

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 Worth Mills, Longleaf Law Partners			
Address 4509 Creedmoor Road, Suite 302			
City Raleigh		State NC	Zip 27612
Phone 919.645.4313	Fax #	Email wmills@longleaflp.com	
Requested Amendment			
<input type="checkbox"/> Future Land Use Map (Cite all affected parcels below)	<input type="checkbox"/> Plan Text (Cite relevant section/page below)	<input checked="" type="checkbox"/> Area Plan Map/Text (Cite all affected parcels and relevant section/page below)	<input type="checkbox"/> Other Map (Specify name/map number)
Brief Description of Amendment:			
<p>This Comprehensive Plan Amendment would revise the following policies of the Rock Quarry - Battle Bridge Small Area Plan: (i) Policy AP-RB 1; (ii) Policy AP-RB 2; (iii) Policy AP-RB 3; (iv) Policy AP-RB 5; and (v) Map AP-RB 1. The changes to the aforementioned policies and map would remove references to the Main Street, Parallel Parking, urban streetscapes, and the proposed traffic circle. These changes would facilitate a residential development among seven parcels, having PINs 1731-47-1888, 1731-47-4967, 1731-48-4119, 1731-48-5326, 1731-48-7400, 1731-48-8183, and 1731489445.</p>			
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 June 28, 2021	
Signature _____		Date _____	
Office Use Only			
BY:			
File # CP- _____	Fee Paid _____		

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.

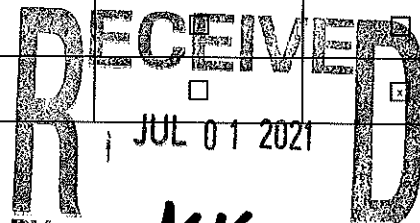
D How the amendment advances public health, safety and general welfare

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"/>



COMPREHENSIVE PLAN AMENDMENT ATTACHMENT

A. Description of requested amendment to the Comprehensive Plan

Response: This Amendment would revise the following policies of the Rock Quarry - Battle Bridge Small Area Plan: (i) Policy AP-RB 1; (ii) Policy AP-RB 2; (iii) Policy AP-RB 3; (iv) Policy AP-RB 5; and (v) Map AP-RB 1. The changes to the aforementioned policies and map would require the Main Street, Parallel Parking, urban streetscapes, and proposed traffic *only if* developed for commercial or mixed-use. These changes would facilitate a residential development among seven parcels within the Small Area Plan, having PINs 1731-47-1888, 1731-47-4967, 1731-48-4119, 1731-48-5326, 1731-48-7400, 1731-48-8183, and 1731489445. Changes to these policies are further described in Exhibit A, attached hereto.

B. Conditions that warrant the plan amendment

Response: Previous rezoning cases within the Rock Quarry - Battle Bridge Area (see Z-14-04 and Z-44-04) assumed this area would be developed either as mixed-use or commercial uses. These development patterns are reflected in the Rock Quarry - Battle Bridge Small Area Plan. However, the owner of the aforementioned parcels desires to construct a solely residential development. The proposed residential development is incompatible with the urban design guidelines for Arsenal Avenue and Granite Quarry Drive as residential streets. Thus, the proposed development pattern has changed since this area was last rezoned and the Small Area Plan was put into place.

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)

Response:

- 1. Economic Prosperity and Equity:** The proposed Amendment would facilitate a new residential community in southeast Raleigh.
- 2. Expanding Housing Choices:** The proposed Amendment would facilitate a townhome development, which furthers the City's goal of expanding "missing middle" housing.
- 3. Managing our Growth:** The proposed Amendment would add housing along Rock Quarry Road and Battle Bridge Road, and facilitate the extension of both Arsenal Avenue and Granite Quarry. These internal streets provide adequate circulation, and Rock Quarry Road is a Major Thoroughfare.
- 4. Coordinating Land Use and Transportation:** As stated above, the proposed residential development would be bounded by a Major Thoroughfare. Additionally, the area is served by GoRaleigh Routes 17 and 18.
- 5. Greenprint Raleigh:** The proposed townhome development is adjacent to a shopping center, which should reduce residents' need to drive for certain goods and services.

6. Growing Successful Neighborhoods and Communities: The proposed Amendment would facilitate a residential development with convenient access to community services and retail.

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

Response: The proposed Amendment would recommend street types and configurations that provide better access and safety for a residential development. The current recommended streets (Main Street, Parallel Parking) and configuration (traffic circle) were designed for mixed-use or commercial uses. However, the current owners plan to develop the southern end of Rock Quarry – Battle Bridge for residential use. The current recommended street types and configurations can create access issues for future residents and are not optimal for a solely residential development.

Policy AP-RB 1 Rock Quarry-Battle Bridge Design Guidelines

The site, street, and building design recommendations of the Urban Design Guidelines (see Table UD-1 in Section 11: “Urban Design”) should apply to the extension of Pearl Road east of Rock Quarry Road and to Street B and Granite Quarry Drive which intersect to establish the focus of the Core Area. Within the focus of the Core Area, where commercial or mixed use is developed the proposed streets illustrated on the attached map shall be designed as Main Street, Parallel Parking streets, as described in the Raleigh Street Design Manual and should include on-street parking where not in conflict with transportation objectives. Where residential uses are developed, proposed streets illustrated on the attached map shall be designed as Neighborhood Local Streets, as described in Section 3.2.2.B. of the Raleigh Street Design Manual.

