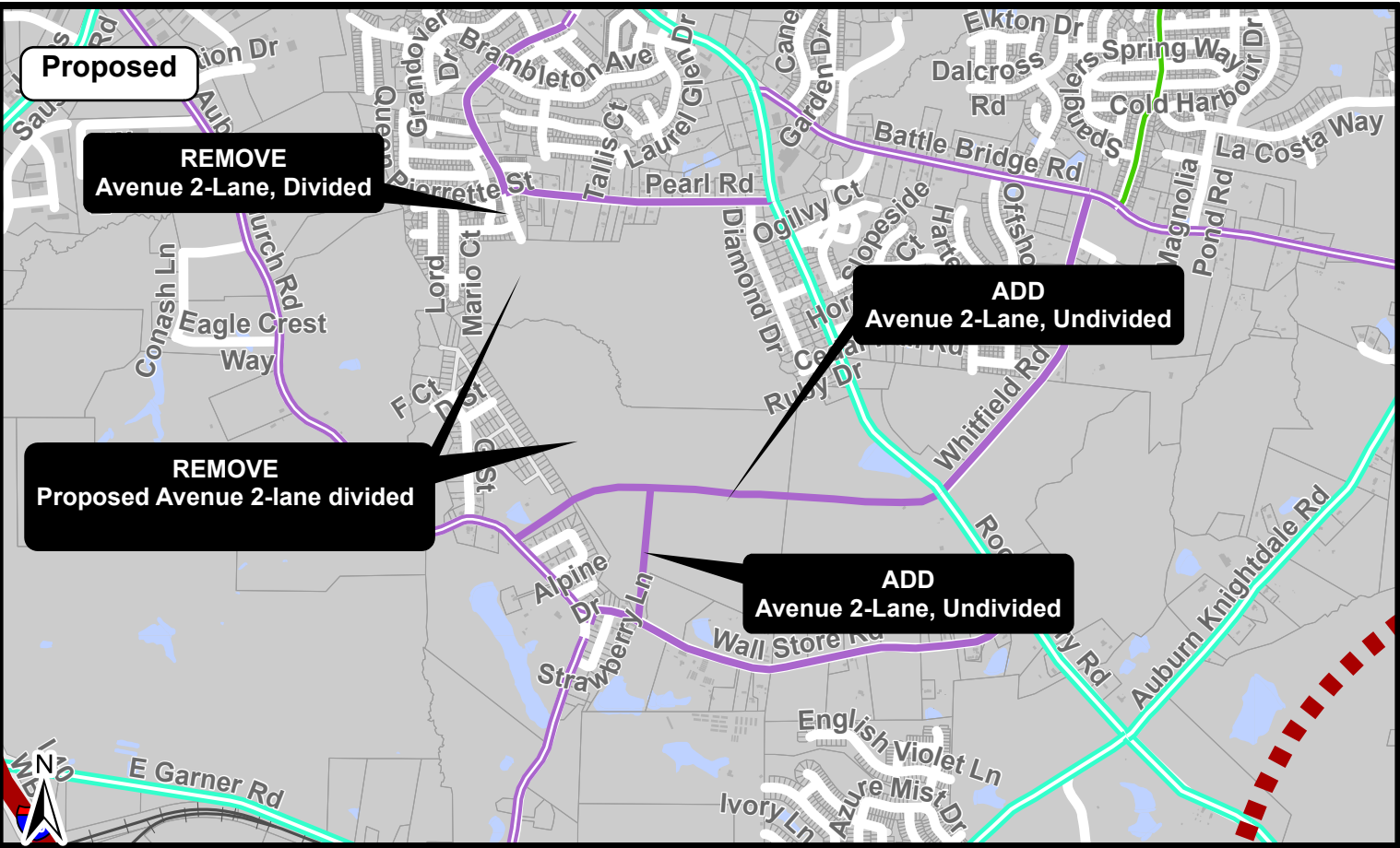
