



City of Raleigh

PLANNING AND DEVELOPMENT DEPARTMENT

# SNAPSHOT

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## INTRODUCTION

The Raleigh Planning and Development Department Snapshot is an accompaniment to the 2019 Data Book that looks internally at each division of the Department and the work done over the course of calendar year 2019. The divisions that are covered in the snapshot are the following:

- Comprehensive Planning
- Urban Design Center
- Historic Preservation
- Real Estate
- Zoning Administration

In addition, the Department Snapshot includes a brief overview on our Community Engagement work in 2019. All statistics and project statuses listed in this profile are as of December 31, 2019. This publication is the first edition of the Department Snapshot which will be published yearly and provide a baseline of comparative data for future editions.

## COMPREHENSIVE PLANNING REZONING AND ANNEXATIONS

The Comprehensive Planning Division focuses on long range planning issues, specifically broader long-term land use policies, both city-wide and in smaller defined geographic areas. This division manages the rezoning and annexation processes, maintains and updates the Comprehensive Plan, and conducts Small Area Studies to create land-use policies and actions focused on specific geographic areas. When an applicant wishes to rezone or annex a property into the city, the applicant must petition the city. Each rezoning or annexation

petition is called a case. Comprehensive Planning also manages requests to amend the Comprehensive Plan. These are changes to the Comprehensive Plan that can be requested by residents or staff. Residents generally request Comprehensive Plan Amendments to facilitate a development project.

Amendments from staff can vary from incorporating area plan recommendations to general upkeep and maintenance of the Comprehensive Plan. The case statistics for the types of petitions processed through the Comprehensive Planning division are indicated in the following table.

**FIGURE 1 COMPREHENSIVE PLANNING WORK PROGRAM 2019 STATISTICS**

Rezoning, Annexation, and Comprehensive Plan Amendment Cases	
Rezoning cases received	53
Rezoning cases decided by City Council	33
Rezoning cases approved by City Council	31
Rezoning cases denied by City Council	2
Annexation cases received (total)	32
Annexation cases decided by City Council	29
Annexation cases approved by City Council	26
Annexation cases denied by City Council	1
Annexation cases deferred by City Council	2
Comprehensive Plan Amendments received	19
Comprehensive Plan Amendments decided by City Council	16
Comprehensive Plan Amendments Approved	16

## AREA PLANNING AND SPECIAL PROJECTS

Area plan projects focus on specific geographic areas to create policies and actions that guide future land use, transportation, and infrastructure decisions. Community engagement is

particularly important in these projects to incorporate the needs and desires of the community into the plan recommendations. This section will also cover other special projects outside of the area plan program such as the Comprehensive Plan Update which is detailed below.

FIGURE 2 COMPREHENSIVE PLANNING WORK PROGRAM 2019 STATISTICS

Plan/Special Project	Status as of 12/31/19
Falls North	Adopted
Avent Ferry	Adopted
2030 Comprehensive Plan Update	Adopted
Capital Boulevard North	In progress
Equitable Development Around Transit	In progress
Southeast Special Study Area	In progress
Midtown-St. Albans	In progress