Policy AP-RB 2 Rock Quarry-Battle Bridge Non-Core Area Guidelines

Beyond the focus of the Core Area, Streets A, B, C, and Pearl Road extension as well as a street extension north off Street A into the Z-44-04 site should be designed according to Section ~~8.4.5~~8.4.4.B. of the Unified Development Ordinance with on-street parking where appropriate.

Policy AP-RB 3 Rock Quarry-Battle Bridge Transition Area

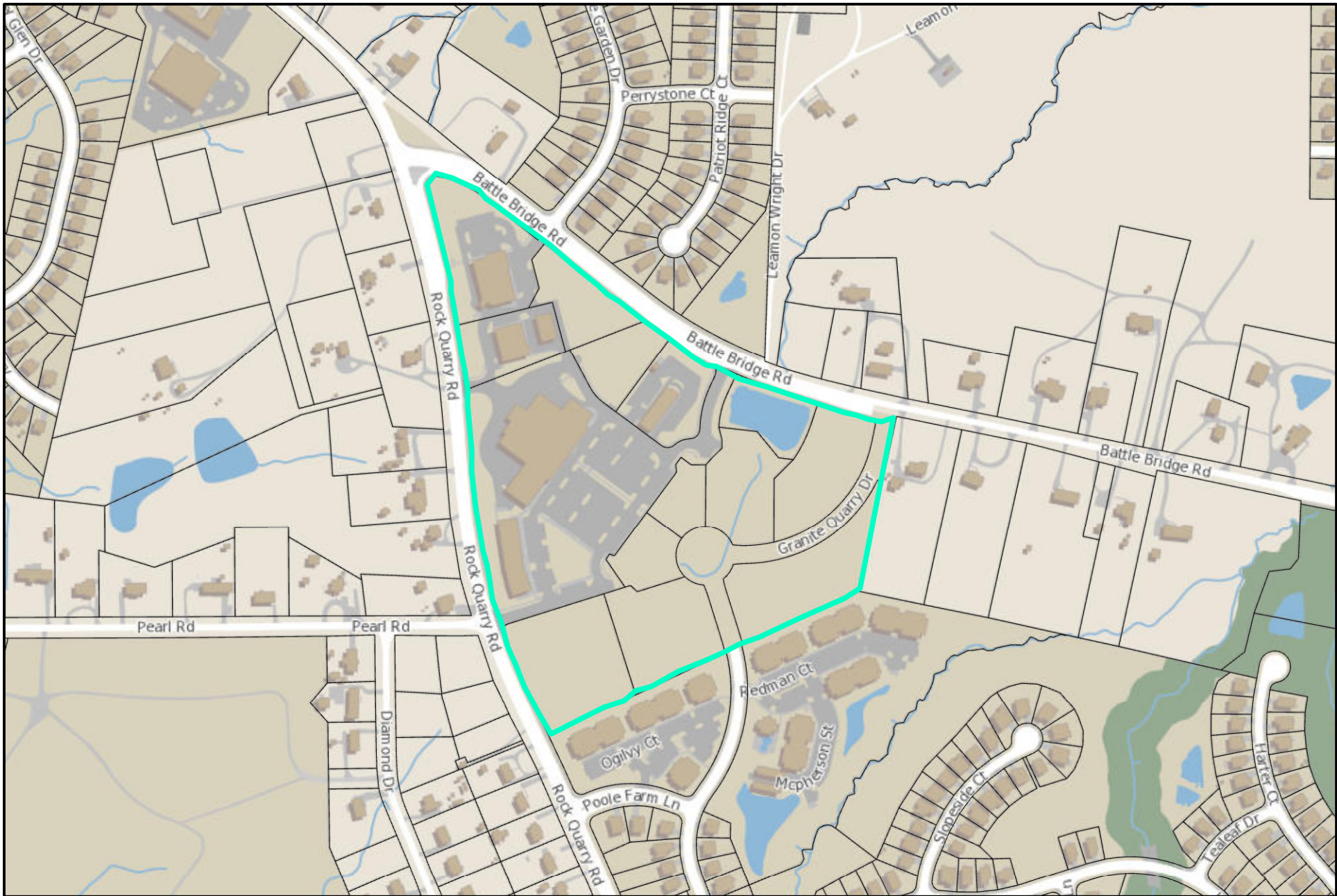
The Transition Area begins south of the Pearl Road extension and Granite Quarry Drive as shown on the attached map. Arsenal Drive extends south from the traffic circle, intersection, or other pedestrian oriented traffic calming device, as a transitional street to a residential area. Architectural design to reduce height and massing of buildings should be incorporated to provide an appropriate transition.

Policy AP-RB 5 Frontage on Rock Quarry & Battle Bridge Roads

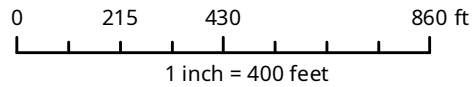
The Urban Design Guidelines do not apply to the frontage of the Neighborhood Center on Rock Quarry Road and Battle Bridge Road since the pedestrian orientation is to an internal street system or alleyway network. These frontages should include landscape buffers adjacent to parking lots.

Map AP-RB 1: Rock Quarry – Battle Bridge

The following text is proposed with Map AP-RB 1: Rock Quarry – Battle Bridge:
Where residential uses are developed, the proposed traffic circle is not recommended.



Comprehensive Plan Amendment Map



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*