

Motion to Approve

(Approving zoning amendment)

“I move to adopt the proposed Consistency Statement dated July 1, 2025, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action. This approval is also deemed an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.”

Comprehensive Plan Consistency Statement

July 1, 2025

Zoning case no. *Z-14-24*

Address: *3301 Tarheel Clubhouse Road*

Applicant: *Jeremy Keeny, Morris & Ritchie Associates of NC*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Council determines that the proposed zoning amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, **INCONSISTENT** with the Future Land Use Map, but the request should be **APPROVED**.

This approval is also deemed an amendment to the Future Land Use Map as to the subject property only, from Rural Residential to Low Scale Residential.

The action taken is reasonable and in the public interest because:

- The request would increase the amount of housing that could be built on the site, which would increase the City of Raleigh’s overall housing supply.
- The site is near the Neuse River greenway corridor and would provide residents with recreational opportunities.

- Proposed conditions would include a pedestrian connection to the Alvis Farm property.

The request has been found to be inconsistent with the following Comprehensive Plan policies:

- LU 1.2 – Future Land Use Map & Zoning Consistency
- LU 1.3 – Conditional Use District Consistency
- LU 2.6 – Zoning & Infrastructure Impacts
- LU 3.1 – Zoning of Annexed Lands
- LU 8.1 – Housing Variety
- LU 8.17 – Zoning for Housing Opportunity & Choice
- EP 1.1 – Greenhouse Gas Reduction