## ADOPTED AREA PLANS:

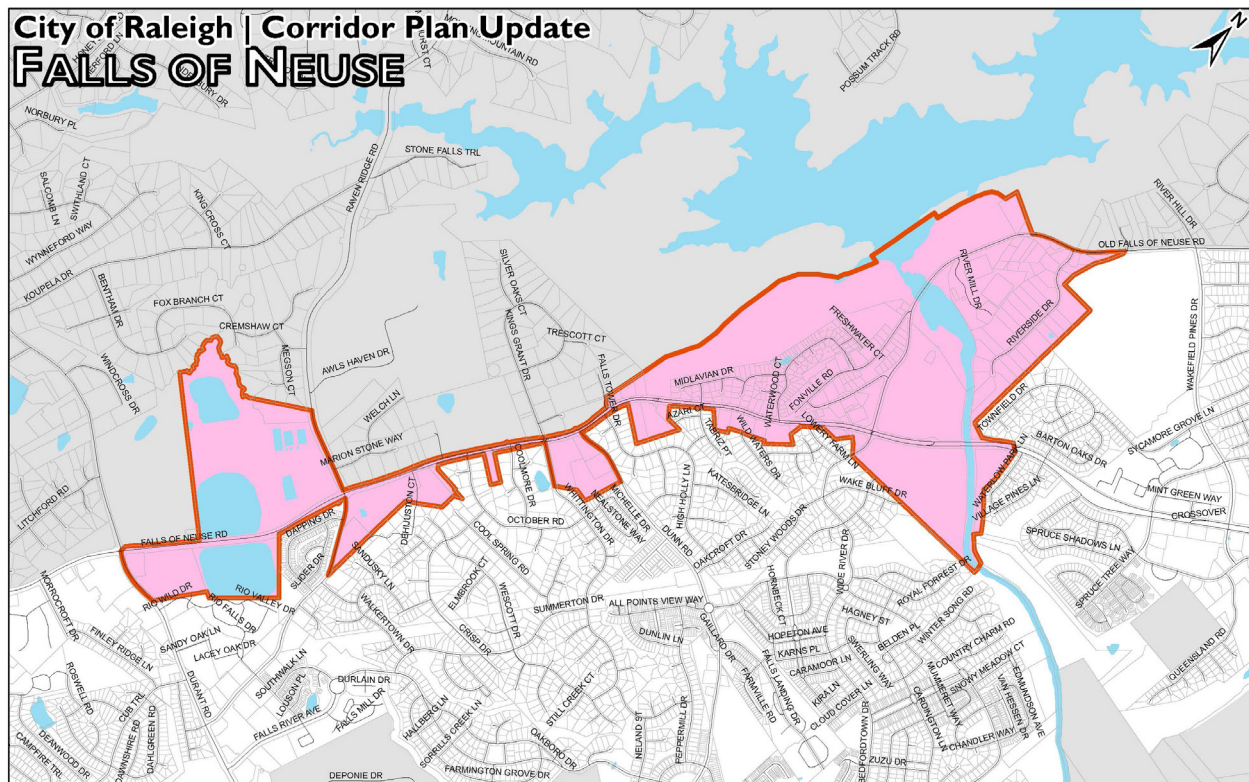
Three area plans/special projects were adopted in 2019:

### FALLS NORTH AREA PLAN

The Falls North Area Plan provides policy guidance for land use, transportation, and urban design decisions for some of Raleigh's northernmost neighborhoods. It also sets out a list of actions aimed

at improving transportation and park facilities and creating a stronger identity for the area. The kickoff meeting was held May 24, 2017 and the final draft was adopted on May 21, 2019.

FIGURE 3 FALLS NORTH STUDY AREA



### AVENT FERRY CORRIDOR STUDY

This study, initiated in late 2016, looks at land use and streetscape policies and actions for Avent Ferry Road from Tryon Road to Western Blvd. The road itself is a major transportation corridor serving NC State University's Main and Centennial Campuses, providing a key link between Tryon Road and Western Boulevard. The recommendations of the

study reflect the input of over 800 citizens. Key considerations include existing conditions; transportation networks; connections for cyclists, pedestrians, and Greenway users; market projections; other infrastructure improvements planned for the area; and the potential to partner with private developers. The kickoff meeting was held March of 2017 and the Plan was adopted on September 17, 2019.

