



Raleigh

Planning and Development

Development Services Advisory Meeting

September 12, 2024



Agenda

- Innovation Team
- Process Improvements
- Text Changes
- Staffing and Metrics
- Department Updates
 - CICS
 - Raleigh Water
 - Stormwater Management
- Q & A

Innovation Team Update

Ray Harrell



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I-Team Update – What’s Happening in September

Review Time Dashboard

- Volume and duration
- Review cycle data
- Intake and final review benchmarks
- Volunteers needed!



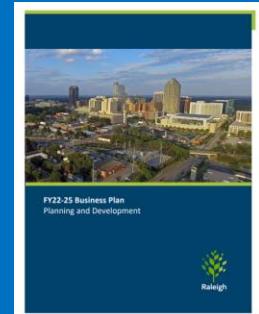
Site Review Assessment

- Report in draft
- Leadership workshops Sept – Oct



Resource Expansion

- Departmental Business Plan
- Strategy & Process Improvement Team



Process Improvements

Daniel Stegall – Isaac Roldan





Building Permit Review with Site

- Building Review with Tier 1 Site Plan (UDO 10.2.8.B.1)
 - Effective 9/12
 - Less than 12,000 sf or more of Land Disturbance activity
 - No increase in impervious, No SCMs or No drainage install
 - No addition of new or modifications to existing utilities.
 - This should reduce development reviews by 2-4 weeks



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Reduced Triage Requirements

- Triage:
 - This process involves assessing each application to determine its priority based on various criteria, such as urgency, complexity, and regulatory requirements.
- No Triage for the following submittals starting 08/29:
 - Site Permit Review Plans following ASRs and SUBs
 - Building Non-residential for SPRs following an ASR and/or SUB
- Reduce processing delays by 2 days.



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Shop Drawings

- New Webpage outlining the process and requirements
 - <https://raleighnc.gov/permits/services/shop-drawings-fire-alarm-and-emergency-responder-radio-coverage-system>
- New Application
 - <https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR15/FireAlarmShopDrawingsandERRCS.pdf>
- No longer associated with Plan Revision application, thereby reducing confusion
- Effective 9/9



Land Development Process

Matrix Consultant

- Details to be provided in Fall post consultant review and staff input

Interim Changes under Review

- Mapped new changes to the process
- Administrative Holds at checkpoints in the Review
- Concurrent Review of Subdivision and ASR
- Concurrent review of maps and SPRs
- Allow Building Review without releasing Site Permit Review



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.

Text Change Updates

Justin Rametta





Text Change Updates

TC-5-23 Omnibus List 2023

- *Adopted 8/20, Effective 9/19*

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

- *Adopted 9/3, Effective 11/3*

TC-5-24 Cameron Park NCOD Name Change

- *Adopted 9/3, Effective 10/3*

TC-4-24 Temporary and Accessory Emergency Shelters

- *PC recommends approval*



Text Change Updates

TC-6-24 Raleigh Water Departmental Handbook

- TCC Recommends approval, PC 9/24

TC-7-22 Co-Living

- TCC 9/18

TC-2-24 Omnibus List 2024

- TCC 9/18



Text Change Updates

MM Tree and Residential Infill

Apply to 12+ unit developments:

1. 1 – 2-acre sites: Save or plant any amount to get to 10% TCA
2. 2+ acres sites: Meet existing TCA req. Plant any difference to get to 15% TCA
3. Open Space Re-prioritization
4. Reduce Amenity Area Requirement

Infill Regulations & Frequent Transit Developments

- Apply separate Infill Standards for Frequent Transit Developments
- Existing Infill methodology with minor revisions



Residential Infill: OVERVIEW

STANDARD	PROPOSED
Applicability Criteria	Existing Infill rules apply
Primary Street Setback	<u>+10%</u> modification to median street setback as determined by comparative sample
Overall Height	Existing Infill rules apply
Sidewall Height	Increase from 25' to <u>30'</u>
Articulation Requirements	Retain existing exemption for FTDO
Driveway & Parking Setbacks	Existing Infill rules apply

