

# Southeast Special Area Study

Phase III Community Meeting  
June 8, 2021

Planning and Development



Raleigh





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# Agenda

- Process to date
- Understanding the Area
- I-540 Growth Precedent:
  - Apex
- Guiding Principles
- Policy Recommendations
- Next Project Steps
- Q & A



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# Where Are We In the Study Process?

Now at Phase Three!

## Planning Process

- |                              |             |
|------------------------------|-------------|
| 1. Understanding the Area    | Summer 2019 |
| 2. Community Ideas & Options | Winter 2020 |
| 3. Recommendations           | Summer 2021 |
| 4. Review & Adoption         | Fall 2021   |



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# Why Do A Study?

## Rural Area Experiencing Changing Conditions

- Predominantly rural area
- Significant farm and forestland
- Important preservation and conservation areas
- Consistent demand for residential development
- Planned infrastructure projects – I-540 extension and Raleigh Water and Sewer



# UNDERSTANDING THE PROJECT AREA



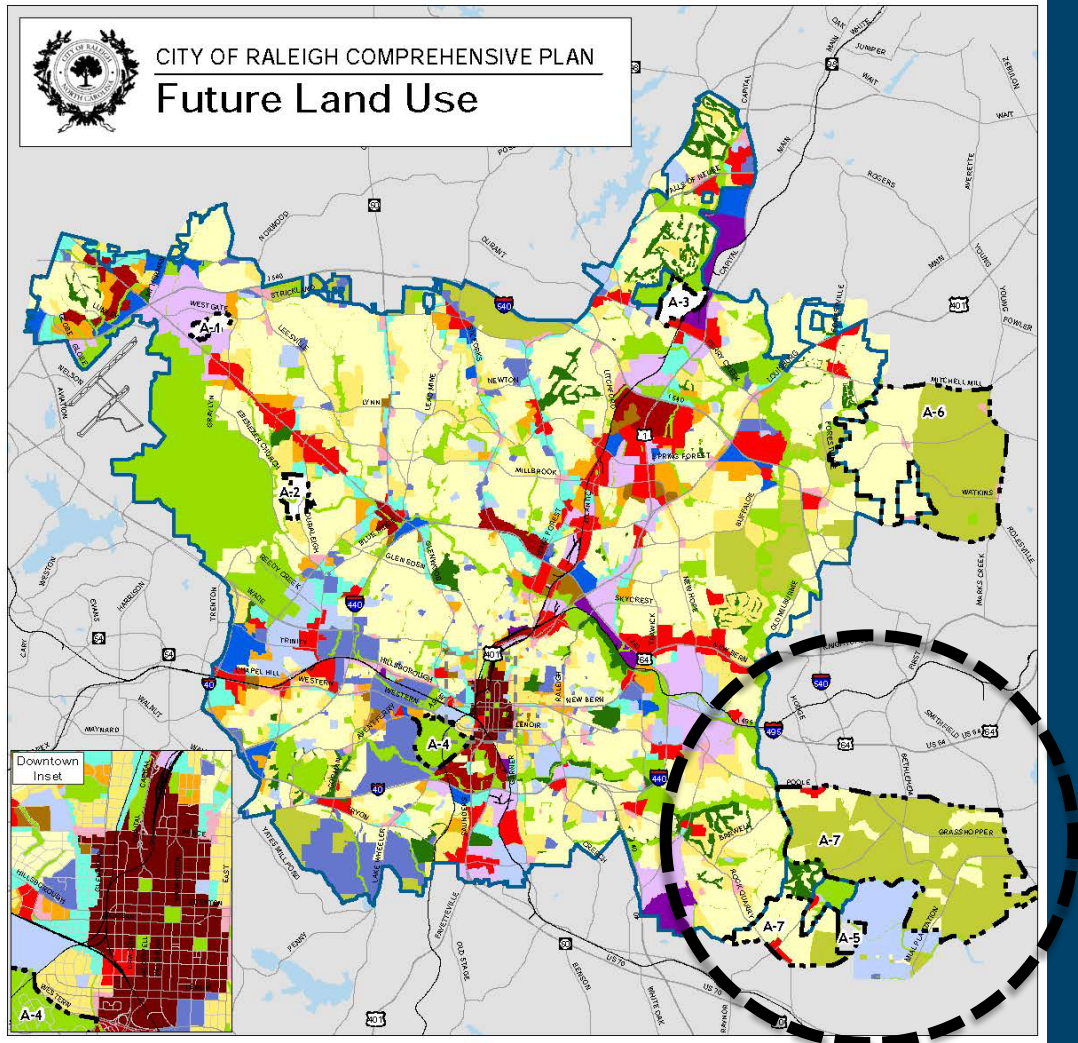
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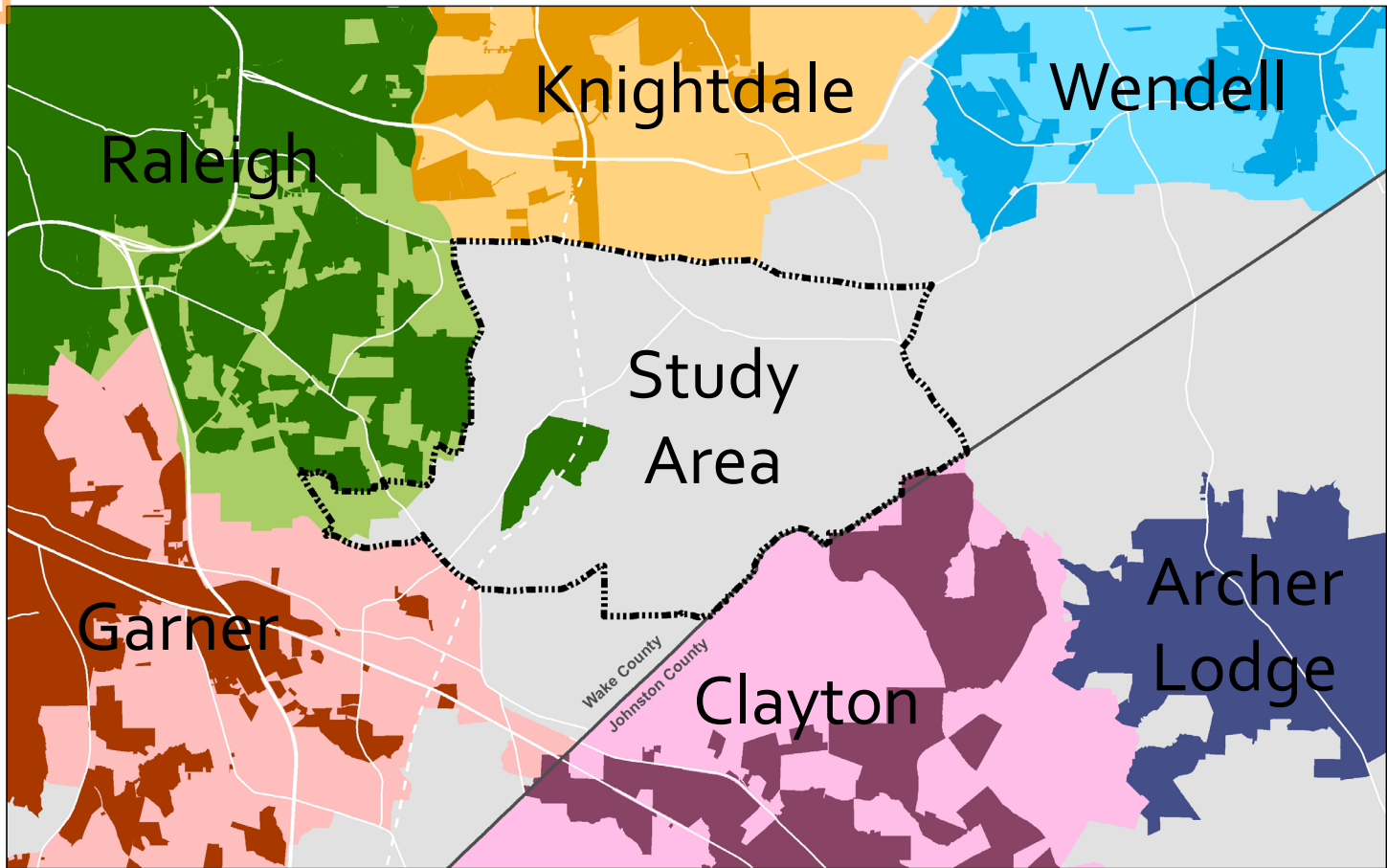




## CITY OF RALEIGH COMPREHENSIVE PLAN

# Future Land Use





### Corporate Limits and Planning Jurisdictions

Corporate Limits	Planning Jurisdictions
Clayton	Clayton
Garner	Garner
Knightdale	Knightdale
Raleigh	Raleigh
Wendell	Wendell
Archer Lodge	
	Study Area Boundary

