

Manager's Update

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INFORMATION:

Regular Council Meeting Tuesday, May 20; Lunch Work Session at 11:30 - Lunch Will be Provided

Council will meet in regular work session at **11:30 A.M.** in the **Council Chamber**. Please note the agenda for the lunch work session is included with the regular meeting agenda and may be accessed via the BoardDocs electronic agenda system:

<https://go.boarddocs.com/nc/raleigh/Board.nsf/Public>

The **regular** Council meeting begins at **1:00 P.M.**

Please note there will be a **Closed Session** immediately following the afternoon session of the Council meeting.

Raleigh Area Land Trust - Cottages of Idlewild - Adjustment to Occupant Income Limits

Staff Resource: Annie Baumann-Mitchell, H&N, 996-6948, annie.baumann-mitchell@raleighnc.gov

As Council may recall, during the May 6 Council meeting the Raleigh Area Land Trust (RALT) presented an update on the Cottages of Idlewild redevelopment project financing and requested that Council authorize the increase of the maximum income limits for future occupants to 80% of the Area Median Income (AMI), to be triggered only in the event that the Self-Help Credit Union must foreclose on the project construction

loan. Unless Self-Help were to foreclose on RALT's construction loan, the income restrictions for all units will remain as previously authorized by Council, as shown in the *Maximum Income Limits* table below.

Maximum Income Limits					
	30% AMI	50% AMI	60% AMI	80% AMI	Total
Rental Units	1 Unit	0 Units	2 Units	1 Unit	4 Units
Homeownership Units	0 Units	7 Units	7 Units	0 Units	14 Units

In August 2024, RALT applied for grant funding through the Federal Home Loan Bank's Affordable Housing Program to reduce the amount of hard debt in the project. Federal Home Loan Bank awarded RALT a \$500,000 grant in December 2024. The AHP encourages housing development for extremely low-income households.

Due to the additional grant funding from FHLB, RALT would now like to lower the maximum income for one (1) rental unit from 60% AMI to 30% AMI. The *Adjusted Maximum Income Limits* will be reflected in the City's deed restrictions for the project unless Self-Help Credit Union forecloses on the RALT construction loan, as described above. Staff supports this request as it will produce deeper affordability.

Adjusted Maximum Income Limits					
	30% AMI	50% AMI	60% AMI	80% AMI	Total
Rental Units	2 Unit	0 Units	1 Units	1 Unit	4 Units
Homeownership Units	0 Units	7 Units	7 Units	0 Units	14 Units

(No attachment)

Planning Commission Initiated Text Change to NCOD Process

Staff Resource: Hannah Reckhow, Planning & Development, 996-2622, hannah.reckhow@raleighnc.gov

During the May 6 Council meeting, staff reported the recommendations from the Planning Commission which included a recommendation that the City Council consider authorizing a text change to the process for amending Neighborhood Conservation Overlay Districts (NCOD).

Included with the *Update* materials is a staff memorandum which provides additional information about the item and outlines possible next steps.

(Attachment)

Monthly Update - Reflecting Raleigh: The Next Comprehensive Plan

Staff Resource: Sarah Shaughnessy, Planning & Development, 996-2234, sarah.shaughnessy@raleighnc.gov

Reflecting Raleigh, the process for developing our Next Comprehensive Plan is underway. Please join us for Sustain-A-City: Infrastructure & Services, our next community conversation. The two-part event will take place on May 29 and June 5 and will feature discussions and presentations from visiting experts and city staff on solutions, opportunities, and challenges related to managing our growth equitably and sustainably. For more information about the Reflecting Raleigh community conversation series and additional project updates please refer to the staff memorandum included with the *Update* materials.