Staffing Update

Daniel Stegall –





Personnel

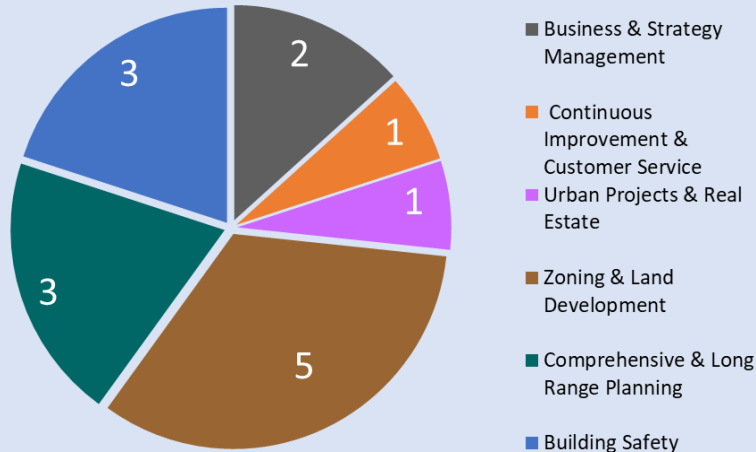
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194

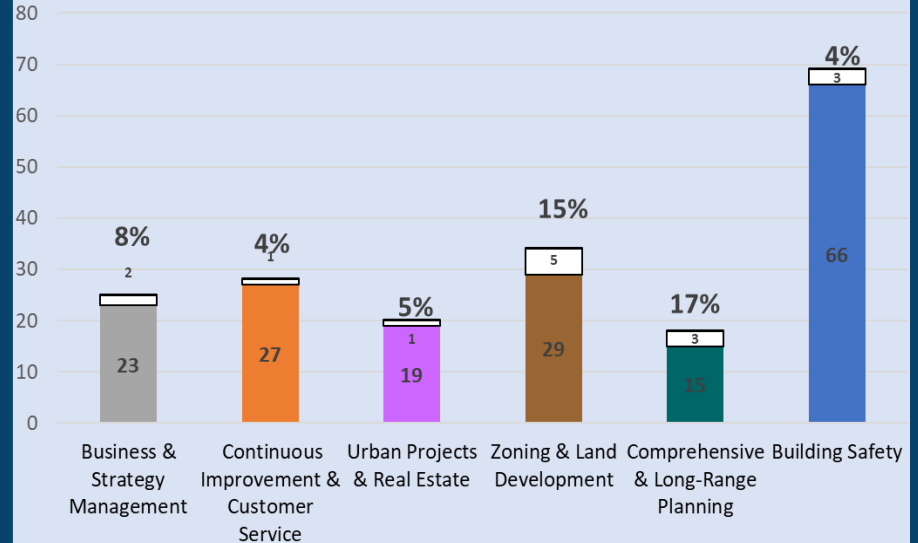
Vacant Positions as of September 24

15 7%

PlanDev Vacancies as of September 2024



Vacancy % per division as of September 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	1
Transportation	Senior Engineer (Development Review)	1
Stormwater Management	Inspector	1