**FIGURE 4 CONCEPTUAL MASSING FROM THE AVENT FERRY CORRIDOR STUDY**



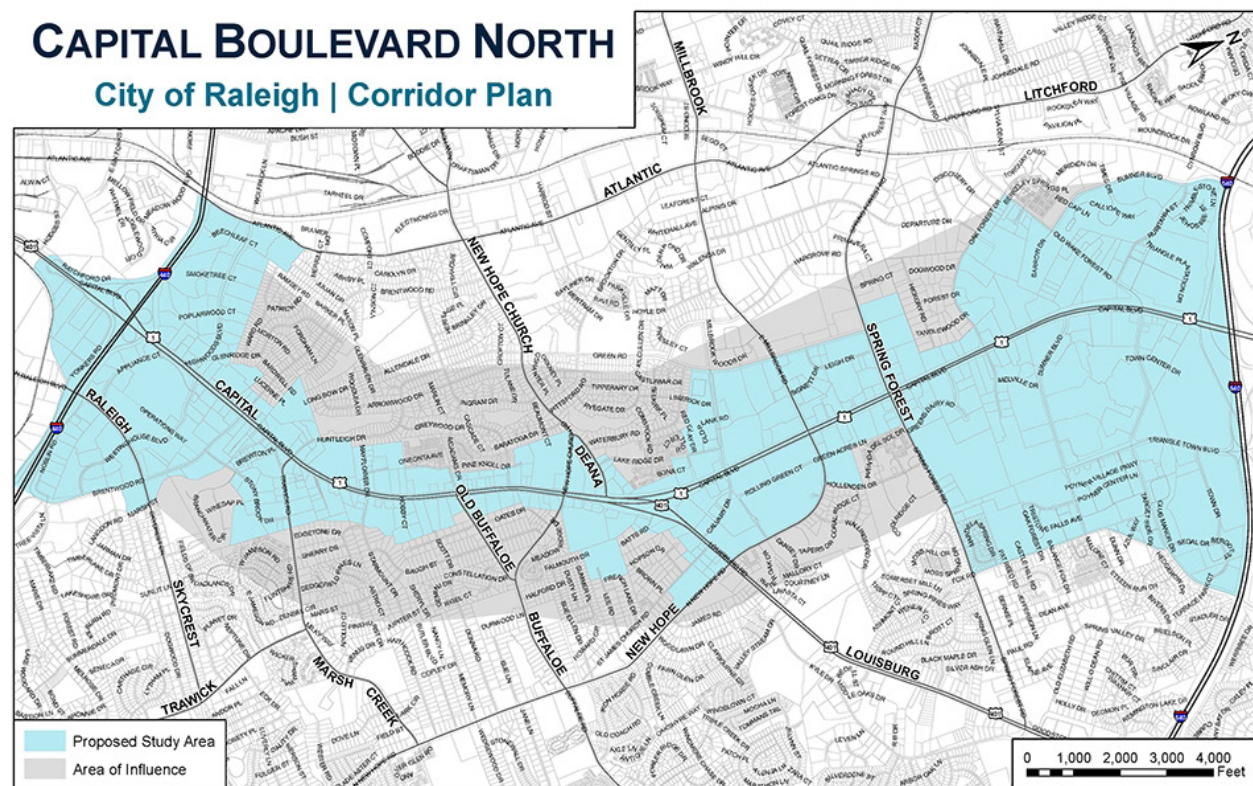


## 2030 COMPREHENSIVE PLAN UPDATE

The final edits to the 2030 Comprehensive Plan Update were adopted on November 12, 2019. Now that it is complete, it will serve as the key policy document with the intent to make Raleigh more workable, livable, and prosperous.

The plan provides an integrated approach to Raleigh's physical development and related economic and social issues, while emphasizing environmental, economic, and social sustainability and enhancing land use and transportation coordination. The plan integrates and coordinates the plans of many city departments.

FIGURE 5 CAPITAL BOULEVARD NORTH CORRIDOR STUDY



## AREA STUDIES IN PROGRESS

Four Area Studies/Special Projects were started or in progress in Calendar Year 2019. Community Engagement statistics for these and other projects can be found in the Community Engagement section of this document.