(Attachment)

Raleigh Tool Share Program

*Staff Resources: Daniel Bagley, Community Engagement, 996-5718, dan.bagley@raleighnc.gov
Bryce Abernethy, Housing & Neighborhoods, 996-2450, bryce.abernethy@raleighnc.gov*

Staff with the Housing & Neighborhoods department in partnership with the Community Engagement department have teamed up to launch the [Raleigh Tool Share Program](#) – a program aimed at supporting property maintenance and equity in service delivery. Beginning in May, Raleigh residents will have free access to electric lawn mowers, weed eaters, and blowers through a centralized lending location. Equipment can be reserved and picked up at the Pathways Center (900 S Wilmington Street) on Wednesdays and Fridays from 9am to 12pm. The program is available for the non-commercial use for people residing within the city limits.

Program Goals

- Provide access to lawn maintenance equipment for residents who may not have the means to purchase or store their own equipment.
- Support compliance with property standards by offering a no-cost option to households who have received Public Nuisance Notices of Violation.
- Promote sustainability by exclusively offering electric-powered tools.

(No attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow up to the May 6 Council Meeting

Stormwater Design Manual Update - Communication and Feedback (Council Member Silver)

Staff Resource: Ben Brown, Engineering Services, 996-3515 ben.brown@raleighnc.gov

During the meeting, Council requested information on the feedback that had been received from the development community regarding the September 2024 update to stormwater regulations (Design Manual) specifically reviewing what was put in place regarding residential easing of regulations.

The Stormwater Design Manual update was approved in September 2024 after extensive review, consideration and information gathering. The primary reasons for updating the manual were to reflect new development trends, updated stormwater technologies, ensure consistency between the design manual and the unified development ordinance (UDO) as well as recognize federal and state mandated changes.

Additional information is provided with the *Update* materials regarding the numerous community engagement and communication opportunities conducted during the design manual development process.

(Attachment)

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Bynum Walter, AICP, Assistant Director Hannah Reckhow, AICP, Planning Supervisor
Department	Planning and Development
Date	May 14, 2025
Subject	Follow up item – Planning Commission initiated text change to modify Neighborhood Conservation Overlay District process

Overview

At the May 6, 2025 City Council meeting, the Report of the Planning Commission included a recommendation that the City Council consider authorizing a text change to the Unified Development Ordinance to modify the process for amending Neighborhood Conservation Overlay Districts (NCOD). This memo provides some additional information about the item and outlines possible next steps.

Background

At the May 28, 2024 meeting the Planning Commission discussed TC-5-24, a request to amend the name of the Cameron Park NCOD. Numerous property owners in the NCOD participated in the Planning Commission meeting, which was the first required public meeting of the text change process. Based on this experience, the Planning Commission noted the process outlined in the Unified Development Ordinance (UDO) for NCODs does not speak to amendment of an existing district and, as a result, the process requires less public engagement than the process for creating a new NCOD.

Also, in May 2024, the Planning Commission's Strategic Planning Committee began discussion of NCODs. The discussion was prompted in part by TC-7-23 Mordecai NCOD (denied; proposed changes to regulations of the overlay) and TC-5-24 Cameron Park NCOD Name Change (approved; changed the overlay name from Cameron Park to Forest Park) also fueled the discussion. In both instances, the Planning Commission felt that additional engagement with the community was merited. NCODs were discussed at multiple meetings and were eventually reported out to the full Commission in 2025. At the March 25, 2025, meeting, the Commission voted unanimously to recommend that the City Council consider authorizing a text change to UDO to modify the process for amending an existing NCOD such that more engagement is required in the process.

The City Council most recently considered NCOD's in 2020. At that time, the topic was discussed by the Growth and Natural Resources Committee and reported out with no action taken.

During the April 4, 2020 meeting Council Member Stewart read the following prepared motion:

The second item that the Committee considered last week was the City's process to allow Neighborhood Conservation Overlay Districts, or NCODs. The Council had referred this item to GNR so that we could take a deeper dive into this tool that exists in the City's UDO as an option for neighborhoods to request that the City impose a zoning overlay district intended to preserve established neighborhoods by regulating built environmental characteristics such as lot size and frontage, building setback, and building height. The Committee heard a presentation from Planning & Development staff that included an analysis of NCODs' impact on preserving housing affordability and allowing diverse housing options. The presentation was informative and I would encourage the rest of the Council to review the staff report found in today's agenda. At this time, the Committee wishes to report this item back out to the Council with no recommended action.