Metrics Update

Daniel Stegall

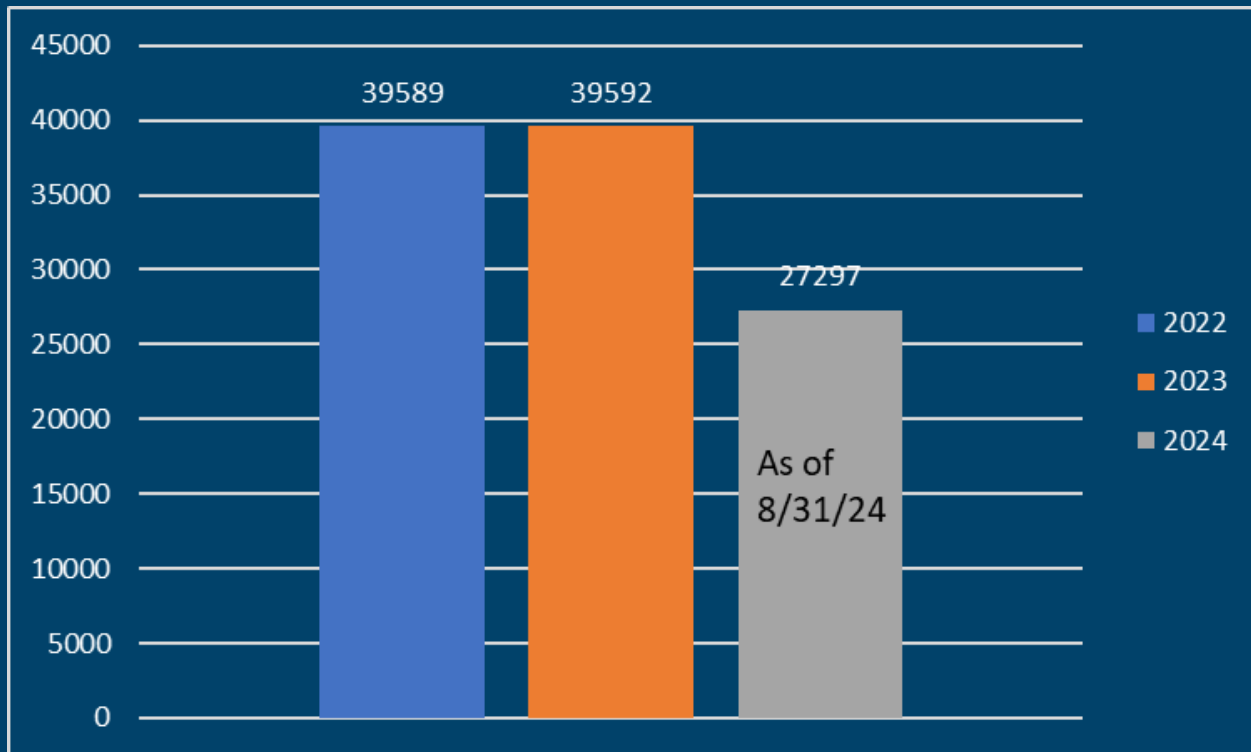




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Planning & Development Metrics

