

2030 Comprehensive Plan Update

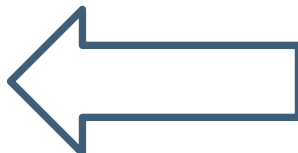


Development Transitions | June 14, 2017

Tonight's Agenda

- Update process overview
- Transitions
 - Current regulation and policy
 - Proposed policy changes
- Q&A
- Next steps
- Table discussions
 - Transitions
 - Residential infill
 - Other land use topics

The Update Process

1. Due Diligence
2. Outreach and In-reach
3. White Paper on proposed revisions
4. Public Comment
5. Plan Drafting
6. Public Comment 
7. Final Review & Adoption

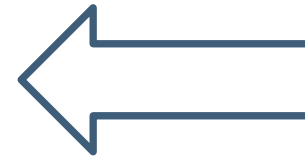


Where we are now

- Public Comment

- 5 public meetings on specific topics

- Resilience (June 7)
 - Housing (June 14)
 - Development Transitions (June 20)
 - Transportation (June 27)
 - Sustainability (July 11)



10 Significant Changes

1. Graphic redesign
2. Key Policies
3. Height & Transitions
4. Transit Plan
5. Resiliency
6. Affordable Housing
7. Water Supply
8. Local Food Systems
9. Downtown Element
10. Area Plans

What is a “Transition”?



Transitions Defined

- Transitions are mitigation between otherwise incompatible adjacent and nearby land uses.
- Incompatibilities arise when nearby uses differ significantly in terms of use, intensity, or form.



