



Raleigh

Planning and Development

Development Services Advisory Meeting

August 8, 2024



Agenda

- Organization Chart
- Text Changes
- Comprehensive Plan and Amendments
- Staffing Update
- Department Updates
 - CICS
 - Reminders-Application Updates
 - Raleigh Water
- Process Improvements
- Q&A with questions for Fire Code Changes

Organization Chart

Daniel Stegall – Isaac Roldan

<https://raleighnc.gov/planning/services/planning-and-development-directory>





Organization Chart





Contact Information





Administration Division

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Communication
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Building and Safety Division





Comprehensive Planning





Continuous Improvement and Customer Service Division





Current Planning and Zoning Administration





Urban Projects Group



Text Change Updates

Keegan McDonald





Text Change Updates

TC-5-23 Omnibus List 2023

- 8/20 CC PH

TC-1A-24 and TC-1B-24 Stormwater Design Manual Update and Related UDO Changes

- 9/3 CC PH

TC-5-24 Cameron Park NCOD Name Change

- 9/3 CC PH

TC-4-24 Temporary and Accessory Emergency Shelters

- 8/21 TCC



Text Change Updates

Live on Portal:

- TC-6-24 Raleigh Water Departmental Handbook
- TC-7-22 Co-Living



Comprehensive Plan Amendments & Raleigh's Next Comprehensive Plan

Development Services Advisory Committee

August 8, 2024



Overview

- Comprehensive Plan Amendments
 - Recent approvals
 - Pending requests
- Raleigh's Next Comprehensive Plan
 - Background
 - Changes to Raleigh's context
 - Project details and timeline



Comprehensive Plan Amendments

Recently Approved:

- CP-6-23 Blue Run Ln Street Plan
Removal of proposed street; associated with rezoning request
- CP-1-24 Jones Franklin Rd Street Plan
Reduction of proposed street type

Pending:

- CP-2-24 Jelynn St Street Plan
At Planning Commission 8/13
- CP-3-24 Capital Area Greenway Master Plan

2030 Comprehensive Plan

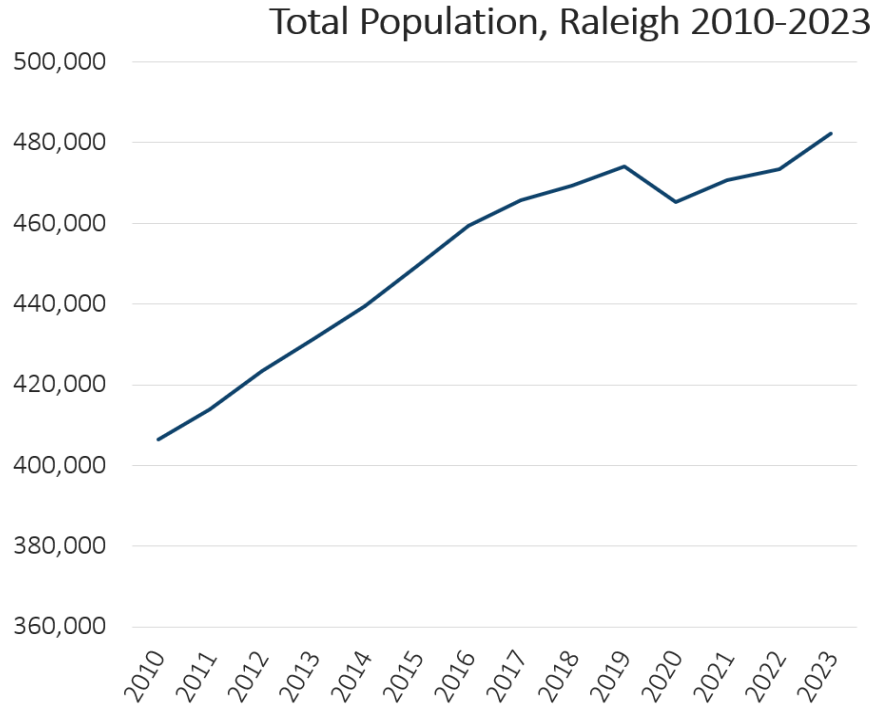
- Required by state law to enforce zoning and development regulations
- Foundation for zoning code, development regulations
- Long-term vision for the built environment
- Originally adopted 2009; updated 2014-2019
- Content includes
 - 5 Vision Themes
 - 18 sections, 1,138 policies, 1,000+ actions
 - 30 area plans
 - Growth Framework, Future Land Use Map, Urban Form Map, Street Plan