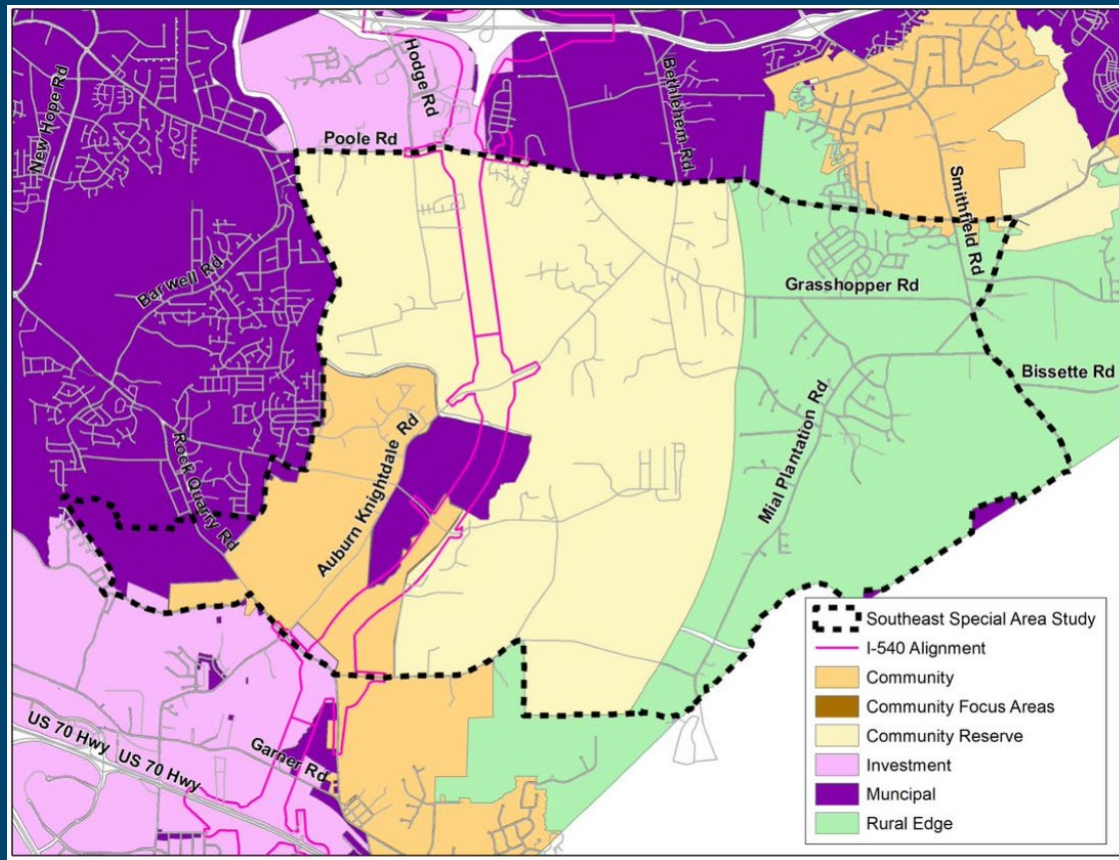
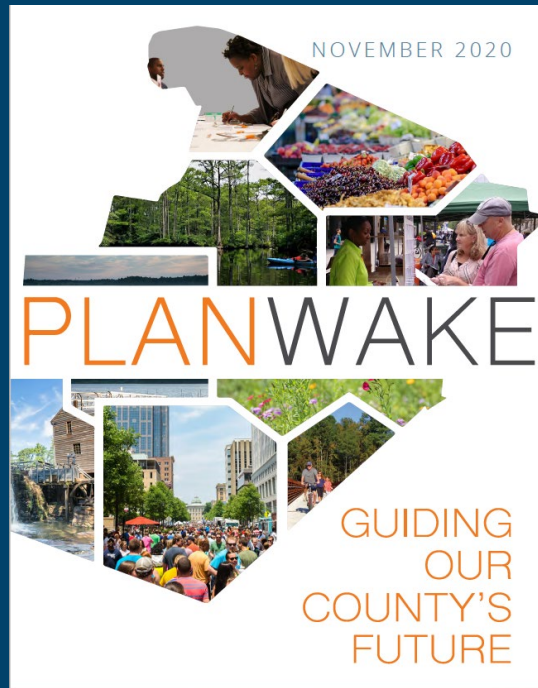






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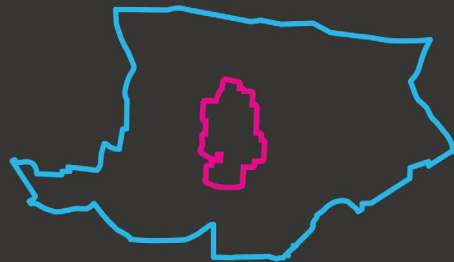
# PLANWake





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11,000-acre  
project area,  
comparable in  
size to Town of  
Chapel Hill.



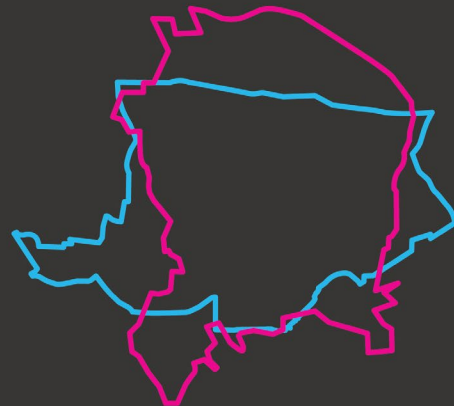
SESSA v. DOWNTOWN RALEIGH



SESSA v. INSIDE THE BELTLINE



SESSA v. TRIANGLE TOWN CENTER



SESSA v. CHAPEL HILL

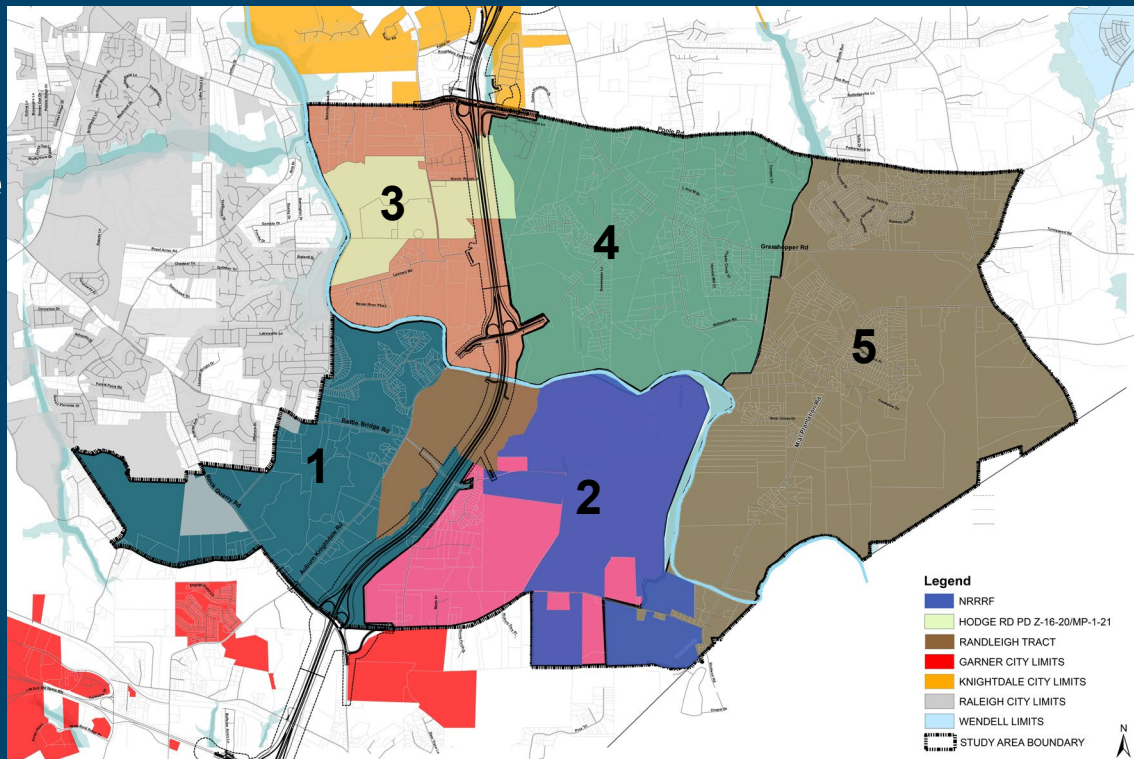




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## Five Distinct Sections of the Project Area

1. Southwest (2,150 acres)
2. South (1,960 acres)
3. Northwest (1,410 acres)
4. North (2,280 acres)
5. East (3,430 acres)

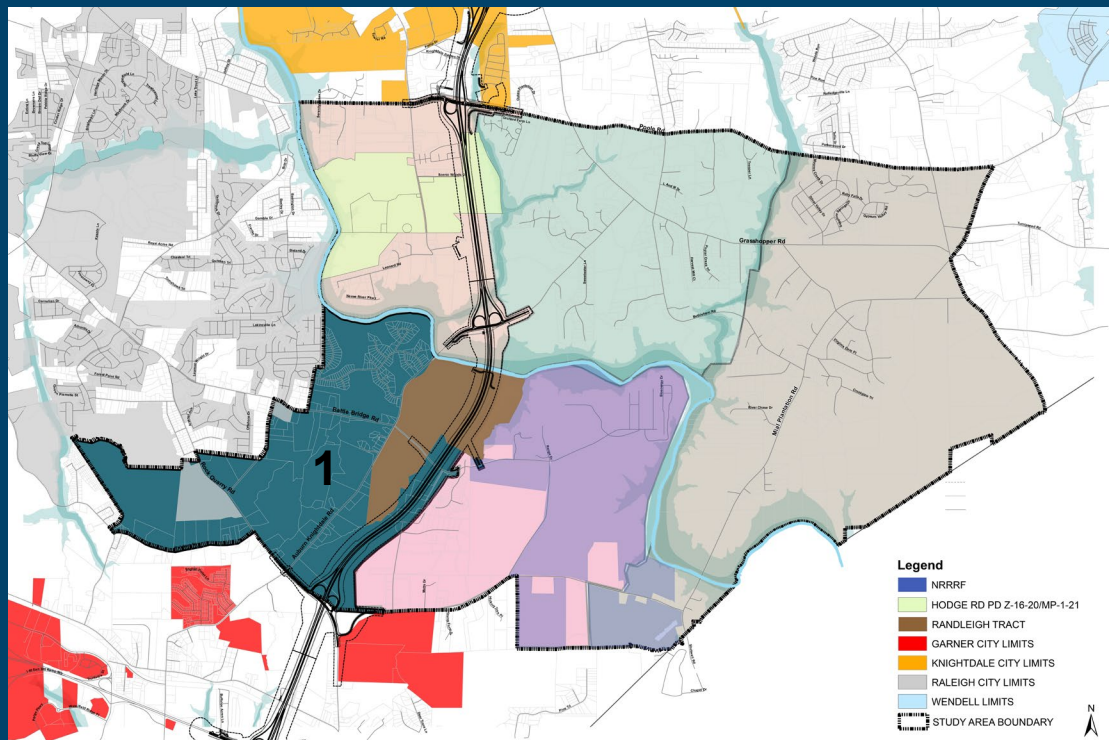




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## 1. Southwest

- Includes Short Range Urban Service Area
- First area to be served with City Services
- Randleigh
- One I-540 interchange
- Economic Development Priority Area and Opportunity Zone
- Steady private development interest