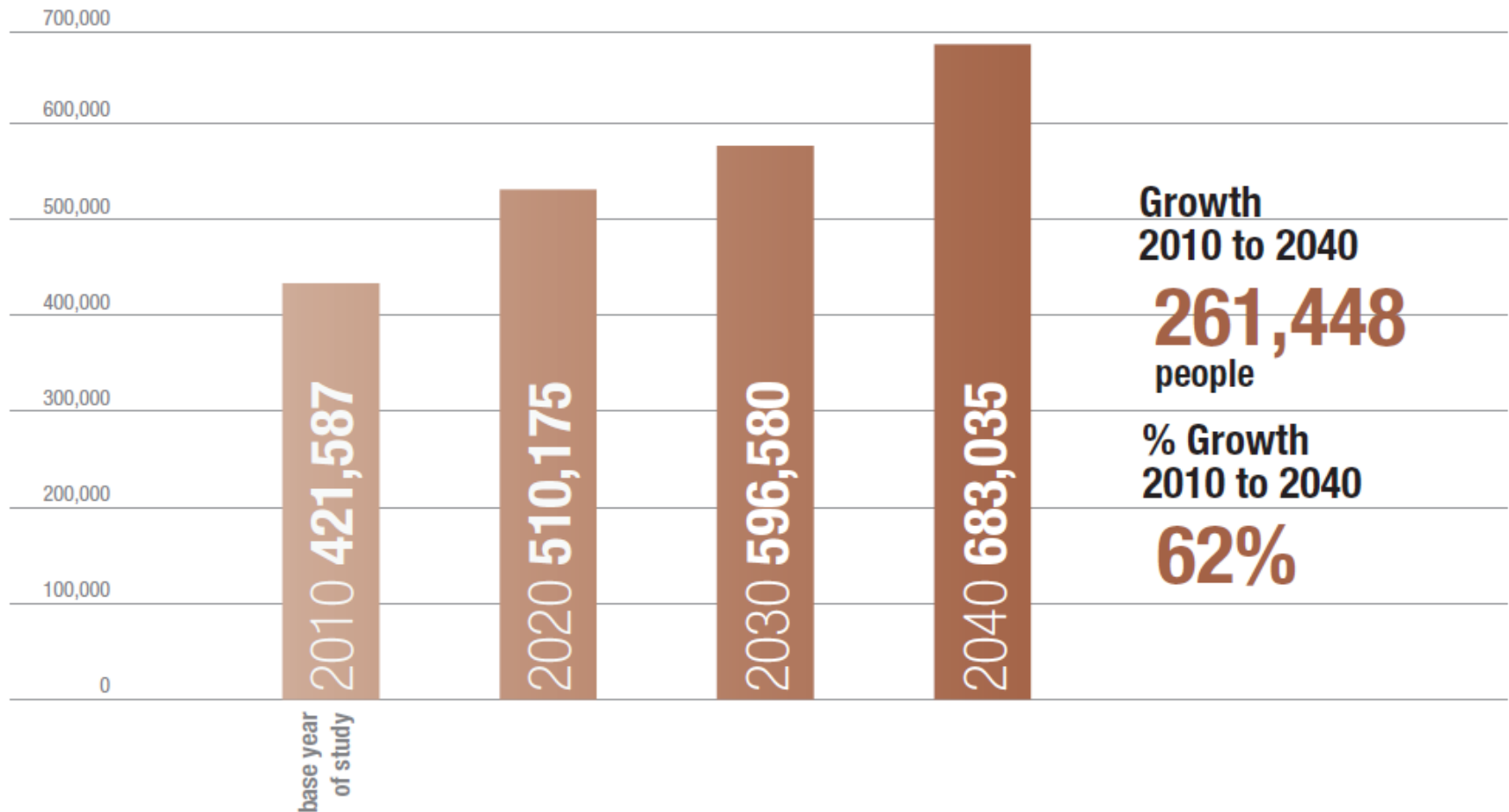
Successful Transitions

- **Use** – *High intensity uses are buffered from low intensity uses by an intervening area of another use.*
- **Massing** – *Setbacks and/or stepbacks soften the building mass and to create a compatible form.*
- **Height** – *A combination of distance and height (limits, setbacks, and/or stepbacks) allows access to light and air.*
- **Landscape** – *Above and beyond existing landscape ordinance requirements may be needed to buffer certain use combinations.*



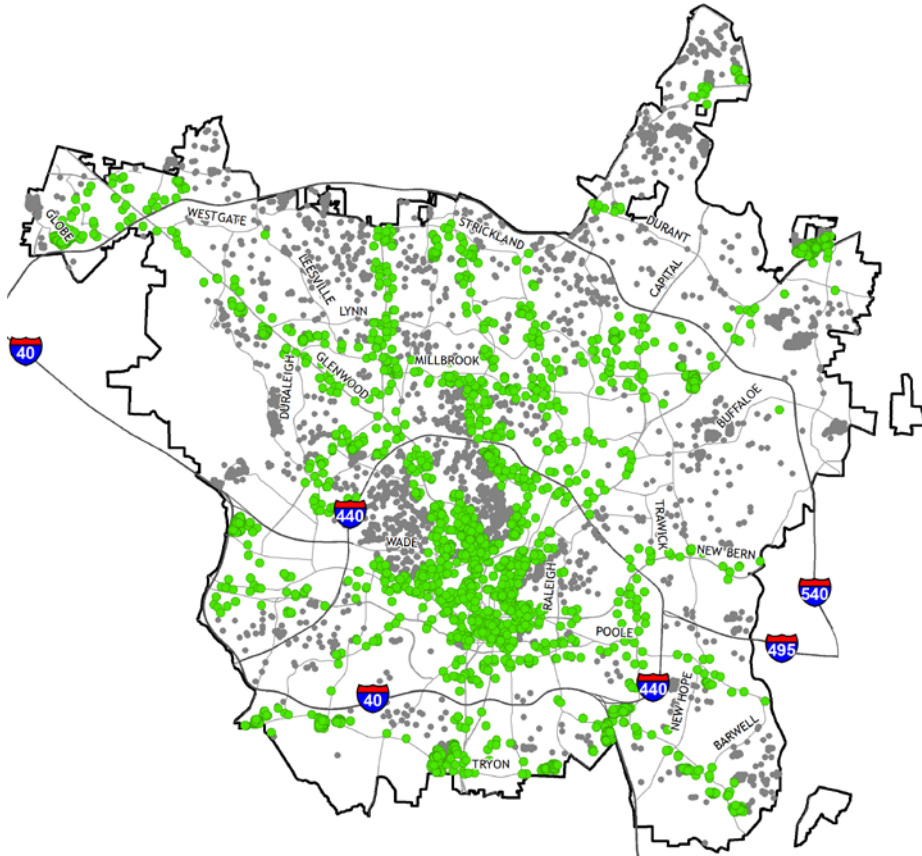
Why Are Transitions Important?