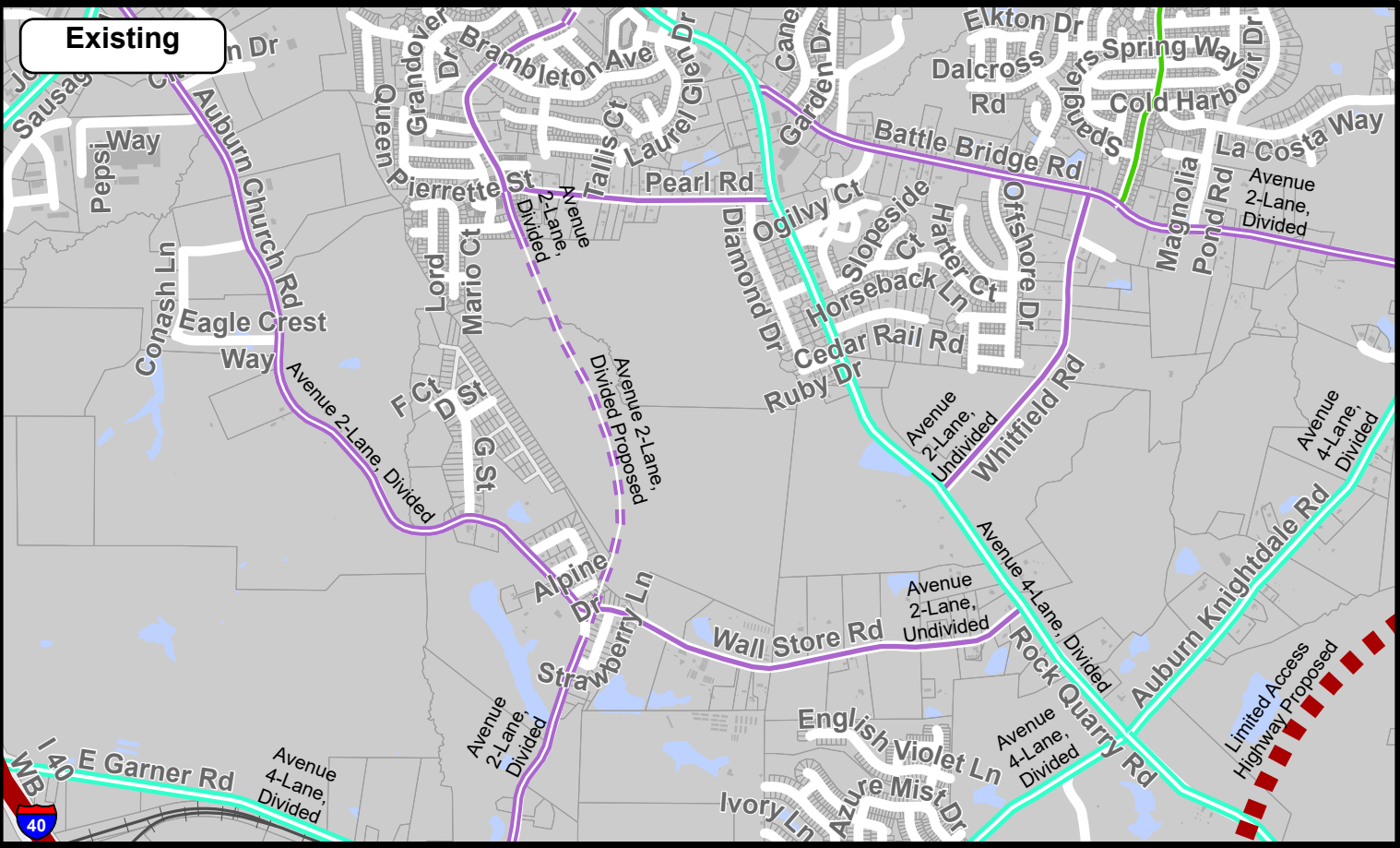


