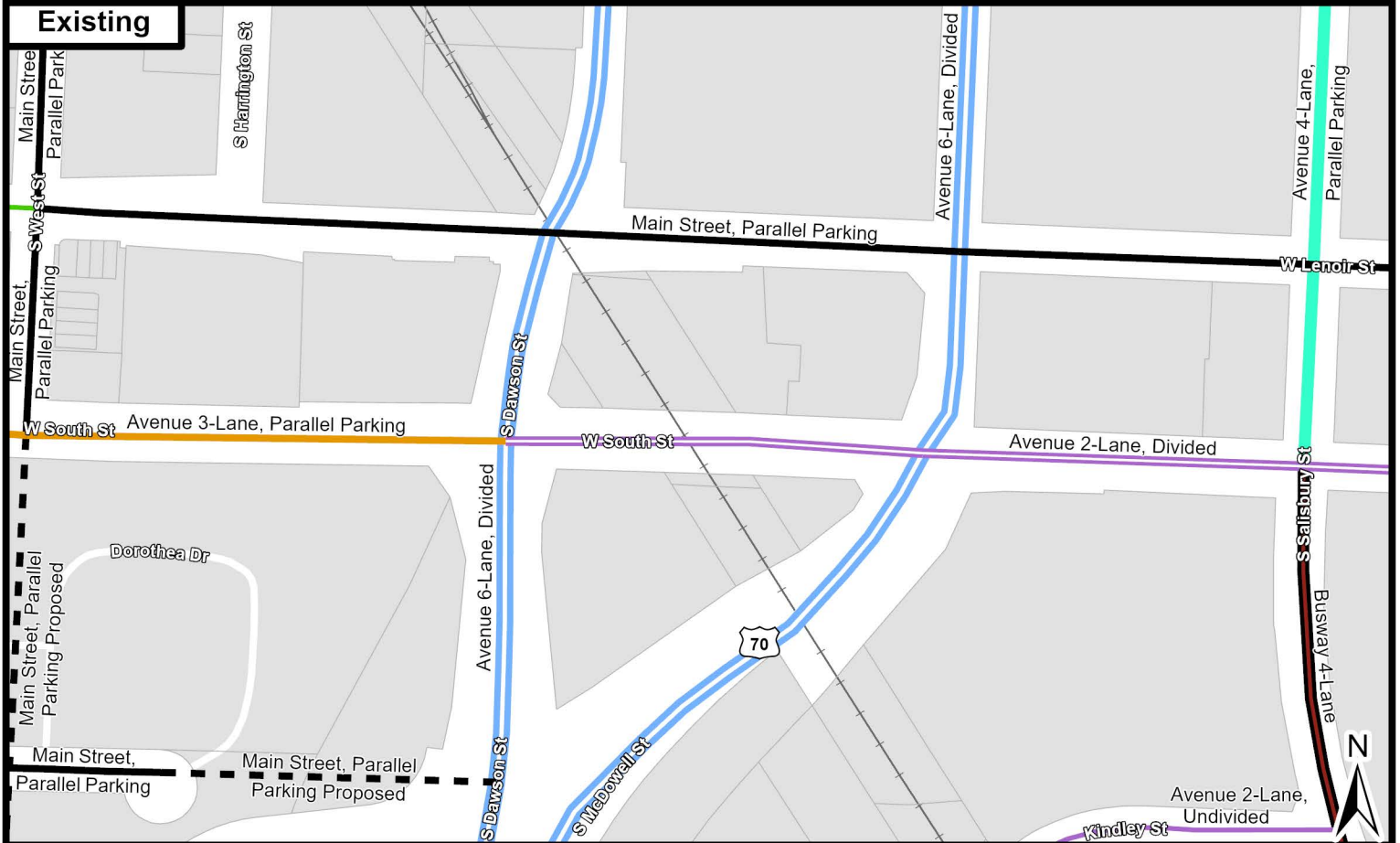


Proposal to Amend the Street Plan



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

Name _____

Address _____

City _____

State _____

Zip _____

Phone _____

Fax # _____

Email _____

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:

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 _____

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 type="checkbox"/>	<input type="checkbox"/>
Completed and signed petition	<input type="checkbox"/>	<input type="checkbox"/>
Attached map clearly showing boundaries of area and requested Comprehensive Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>
Attached written statement that addresses subsections A, B, C and D	<input 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 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). The specific request is to remove a portion of W South Street between S Dawson Street and S McDowell Street, specifically from the intersection of W South Street and S McDowell Street to the east side of the railroad. This portion of W South St is classified as an "Avenue 2-Lane, Divided" street type in the 2030 Comprehensive Plan.