Raleigh Planning Area* Population Projections — 2010 to 2040



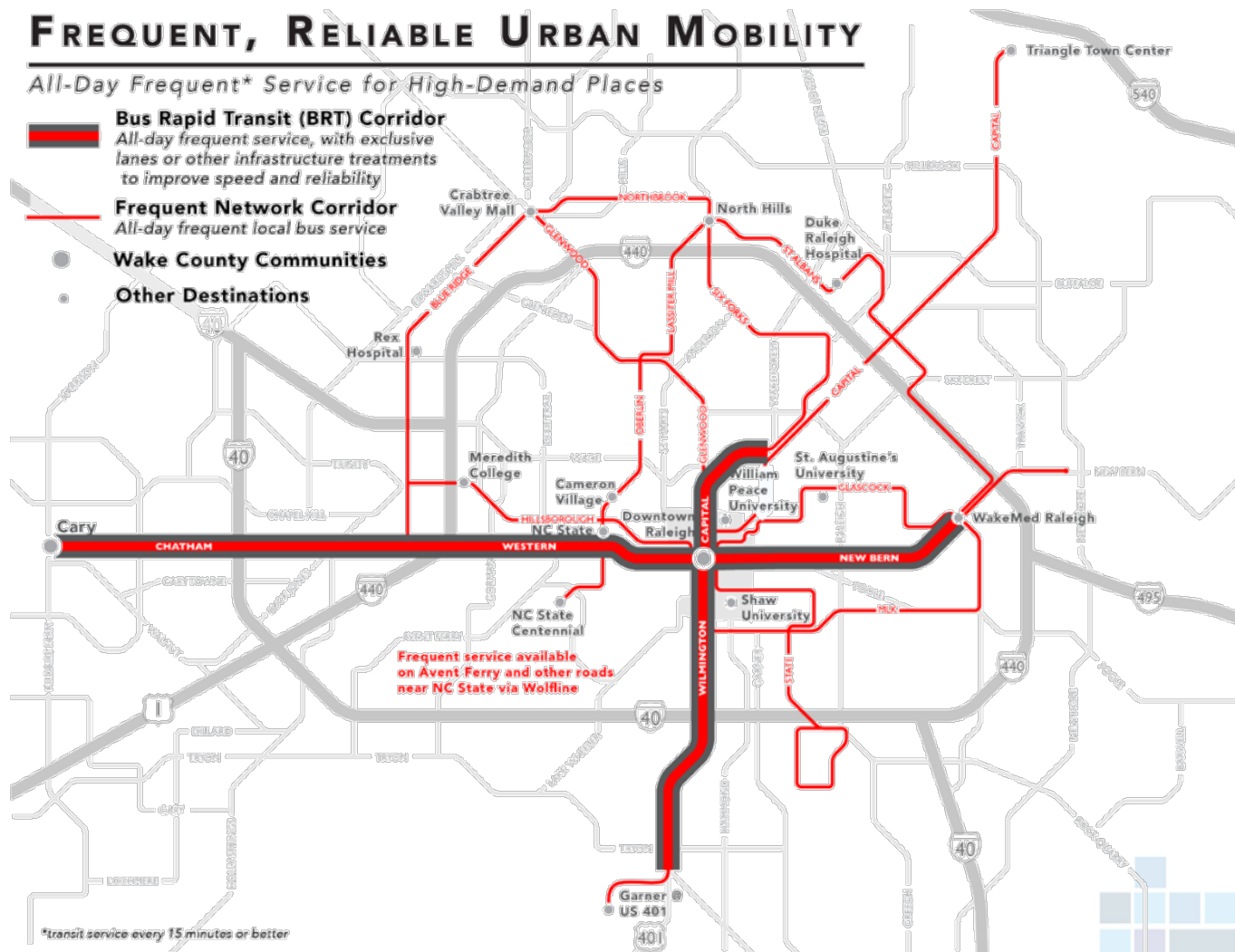
Where is growth occurring?

Permit Activity	Citywide	Growth Areas	Percent
Dwelling Units	20,885	14,078	67%
Value	\$4.06 billion	\$2,59 billion	64%



Since adoption of the 2030 Comprehensive Plan, development patterns have met the goal of 60% of growth occurring in designated areas.