Proposal to Amend the Street Plan



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 RQ Land, LLC

Address 7803 Glenroy Road, Suite 200

City Minneapolis

State MN

Zip 55439

Phone 952.641.9423

Fax #

Email jacquel.hajder@dorancompanies.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:

This request is to amend the City of Raleigh Street Plan, specifically to remove the Pearl Road extension (identified as an Avenue 2-Lane, Divided Proposed) from its proposed intersection with Wall Store Road to the existing street stub adjacent to PIN 1731-26-1534 (future City of Raleigh Pearl Road Park).

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

4/18/22

Signature

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

RALEIGH STREET PLAN AMENDMENT
REMOVAL OF PROPOSED PEARL ROAD EXTENSION

A. Description of requested amendment to the Comprehensive Plan

1. The requested Comprehensive Plan Amendment would remove the proposed Pearl Road extension from its proposed intersection with Wall Store Road to the proposed connection with Camelot Village Avenue. To maintain adequate connectivity throughout the area, this request is proposing a new Avenue 2-Lane, Undivided, that would align with Whitfield Road and connect Rock Quarry Road to Auburn Church Road, as shown on the attached Exhibit.

B. Conditions that warrant the amendment

1. The proposed Pearl Road extension is proposed to cross an identified USGS blue line stream, which flows into Big Branch Creek. This stream flows south through 2533 Wall Store Road (PIN 1731-15-8070) and the future City of Raleigh Pearl Road Park (PIN 1731-26-1534). The City of Raleigh conducted a natural resources inventory and preliminary site-suitability analysis of the Pearl Road Park site. During the natural resource inventory assessment, the least brook lamprey species was documented within that portion of the stream flowing between the Pearl Road Park property and bordering 2533 Wall Store Road. The least brook lamprey is considered a threatened species in North Carolina, per the NCWRC, which is likely to become an endangered species within the foreseeable future.
2. The City's preliminary site-suitability analysis indicates that the southern areas of the park site will likely see minimal development or disturbance. The southern portions of the Pearl Creek Park site (bordering the rezoning site 2533 Wall Store Road) will most likely be developed with passive recreational resources and amenities such as natural surface walking trails and other nature-based recreation. Therefore, staff suggested it may be inappropriate to anticipate providing vehicular access, particularly to the southeast portion of the park site.
3. In addition to concerns of vehicular traffic from the site-suitability analysis, the Pearl Road extension (and its associated construction) could create water flow issues downstream at those points where the least brook lampreys were identified, and sediment from the road construction would further threaten the species in this area.
4. The development of the Pearl Road extension would not comply with the following two Comprehensive Plan policies:
 - i. Policy EP 6.3 Special Status Species: "Place a high priority on protecting rare, threatened, and endangered species habitats and migratory corridors, as defined by Federal and State agencies, from development and its impacts through methods, such as land acquisition, park and greenway stewardship, improved development regulations, intergovernmental coordination, and mitigation."
 - ii. Policy EP 9.3 Environmental Stewardship: "Optimize the appreciation, use, and stewardship of Raleigh's natural resources, including its wildlife and habitats, flora and fauna, and waterways and floodplains to foster broad public awareness of the connection between humans and nature. Enlist the support of local colleges and universities in targeted research and other

projects to meet regional environmental goals.”

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

1. **Economic Prosperity and Equity:** The proposed Comprehensive Plan Amendment would facilitate a more environmentally conscious mixed-use development, which could help bring a sustainable housing community to Southeast Raleigh to support the areas continuous job growth. more high-tech, clean-tech and green-tech research and development job opportunities to Southeast Raleigh
2. **Expanding Housing Choices:** The proposed Comprehensive Plan Amendment is being submitted in conjunction with rezoning request Z-81-21, which proposes an R-10 and CX-3 zoning district to permit a variety of housing types. Removing the Pearl Road extension lessens the impact to the least brook lamprey, as well as facilitates development of the property subject to Z-81-21.
3. **Managing our Growth:** A key aspect of this Vision Theme is resource conservation. The proposed Comprehensive Plan Amendment protects a threatened species in the State, while providing alternate means of connectivity within the area. In addition, the proposed comprehensive road amendment accounts for an alternative traffic pattern that can accommodate the planned development in the area, and on the subject rezoning site.
4. **Coordinating Land Use and Transportation:** The proposed Comprehensive Plan Amendment would alter the existing Street Plan by replacing the Pearl Road extension with a new east-west connector street from Whitfield Road to Auburn Church Road, as well as a connection to Wall Store Road from the interior of 2533 Wall Store Road. The replacement streets compensate for the removal of the Pearl Road extension, and provides adequate connectivity throughout the area to support planned land use growth patterns and continued development along Wall Store and Rock Quarry Road.
5. **Greenprint Raleigh – Sustainable Development:** Removing the Pearl Road extension would no longer require a street crossing over the Big Branch Creek tributary, and increases the chances of preserving the least brook lamprey habitat. This Comprehensive Plan Amendment incorporates Comprehensive Plan Environmental Policies 6.3 & 9.3 Special Status Species & Environmental Stewardship.
6. **Growing Successful Neighborhoods and Communities:** The proposed Comprehensive Plan Amendment facilitates new residential development and a range of housing types in a fast-growing area of the City. The proposed Amendment also creates new planned streets that connect Rock Quarry Road with Auburn Church Road and provides another access point to Wall Store Road. Lastly, the comprehensive plan amendment will provide an opportunity for pedestrian access and trail development on the subject rezoning site in connection with the planned Park site and Greenway easement.

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

1. The proposed Comprehensive Plan Amendment would alter the Street Plan by removing the Pearl Road extension that crosses over a Big Branch Creek tributary. Preventing that road construction preserves the tributary and the least brook

lamprey identified in it. To replace that street extension, the Amendment proposes a new access point to Wall Store Road from 2533 Wall Store Road and a street that could connect Whitfield Road with Auburn Church Road. Thus, the proposed Comprehensive Plan Amendment protects a State-threatened species from further endangerment while creating a new street network with less environmental impacts and opportunities to increase better pedestrian connectivity to area recreational amenities.

