Agenda

Department and Division Updates

- Raleigh Water
  - Legal Documents, Permit Blocks, Staffing Announcement
- Stormwater Management
  - TC-2-2025 In Effect, Design Exceptions and Variances
- Zoning Administration
  - Text Changes
- Long Range Planning
  - Comprehensive Plan Update
- Continuous Improvement and Customer Service
  - Expedited Criteria for Projects, Re-Review Fee, Portal Update

Question and Answer Session

Meeting Adjourned

Raleigh

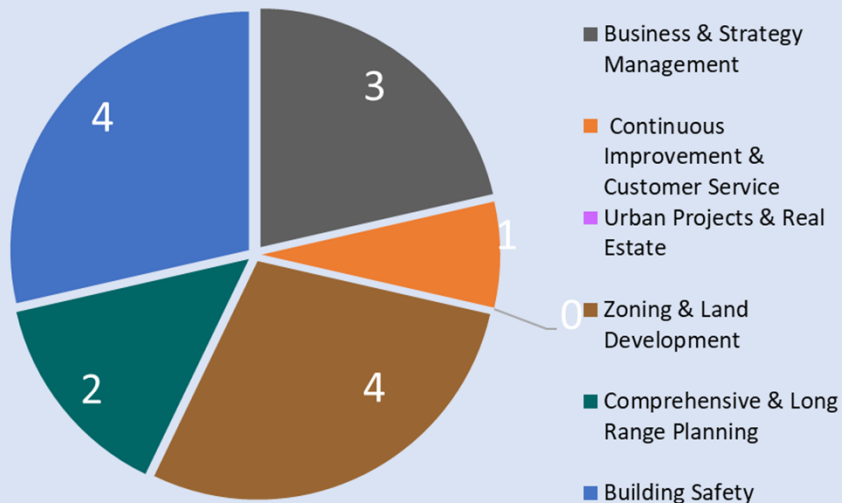# Continuous Improvement and Customer Service

Announcements

- Next Quarterly Development Stakeholder Meeting
  - January 8, 2026, at Greg Poole, Jr. All Faiths Chapel
  - Address: 1030 Richardson Drive
- Permit Pathways Event
  - Topic: Subdividing Residential Property in Raleigh
  - Thursday, November 6 at 12pm
  - Look for social media posts and an email requesting registration.
  - Limited to 40 participants.
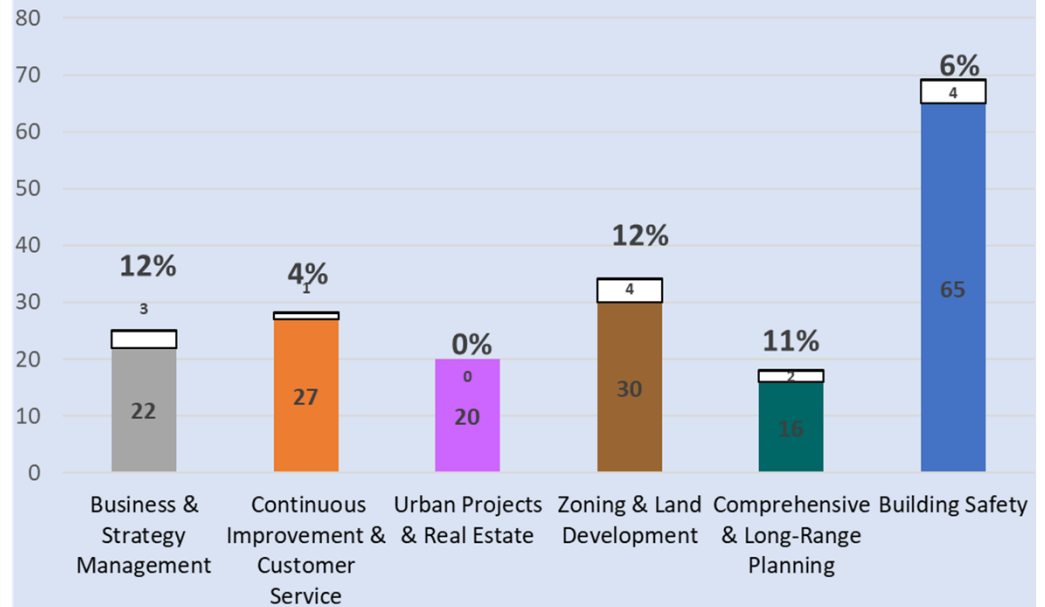 - Food will be provided at the event