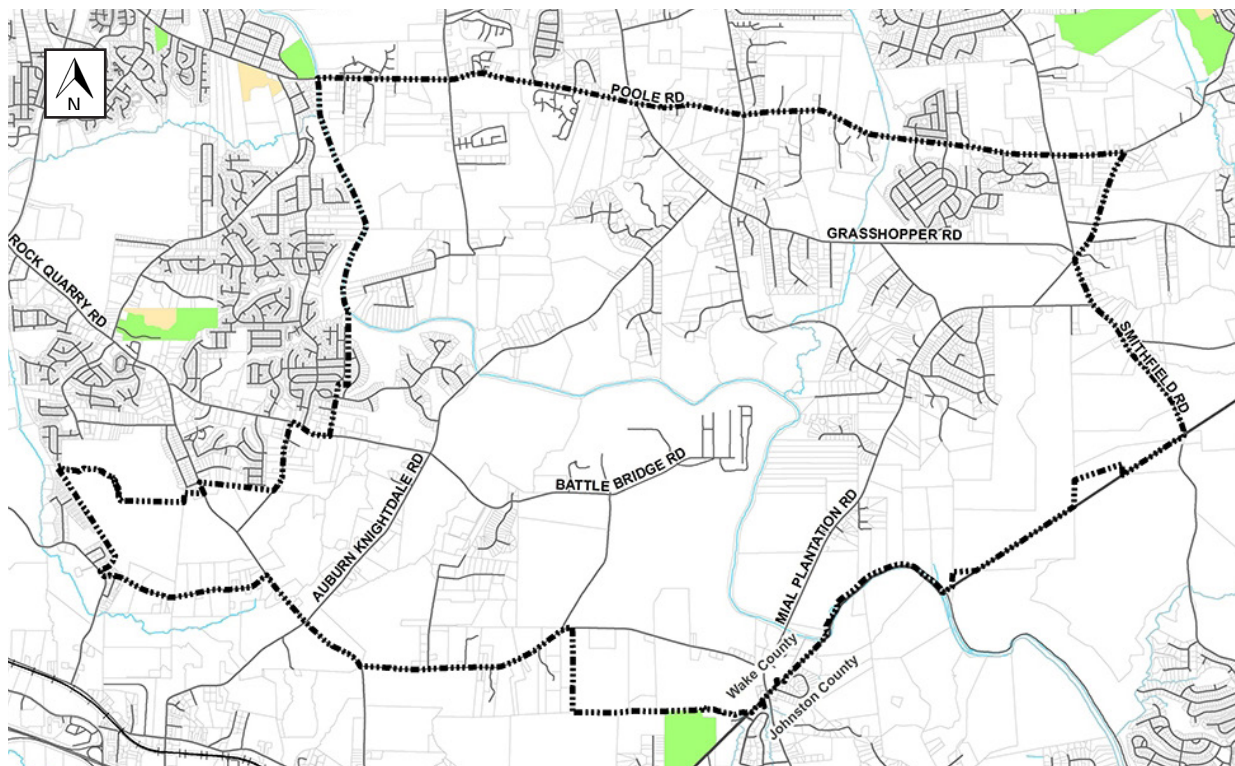
### CAPITAL BLVD NORTH CORRIDOR STUDY

This study will create a vision and specific policies to guide investment and development on Capital Boulevard between I-440 and I-540. The information gathered in conjunction with public meetings and other means will provide a framework of data, observations, and community input that will serve as the basis for the study. The kickoff meeting was held in October of 2018.

### SOUTHEAST SPECIAL STUDY AREA (SESSA)

The Southeast Special Area Study is a planning project focused on the future land use, conservation and natural resources, transportation and public utility infrastructure of approximately 18 square miles in southeast Wake County. The study area is roughly bounded by southeast Raleigh, Wake County's boundary with Johnston County, Poole Road, Smithfield Road, and Old Baucom Road. The kickoff meeting was held on June 8, 2019.

