



Raleigh

Planning and Development

Quarterly Development Stakeholders Meeting

May 11, 2023



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Agenda

- Vacancy Report
- Metric Review
- Text Changes
- Stormwater Process Improvement
- Raleigh Water Update
- Affordable Housing Projects
- Express Review Discussion
- Question and Answer

Vacancy Report



Personnel

Planning and Development

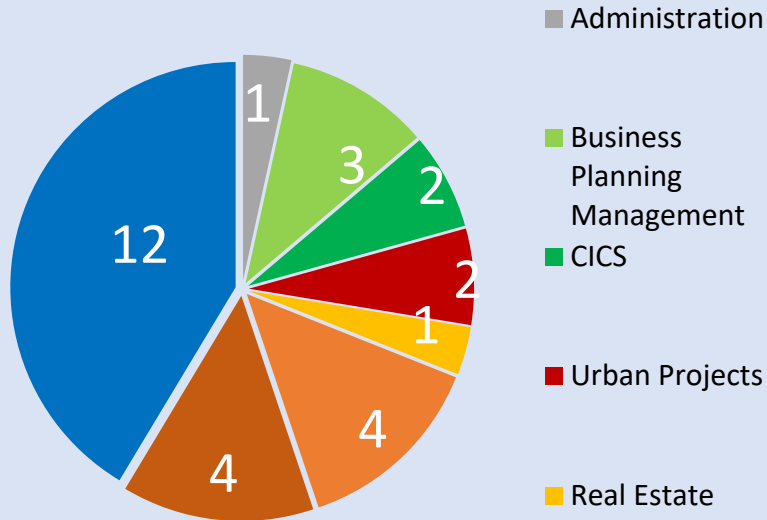
193

Vacant Positions as of May 2023

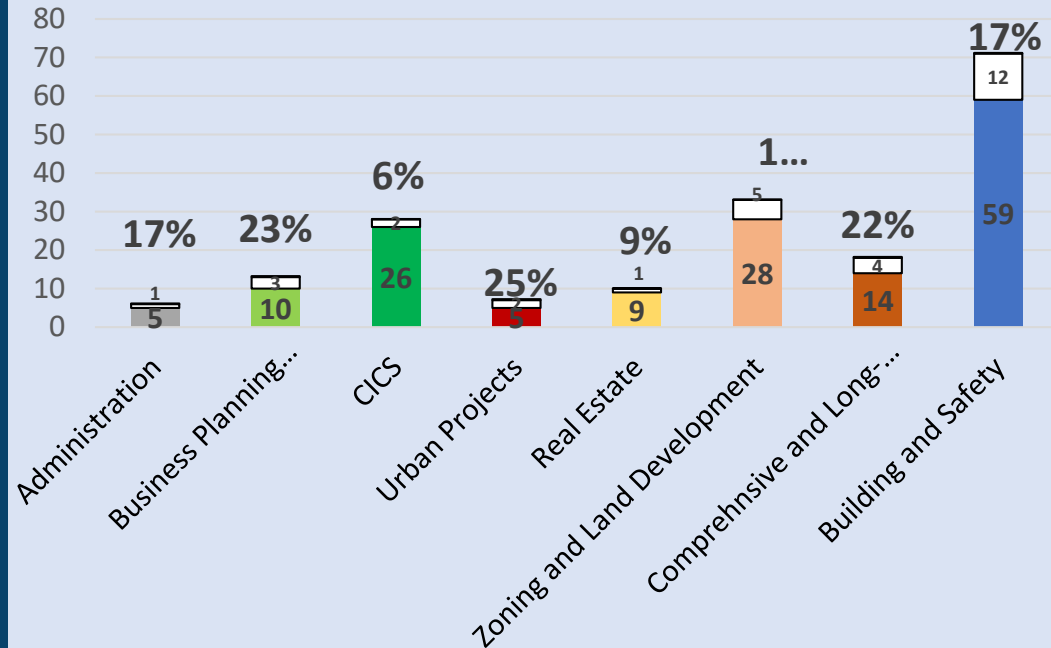
30

16%

PlanDev Vacancies as of May 2023



Vacancy % per division as of May 2023





Development Related Positions

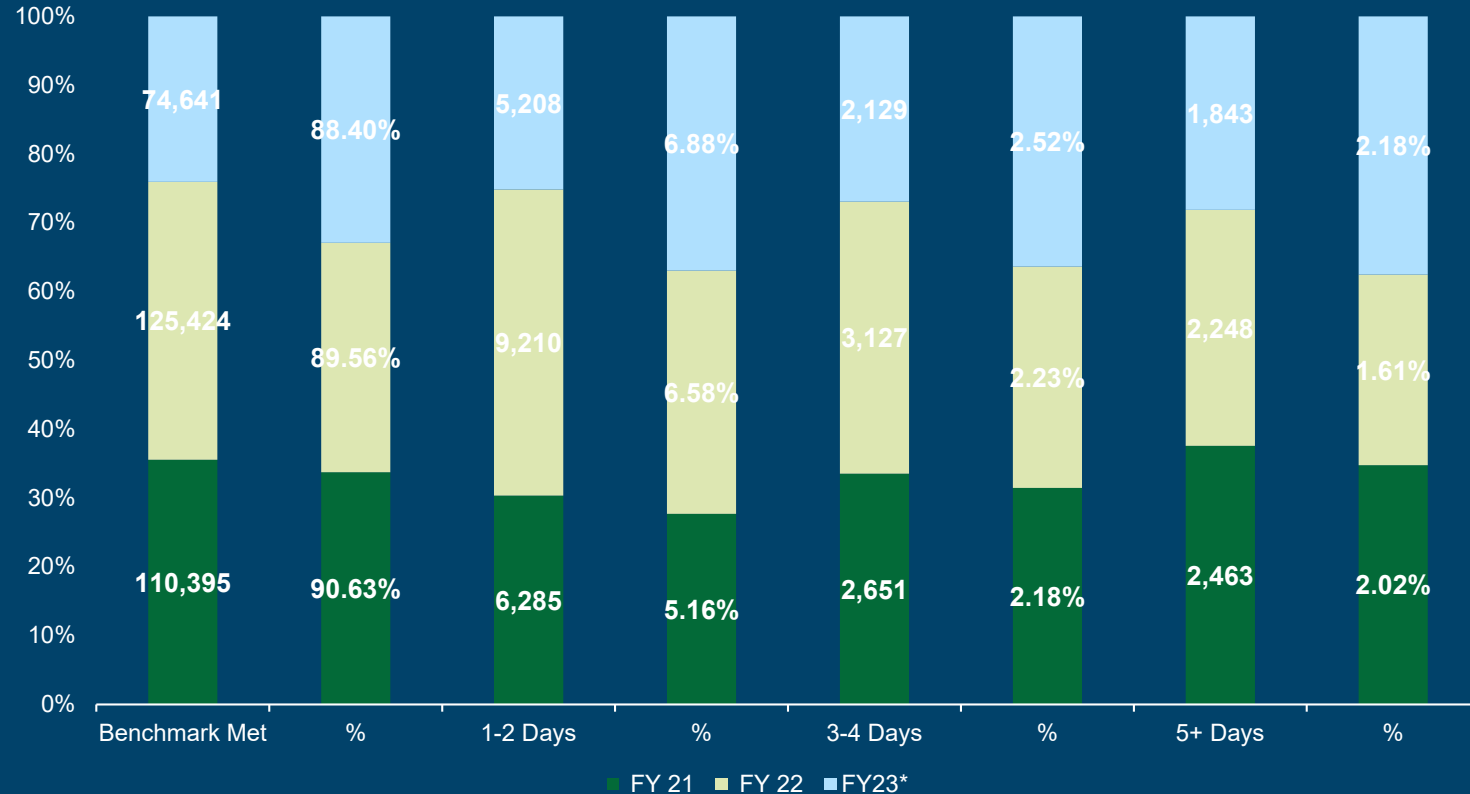
Current Vacancies:

- Urban Forestry – (1) Plan Reviewer
- Transportation – (1) Engineer in R/W Group, (1) Sr. Engineer and (1) Sr. Engineer in the TIA group
- Stormwater – (2) Sr. Specialists, (1) Specialist

Metric Review



Benchmark Report





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Top Three-or-More Review Types*

- Plan Review – Commercial New Building
- Plan Review - Administrative Site Review
- Plan Review - Residential New Building
- Blueline Review - Site Permitting Review
- Plan Review - Preliminary Subdivision

* Includes all Trades

Text Change Update

Keegan McDonald





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Active Text Changes

Case Number	Case Name	Description	Status
TC-19-21	Protective Yards	Permits limited variances to protective yards.	CC: 5/16
TC-1-22	Food Trucks and Mobile Vending	Creates flexibility for food truck and mobile vending operators.	CC: 5/16



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Pending Text Changes

Case Number	Case Name	Description
TC-20-20	Permit Choice and Vested Rights	Codified procedures for permit choice and vested rights.
TC-16-21	Neighborhood Commercial	Expands allowances for stand-alone commercial uses in residential districts.
TC-2-22	Tree Preservation and Planting	Creates Tree Conservation Area requirements for lots 1-2 acres in size, create significant or heritage tree provisions require tree planting for smaller lots that don't require tree conservation area.
TC-7-22	Co-Living	New group living use titled co-living.
TC-2-23	TOD Revisions	Revises/clarifies regulations for single & two-unit living, limited uses, and building height