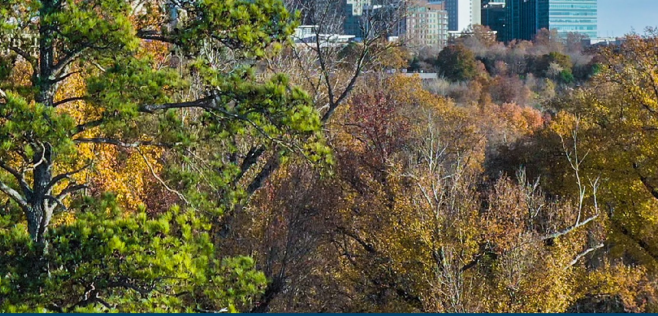


Raleigh Since 2009

Continued Growth

- 1.2% average annual increase in population
- 4,000 + acres annexed since 2019
- 5,700 + acres rezoned since 2017





Raleigh Community Climate Action Plan

March 2021

raleighnc.gov/sustainability



Raleigh Since 2009

New policy & regulatory context

- Involuntary annexation limited
- City Strategic Plan
- Community Climate Action Plan
- Department Business Plans
- Revised Stormwater Design Manual, Public Utilities Handbook



Raleigh Since 2009

Changes in Planning Practice

- Multi-modal inclusivity
- Housing diversity & choice
- Housing affordability
- Racial equity
- Sustainability & resilience planning
- Remote work & travel behavior





Major Themes



HOUSING AND BUSINESS
OPPORTUNITIES
ACCESSIBLE TO ALL



SUSTAINABLE PROVISION
OF INFRASTRUCTURE &
SERVICES



ALIGNMENT WITH CIP,
OTHER ADOPTED CITY
PLANS



Project Timeline

Phase	Preliminary Timeline
Phase I – Engagement	July 2024 – July 2025
Phase II – Plan Development	Aug. 2025 – Mar. 2026
Phase III – Plan Drafting	April 2025 – Dec. 2026
Phase IV – Review & Engagement	Jan. 2027 – June 2027
Phase V – Final Review & Adoption	July 2027 – Dec. 2027



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Community Conversations

- Keynote and expert speakers
- Online polling and in-person surveys
- Community conversation
- Ask-A-Planner events

Affordable Housing Summit Aug. 17

Streamed and Recorded

Raleighnc.gov | Search: Affordable Housing Summit



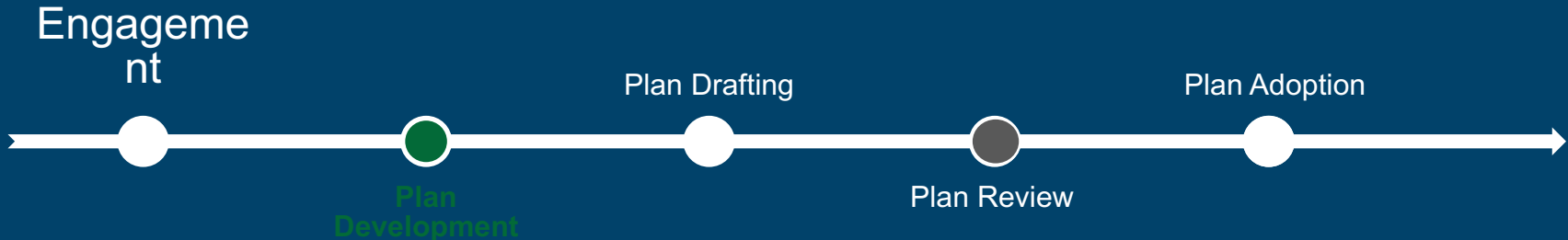


Technical Working Groups

- City staff
- Local practitioners
- Representatives from boards & commissions

Citizen Assembly

- Representative sample of Raleigh population





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Ongoing Engagement

- Artist collaboration
- Pop-up events
- Community group presentations
- Online surveys
- Ask-a-planner events