Raleigh

Vacancy and Staffing

Planning and Development Vacancies and Staffing

Planning and Development	194	
Vacant Positions as of October 25	14	8%

PlanDev Vacancies as of October 2025

- Business & Strategy Management
- Continuous Improvement & Customer Service
- Urban Projects & Real Estate
- Zoning & Land Development
- Comprehensive & Long Range Planning
- Building Safety

Vacancy % per division as of October 2025

Raleigh

Vacancies- Planning and Development

Comprehensive Planning

- 2 Senior Planners

Building and Safety

- 1 Chief Plumbing Inspector

- 2 Residential Multi-Trade Inspectors

- 1 Code Compliance Inspector

Raleigh

Vacancies – Planning and Development

Zoning Administration

- 1 Senior Planner (Interviews to begin)
- 1 Planner (Interviews complete)

Land Development

- 1 Planner in Map Review (Interviews complete)
- 1 Planner in Site Review (Interviews complete

Vacancies and Staffing in Matrix Departments

Urban Forestry

- Review is fully Staff
- 1 Inspector

Stormwater Management

- 1 Engineer Reviewer

Raleigh Water

- 1 Engineering Manager (Review)

Fire Marshal

- Vacancy: 2 Field Inspectors

Raleigh

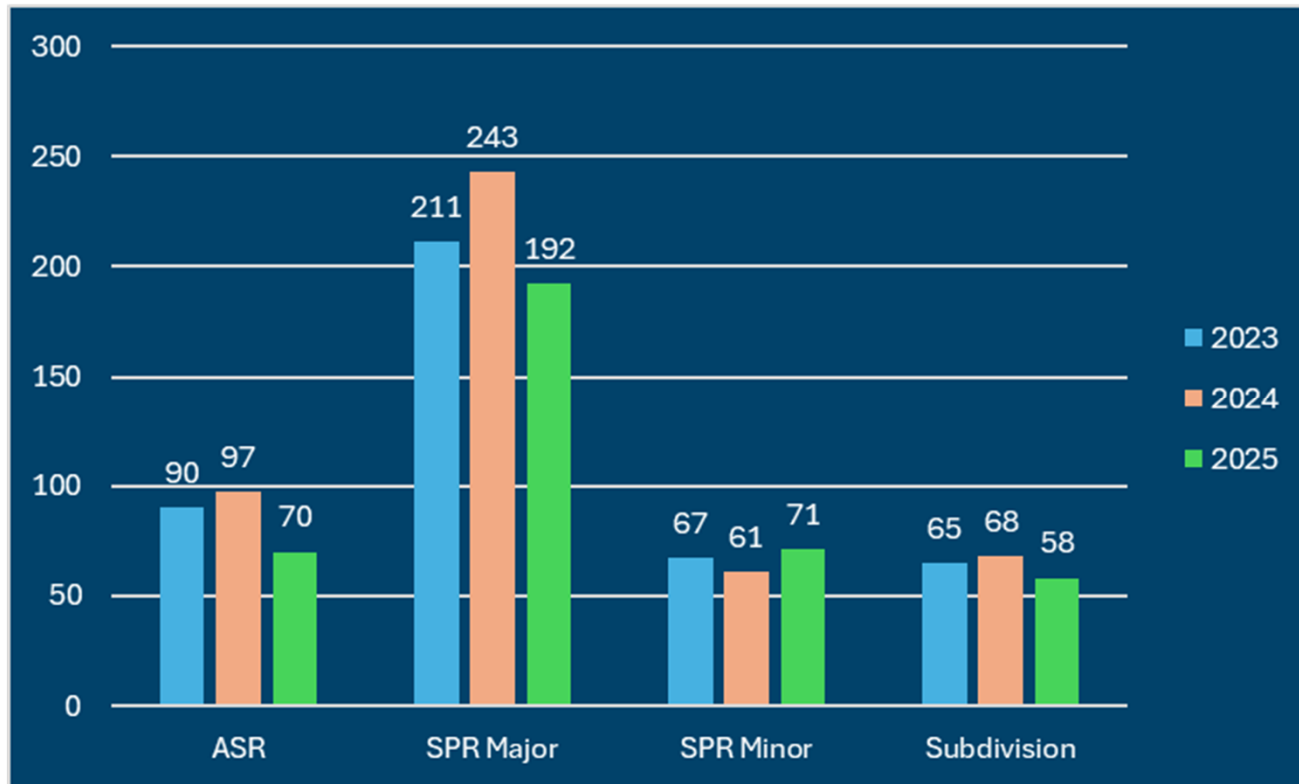# Vacancy and Staffing in Matrix Departments