Commercial & Residential Trade Permits Issued

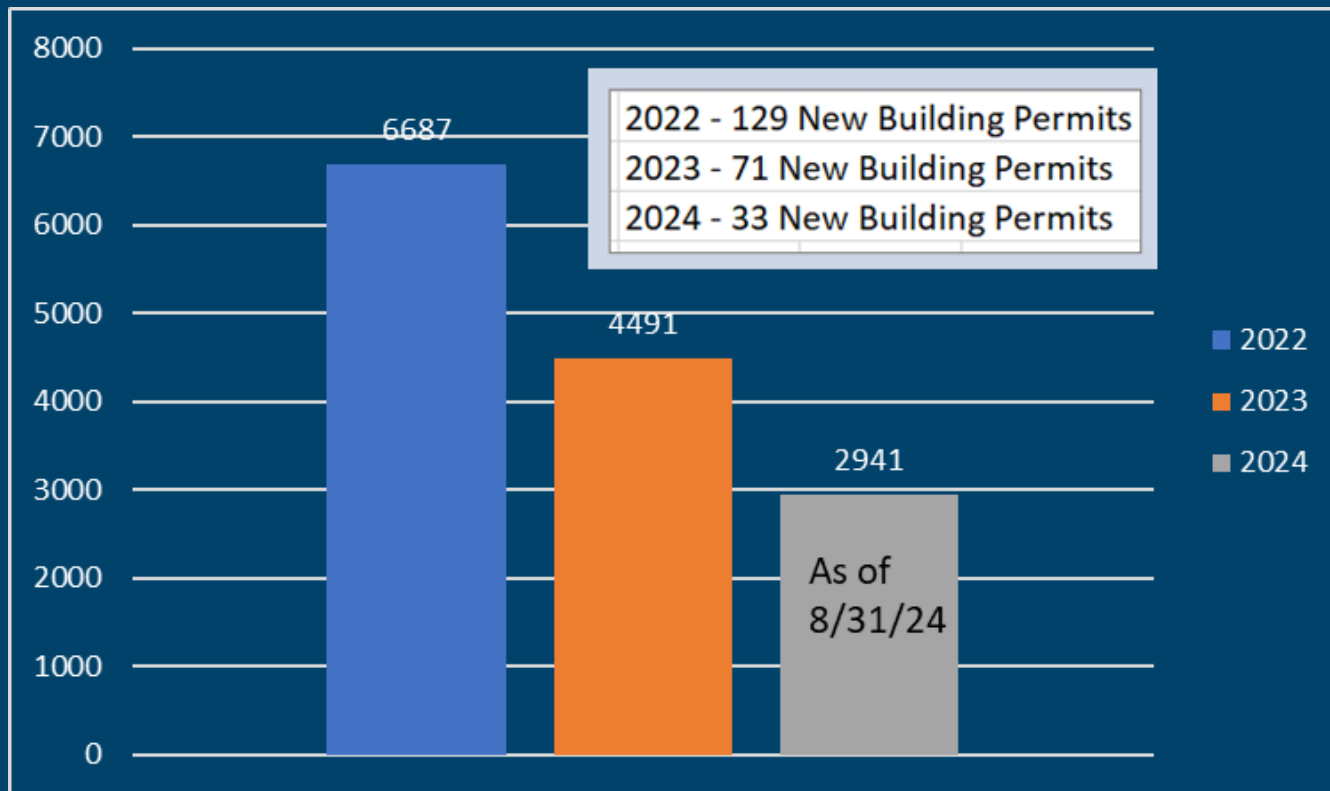




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Planning & Development Metrics