Raleigh Water Update



Affordable Housing Projects





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Affordable Housing Partnerships

New Affordable Housing Pilot Review Type

- Sub-goal of Safe Vibrant Healthy City 2.6: streamline development review processes to reduce barriers and promote housing production for all
- Implemented Affordable Housing pilot review type in Dec 2021 to maximize efficiency and communication
- Only AH projects approved with funding provided by City or Wake County are permitted
- Received overwhelming feedback from developer and designers, it works! Not a pilot anymore
- Currently we are managing 25+ affordable housing projects either under review or in the field which will provide ~2,470 new units



Affordable Housing Projects Advocacy Team

- Advocacy & H&N staff meet bi-weekly with developers, architects, engineers
- Help expedite any RFIs, process questions, and re-route plans
- Next steps: Develop a more reliable intake process with this review type or develop a long term Affordable Housing work type in Energov to maximize efficiency and reduce time



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New Affordable Housing Review Type – Private Development*

**Privately-owned land OR City-owned land leased to developer*

- Developer handles all submittals
- Project Advocacy manages intake and schedules with developer and design team
- Process shortens standard review and developer can pay express premium service fees
- **Overall, process can save 50-60 days from a typical project with comparable review requirements**

	BENEFIT
Paid Sketch Plan Session available	Get review staff feedback in advance
Input same/next day in Energov, flagged with Affordable Housing type	Saves 3-4 days from typical
<i>No change in first review for ASR, SPR, and BLDNR timelines</i>	
Free, mandatory 30-minute staff and applicant meeting after first review	Saves 5-10+ days of coordination
Subsequent reviews for ASR, SPR, and BLDNR reduced by 5 business days	Saves 30+ days in total
For building permits with one or two trades remaining, can route directly with 5-day turnaround	Saves 10+ days
<i>No change to recorded map (RCMP) review timelines</i>	

Affordable Housing new review type process implemented



Express Review Discussion



Questions / Comments

(Sign up for the Newsletter)