Engagement

Plan Drafting

Plan Adoption

Plan
Development

Plan Review



Reflecting Raleigh

THE NEXT COMPREHENSIVE PLAN



Raleigh
Planning

Raleighnc.gov
Search: Raleigh's Next Comprehensive
Plan

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Staffing Update

Daniel Stegall – Isaac Roldan – Janet Saa





Personnel

Planning and Development

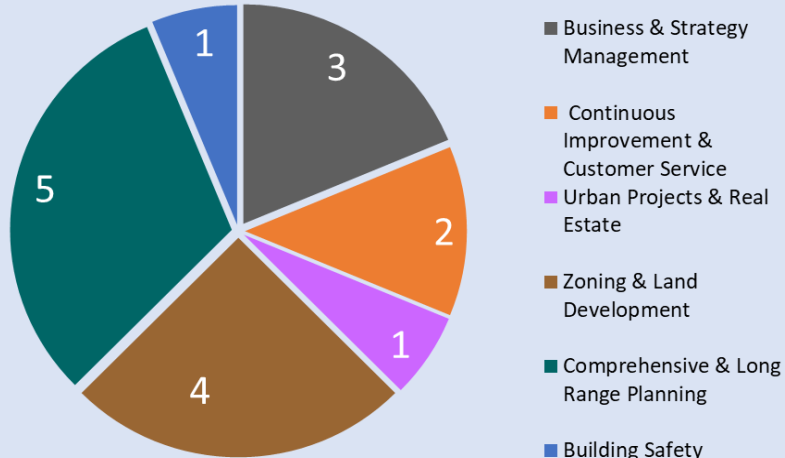
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Vacant Positions as of August 24

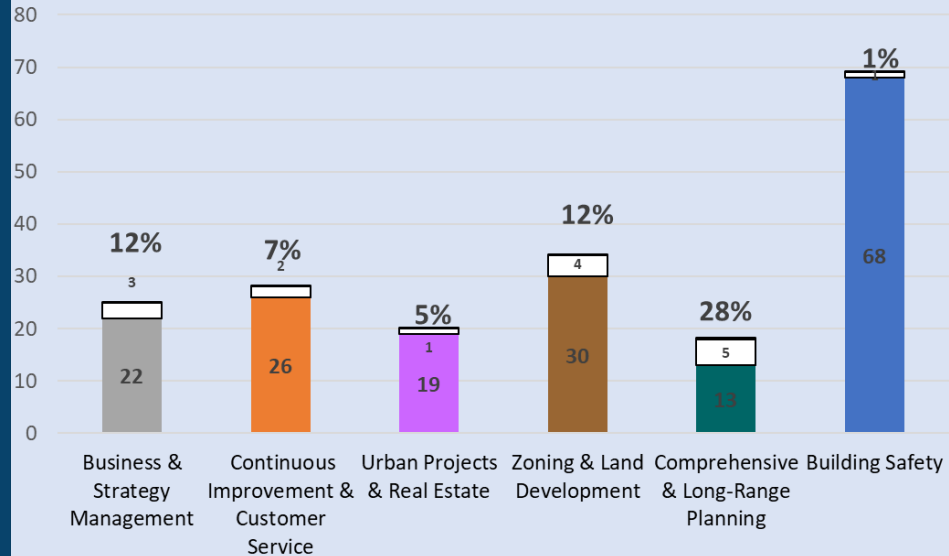
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8%

PlanDev Vacancies as of August 2024



Vacancy % per division as of August 2024



Note: The vacancy in Urban Projects & Real Estate is a new position funded in FY25.