Apartment and Condo Units

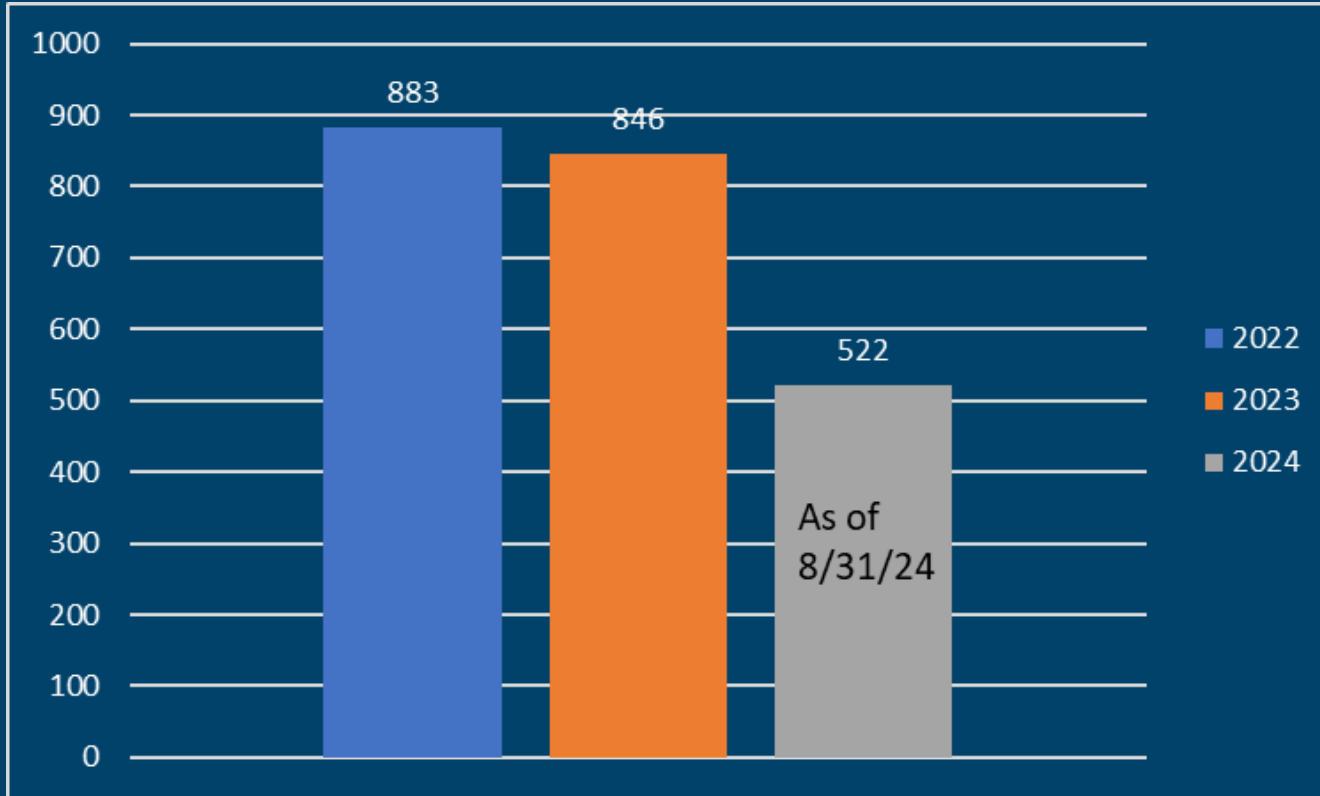




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Planning & Development Metrics