B. Conditions that warrant the plan amendment

This portion of W South Street is to be removed to allow construction of the permanent home of Red Hat Amphitheatre. The existing Red Hat Amphitheatre was built temporarily on land that was intended for the expansion of the Raleigh Convention Center. Now that the expansion project is moving forward, the amphitheater must be relocated. The closure of this section of roadway, when combined with adjacent properties, will provide a land area large enough to accommodate the construction of the amphitheater.

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

- The Comprehensive Plan's Economic Prosperity and Equity theme calls to embrace and value diversity, innovation, and equity so there is a high level of opportunity and quality of life for all residents. In addition, this theme also embraces creative economic sectors and nationally regarded performance spaces that will enhance the City's economy, community, and the quality of life of the citizenry. The proposed Street Plan amendment will allow for the relocation of the Red Hat Amphitheatre, a key downtown economic generator, which produced over \$17.6M in economic impact in 2023 and provides over 130 staff position on event days.
- The Comprehensive Plan's Expanding Housing Choices theme calls for an expanded supply of affordable housing and workforce housing options that provide housing opportunities for all segments of the population. The proposed Street Plan amendment would facilitate the construction of the Red Hat Amphitheatre, a performance venue in downtown Raleigh and doesn't include a residential or housing component.
- The Comprehensive Plan's Managing our Growth theme seeks to foster quality growth through more integrated land uses, alternative transportation modes, green building technologies and development practices, open space acquisition, and resource conservation. In addition, this theme also embraces providing desirable places for people to play. The proposed Street Plan amendment will allow the relocation of Red Hat Amphitheatre, to a downtown location with readily available and accessible infrastructure. The relocation project also calls for the creation of a pocket park on city-owned land at the intersection of Dawson and South Streets. The park and potential future connections to the proposed Chavis-Dix Park Strollway provide increased recreational opportunities.

- The Comprehensive Plan’s Coordinating Land Use and Transportation theme seeks to coordinate the City’s transportation investments with desired land use patterns to plan more effectively for housing, employment, retail uses and for public services. The proposed Street Plan amendment allows for the relocation of the Red Hat Amphitheatre to a new permanent location. A TIA conducted for the project revealed that closure of this one block section of W South Street would not have any detrimental effects on transportation capacity within the area. In addition, the relocation of the Amphitheatre will eliminate the need for the current temporary closures of Lenoir Street on event load-in days. As part of the relocation project, Lenoir Street which connects downtown to adjacent neighborhoods will be redesigned to enhance vehicular, bicycle and pedestrian movement. It is not anticipated that the South Street closure will negatively impact bus routes as the City of Raleigh is in the process of developing alternative routes to service this area.