Improved Transit Provides Opportunity

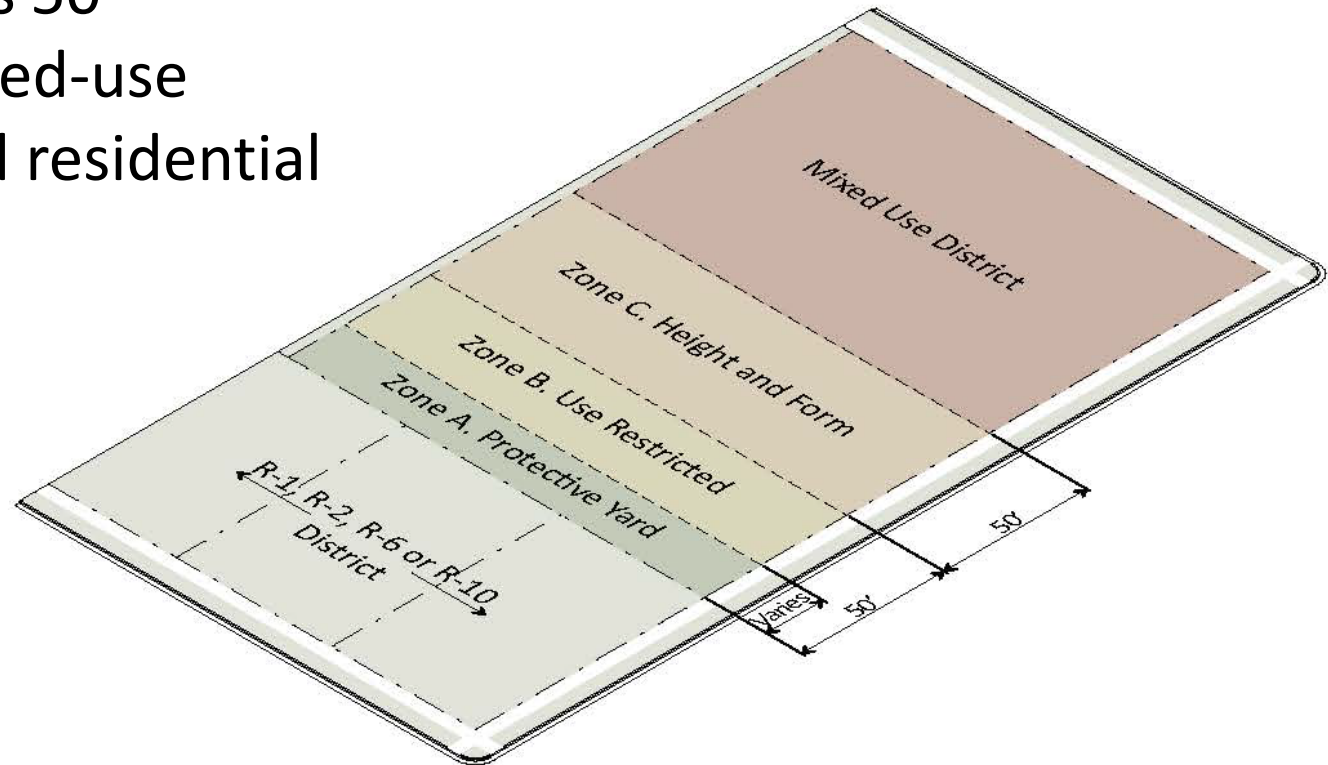


But Thoughtful Transitions Matter



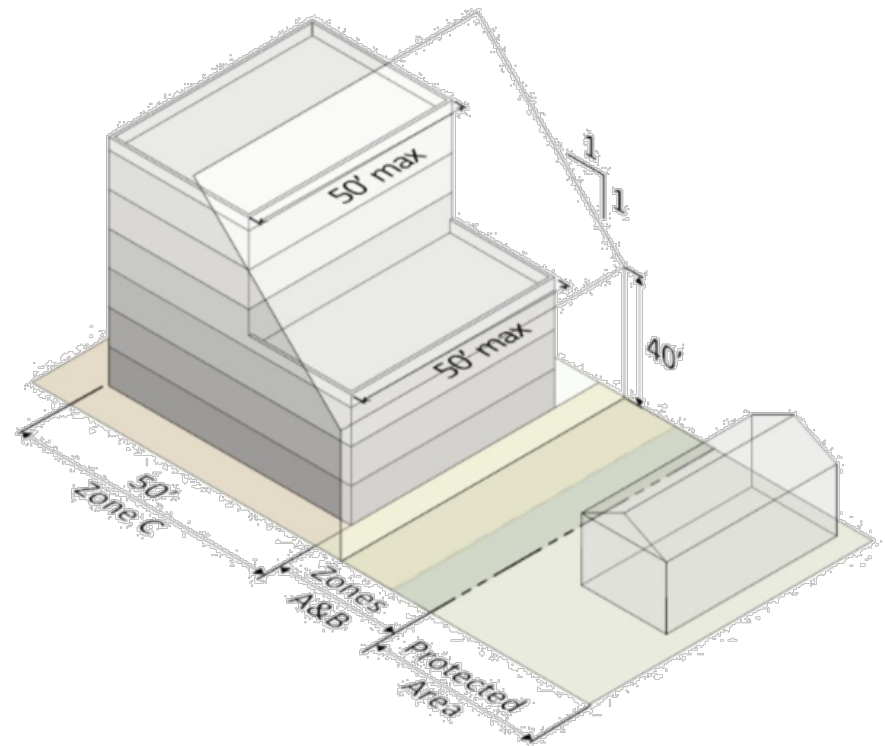
Existing Transition Regulation

- UDO requires 50' between mixed-use buildings and residential buildings



Existing Transition Regulation

- Buildings in mixed-use zones adjacent to residential zones may be no taller than 40' at edge, then may be no taller than a line drawn at a 45-degree angle for the next 50'.

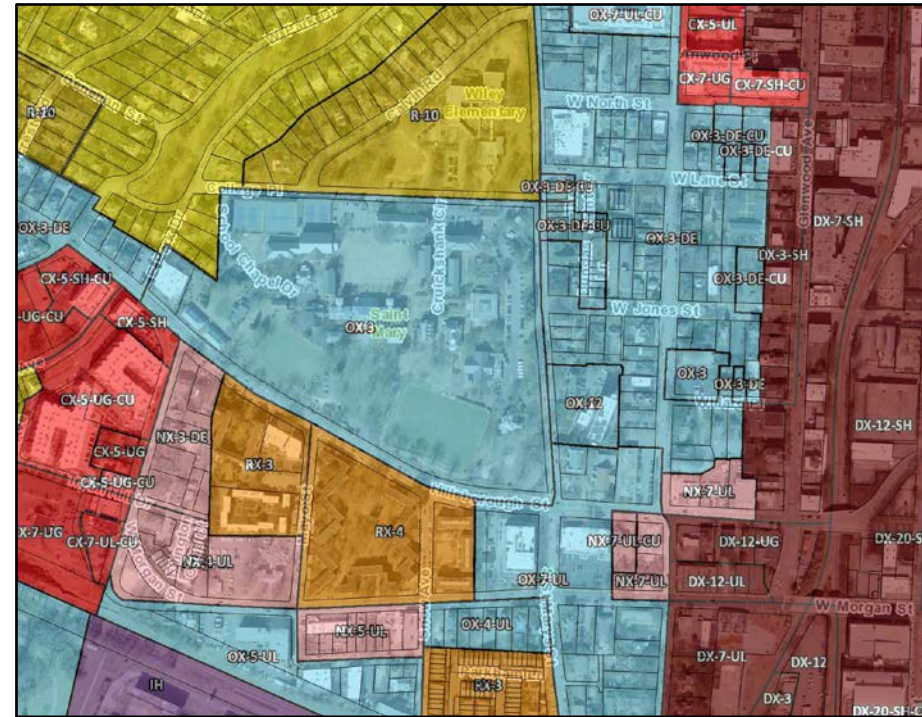


Existing Height Regulation

Height limits specified by zoning district:

- Residential districts limited to 3 stories & 40'
- Mixed-Use districts include height as part of zone

Stories	Feet Max
3	50
4	62
5	75
7	90
12	150
20	250
40	500



Regulation Discussion

- Height
 - Proposed changes to UDO to more clearly define/limit use of attics and basements. Intent to create more predictability in height.
- Development near transit stations
 - Leveraging transit investment means more development will take place near stations and along corridors.



