

# 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 Collier Marsh

Address 301 Fayetteville St, Suite 1400

City Raleigh

State NC

Zip 27601

Phone 919-835-4663

Fax #

Email colliermarsh@parkerpoe.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 submitted in order to amend the 2030 Comprehensive Plan in the following ways:

1. Map T-1: Street Plan (Comp Plan pg. 4-11) – Remove the proposed Main Street (Parallel Parking) located on the parcels located at 2904 Wake Forest Rd (PIN 1715230652) and 621 E Six Forks Rd (PIN 1715138477). This amendment is illustrated in the exhibits accompanying this petition.
2. Map AP-MT1: Midtown Land Use / Urban Form (Comp Plan pg. MT-8) – Remove the proposed street located within the block bounded by Six Forks Road, Wake Forest Road, Industrial Drive, and Wake Towne Drive. This amendment is illustrated in the exhibits accompanying this petition.
3. Map AP-MT2: Midtown Transportation (Comp Plan pg. MT-9) – Remove the proposed street located within the block bounded by Six Forks Road, Wake Forest Road, Industrial Drive, and Wake Towne Drive. This amendment is illustrated in the exhibits accompanying this petition.
4. Midtown Area Plan: The Midtown Waterfront District (Comp Plan pg. MT-6) – Add the following policy:
  - a. Policy AP-MT 21 – Waterfront District Blocks. The block bounded by Six Forks Road, Wake Forest Road, Industrial Drive, and Wake Towne Drive should be divided into smaller blocks when property within the block is developed at heights four stories or greater.

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.

**RRPV 601 Midtown Raleigh LP, a North Carolina limited partnership**

**BY: RRPV 601 Midtown Raleigh GP LLC, a North Carolinian limited liability company, its General Partner**

**BY: Ram Realty Associates W LLC, a Delaware limited liability company; its Manager**

Signature

*Jennifer S. Stull*  
Jennifer S. Stull, Vice President

Signature

*James W. Stine*  
James W. Stine, Vice President

Date **May 17, 2022**

Date **May 17, 2022**

## 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](http://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 checked="" type="checkbox"/>	<input type="checkbox"/>