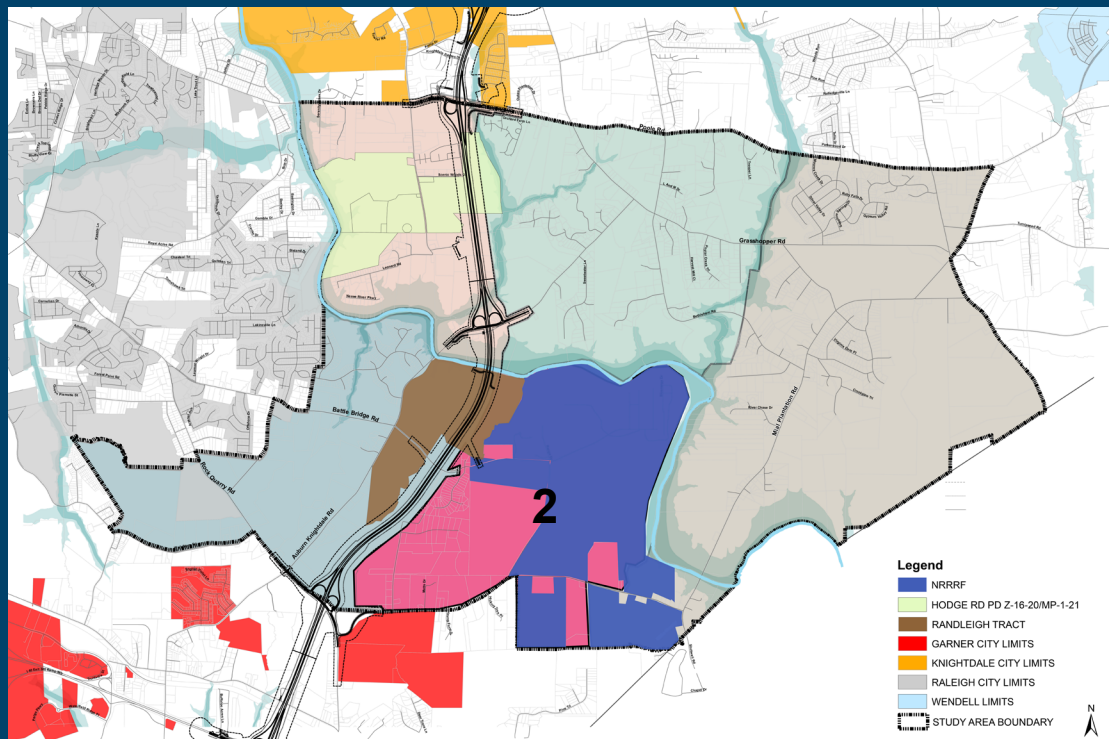




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## 2. South

- Outside I-540 with a single interchange
- Bordered by Neuse River to the east
- Neuse River Resource Recovery Facility
- Significant publicly-owned land

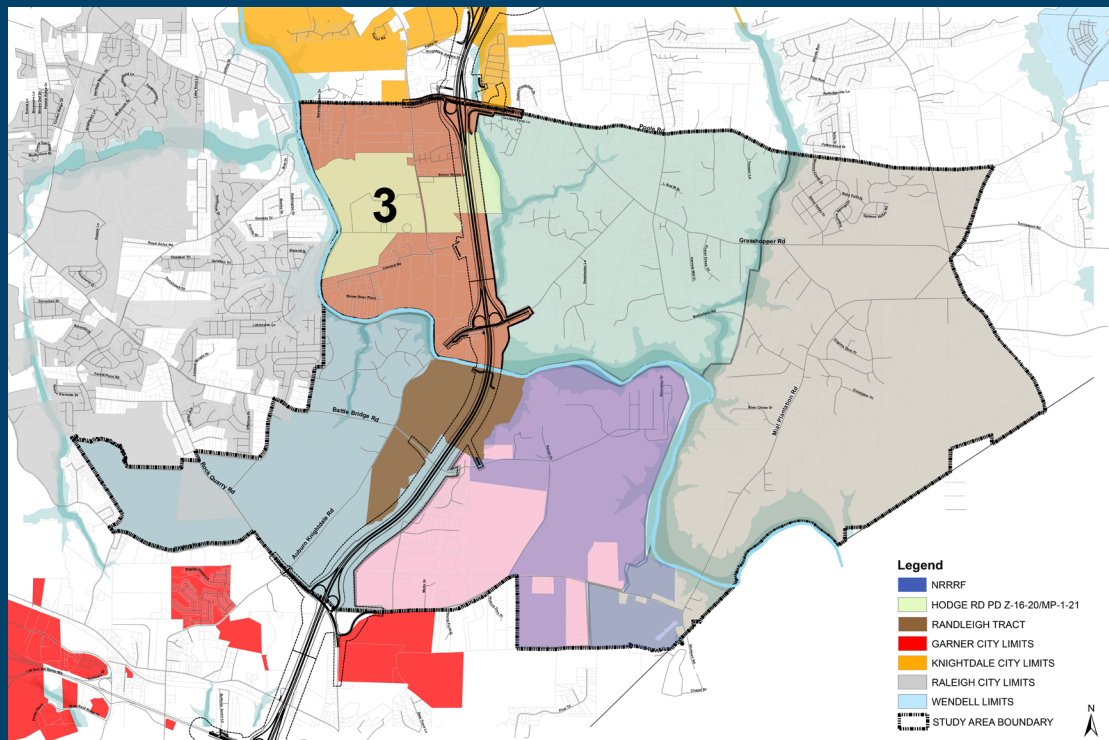




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### 3. Northwest

- Planned Hodge Road extension facilitates significant development capacity; though the current I-540 alignment precludes planned extension.
- Pending 500-acre Planned Development District rezoning could improve access constraints.



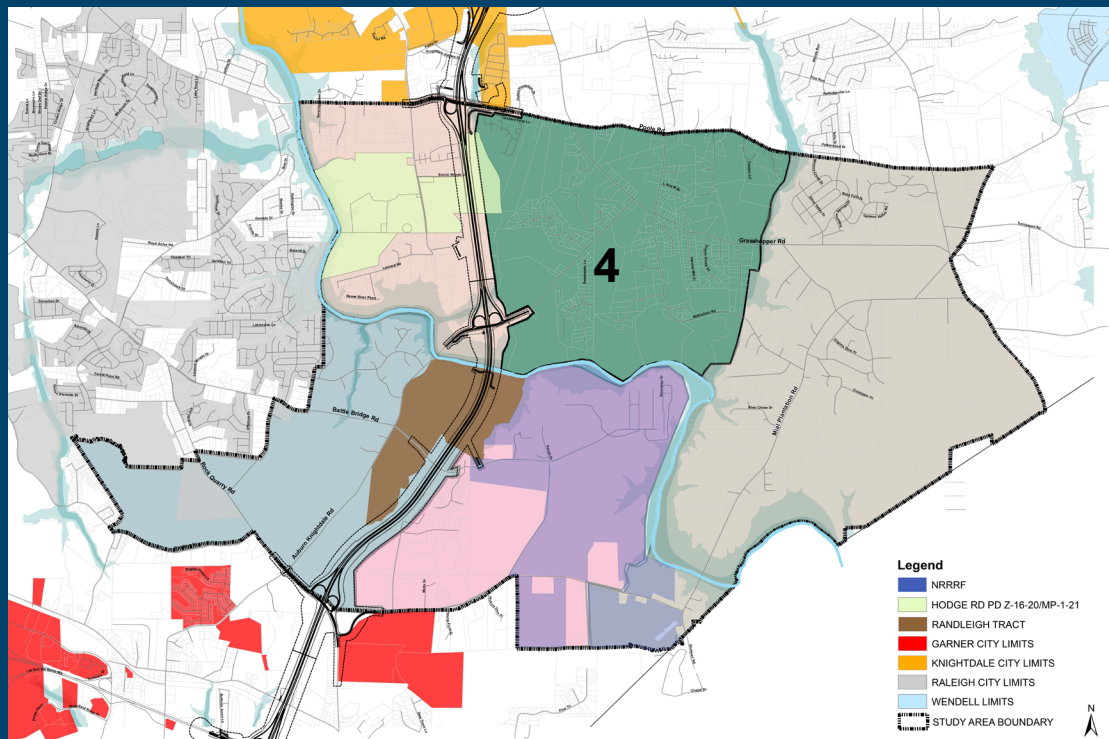




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## 4. North

- Significant agriculture and forestry activity
- Existing residential development served by wells and septic systems
- Two I-540 Interchanges