Existing Transition Policies

Policy LU 5.4 Density Transitions

Low/medium density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the FLUM, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

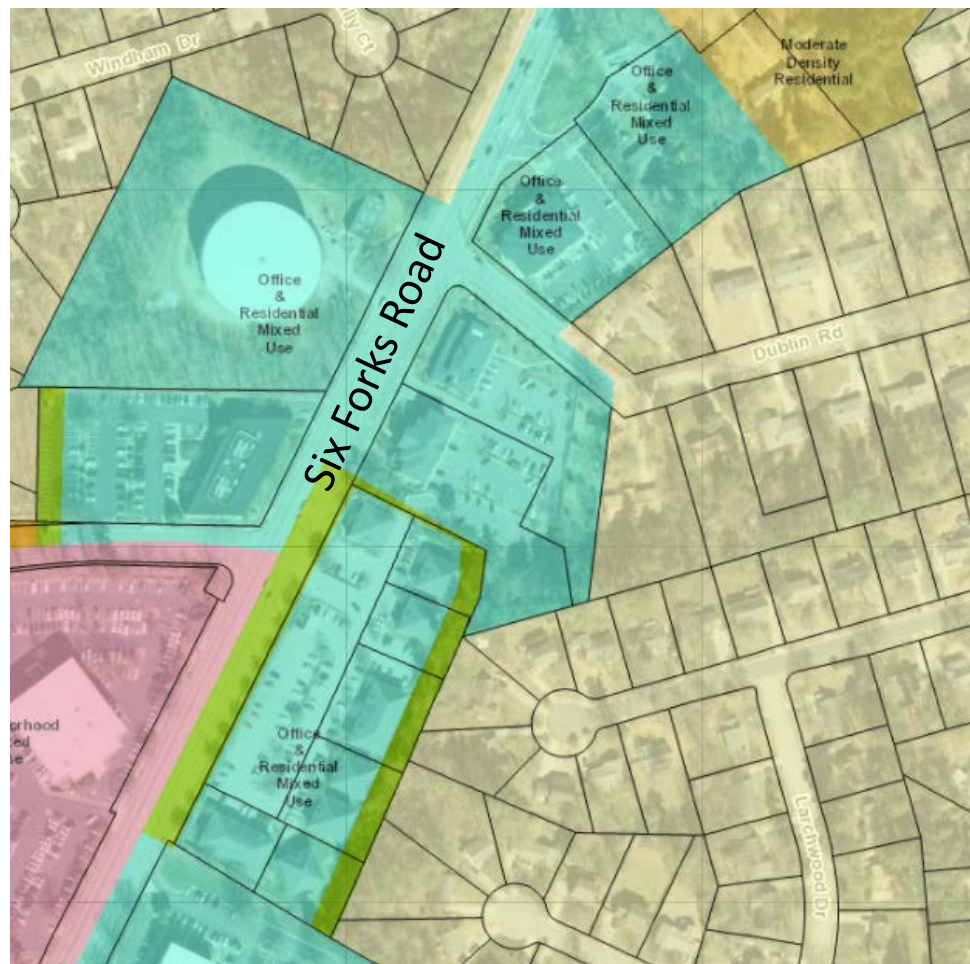


Existing Transition Policies

Policy LU 5.5—Transitional and Buffer Zone Districts

Maintain zoning districts that which serve as transitional or buffer areas between residential and commercial districts . . .

Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.



Existing Transition Policies

Policy LU 5.6—Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures.