Council Member Stewart's motion was seconded by Council Member Knight and put to a vote which resulted in all members voting in the affirmative. Mayor Baldwin ruled the motion adopted on an 8-0 vote.

Materials considered by Planning Commission's Strategic Planning Committee and City Council's Growth and Natural Resources Committee follow this memo.

Text Change Process

Amendments to the UDO are evaluated through the text change process. The process requires:

1. Authorization by the City Council;
2. Community review (questions and comments) in an online engagement portal;
3. Discussion of the change by the Planning Commission; and
4. Finally public hearing and legislative decision by City Council.

The UDO also outlines the process for creating a new NCOD. Like a text change, the first step to create a new NCOD is for City Council to authorize staff to begin work on the request. The process involves numerous steps, many of which involve public engagement. Most notably, the process requires multiple neighborhood meetings. The first meeting is to present a neighborhood characteristics study that informs regulations that might be included in any new overlay and the second meeting is part of the rezoning process to apply the overlay. In addition to neighborhood meetings, several of the requirements result in significant engagement with the properties involved. A minimum overlay size of 15 contiguous acres, and the need for all property owners within the proposed area of the overlay must sign the rezoning application.

Next steps

There are multiple possible next steps for City Council action:

1. Authorize a Text Change – Direct the Manager to initiate a text change to amend the Unified Development Ordinance to create a modification process unique to NCODs. Should the City Council wish to authorize a text change to the NCOD process, this could be done at any upcoming City Council meeting during the Report from the Mayor and City Council. If authorized, staff would begin drafting a text change, which would then be reviewed by: the public via the online engagement portal, the Planning Commission, and finally, the City Council.
2. Request Additional Information - The Council may request that the Manager provide additional information about the Planning Commission's recommendation or NCODs via a City Manager's weekly report or during a city council meeting.
3. No Action - The City Council may choose to take no action on the Planning Commission's recommendation.

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Planning & Development Director
From	Sarah Shaughnessy, AICP, Principal Planner
Department	Planning and Development
Date	May 16, 2025
Subject	Update on Reflecting Raleigh: The Next Comprehensive Plan

Overview

Raleigh’s Comprehensive Plan serves as the city’s long-term vision for the built environment and is required by state law to enforce zoning and development regulations. Originally adopted in 2009 and updated in 2019, the plan includes policies that guide Raleigh’s growth in alignment with adopted Vision Themes, Growth Framework, and tools such as the Future Land Use Map and Urban Form Map.

[Reflecting Raleigh](#) is the process of developing the Next Comprehensive Plan, which will include a focus on sustainable and equitable growth, aligning adopted city plans and priorities, and enhanced community engagement. This memo provides an update on the project to date and includes information about upcoming events.

May Project Update – Community Conversations

We are nearing the end of Phase I of the project, which has focused on collecting input from the Raleigh community, and compiling data and information to guide plan development in Phase II. Since August 2024, we have hosted 5 community conversations on priority topics for growth and development over the next 20 years.

Topic	Date	Video Recordings	Online Surveys (open through June 13)
Housing Choice & Affordability	August 17, 2024	Full Summit Recording	Online Survey
Weathering the Storm: Stormwater Management & Priorities	December 4, 2024 December 9, 2024	Keynote Recording State of the City Recording	Online Survey

<u>A City in Motion: Traffic & Transportation Solutions</u>	February 12, 2025 February 26, 2025	<u>Keynote Recording</u> <u>State of the City Recording</u>	<u>Online Survey</u>
<u>Branching Out: Trees & Urban Ecosystems</u>	March 11, 2025 March 18, 2025	<u>Keynote Recording</u> <u>State of the City Recording</u>	<u>Online Survey</u>
<u>Rooted & Growing: Neighborhood Change</u>	April 15, 2025 April 22, 2025	<u>Keynote Recording</u> <u>State of the City Recording</u>	<u>Online Survey</u>

Our sixth community conversation, [Sustain-A-City: Infrastructure & Services](#), will take place over 2 evenings and focus on how Raleigh can manage its continued growth equitable and sustainably. May 29 will feature a keynote presentation from Joe Minicozzi, Principal at [Urban 3](#), and a panel discussion with staff from Raleigh Transportation, Parks, Water, Police, Fire, Solid Waste Services, Equity and Inclusion, and the Office of Sustainability. June 5 will feature a State of the City presentation from Planning and Development, and a Community Conversation led by Community Engagement.