Transportation

- Review is fully staffed
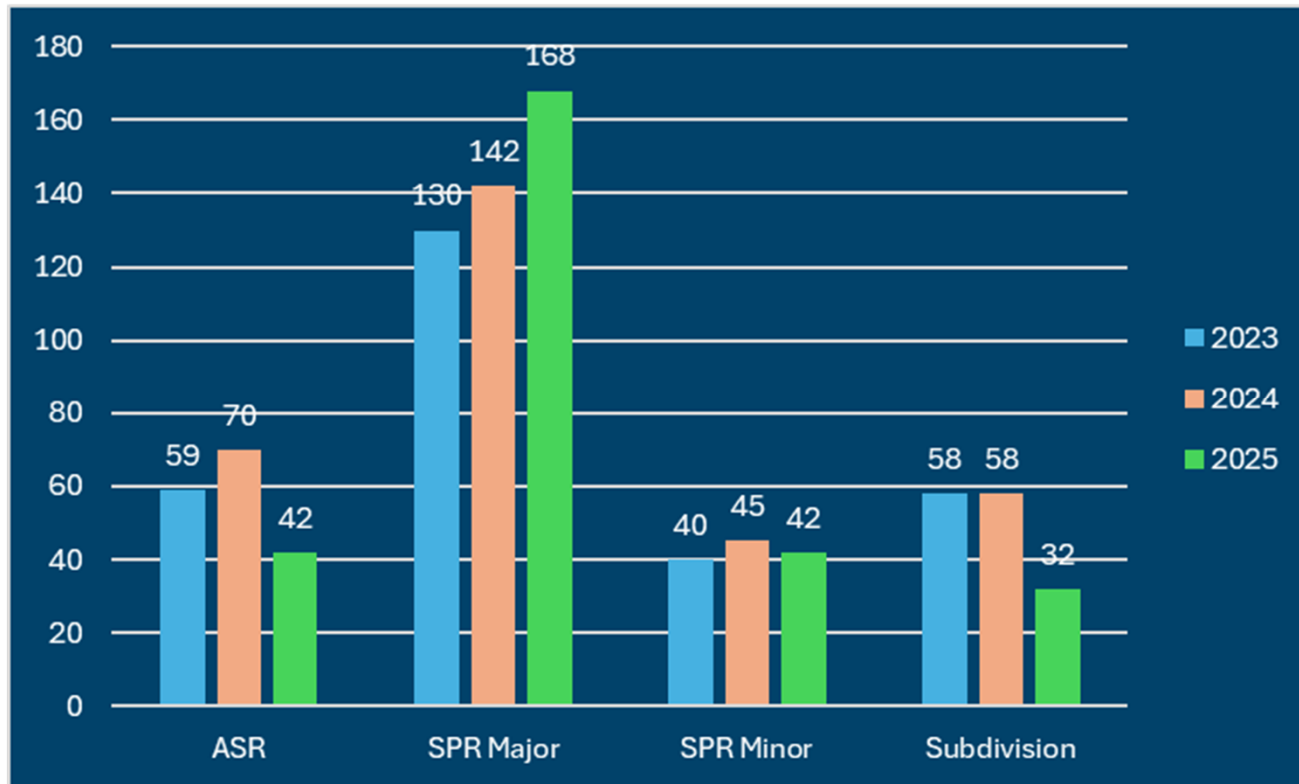
Metrics Update