FIGURE 6 SOUTHEAST SPECIAL AREA STUDY





**FIGURE 7 BUS RAPID TRANSIT (BRT) STATION RENDERING**

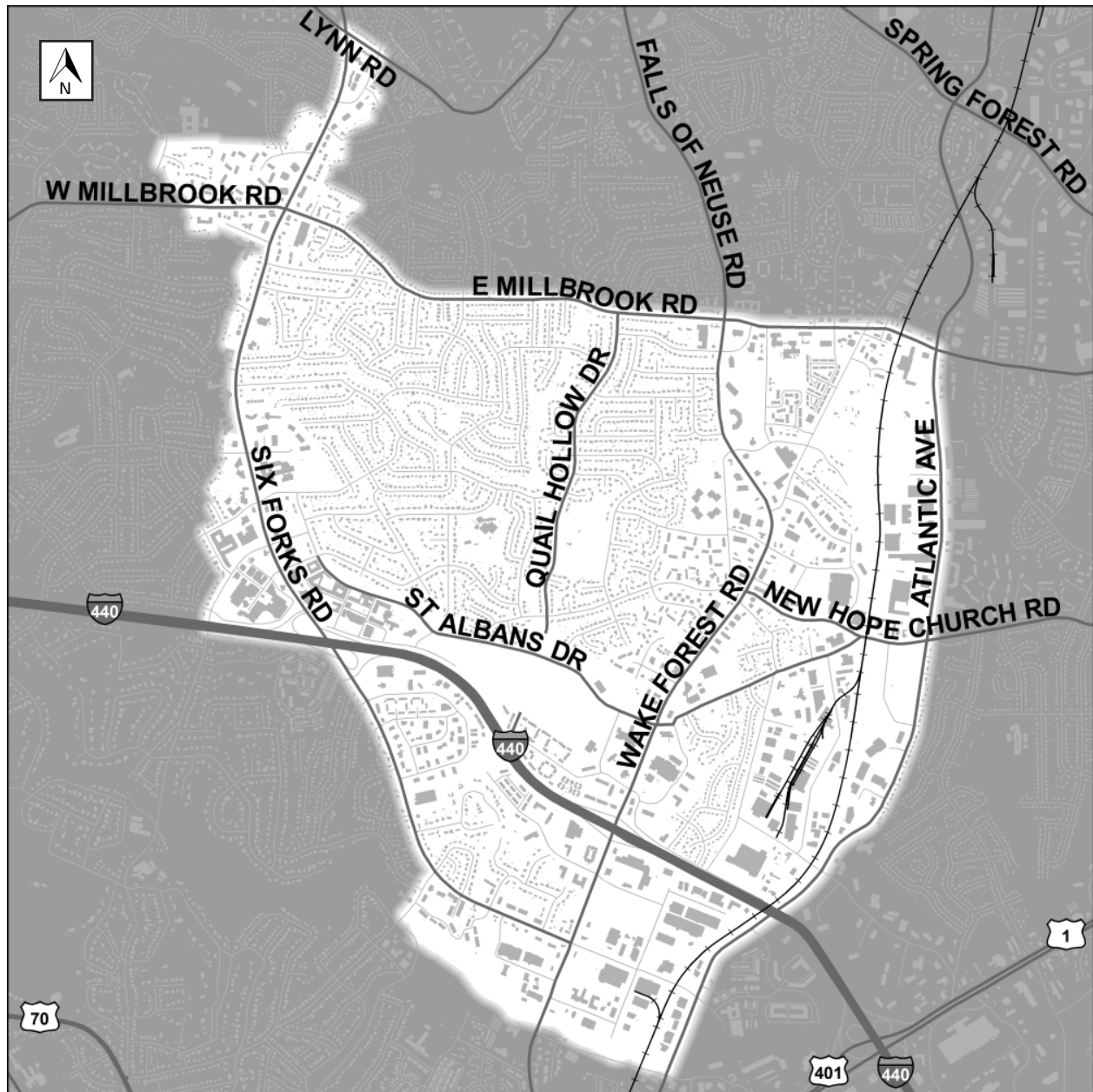
### *EQUITABLE DEVELOPMENT AROUND TRANSIT*

The Equitable Development Around Transit (EDAT) Study is an effort to consider future growth around transit and ensure that the benefits created by transit investment are shared broadly. The process aimed to answer two big questions.