Matrix Department Vacancies

Department	Position	Number of Vacancies
Raleigh Water*	Engineer	2
Transportation	Senior Engineer (Development Review)	1
Stormwater Management	Inspector	1

*Offers have been extended and vacancies will be filled at the end of August

Department Updates

Isaac Roldan



TM
Raleigh



Continuous Improvement and Customer Service

Portal updates

- On Target for 8/15 release date for Phase 1 of eLite Portal Applications for Non-Res New Building and Non-Res Additions
- Phase 2: Non-Res Alterations & Mass Grading TBD
- Phase 3: Non-Res Change of Use & Site Permit Review TBD
- Minimal Customization/Configurations, upload of all required applications, plans and documentation. Eliminates email submittals for these work-types
- Non-Residential and Residential Permit Apps Updated

Raleigh Water Updates

Rene Haagen





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Raleigh Water Handbook

- Handbook Update
 - Public Engagement Portal
- Fees
 - Raleigh Water specific review fees
- Informational
 - Start/Stop Utility Services – This includes Meter sets
 - Reimbursement Submittals
 - Future Process updates
 - Information – Plumbing Utility Permitting on SPR's



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Handbook Update

- TC-6-24 - Public Utility Design Manual Update
- Replaces 2014 version
- Now available on the Engagement Portal:
- <https://content.govdelivery.com/accounts/NCRALEIGH/bulletins/3ac73b8>
- Please comment!



Proposed Updates Summary

- Raleigh Water Public Utilities Design Manual
- Updates to 2014 Handbook for organization, readability and reference in plan review comments
- Addition of Paragraph/item numbering
- Incorporating regulatory changes since 2014



Proposed Updates

- Policy Updates:
 - Sewer Only Accounts Policy
 - Updates to Urban Main and Oversized Reimbursement Policies
 - Downstream Sewer Capacity Analysis Policy
 - Pump Station Reimbursement Policy
 - Capacity Allocation and Management Policy
 - Watershed Protection Policy
 - Falls/Little River/Swift Creek



Proposed Updates (continued)

- Prioritizing PVC on Gravity Sewer
- Minimum Easement Width Changes
- Revisions and updates to Raleigh Water standard details



Proposed Updates

- Updated Appendices
 - Appendix A – Cross-Connection Handbook
 - Appendix B – Standard Details for Water/Sewer/Reuse
 - Appendix C – Standard Checklists
 - Appendix D – Standard Utility Notes & Permit Blocks
 - Appendix E – NO LONGER USED
 - Appendix F – Permitting Scenarios
 - Appendix G – Approved Products List



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Fees

- Fees implemented July 1, 2023
- Updated in FY24 fee schedule
- Page 37 and 38 of FY25 fee schedule
- \$150 per review by Raleigh Water (PU)
- ASR and Site Plans (Merger)
- Subdivision Plans
- SPR Major and Minor, Construction Drawings (Merger)



Informational - Reimbursements

- Portal submittal
- Submit required documents
- When amount is approved, register as a vendor
- Fill out Reimbursement Contract and submit to reviewer
- <https://raleighnc.gov/water-and-sewer/services/steps-raleigh-water-reimbursement-requests>
- Do not email requests to the reviewer directly



Public Infrastructure Reimbursement - Utilities

Category Name:
Infrastructure

Description:
Request for reimbursements of water and sewer mains in accordance with the Public Utilities Handbook and the Major Mains and Urban Redevelopment Main Replacement Reimbursement Policy.

Apply



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Informational – Process updates

- Downstream Sewer Analysis process
 - Portal submittal
 - Applicant requests data
 - Applicant returns sewer study for evaluation
- Merger Town Permitting
 - Utility Connection Permits
 - Portal submittal – residential and non-residential
 - Routed to reviewer or Merger Town
 - Pay over Portal



Informational – Start/Stop Utilities

- New process implemented by Customer Care and Billing
- [Start/Stop Utility Services](#)
- [Contract for Utility Services](#)
- Submit requests at least five (5) business days in advance
- Requests are performed weekdays during normal business hours
- customercare@raleighnc.gov or call 919-996-3245