Questions regarding metrics submitted to the Planning and Development Department via <u>AskRaleigh</u>.
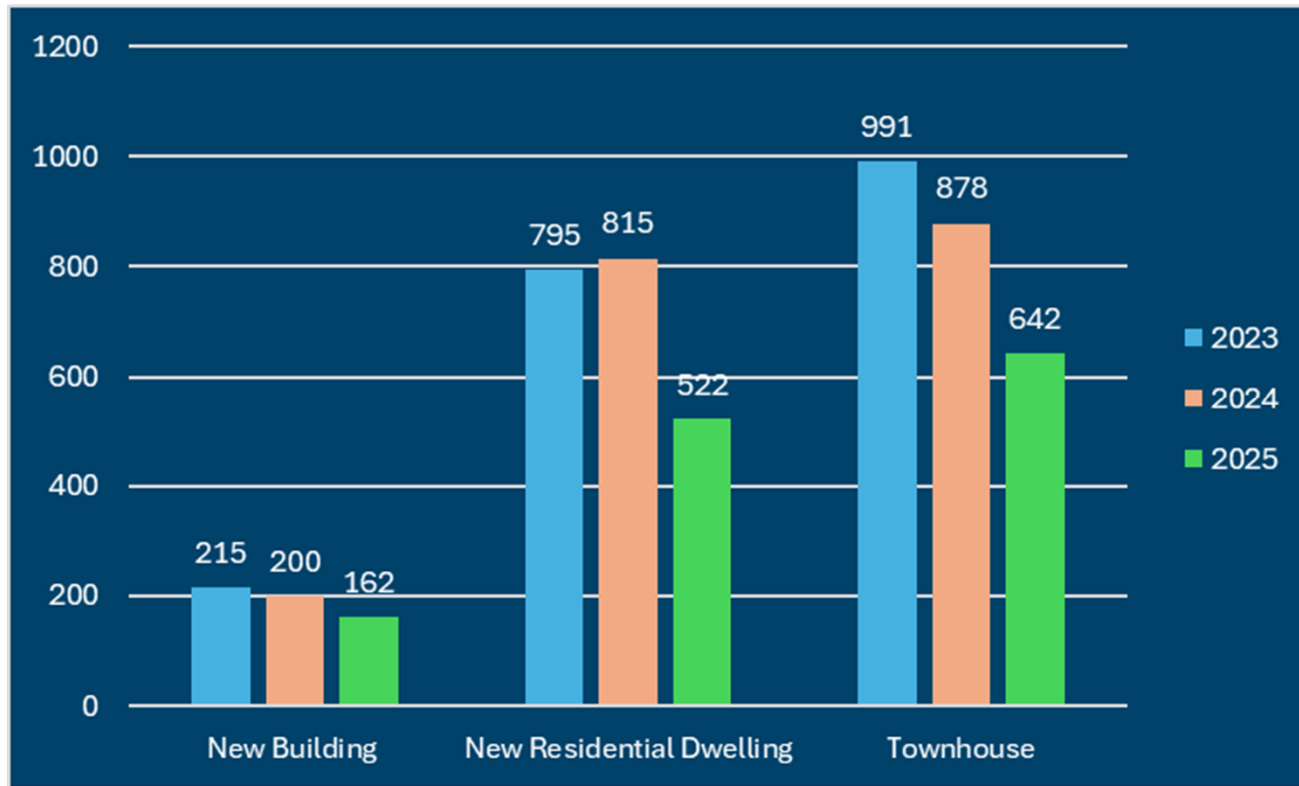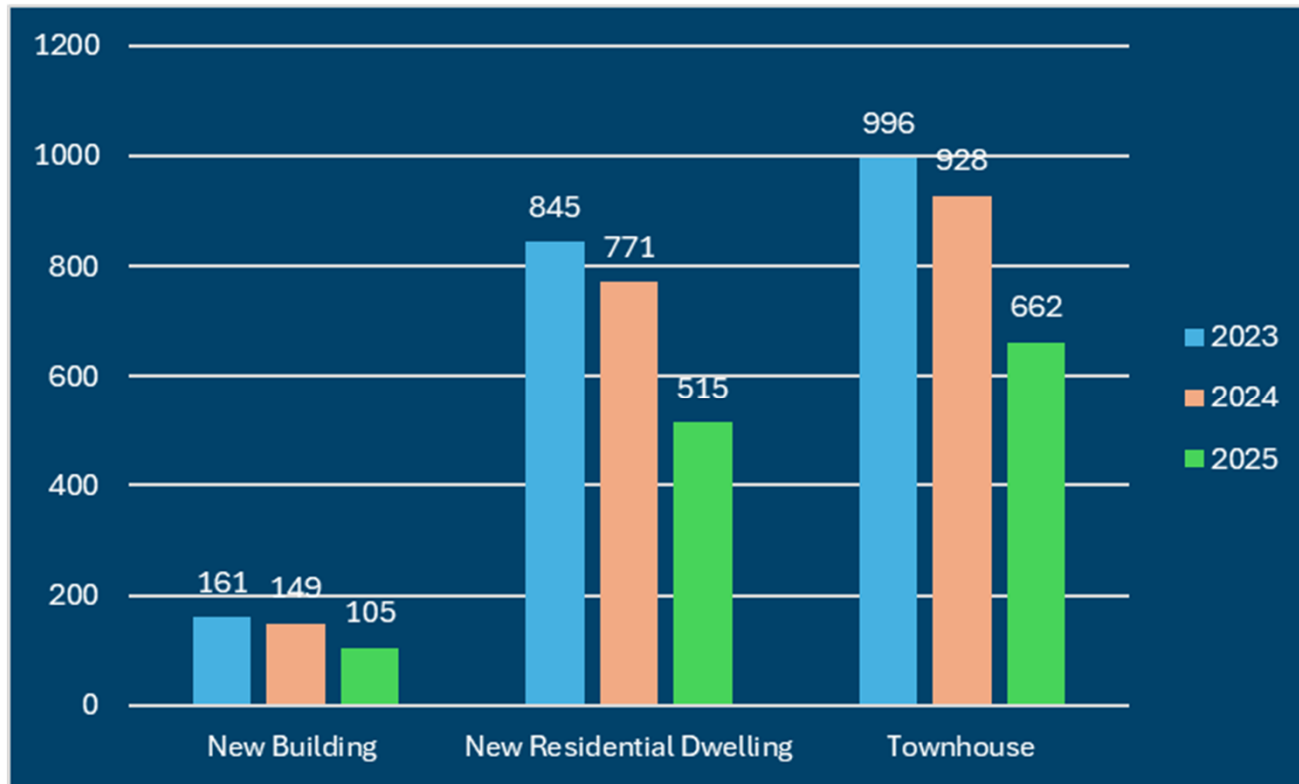
Total Site Plan Submittals

