ENGINEERING SERVICES

Raleigh Properties & Current Variance Procedures

Stakeholder Group
Meeting Number 2
April 25, 2019

Raleigh
Floodway Schematic

100 YEAR FLOODPLAIN

FRINGE

FLOODWAY

SURCHARGE

FLOODWAY + FLOODWAY FRINGE = 100 YEAR FLOODPLAIN
SURCHARGE NOT TO EXCEED 1.0 FOOT
Raleigh Acreage

- Total Land Area in Raleigh (City Limits & ETJ) – 181.5 square miles
- Land Area with Floodway Fringe (Floodway Area Removed)
  - 8.3 square miles or 5288 acres (4.6%)*
  - 50% of fringe area – 2387 acres
  - Residential zoned; 50% fringe acreage – 1618 acres

*514 acres of Conservation Management removed
Raleigh Acreage

- 6490 parcels have all or some portion in the floodway fringe (4.4% of all)
- 3904 parcels are 0.5 acres or less
- 548 parcels that are completely inundated with floodplain (floodway + floodway fringe)
  - 447 are 0.5 acres or less (340 residential)
Current Raleigh Floodway Fringe Regulations

- Lots less than 0.5 acres recorded prior to 5/2/2006 are exempt from 50% fill restriction in the floodway fringe.

- Per UDO section 9.3.5.C.4.c, existing structures on parcels with more than 50% fill can be redeveloped if:
  - Approved No-Impact Study and,
  - Reduction of overage by 25%
Current Raleigh Variance Option

- Per UDO Section 9.3.5.C.5, Council can grant a variance to the 50% restriction if the following are met:
  - Unique circumstances applicable to the site create unnecessary hardship
  - Variance is in harmony with the general purpose and intent of the ordinance
  - Public safety and welfare will be assured
  - Written request submitted to the Clerk with justification for the variance and “mitigation”
Current Raleigh Variance Option

- Upon a determination by the City Council that the limitations deprive a specific land owner of reasonable use of the property, the Council may allow greater than the 50%
Questions