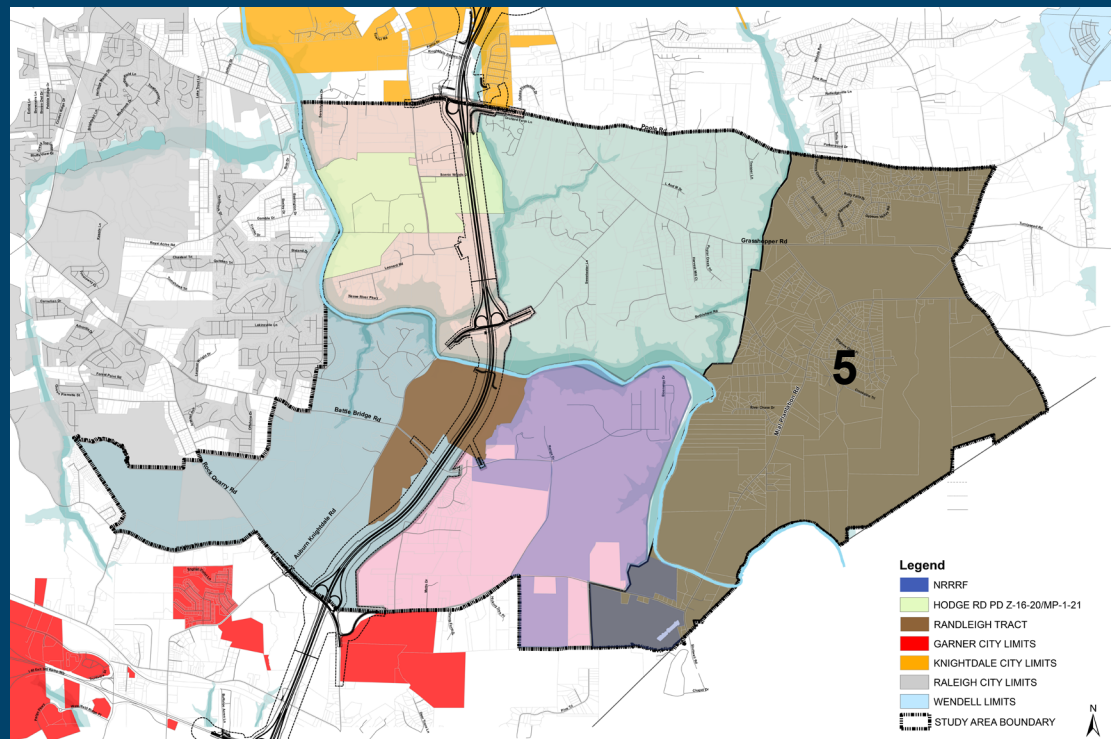




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## 5. East

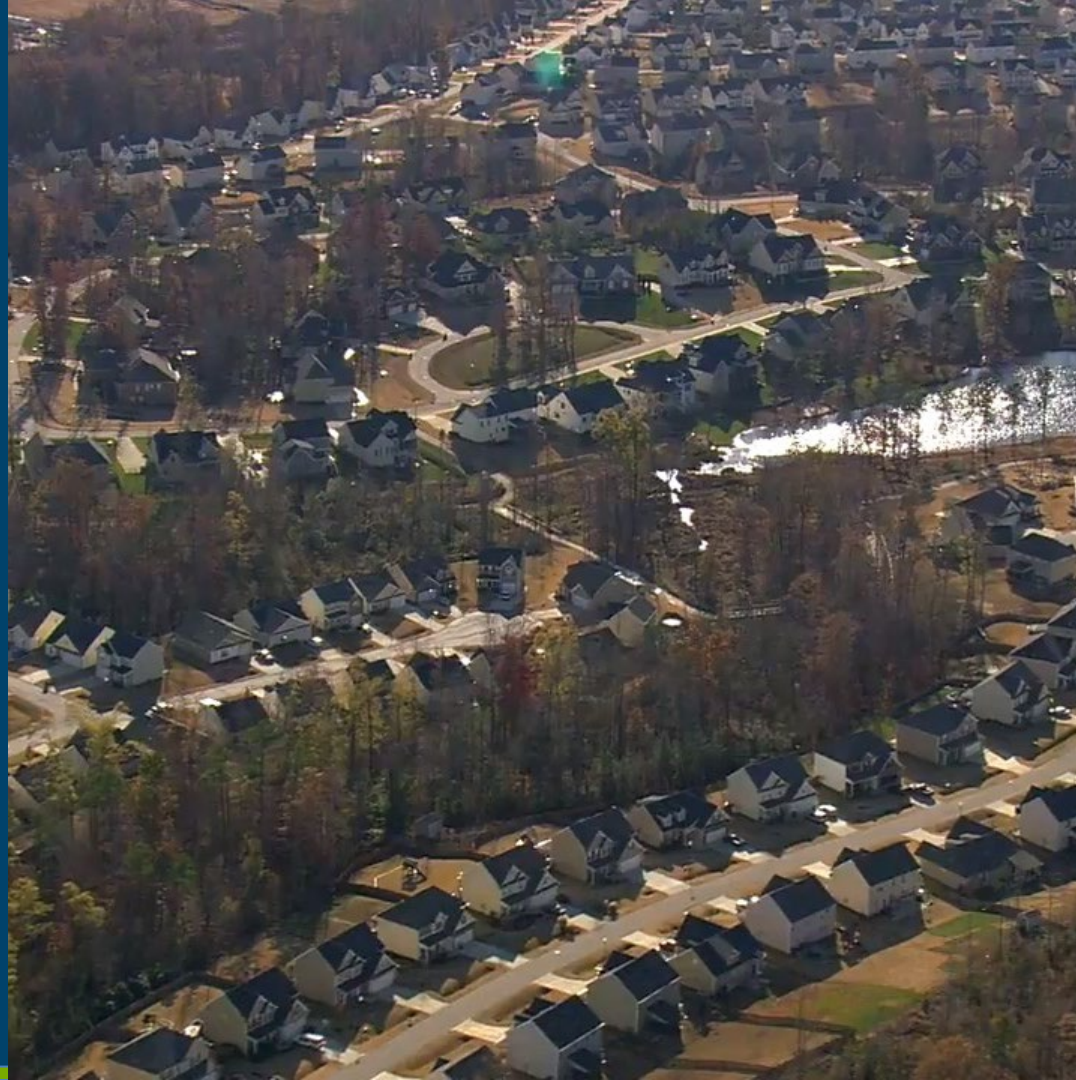
- 11 miles from Downtown Raleigh
- Largest county subdivisions in Study Area (Rockbridge, Kings Grant)
- Includes area outside planned Urban Service Area, Williamson Preserve.
- Potential for mid- to long-term land preservation or growth boundary.



# I-540 GROWTH PRECEDENT



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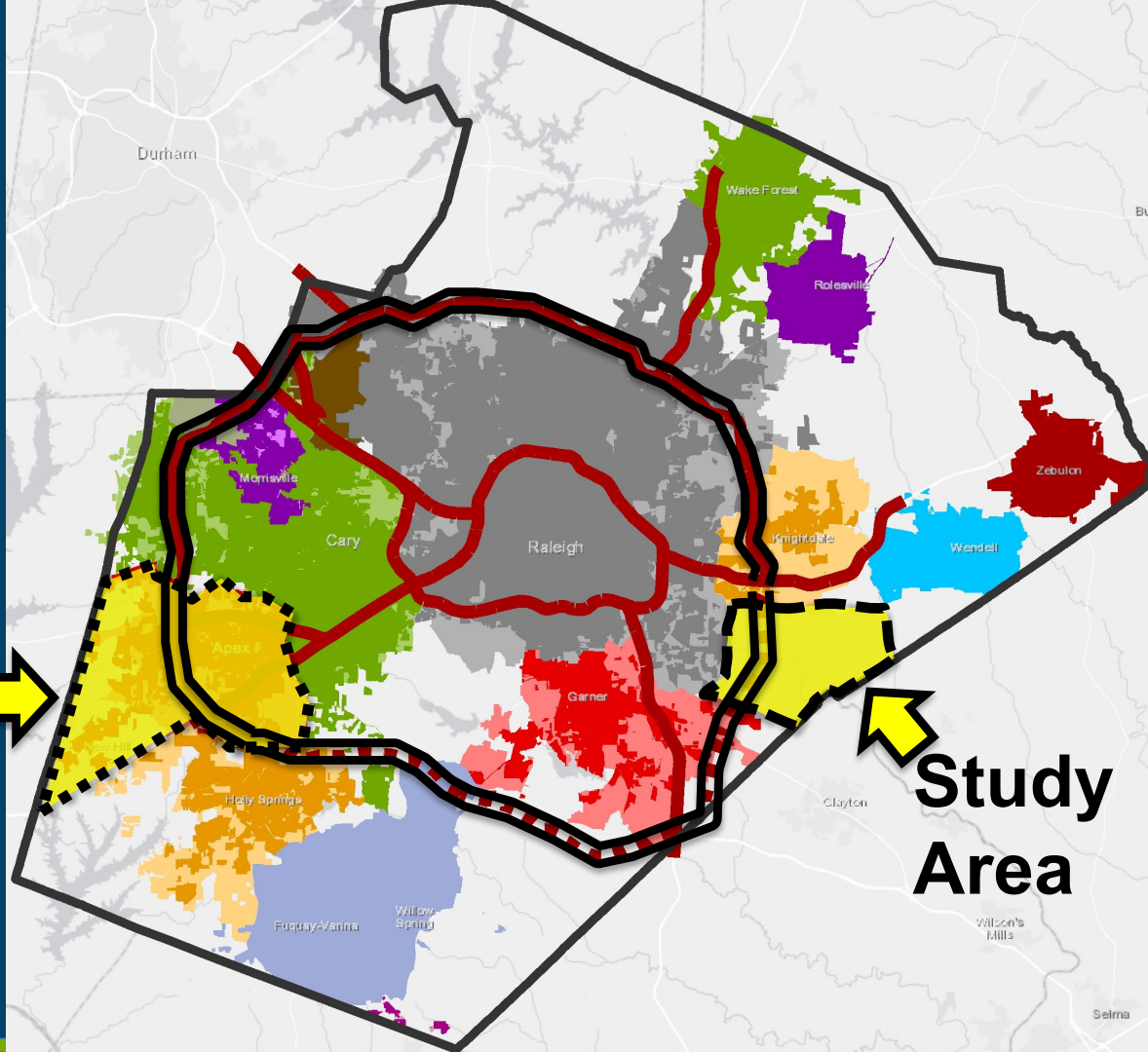


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Apex



Study  
Area





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# Apex I-540 Timeline

- I-540 Completed around 2013
- Apex 2030 Comprehensive Plan adopted in 2013
- 5,000 acres annexed since 2013
- Apex Comprehensive Plan Updated 2019

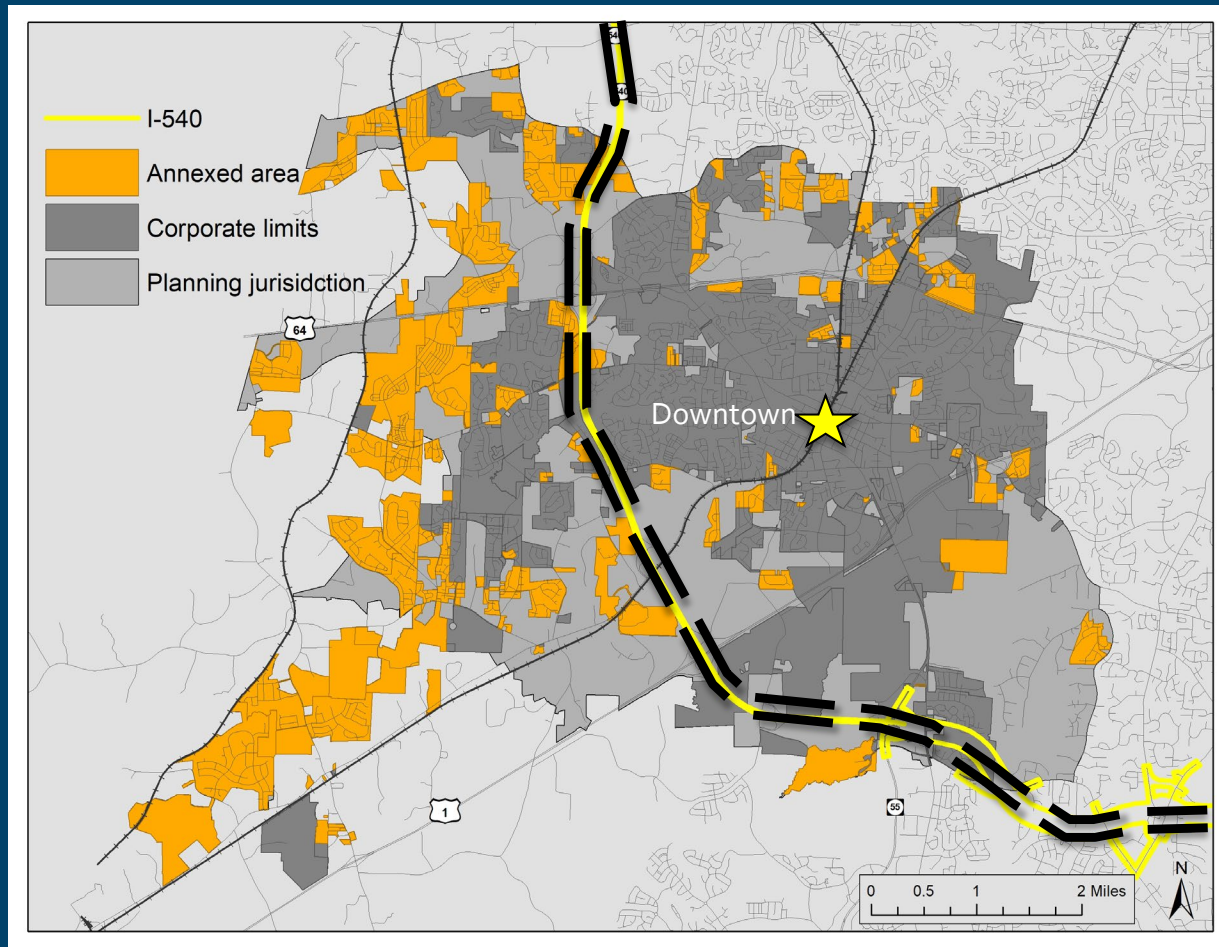




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# Apex

Approximately 5,260  
acres of land annexed  
since 2013.