(As of 9/30/2025)

Raleigh

Total Approved Site Plans

Total Number of Applications for Specific Submittals

(As of 9/30/2025)
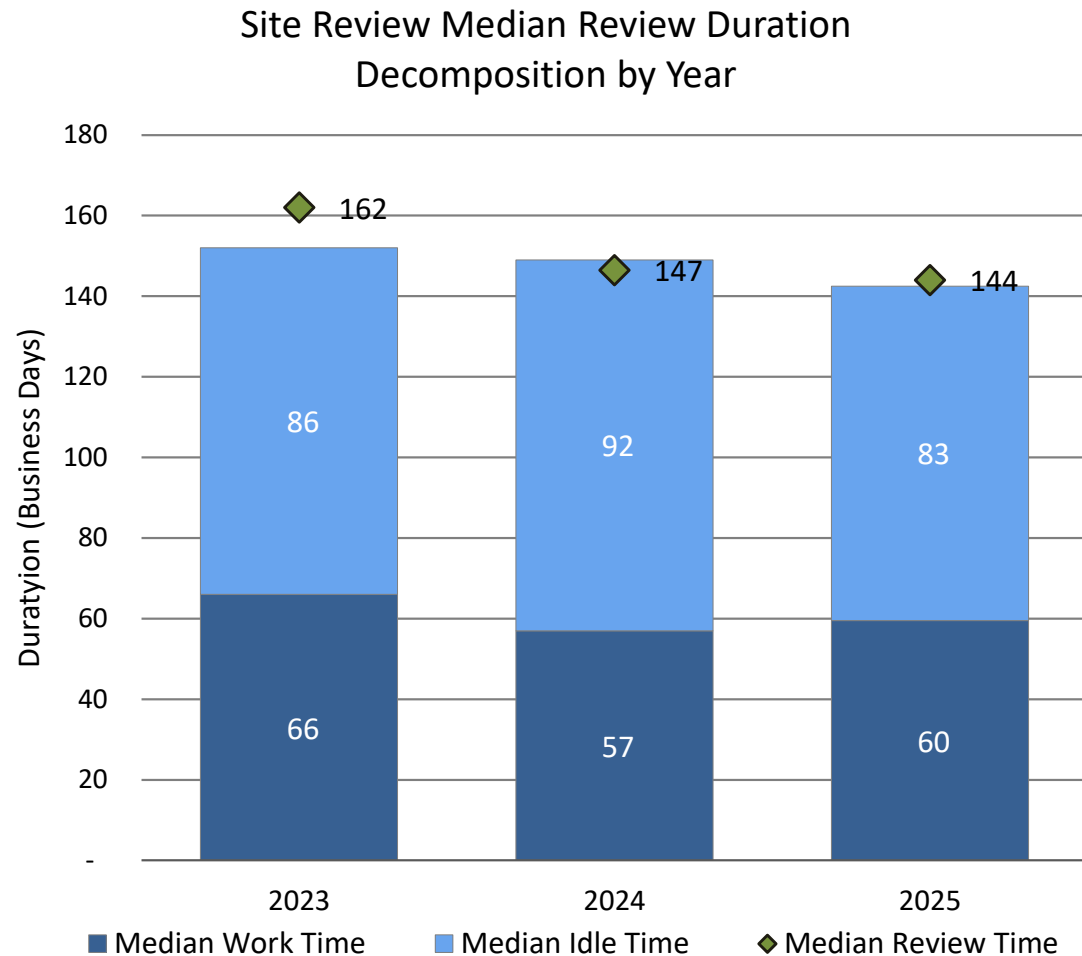
# Total of Residential Permits Issued

(As of 9/30/2025)

Raleigh

How Long is Site Plan Review

The review process for all projects can vary significantly depending on the project's complexity, the staff coverage, and the speed of the applicant's response.