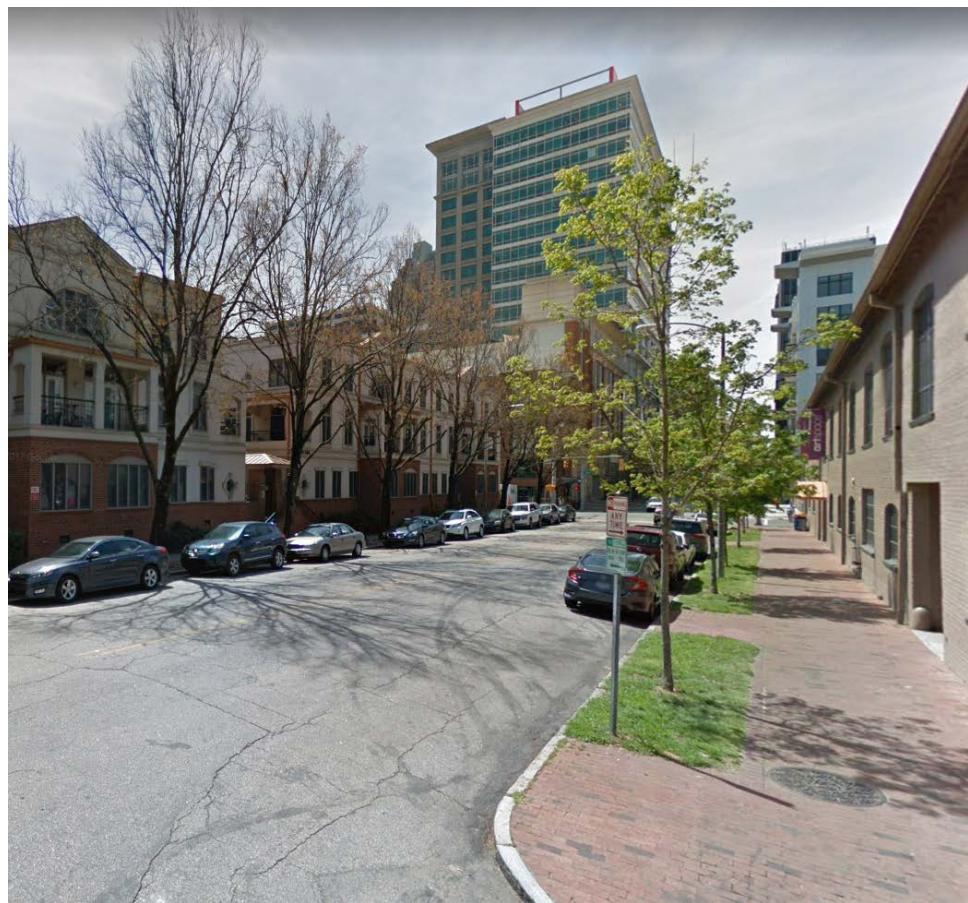


Existing Transition Policies

Table UD-1 Design Guidelines for Mixed-Use Developments

2. Mixed-Use Areas/Transition to Surrounding Neighborhoods

Within all mixed-use areas, buildings that are adjacent to lower density neighborhoods should transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing.



Existing Height Policy

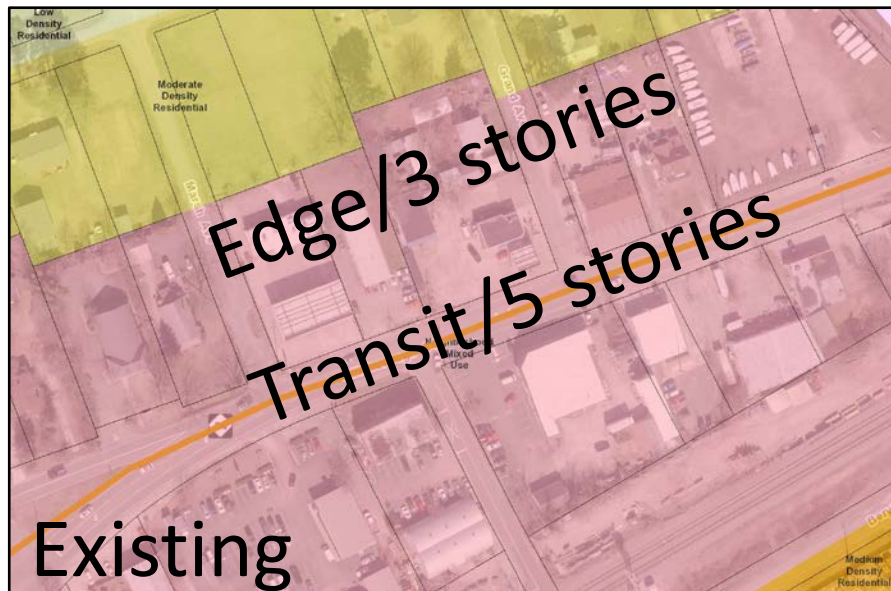
- Comprehensive Plan provides guidance for rezoning cases
- Recommended height depends on land use category