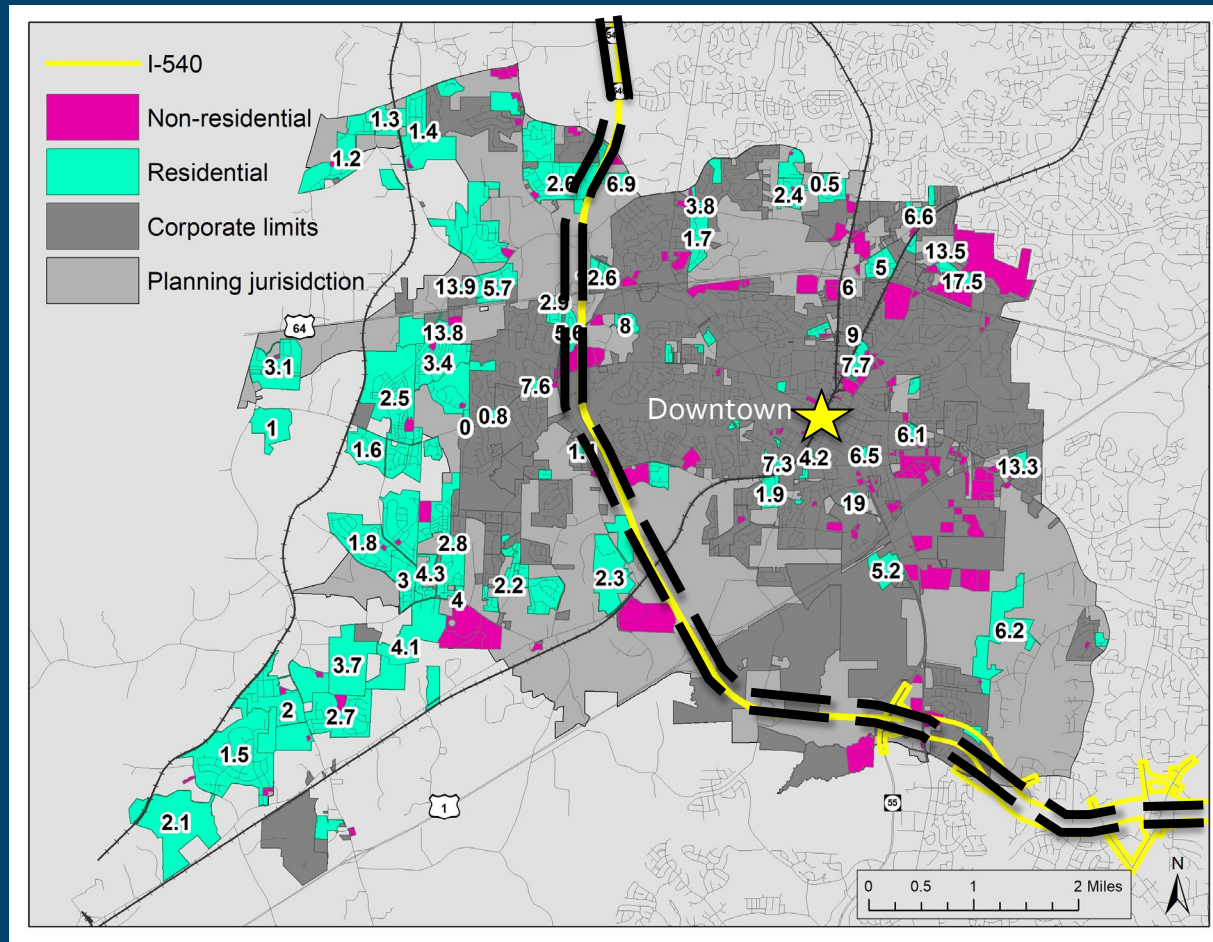


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# Apex

## Residential Development

- 14,687 residential units in Apex.
- Of those, +/-10,914 built or under construction since 2013.
- 4,724 total acres of residential development; making overall density about 3.1 units/acre

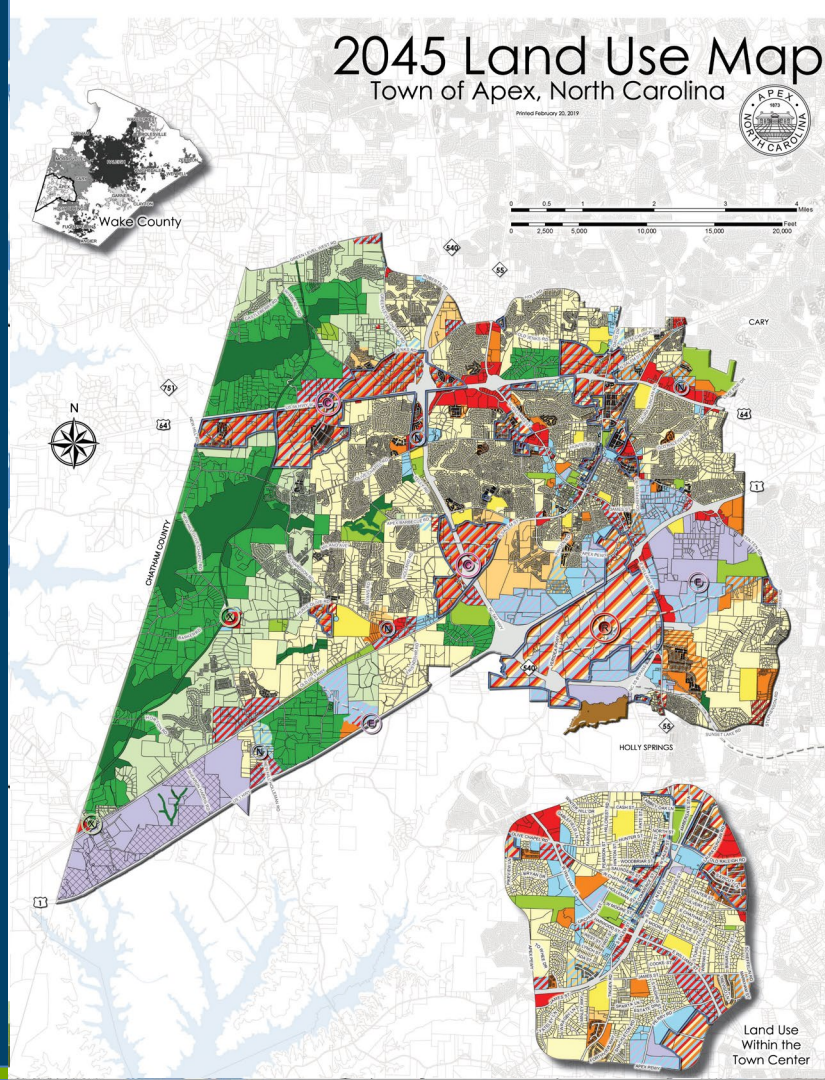




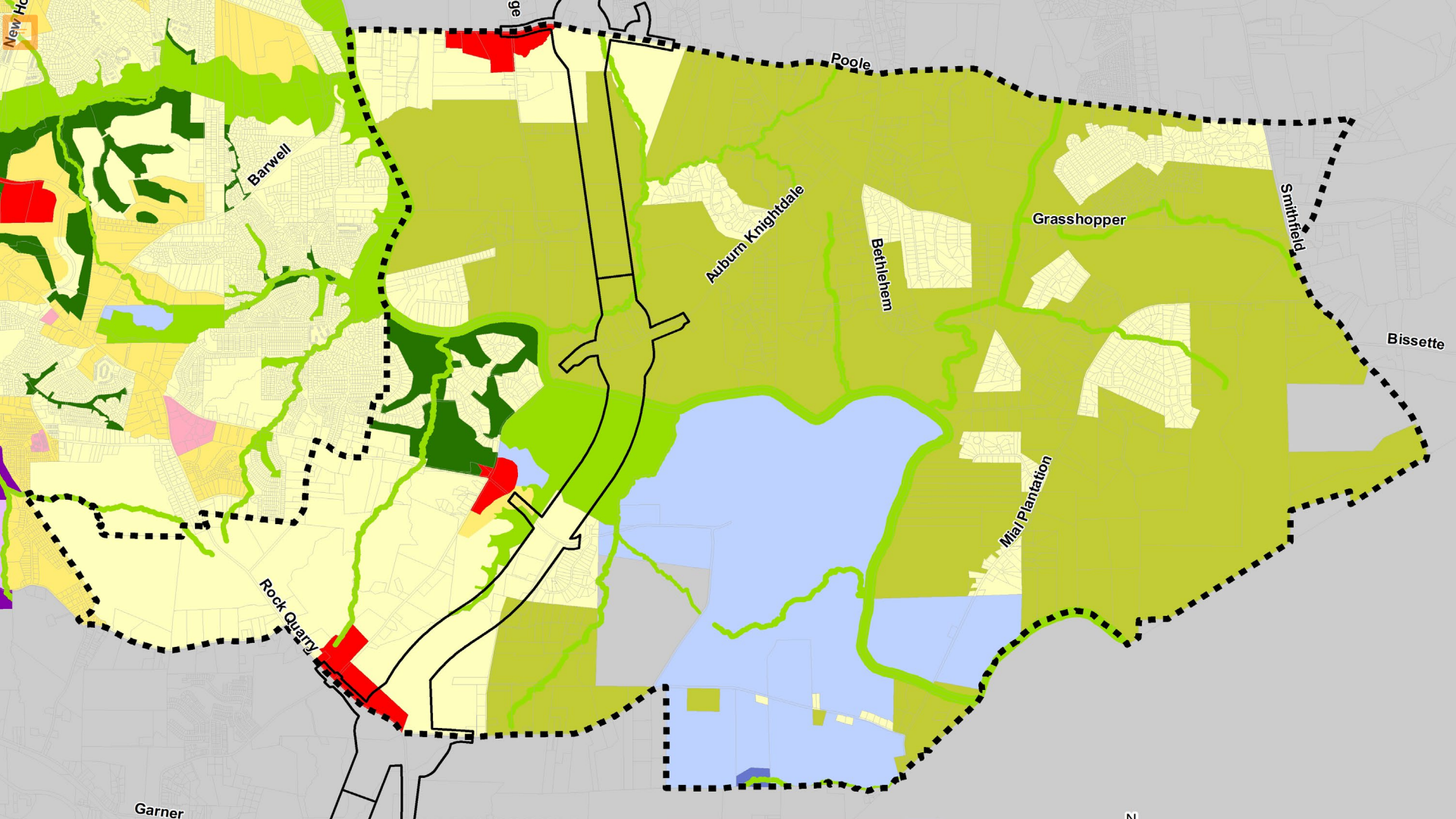
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# Apex