1. To what extent should Raleigh grow more around transit, as opposed to driving, in the future?
2. How do we ensure the benefits of BRT are shared equally?

The project kickoff meeting was held on June 6, 2019.

FIGURE 8 MIDTOWN ST-ALBANS STUDY AREA



### MIDTOWN-ST. ALBANS AREA STUDY

The Midtown-St. Albans Study aims to create a vision to guide future investment in the area. Midtown Raleigh is an

emerging district with its own character: A suburban place that's been retrofitted and redeveloped as a walkable urban center. Many more changes are to come in the future. The project began in Spring of 2018.



## REAL ESTATE DIVISION

The Real Estate Division provides services to other city departments in the acquisition of real property for rights-of-way, public utilities, public facilities, greenway, parks and

community development. In addition, staff manages city leases, the city's real property inventory, and the disposition of city surplus real property. Figure 9 demonstrates the work done by the Real Estate Division over the course of 2019.

**FIGURE 9 REAL ESTATE**

Easements Acquired	400
Properties Disposed	6
Properties Acquired	4
Percentage Acquired without Condemnation	89%

## URBAN DESIGN CENTER

The Raleigh Urban Design Center (UDC) supports the Planning and Development Department as a whole by offering design analysis of policies and facilitating design excellence in all projects involving the built environment in which the city engages. Examples of the facilitation of design excellence include Design Feasibility Studies and UDC talks. Rendering and graphic elements to Small Area Studies demonstrate the UDC's contributions to the Planning and Development Department (see figures 10 and 11). The UDC also provides rendering and graphic support outside of Area Plans. Examples include a conceptual rendering of the Convention Center Hotel and Development project that the City has issued a Request for

Interest (RFI) for, and graphic design for documents, such as the Cottage Courts Text Change Background Information and Feasibility Assessment. (see Figures 12 and 13) The UDC also provides staff support to the Appearance Commission, which provides guidance, advice and recommendations regarding the visual quality and aesthetic characteristics of the City of Raleigh. Figure 14 demonstrates the work the UDC processed for the Appearance Commission in 2019. The Appearance Commission also reviewed four City-initiated projects, implemented its first annual Legacy Project (2 benches near Walnut Creek Wetland Center), and had its largest turnout at the annual Sir Walter Raleigh Awards for Community Appearance to celebrate design excellence in the City of Raleigh.