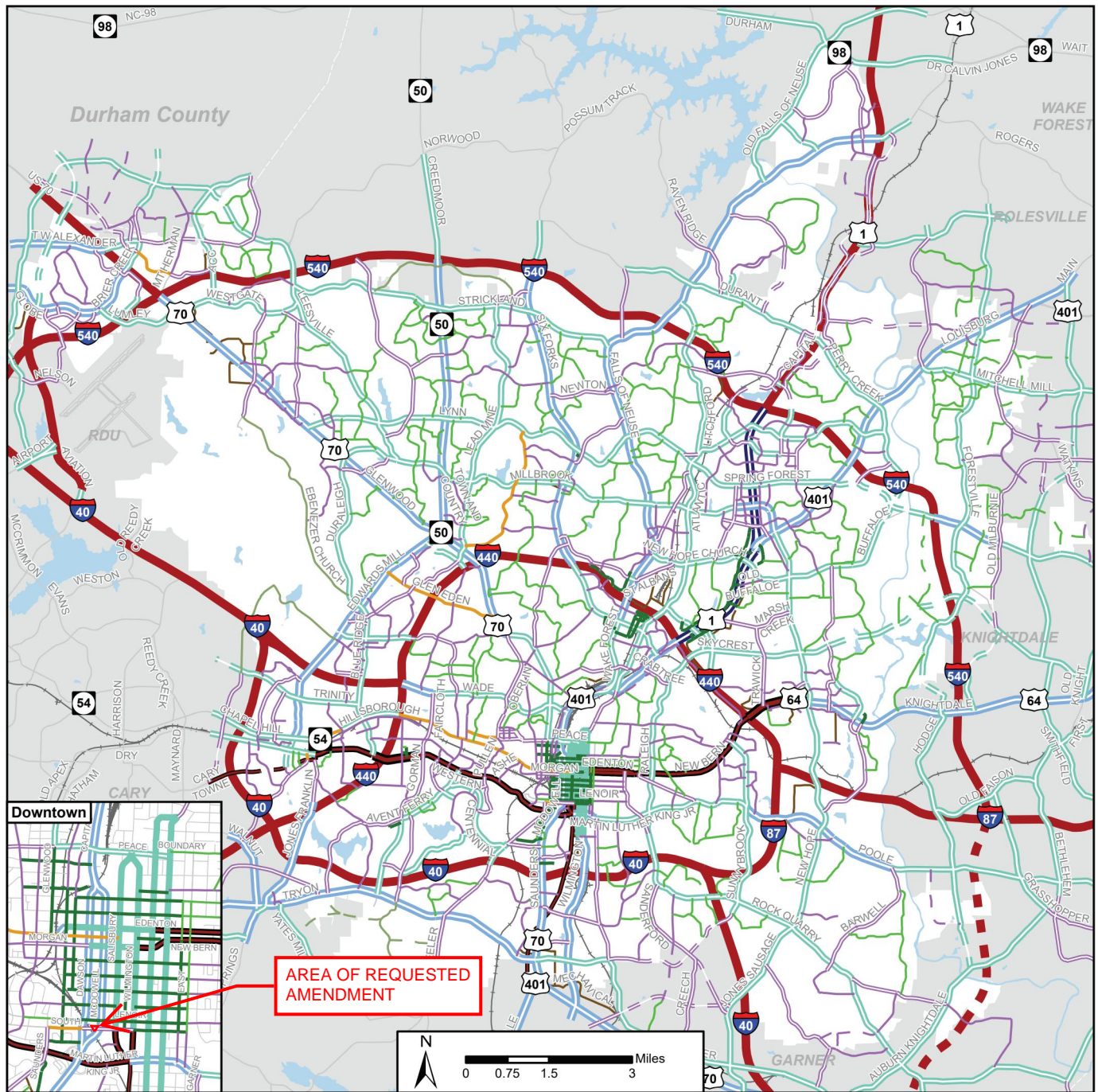
- The Comprehensive Plan’s Greenprint Raleigh – Sustainable Development theme is to make Raleigh a nationally recognized model green city. This is to be accomplished through individuals, institutions, businesses, and government working together to enhance the natural environment through policies, decisions, and investments. The removal of the one-block section of W South Street facilitates the relocation of Red Hat Amphitheatre to a vacant site which meets Policy Goal EP 1.7 Sustainable Development to “promote the adaptive reuse of buildings and infill development.”

- The Comprehensive Plan’s Growing Successful Neighborhoods and Communities theme seeks to conserve the City’s unique neighborhoods while allowing for growth and expanding local businesses. Places of historical and architectural significance will be protected, and newly developed areas will be diverse, walkable neighborhoods providing convenience access to open space, community services, retail, and employment. In addition, this theme also promotes providing local businesses with more potential customers and employees. The proposed Street Plan amendment will allow the relocation of the Red Hat Amphitheatre, a key downtown economic generator that brought over 98,415 out of town people to downtown Raleigh in 2023 helping to sustain local hotels, restaurants, bars, and retailers.

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

The proposed Street Plan amendment to remove the one block section of W South Street does not negatively impact public health, safety or general welfare. The removal of this section of roadway facilitates the relocation of the Red Hat Amphitheatre to a location that will provide reduced decibel levels in adjacent neighborhoods. In addition, the companion project to improve Lenoir Street as detailed above will provide safer pedestrian and bicycle experiences.

Map T-1: Street Plan



- | | | |
|-------------------------------|-----------------------------------|---------------------------------------|
| 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 | |