



Brier Creek Assemblage  
Comprehensive Plan Amendment

Justification Statements and Applicant Responses:

***1. The proposed use is more compatible with surrounding uses and/or designated future land use patterns.***

Response: The existing land use designated for this site as per the FLUM is a mix of Low Density Residential (which allows a density of 4 units/acre or less), Low-Medium density residential (4-8 du/ac.), Commercial and Recreation/Open space. Adjacent properties future Land uses to the west are Low-Medium density residential, Low density residential (4 du/ac. or less) to the north and east, and Office/Residential mix-use under the City of Raleigh FLUM designation south of this site. The proposed FLUM change would be compatible with these surrounding properties' future land use classifications. Furthermore, the proposed future land use designation is an allowed use under the Suburban tier category of the Comprehensive Plan.

***2. The proposed use would act as a good transition between less compatible uses.***

Response: The site's location between the FLUM low density residential classification to the north and east, low-medium density residential to the west and the City of Raleigh FLUM category of office/residential mix-use to the south would make it a compatible use with the proposed FLUM amendment. The change would transition the FLUM from a more intense land use classification on its southern boundary to a low density residential category to north and east sides of this property.

***3. Environmental conditions make the proposed use more appropriate.***

Response: The removal of the current Commercial future use category to a low-medium density residential use would reduce the intensity pressures on the existing environmental conditions of the site.





Supplemental Information and Applicant Responses:

Per Section 3.4.7 of the Unified Development Ordinance, the following criteria are to be considered when determining the viability of a proposed Comprehensive Plan Amendment:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

Response: The applicant is requesting that proposed Future Land use change from Low Density Residential (4 du/ac. or less), Low-Medium Density Residential (4-8 du/ac.), Commercial and Recreation/Open space to Low-Medium Density Residential (4-8 du/ac.). The proposed Future Land use would be consistent within the Suburban Tier portion of the Comprehensive Plan under the following policies:

Policy 2.3.1b – Contiguous Development: The proposed Future Land use would support an orderly fashion of development pattern within the immediate area of the site since the area south and west of the proposed development is residential with densities ranging from 4 to 8 units/acre. The request is within these residential densities and would not create a pattern of leapfrogging or scattered development within the tier.

Policy 2.3.2a – Infrastructure capacity: With this proposed development, impacts on the existing transportation, water and sewer systems will be minimal since the future land use type is residential. Water and sewer systems are in place nearby and would be extended to the site. A future road extension thru the site will be required but would be built by this development.

Policy 2.1.3d – Residential Defined: Residential densities of 4-8 units/acre in the Suburban tier are consistent with Table 2-1 of the Comprehensive Plan and of this request.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

Response: The existing land use pattern consists of single-family detached homes, multi-family residential development and office uses within the immediate area of the site. The proposed use of multi-family attached units at densities 4-8 units/acre is compatible with the existing surrounding uses



and within the Suburban Tier residential density guidelines of the Comprehensive Plan.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general; and

Response: The intended use would not create any adverse impacts in the adjacent area. The proposed residential use is consistent with current existing land uses in the area.

- D. Whether the subject site is of adequate shape and size to accommodate the proposed change;

Response: The parcel is approximately 114 acres in size. The size and shape of the parcel's land form is suitable for this proposed residential density range of 4-8 dwelling units per acre.