- Development from 2013 to 2019 was generally consistent with the Apex Comprehensive Plan
- Future Land Use Map updated in 2019 to add neighborhood and commercial mixed-use nodes







# Guiding Principles



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# Guiding Principles for Southeast Area

- Encourage and facilitate master-planned, mixed-use development, green and walkable
- Discourage piece-meal development; incentivize property consolidation
- Set standards for innovative greenfield development
- Support Neuse River as unique environmental and recreational asset
- Enhance regional greenway connectivity

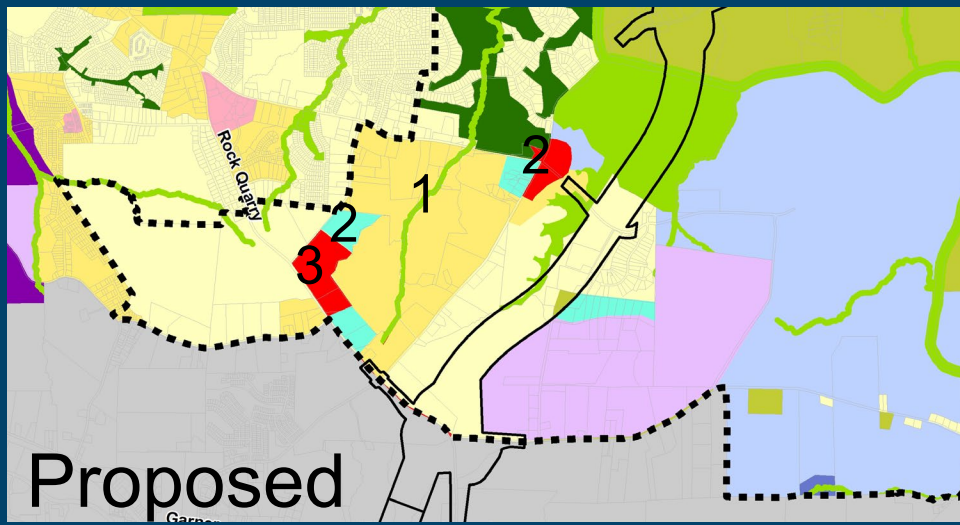
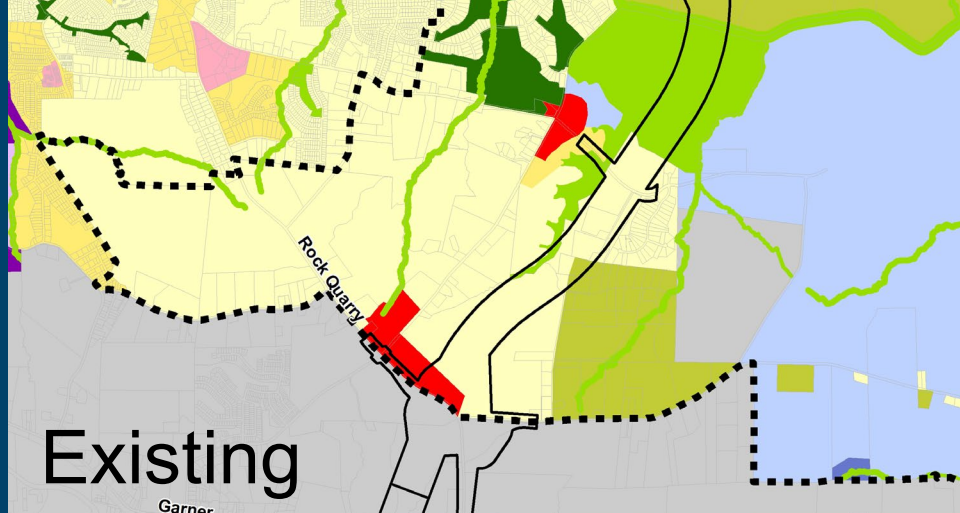




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# Potential Changes to FLUM

1. Moderate Density Residential
2. Office & Residential Mixed Use
3. Community Mixed Use

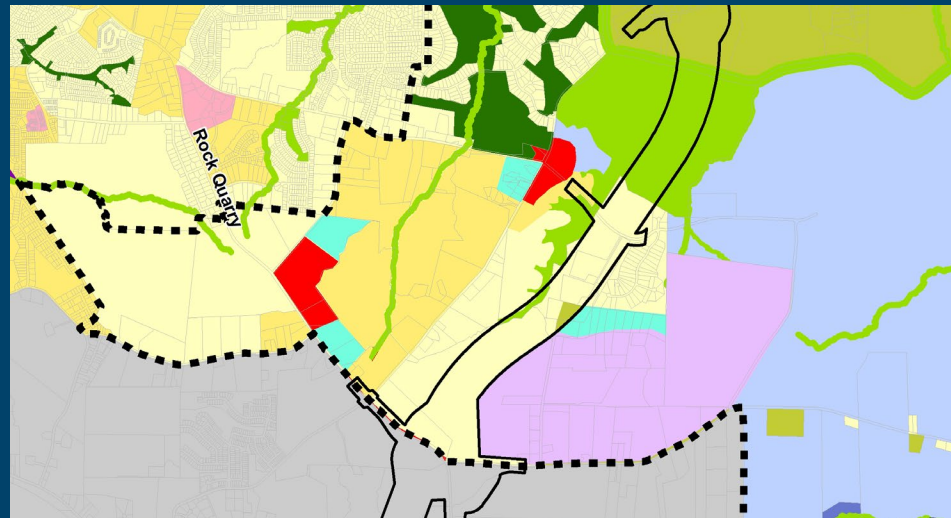




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# Potential changes to FLUM

## Moderate Density Residential



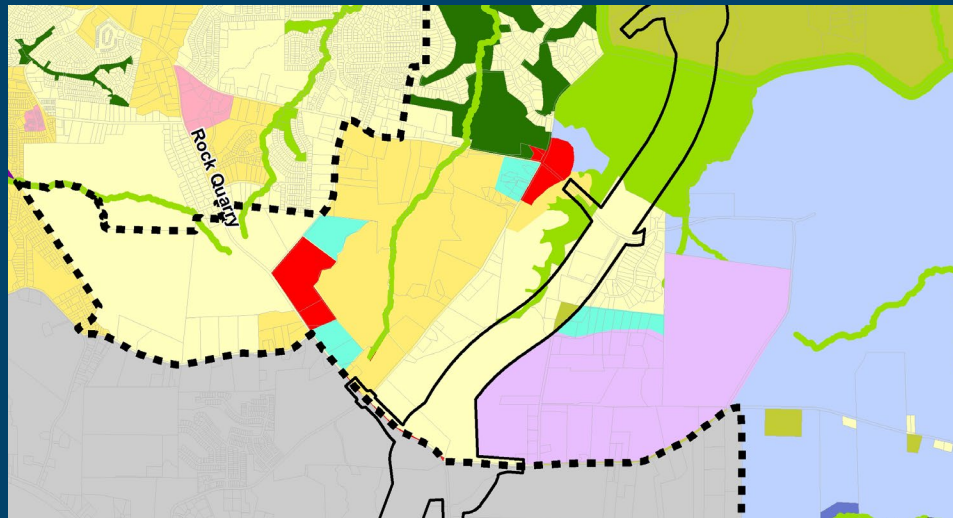
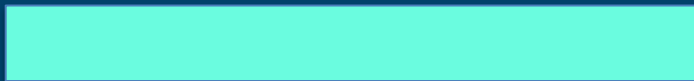
Residential areas (6 – 14 units per acre)  
with proximity to commercial and office  
center.



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# Potential changes to FLUM

## Office & Residential Mixed Use



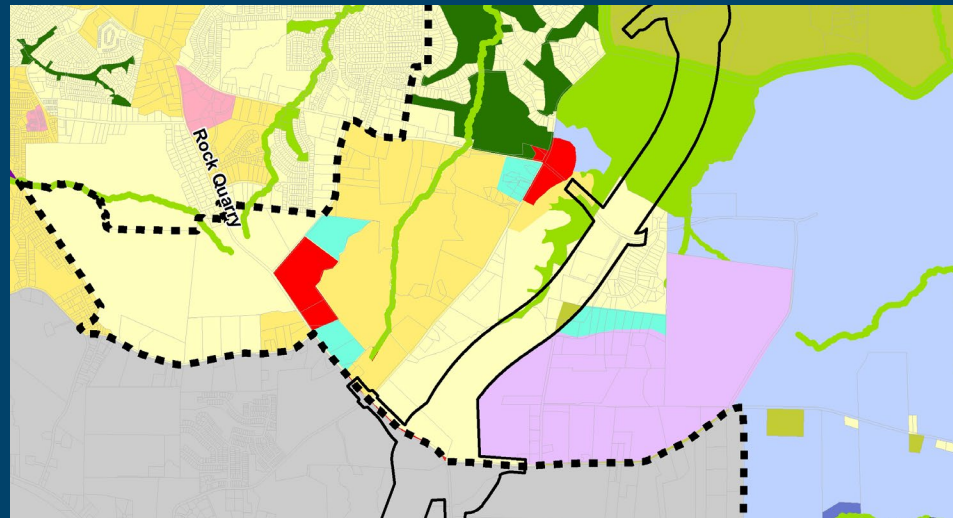
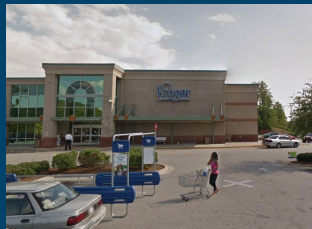
Low-impact uses act as transition between community mixed use and residential areas.





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## Community Mixed Use



Shifts location of mixed-use center  
away from future interchange.