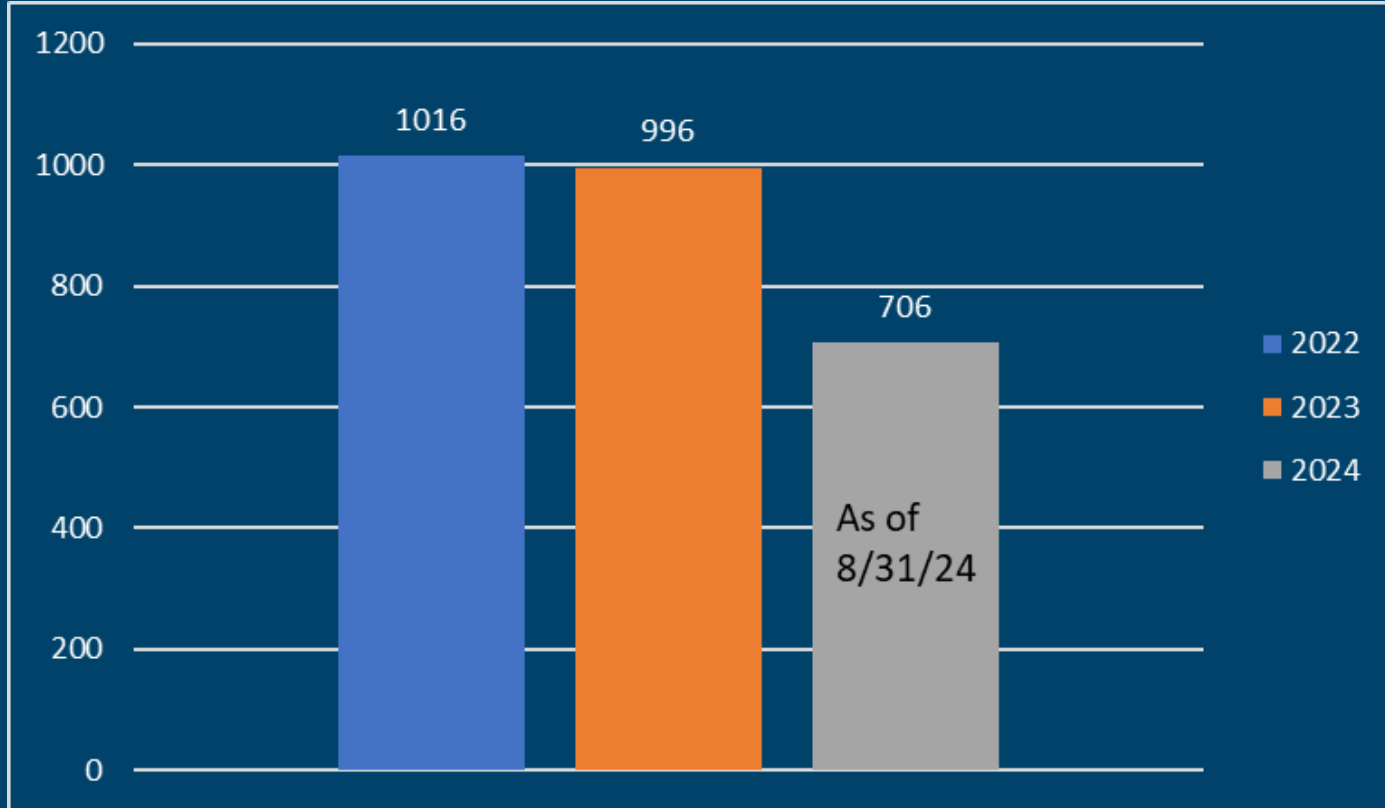
SFD and Duplex Permits Issued





Planning & Development Metrics

Townhome Permits Issued

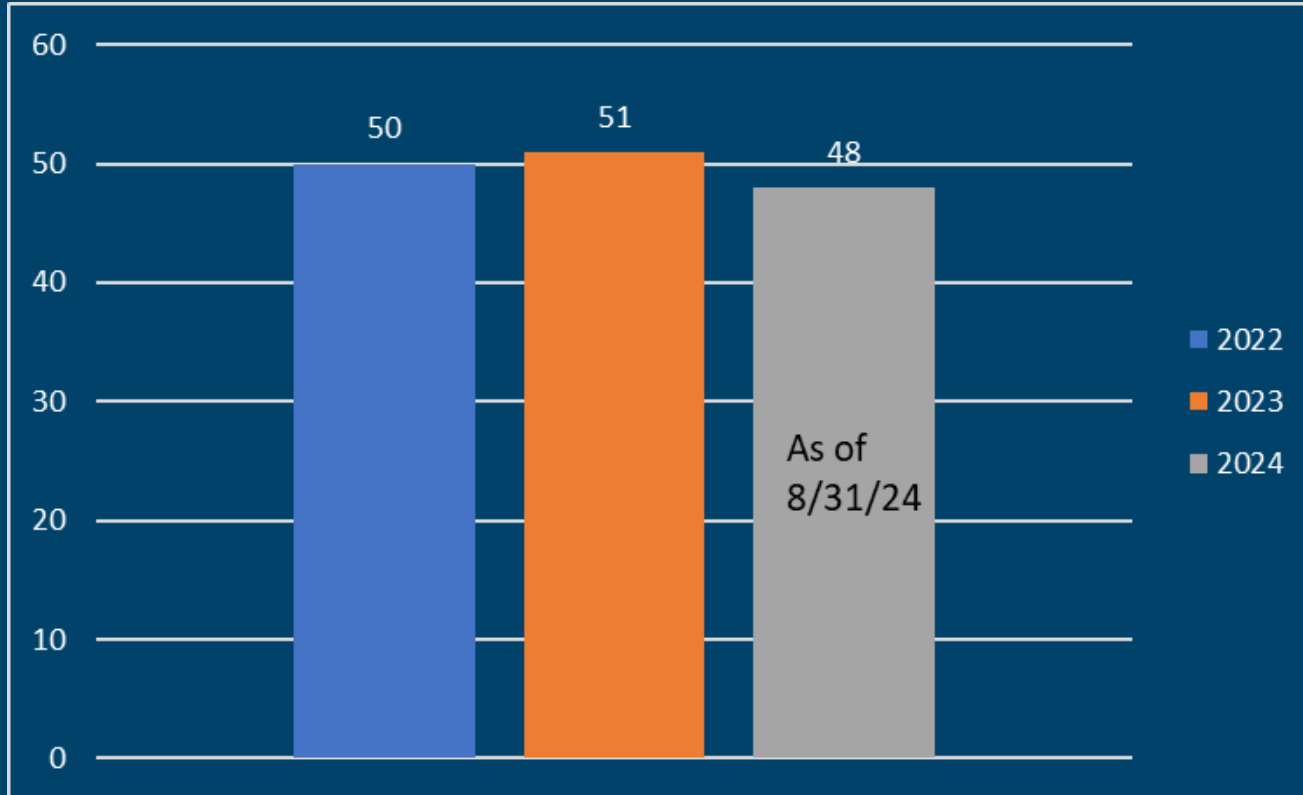




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Planning & Development Metrics

