

Criteria for Plan Amendment

For Parcels

0830-03-21-8771

And

0830-14-32-0780

- A. Changing the subject properties to Medium Density Residential Use from Industrial Use classification would support the policy of encouraging residential development within the suburban tier. Also, by increasing residential opportunities along the NC 55- Apex Highway frontage, improved opportunities will be realized for transit ridership which will have positive impacts upon the transit system.
- B. The change will be compatible with the existing pattern of land uses as the area on the opposite (west) side of NC 55 transitions from non-residential uses at the Riddle Road intersection to residential as one moves south from the intersection. The proposed change would create a mirror image of that pattern on the east side of NC 55. With the exception of the corner of Riddle Road and NC 55, Riddle Road is fronted with primarily residential uses as you move east from NC 55 to Alston Avenue. The proposed use would place residential uses behind some of the existing homes fronting along Riddle Road providing them with a more consistent and stable residential community. Also the drainage course that traverses the south end of the subject property and then roughly parallels the site in a north-south manner through the adjacent parcels to the east provides an excellent separation from the sporadic non-residential uses that occur on some of the parcels that front along Alston Avenue to the east. The proposed change would provide further consistency for the residential uses that do exist along portions of Alston Avenue. If approved, the change will also create a needed transition between the established large industrial use located to the southeast of the property ( that fronts on Alston Avenue ); the Riddle Road area residents; and, the residents on the west side of NC 55-Apex Highway.
- C. The proposed change will not result in any adverse impacts on the adjacent area or the City in general. In fact the change will provide for an opportunity to secure much needed housing opportunities within this area to meet demands from the general community and specifically help to meet the needs of N. C. Central University.

- D. The parcel is of an appropriate size and shape to accommodate multi-family residential buildings. In fact it will likely accommodate multi-family structures with less impact than the currently approved commercial uses would cause to the property.

Plan Amendment

Support Statement

For the Duraleigh Investments Properties

NC 55 and Riddle Road

Economic conditions have drastically changed since these properties were approved for a shopping center under the current Industrial Land Use designation and Light Industrial zoning. At this point the only potentially viable use for the property is multi-family residential. This is based upon the housing needs for the area in general and specifically the needs that have been expressed by North Carolina Central University.

Converting the properties to a Medium Density Residential category would enable the installation of a density of 12 units per acre which would help to meet the needs and demands that exist in the area. Also, such a designation would provide for a logical transition from NC 55 to the established single family residences along Riddle Road and help to stabilize this area as a residential community. It would also provide an appropriate transition between the industrial uses southeast of the site and the large lot residential uses near the corner of Riddle Road and Alston Avenue and the mix of institutional, single family and low intensity retail uses that exist along the west side of Alston Avenue. Further the purposes of the plan will be well served by such a change as it will help the Suburban Tier to shoulder more of the expected residential growth which is desired, and it will help to support transit utilization along NC 55- apex highway.