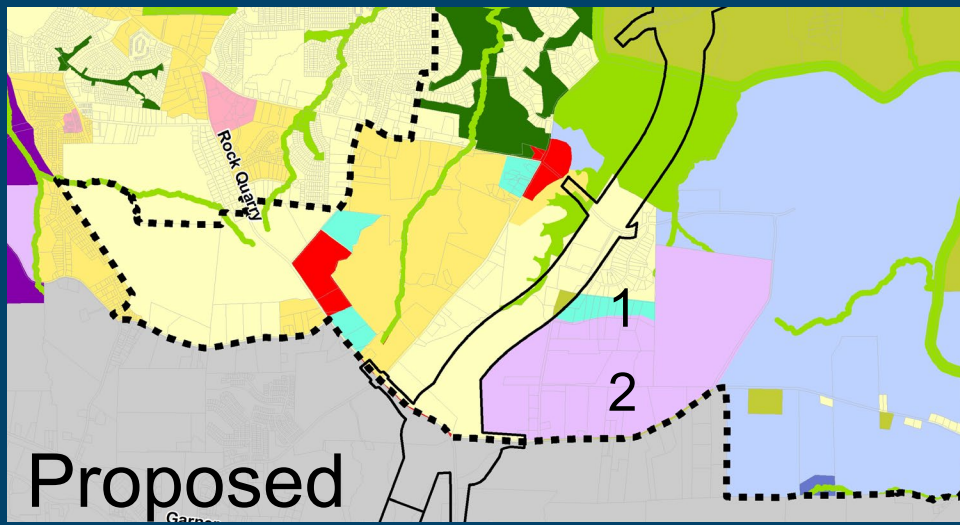
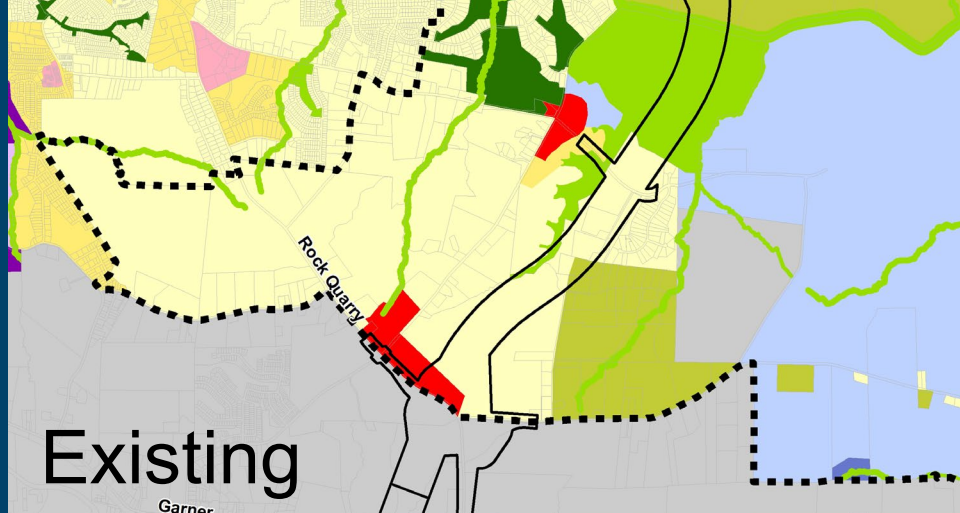




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# Potential Changes to FLUM

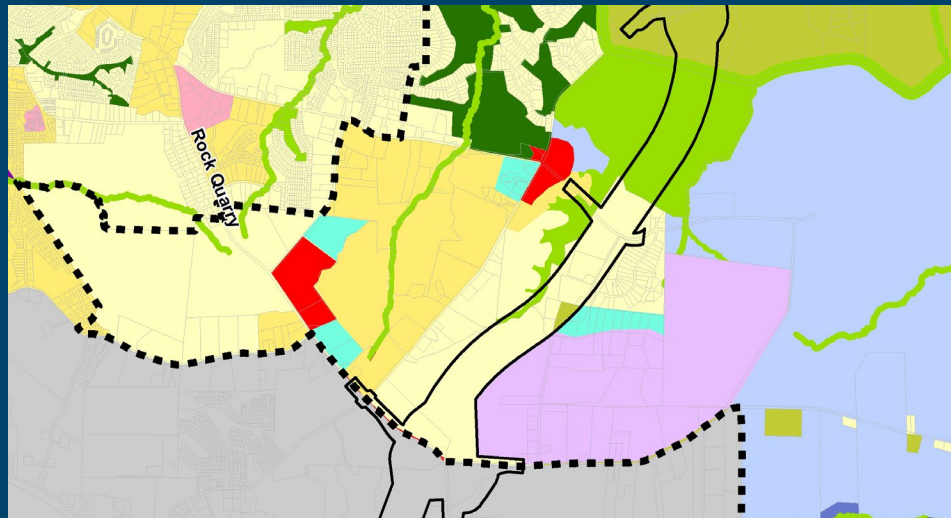
1. Office & Residential Mixed Use
2. Business & Commercial Services





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## Business & Commercial Services



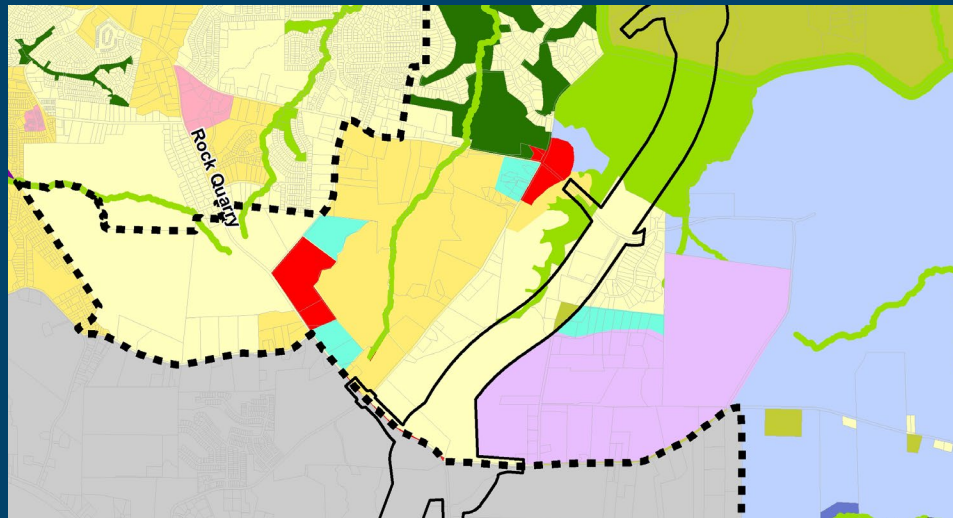
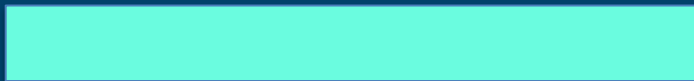
Supports light industrial use near future interchange and existing landfill site.



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# Potential changes to FLUM

## Office & Residential Mixed Use



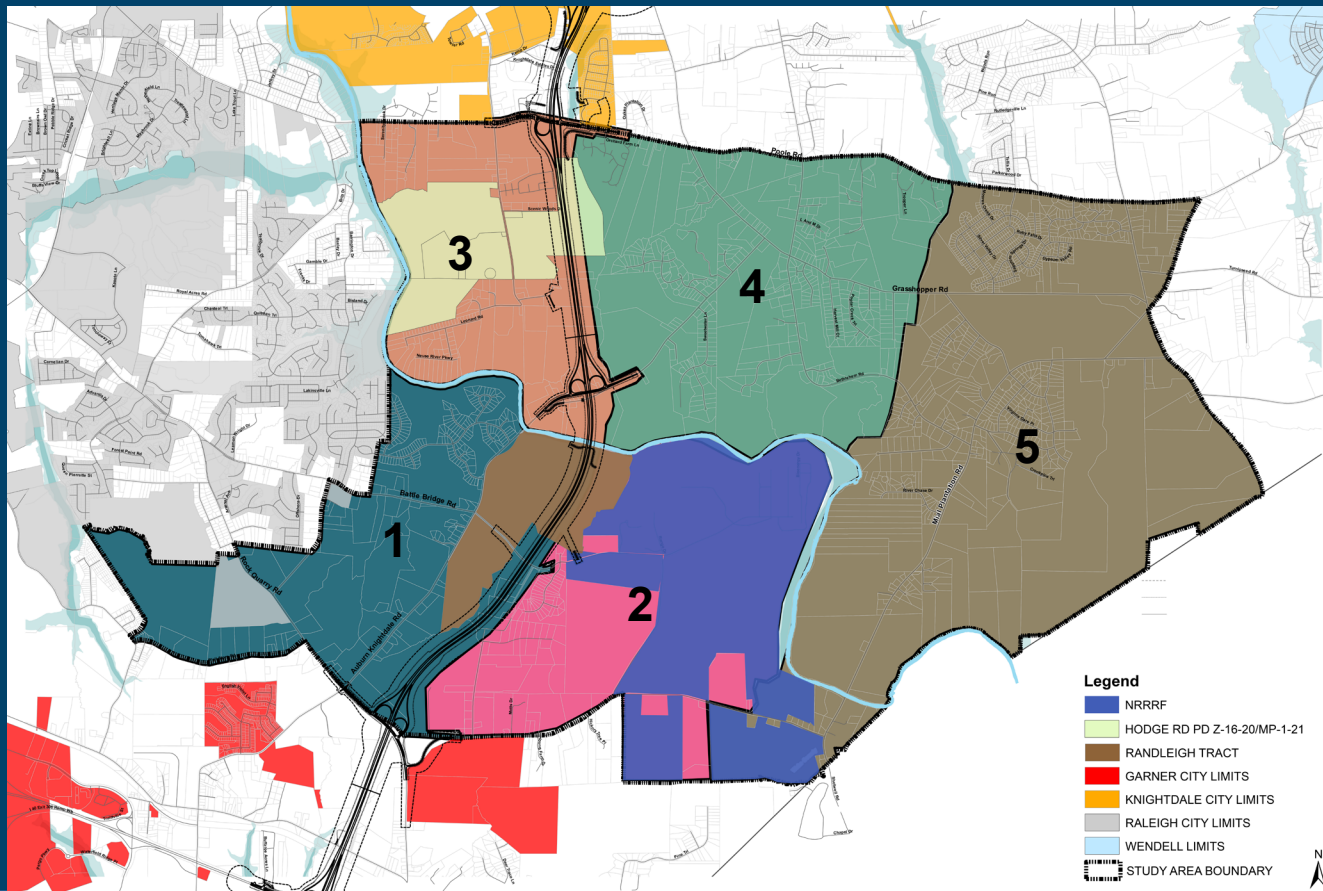
Low-impact uses act as transition between community mixed use and residential areas.