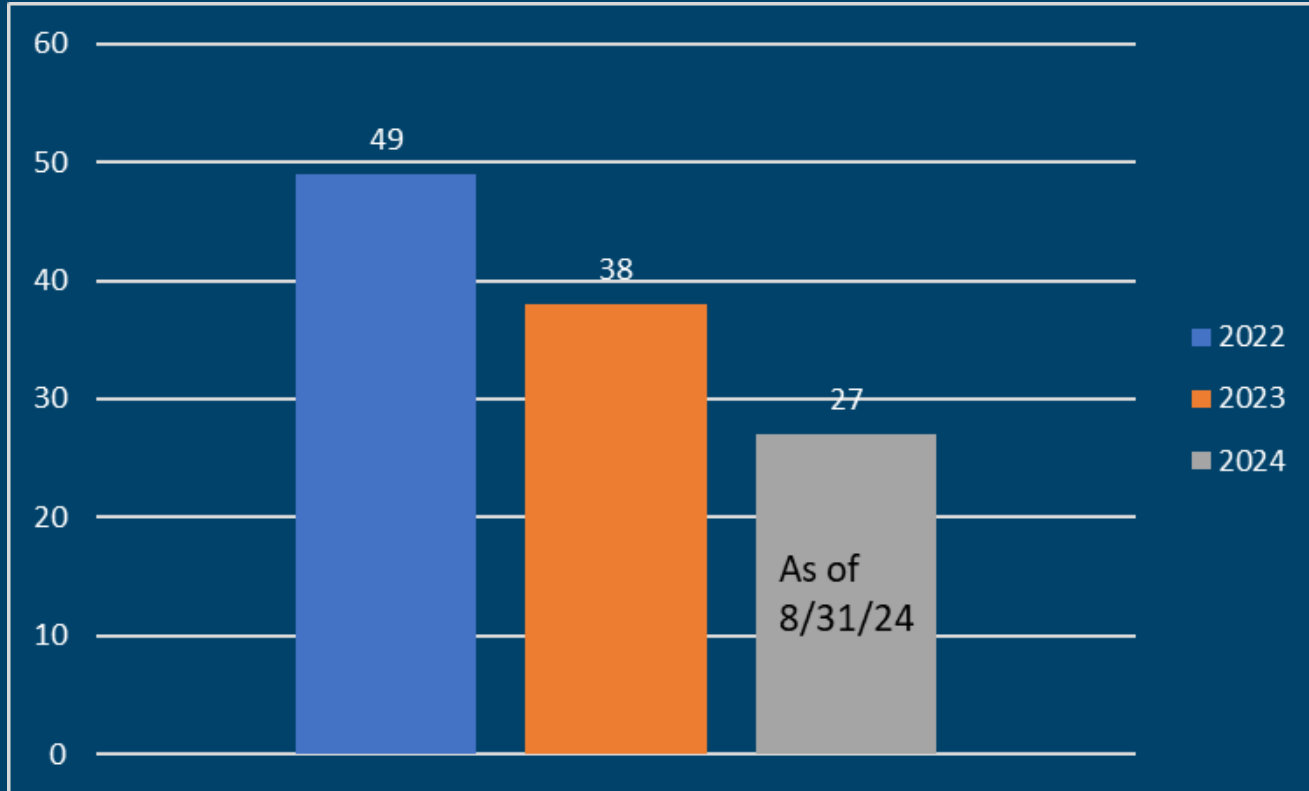
Approved Administrative Site Reviews





Planning & Development Metrics

Approved Subdivisions



Department Updates

Daniel Stegall





Continuous Improvement and Customer Service

Portal updates

- Phase 1- Non-Residential New Building and Additions
 - Launched 8/15 for all new and existing cases
 - No reported issues
- Phase 2 – Non-Residential Alteration and Mass Grading
 - Currently Testing
 - Launch Date: TBD
- Phase 3 – Non-Residential Change of Use and SPR
 - Pending Phase 2 completion
 - Launch Date: TBD