Table LU-2 Recommended Height Designations

Category	Core/Transit	General	Edge
Medium Density Residential	Min. of 2 stories Max. of 5 stories	Max. of 4 stories	3 stories
High Density Residential	Min. of 2 stories Max. of 12 stories	Max. of 5 stories	Max. of 4 stories
Neighborhood Mixed Use	Min. of 2 stories Max. of 5 stories	Max. of 4 stories	3 stories
Community Mixed Use	Min. of 2 stories Max. of 12 stories	Max. of 5 stories	Max. of 4 stories
Regional Mixed Use	Min. of 2 stories Max. of 20 stories	Max. of 7 stories	Max. of 4 stories
Central Business District	Min. of 3 stories Max. of 40 stories	Max. of 12 stories	Max. of 4 stories
Office & Residential Mixed Use	Min. of 2 stories Max. of 7 stories	Max. of 5 stories for office; max. of 4 stories residential and/or mixed use	Max. of 4 stories
Office/Research Development	Min. of 2 stories Max. of 12 stories	Max. of 7 stories	Max. of 4 stories

Proposed Changes

- Resolve conflict between Edge and Transit locations in favor of General (with UDO transition)

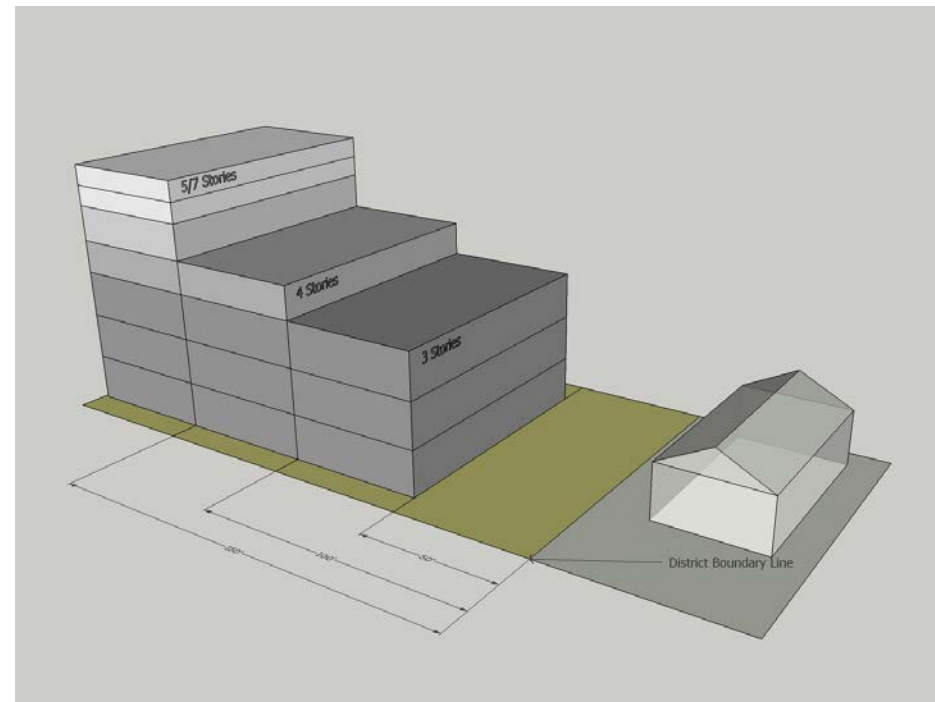


Proposed Changes

New Policy:

Building Height Transitions

- Addresses transitions between areas with buildings over seven stories and areas designated for low/moderate density.
- Building heights should not increase from the transition line at more than a 45-degree angle
- Building faces should not exceed three stories when separated from a low-density area by any street other than a “Major Street”.



Proposed Changes

New Policy:

Transit Area Transitions

There should be a transition of use, intensity and scale from higher-density transit corridors to adjacent neighborhoods. Encourage developments of greater bulk and height in areas immediately surrounding transit stations. As distance from such stations increases, promote a tapering down in bulk and height in order to balance the needs of transit-supportive density with established neighborhood character.



Residential Infill Policy

What about height, scale, and design within residential areas?

- The Plan states that vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing.



Q&A

- Transit/edge/general height guidance
- Transition policy
- Other topics or ideas?



Opportunities for Input

At this meeting

- Comment in-person tonight
- Topic tables
- Draft documents

Opportunities for Input

In the future

- Visit the web page and send comments on draft elements
 - Go to www.raleighnc.gov and search 'Comprehensive Plan Update'
- Attend other update meetings
 - Transportation (June 27)
 - Sustainability (July 11)

Next Steps

- Revisions based on public input
- Review and Adoption Process
 - Planning Commission review
 - City Council review & adoption

2030 Comprehensive Plan Update