Food, childcare, and Spanish translation will be provided at both events. For more information and to register, please visit the project's [events webpage](#).

In the coming weeks, planning staff will also be publishing a toolkit with instructions for residents who would like to host their own community conversation and provide feedback on these topics to city staff. Once published, that toolkit will be available on the [project website](#).

Weekly Events Digest

Friday, May 16 – Thursday, May 22

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

[Catching Fireflies 5K](#)

Wakefield High School & Route

Friday, May 16

Event Time: 8:15pm - 9:45pm

Associated Impacts: Roads will be used from 8:15pm until 9:45pm. [View the 5K route map](#) for more details.

[5 Points 5K](#)

Five Points & Crabtree Creek Trail

Saturday, May 17

Event Time: 8:00am - 9:30am

Associated Road Closures: Roads will be closed from 7:50am until 9:30am. Note that all cross-streets will be detoured during the event and [view the 5K route map](#) for more details.

[Rootle Roadster Tour Block Party](#)

Moore Square & Hargett Street

Saturday, May 17

Event Time: 10:00am - 2:00pm

Associated Road Closures: Hargett Street between S. Blount Street and S. Person Street will be closed from 7:00am until 4:00pm.

[Wake County Smart Start Block Party](#)

Roberts Park & Merrywood Drive

Saturday, May 17

Event Time: 10:00am - 2:30pm

Associated Road Closures: Merrywood Drive between E. Martin Street and E. Davie Street will be closed from 7:00am until 3:00pm.

[NC Right to Life Rally & March for Life](#)

Halifax Mall & Route

Saturday, May 17

Event Time: 12:30pm - 3:30pm

Associated Road Closures: The route will be closed from 2:00pm until 4:00pm. Note that all cross-streets will be detoured during the event and see below for turn-by-turn details:

Start on Lane Street in front of Halifax Mall heading east; Right onto N. Blount Street; Right onto E. Edenton Street; Right onto N. Salisbury Street; Right onto W. Lane Street to finish at Halifax Mall

[Artsposure – The Raleigh Arts Festival](#)

Fayetteville Street District

Saturday, May 17 & Sunday, May 18

Event Times: 11:00am - 8:00pm on 5-17-25; 10:00am - 7:00pm on 5-18-25

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett, Martin, and Davie streets between S. Salisbury and S. Wilmington streets will be closed from 5:00am on 5-17-25 until 11:45pm on 5-18-25. The off-street, east and west sides of City Plaza will be used from 8:00am on 5-16-25 until 11:45pm on 5-18-25.

Other Upcoming Events

[The String Cheese Incident with The Wood Brothers](#)

Friday, May 16
Red Hat Amphitheater

[Five Points Spring Fling](#)

Friday, May 16
Five Points Center for Active Adults

[Della Mae with Laurie Lewis – PineCone](#)

Friday, May 16
Fletcher Opera Theater

[Raleigh Water Job Fair](#)

Friday, May 16 & Saturday, May 17
Lake Woodard Annex Facility

[Mozart Requiem by Candlelight – NC Symphony](#)

Friday, May 16 & Saturday, May 17
Meymandi Concert Hall

[Swan Lake – Carolina Ballet](#)

Friday, May 16 – Sunday, May 18
Memorial Auditorium

[Raleigh Police Department Community Run Event](#)

Saturday, May 17
House Creek Greenway & Reedy Creek Trail

[Weather Radio Distribution & Food Giveaway](#)

Saturday, May 17
Southeast Raleigh YMCA

[Teddy Swims](#)

Saturday, May 17
Red Hat Amphitheater

[Artist Talk: Sampada Kodagali Agarwal](#)

Saturday, May 17
Sertoma Arts Center

[Schoolhouse Rock Live!](#)

Saturday, May 17
Raleigh Little Theatre

[Shakespeare in the Parks: Othello](#)

Saturday, May 17 & Sunday, May 18
Fred Fletcher Park

[CC & Co Recital](#)

Saturday, May 17 & Sunday, May 18
Fletcher Opera Theater

Weekly Events Digest

Friday, May 16 – Thursday, May 22

City of Raleigh Office of Special Events
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Triangle Youth Music, Inc.