Continuous Improvement and Customer Service

Decision Engine Delay

- Plan Dev completed configuration of Plans & Permits cards for Decision Engine with a proposed launch date of 8/27
- 8/23 IT reported a loss in their configuration for other portal supported departments beyond PlanDev and requested a delay in launch to correct this.
- 8/27 CIO requested a pause in launch pending an RFC from other supported departments for feedback on the configuration for their respective groups
- 9/23 Scheduled internal review of the newly configured product by all supported groups
- Current launch date is TBD

Raleigh Water Updates

Rene Haagen





Raleigh Water Handbook

- Handbook Update
 - Public Engagement Portal complete.
 - Present to Planning Commission September 24th.

- Informational Process Updates



Informational – Process updates

- Downstream Sewer Analysis process
 - Portal submittal by October 1, 2024
 - Applicant requests data
 - Applicant returns sewer study for evaluation
- Merger Town Permitting
 - Utility Connection Permits by January 1, 2025
 - Portal submittal – residential and non-residential
 - Routed to reviewer or Merger Town
 - Pay over Portal



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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
Cydney Terry	Cydney.terry@raleighnc.gov	Engineer, Senior	Wendell/Knightdale/Raleigh
Mike Fowler	Mike.fowler@raleighnc.gov	Engineer, Senior	Zebulon/Raleigh
Vacant		Engineer, Senior	
Tim Beasley	Timothy.beasley@raleighnc.gov	Engineer, Senior	Wake Forest/Rolesville/Raleigh
Pat Paine	Patrick.paine@raleighnc.gov	Engineer, Senior	Gamer/Raleigh
Mitchell Wilson	Mitchell.wilson@raleighnc.gov	Senior Engineer	Wendell/Zebulon, Raleigh
Sophie Jones	Sophia.Jones@raleighnc.gov	Engineer	Raleigh
Autumn Smith	Autumn.smith@raleighnc.gov	Engineer	
Rene Haagen	Rene.haagen@raleighnc.gov	Engineering Supervisor	
Jonathan Ham	Jonathan.ham@raleighnc.gov	Division Manager	

Stormwater Design Manual

September 2024 Update





Stormwater Design Manual Timeline

- Adopted by City Council on Tues, September 3
- Effective Saturday, November 2



Training for Home Builders

Monday, September 30

at 2550 Operations Way & Online

- 8 AM-8:30 AM Arrive, Coffee & Snack
- 8:30-10:00 AM Presentation
- 10:00-11:00 AM Staff Available for Questions



Training for Home Builders

Topics

- New Requirement: Lot Grading Plan
- Changed Option for Increasing Impervious Allowed
- Changes regarding marking LOD at site
- Methods to submit for Land Disturbance Grading permit



Training for Designers

Tuesday, October 1

at 2550 Operations Way & Online

- 1:00 – 1:30 PM Arrive
- 1:30-4:30 PM Training (includes snack break)
- 4:30-5:00 PM Staff Available for Questions



Training for Designers

Topics – New Design Manual + UDO Changes, incl.

- New Stormwater Conveyance System Permit
- Updated design storms, standard details
- Specifics for SCM designs
- Changed easement requirements
- Revamped Flood Study requirements



Other Items

- Website for Public Audience
- Website for Applicants (with Checklists)
- Updated Standard Details for Stormwater



Contact Reminder

- Submitted Projects: Contact Reviewer
- Impervious limits for small potential projects: stormwater.impervious@raleighnc.gov
- Large potential project questions: sally.hoyt@raleighnc.gov

Questions?