Informational – Plumbing Utility

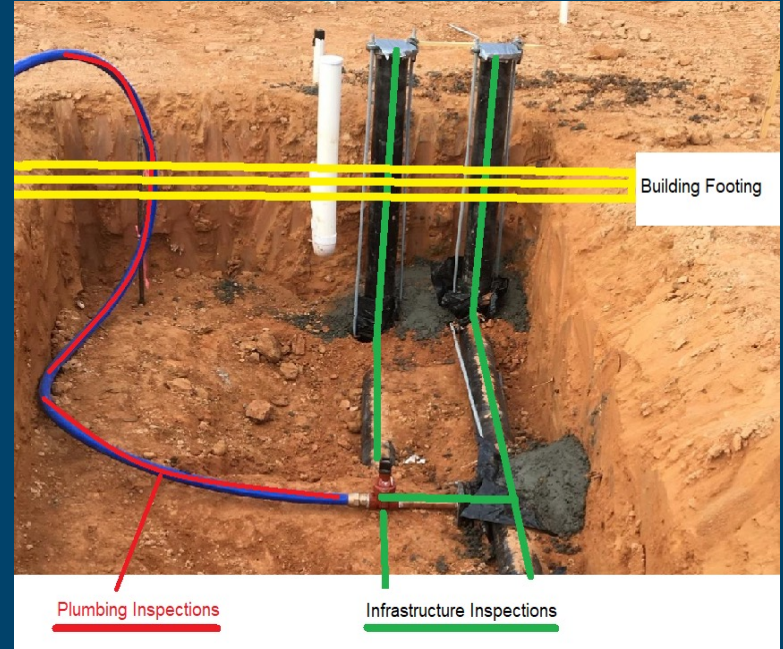
7. Public Improvement Quantity Table (required on ALL SPR Majors even if there are no improvements. Put "0" if there are not improvements)
 - A. Raleigh Water permits all public water and sewer mains with an Infrastructure permit.
 - B. Private water mains 4" and larger as part of a distribution system are inspected under the private Infrastructure permit for water.
 - C. Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
 - D. Any water or sewer services on private property installed under an SPR, may require a Plumbing Utility Permit. Consult with the Engineering Inspector during the Pre-construction meeting on the necessary permits.



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What does that mean???

- Infrastructure Inspections
- Inspect private sewer mains and manholes
- • Inspect private water mains 4” and larger
- Plumbing Inspections
- Inspect private water service pipe laterals smaller than 4 inches from the connection at the water or sewer main service pipe





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Raleigh Water Team and contacts

Team email for general information – water.review@raleighnc.gov

Development plan review group Raleigh Water			
Team member		Title	Area
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Vacant		Engineer, Senior	
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Vacant		Engineer	
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Jonathan Ham	Jonathan.ham@raleighnc.gov	Division Manager	

Stormwater Design Manual

August 2024 Recap

Sean Eggleston





Stormwater Design Manual Timeline

- Public Hearing at City Council –
Tues, September 3 at 7 PM

Earliest Possible Dates

- City Council Adoption – Tues, September 3
- Effective Date – Saturday, November 2



Trainings and Outreach

~15 days after adoption

- Website for Public Audience

~30 days after adoption

- Home Builder/Small Site Workshop (Hybrid)
- Designer/Large Site Workshop (Hybrid)
- Website for Applicants with Checklists

Process Improvements

Daniel Stegall – Isaac Roldan





Process Improvements

Building Permit Submittals with Site improvements

- Building Review with Tier 1 Site Plan (UDO 10.2.8.B.1)
 - Projects with site improvements that have less than 12,000 sf or more of Land Disturbance activity, No increase in impervious, No installation of Stormwater Control measures or No Public Utility improvements can be included with Building plan submittal
 - More information and implementation date will be available by next DSAC meeting



Process Improvements

Reduced Triage Requirements

- Projects associated with a Development Plan will no longer require Triage review, which will reduce processing delays by 2 days. More information and implementation date will be shared at the next DSAC meeting.



Process Improvements

Land Development Process

- Awaiting Consultant Review results
- Concurrent submittal and review of Subdivision and Administrative Site plans with Administrative Holds to be placed at checkpoints in the Review process if needed
- Further information to be provided in Fall post consultant review and staff input. This aims to reduce the Development Review process by several months



Process Improvements

Development Holds

- Collaborating with review staff to place holds on projects pending Administrative items in lieu of requiring re-submittals. This will reduce delays in turnaround times and eliminate unnecessary re-submittals of unchanged plans.

Questions?