The year is based on the date of completion for the plan application-Site Permit Review, Administrative Site Review and Subdivision; Year 2025 covers January 1st through June 30th. Work = total staff time working on all reviews; Idle = total elapsed time between review cycles. *Note: median work time + median idle time is not guaranteed to equal the median review duration.*

Site Review Median Review Duration Decomposition by Year

Chart: Duration (Business Days) by year

Year	Median Work Time	Median Idle Time	Median Review Time
2023	66	86	162
2024	57	92	147
2025	60	83	144

Legend: ■ Median Work Time ■ Median Idle Time ◆ Median Review Time

Raleigh

How Long is Building Review
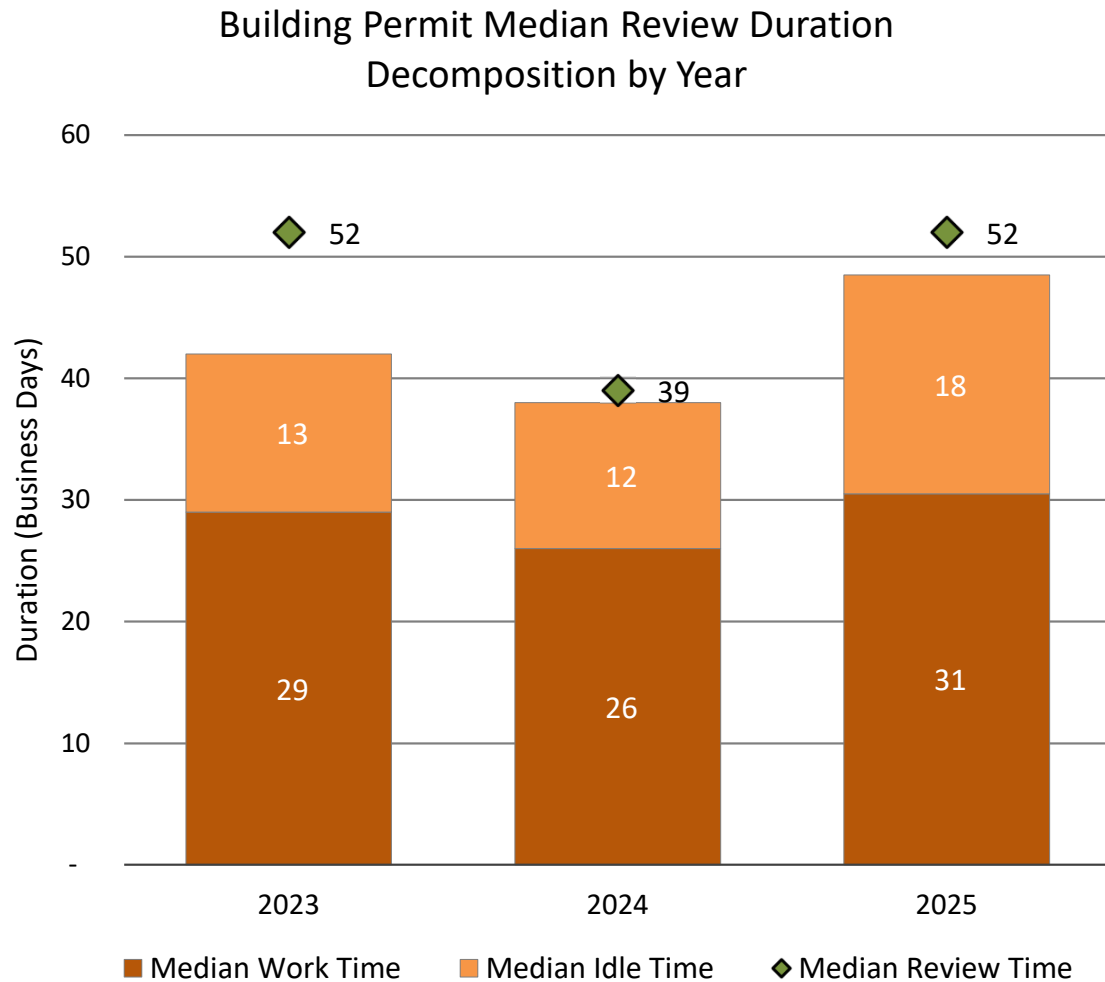
The year is based on the date of completion for the permit application-Non Residential, Residential Dwelling and Townhouse; Year 2025 covers January 1st through June 30th. Work = total staff time working on all reviews; Idle = total elapsed time between review cycles. *Note: median work time + median idle time is not guaranteed to equal the median review duration.*
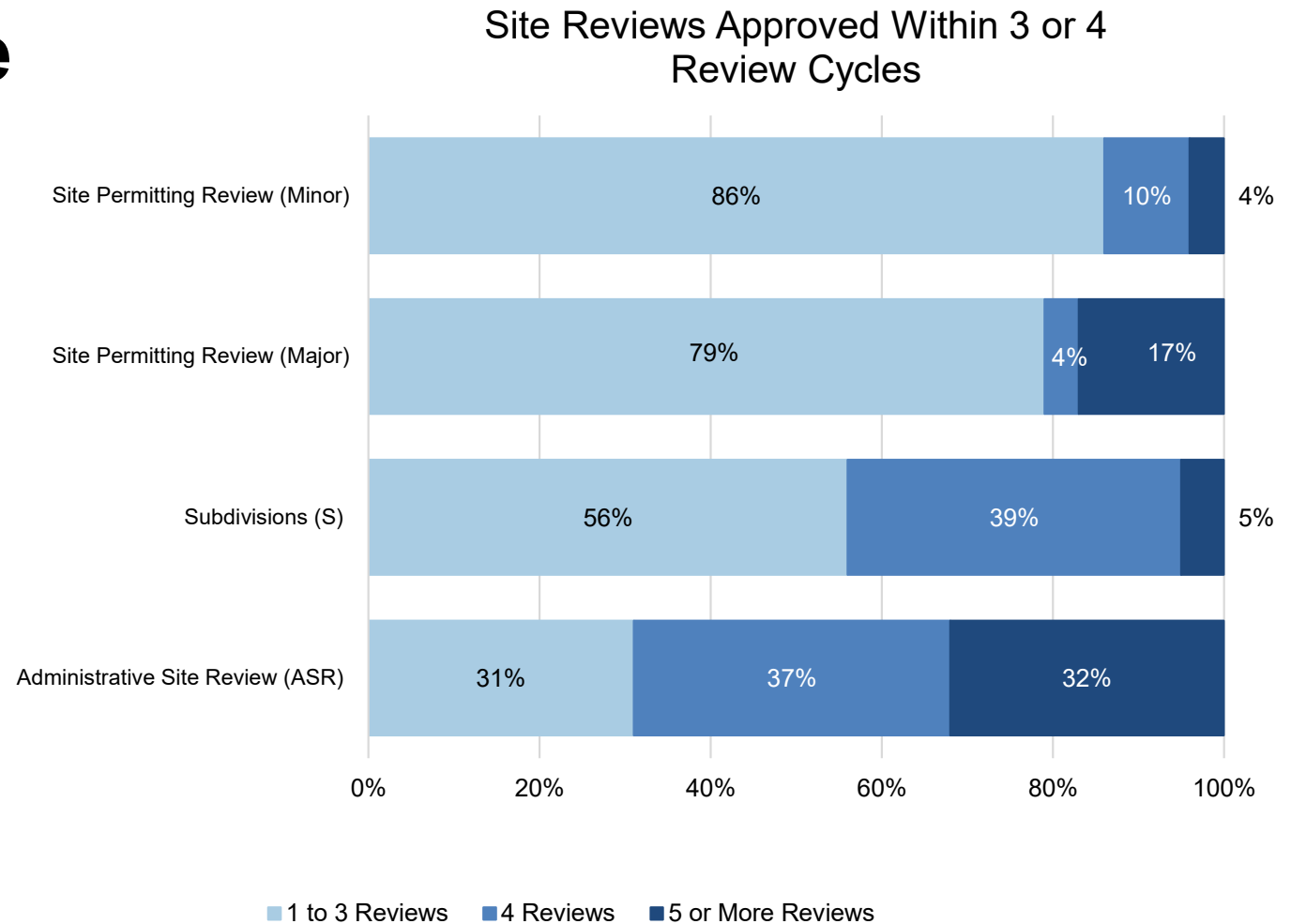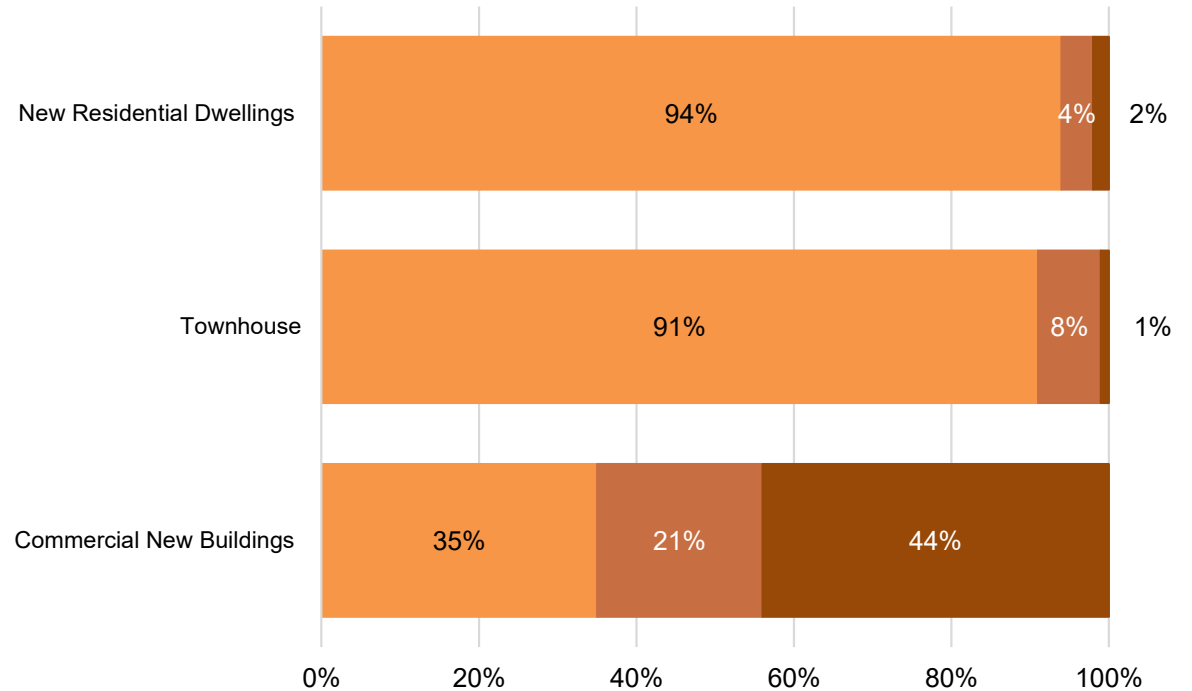