**FIGURE 10 DRAFT CUSTOM STREET SECTION DESIGN FOR THE CAPITAL BLVD NORTH CORRIDOR STUDY**





FIGURE 11 PROPOSED CRABTREE CREEK WATERFRONT PARK

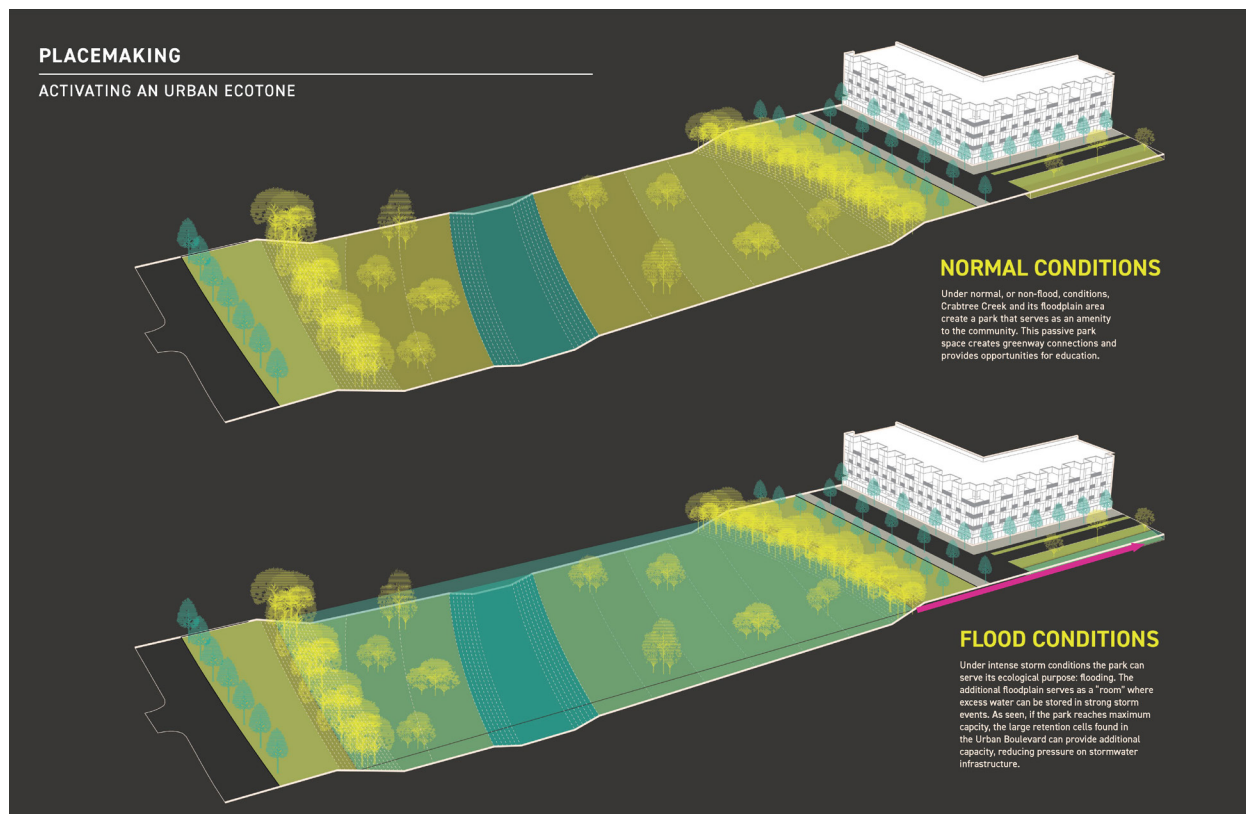


FIGURE 12 CONCEPTUAL RENDERING OF THE CONVENTION CENTER HOTEL AND DEVELOPMENT PROJECT



FIGURE 13 EXAMPLE OF UDC GRAPHIC DESIGN SERVICES

# TC-6-18: Cottage Courts

*Background Information and  
Feasibility Assessment*





**FIGURE 14 URBAN DESIGN CENTER WORK PROCESSED FOR THE APPEARANCE COMMISSION IN 2019.**

Administrative Alternates (Total)	31
Transparency Review	9
Build-to Review	8
Building massing Review	5
Pedestrian Access Review	4
Landscaping/Screening Review	4
Blank Wall Review	1
Courtesy Review	8

## HISTORIC PRESERVATION

The Historic Preservation Division of the Urban Design Center provides staff support to the Raleigh Historic Development Commission (RHDC) which serves to identify, preserve, protect, and promote Raleigh's historic

resources. The Historic Preservation Division inventories historically significant properties, issues Certificates of Appropriateness (COAs), conducts educational programs, and provides design-review assistance. Figure 15 demonstrates the work Historic Preservation staff processed in 2019.

**FIGURE 15 WORK PROCESSED BY HISTORIC PRESERVATION STAFF FOR THE RALEIGH HISTORIC DEVELOPMENT COMMISSION IN 2019.**

Certificate of Appropriateness Processed (Total)	166
Certificate of Appropriateness Processed (Major)	40
Certificate of Appropriateness Processed (Minor)	126
New Historic Landmarks	2
Known Potential City Historic Landmarks	120

## ZONING ADMINISTRATION

Zoning Administration processes text changes and text changes to zoning conditions. They also provide staff support to the Board of Adjustment, which is a quasi-judicial body that holds

evidentiary hearings on variances, design adjustments, special use permits and appeals to administrative decisions. Zoning enforcement is included in this group and provides code enforcement for non-residential property.