Sunday, May 18
Meymandi Concert Hall

Trivium + Bullet For My Valentine

Sunday, May 18
Red Hat Amphitheater

Main Street Dance Recital

Monday, May 19 – Thursday, May 22
Fletcher Opera Theater

Public Resources

Event Feedback Form: Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of Special Events. We will use this helpful information in future planning.

Road Closure and Road Race Map: A resource providing current information on street closures in Raleigh.

Online Events Calendar: View all currently scheduled events that impact city streets, public plazas, and Dix Park.

Council Member Follow Up

To	Marchell Adams-David, City Manager
Thru	Rich Kelly, Engineering Services Director
From	Ben Brown, Engineering Manager Karen Ray, Customer Experience Manager
Department	Engineering Services
Date	05/01/2025
Subject	Customer Experience Program Update

During the May 6th Council Meeting, staff were asked to provide information about the process for community feedback during the approval process for the Stormwater Manual. Council adopted the revised Stormwater Manual on Sept 3, 2024, with an effective date of November 2, 2024.

The purpose of the Stormwater Design Manual is to provide guidance on Federal, State and local legislation. When updating the manual, the Stormwater development review team provided draft versions to the public multiple times, collected feedback in multiple ways and used a variety of sources to promote the opportunity for review and feedback. The meeting and feedback opportunities are listed below along with the method of communication.

Public feedback opportunities

July 2021 - Development Stakeholders Meeting (Via Zoom)

October 2021 - Development Stakeholders Meeting (Via Zoom)

July 2023 – Online Survey

September 2023 – Online Survey

*The Homebuilders Association provided direct feedback through a member who consolidated the feedback and provided the feedback directly to staff.

Separate Meetings with Wake Co Home Builders Association & Designers

October 6, 2023 – City Offices

October 10, 2023 – City Offices

October 16, 2023 – HBA Offices

December 1, 2023 – HBA Offices

December 15, 2023 – HBA Offices

May 13, 2024 – City Offices

Committee / Commission Meetings

December 2023 – Stormwater Management Advisory Commission
January 2024 – Stormwater Management Advisory Commission
April 2024 – Planning Commission Text Change Committee
June 2024 – Planning Commission
September 2024 - Council

Social media posts occurred here

September 6, 2023. Raleigh Permits Facebook: [Facebook Permits](#)
September 6, 2023. Raleigh Permits Twitter: [X \(Twitter\)](#)
September 6, 2023. Raleigh Permits Instagram: [Instagram](#)
September 6, 2023. Raleigh Planning Facebook: [Facebook Planning](#)
September 26, 2024. Raleigh Permits Twitter: [X \(Twitter\)](#)

Newsletter publications occurred here

September 2023: [Raleigh Permits Newsletter: September 2023](#)
July 2023: [Raleigh Permits Newsletter: July 2023](#)

Training

September 30, 2024: [SDM Home Builders Training.pdf](#)
October 1, 2024: [SDM Designer Training](#)

Draft Versions & Feedback

[Draft Version 1 documents, comments \(ended July 2020\), and responses.](#)
[Draft Version 2 documents, comments \(ended September 2021\), and responses.](#)
[Draft Version 3 Stormwater Design Manual and Comments with Responses.](#)
[Draft Version 4 Stormwater Design Manual and Comments with Responses.](#)
[Draft Version 5 Stormwater Design Manual.](#)
[Draft Version 5 Stormwater Design Manual \(with mark-ups\).](#)
[Draft Version 6 Stormwater Design Manual \(with mark-ups\).](#)