Building Permit Median Review Duration Decomposition by Year

How Many Site Reviews It Takes for Approval

Site Reviews Approved Within 3 or 4 Review Cycles

Site Permitting Review (Minor): 86% | 10% | 4%
Site Permitting Review (Major): 79% | 4% | 17%
Subdivisions (S): 56% | 39% | 5%
Administrative Site Review (ASR): 31% | 37% | 32%

■ 1 to 3 Reviews ■ 4 Reviews ■ 5 or More Reviews

Year 2025 covers January 1st through June 30th.

Raleigh

How Many Building Reviews It Takes for Approval

Building Permits Approved Within 3 or 4 Review Cycles

New Residential Dwellings
- 94%
- 4%
- 2%

Townhouse
- 91%
- 8%
- 1%

Commercial New Buildings
- 35%
- 21%
- 44%

0% 20% 40% 60% 80% 100%

Legend:
- ■ 1 to 3 Reviews
- ■ 4 Reviews
- ■ 5 or More Reviews

Year 2025 covers January 1st through June 30th.

Raleigh

How Reviews Meet Our Benchmarks

Staff on-time rate

(percent of individual review tasks completed by the assigned person within the benchmark period.)

Year covers January 1 – June 30, 2025

Site Review

83.4%

Updated
(Aggregated)
Values

How Reviews Meet Our Benchmarks

Staff on-time rate
(percent of individual review tasks completed by the assigned person within the benchmark period.)

Year covers January 1 – June 30, 2025

Building Permit

86.5%

Updated
(Aggregated)
Values

How Reviews Meet Our Benchmarks

Review on-time rate

(percent of full reviews where every required task is completed within the benchmark period.)

Year covers January 1 – June 30, 2025

Building Permit

51.6%

Updated
(Aggregated)
Values

Review Dashboards

Check out our
public dashboards
for more metrics

Review Turnaround Times
and Performance
Dashboards