**FIGURE 16 ZONING ADMINISTRATION WORK PROGRAM STATISTICS**

(NOTE: CASES PARTIALLY APPROVED AND APPROVED WITH CONDITIONS WERE CONSIDERED "APPROVED" FOR STATISTICAL PURPOSES)

TCZ Cases Received	7
TCZ Cases Decided by City Council	3
TCZ Cases Approved	3
TCZ Cases Denied	0
BOA Variances Decided	90
Variance Approved	86
Variances Denied/withdrawn	4
BOA Special Use Permits Decided	12
Special Use Permits Approved	12
Special Use Permits Denied	0
BOA Design Adjustments Decided	32
Design Adjustments Approved	32
Design Adjustments Denied	0
BOA Appeal of Administrative Decision Decided	4
Motions to Dismiss/Withdrawn	2
Administrative Decision Reversed	2



## COMMUNITY ENGAGEMENT

Community engagement is a foundational component of the work Planning and Development does. Multiple divisions come together to ensure that robust community engagement is at the center of any plan or study conducted by the Planning and Development Department. The statistics in Figures 17 and 18 show the many touchpoints that the department has had with the community through traditional in-person meetings, pop-ups, surveys (both in-person and online), and social media. In addition to the events intended for specific projects and studies, Comprehensive Planning staff attended 126 Citizens Advisory Council (CAC) meetings in 2019 to present on rezonings and projects in progress.

Planning and Development is also actively working to innovate and improve its community engagement work. One example is the "Community Engagement Process Development" (CEPD) study which the Planning and Development Department began in August of 2019. The goals of the study are as follows:

- Research best practices in public engagement from a variety of municipalities across the country that have conducted comprehensive engagement studies for their communities. The study looked at efforts in Durham, Indianapolis, Madison, New Orleans, Portland, Seattle, and Washington D.C. Best practices and guiding principles were taken from each case study.
- Determine public engagement preferences through a public survey, pop-up events, a community forum, and community conversations.
- Assess current practices by looking at the current engagement process for the Planning and Development projects. This was accomplished through interviews with staff and audits of public meetings by the consultant to understand how staff is currently doing engagement.
- Create a Participation Playbook based on the insights and lessons learned throughout the study. This playbook will be the basis for staff training to implement the policies and recommendations formed through the study. While this study looked particularly at the Planning and Development Department, the Playbook can apply to any public process undertaken by other departments.

Another example is the use of Community Leader groups in area plans. These are members of the community that work with department staff as area plans are developed to confirm that the work being produced represents the needs and desires of the community. The Midtown-St Albans Area Study was the first project to incorporate this group into the project scope.

FIGURE 17 ENGAGEMENT EFFORTS FOR AREA PLANS AND STUDIES

Area Plan	Public Meetings	Pop-ups	Other Agency Groups	CACs	Participants	Other Outreach
Western Blvd BRT	1	11	5	4	344	
Capital Blvd North	5	11	5	15	150	2 drop-in meetings for commercial property owners, 2 rounds of business canvassing with over 60 businesses
Midtown St. Albans	5	5	–	14	350	–
Equitable Development Around Transit	3	6	3	6	250	3 meetings focused on EDAT, plus presence at 3 other transit public meetings

FIGURE 18 OUTREACH THROUGH SOCIAL MEDIA IN 2019

Social Media Posts	337
Social Media Engagement (Likes, Comments, Shares)	8,072
Social Media Impressions (Post Views)	238,606





**Raleigh**

[raleighnc.gov/planning](http://raleighnc.gov/planning)