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# Potential ETJ Extension Steps







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# Potential ETJ Extension Steps

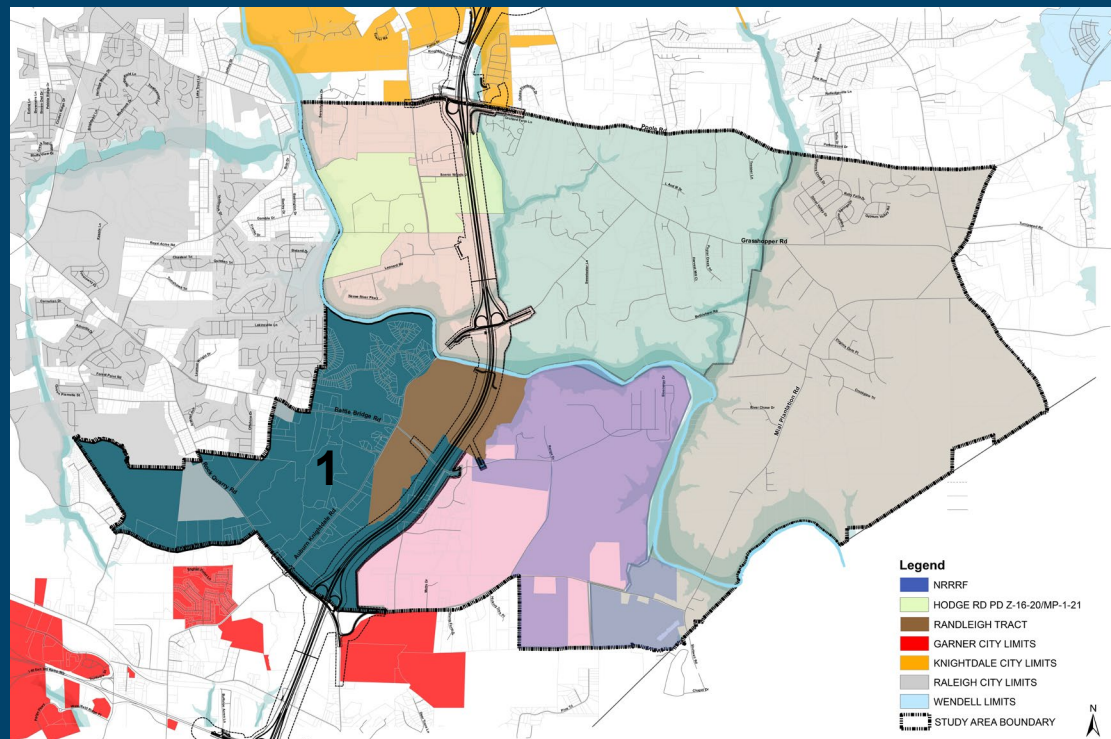
Section	Approximate Acreage	Timeframe (years)
1	2,150	0 - 2
2	1,960	2 - 3
3	1,410	Depends on transportation infrastructure
4	2,280	5 - 10
5	3,430	>10



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# 1. Southwest

- 2,150 acres
- 1-2 year timeframe (2023 completion)

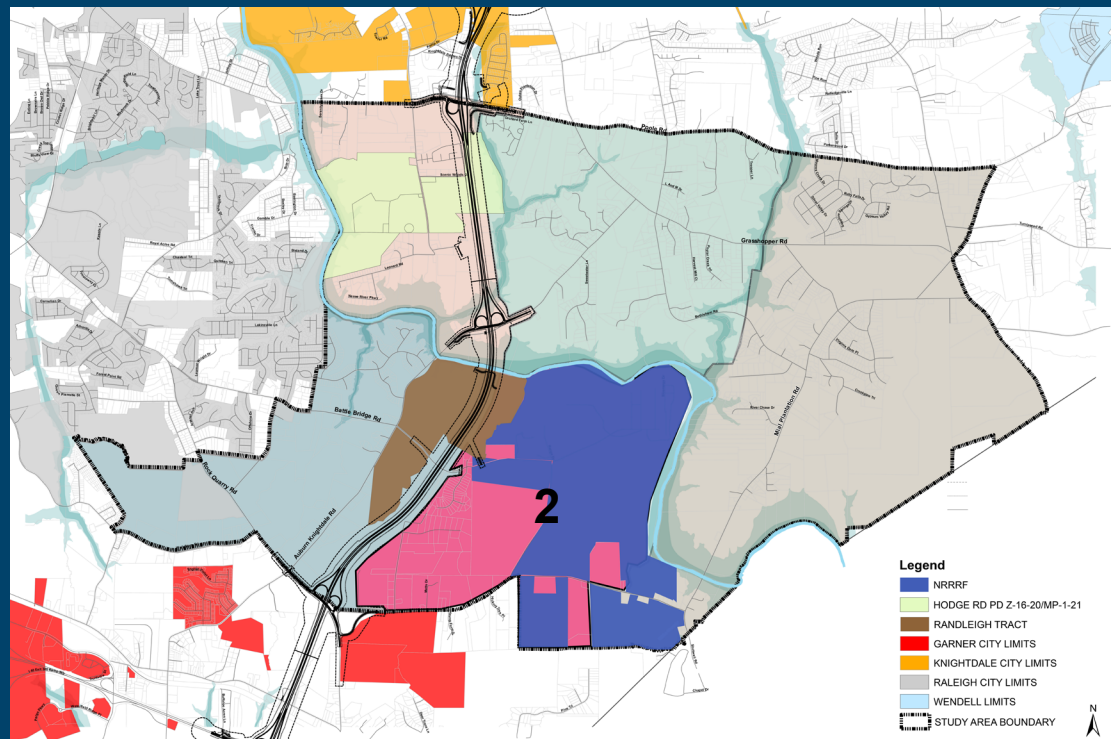




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## 2. South

- 1,960 acres
- 2-3 year timeframe (2024 completion)

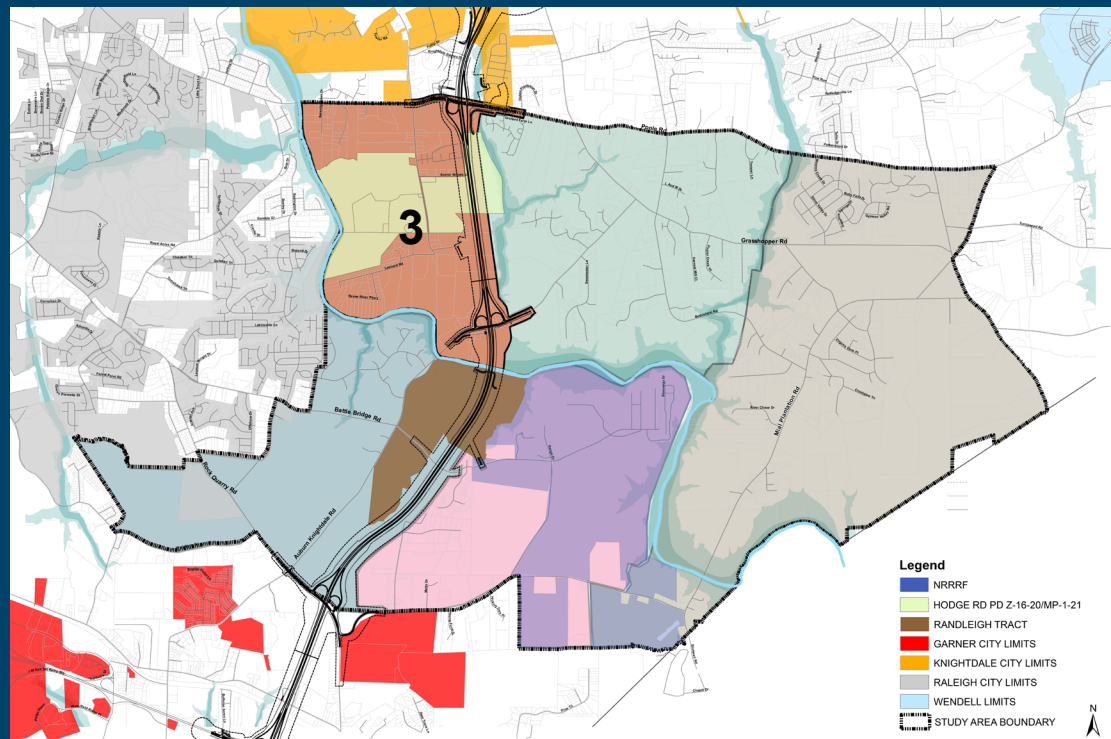




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### 3. Northwest (1,410 ac)

- 1,410 acres
- timeframe depends on transportation infrastructure



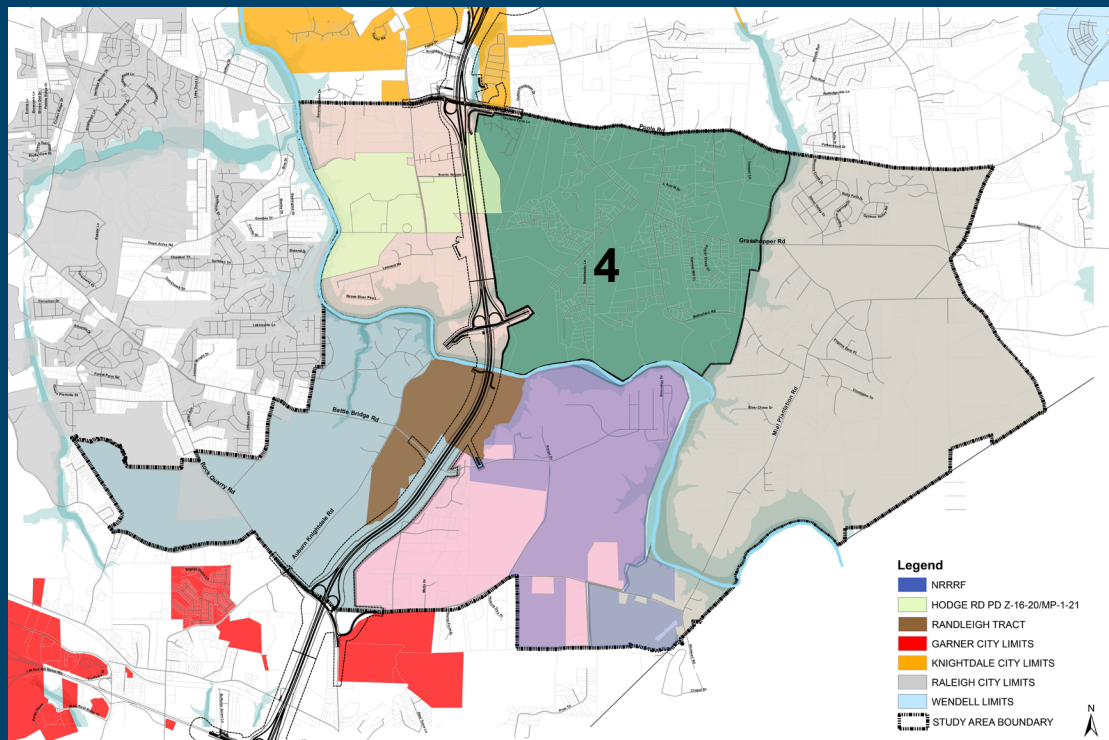




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## 4. North (2,280 ac)

- 2,280 acres
- 5-10 year timeframe (2026-2031 completion)

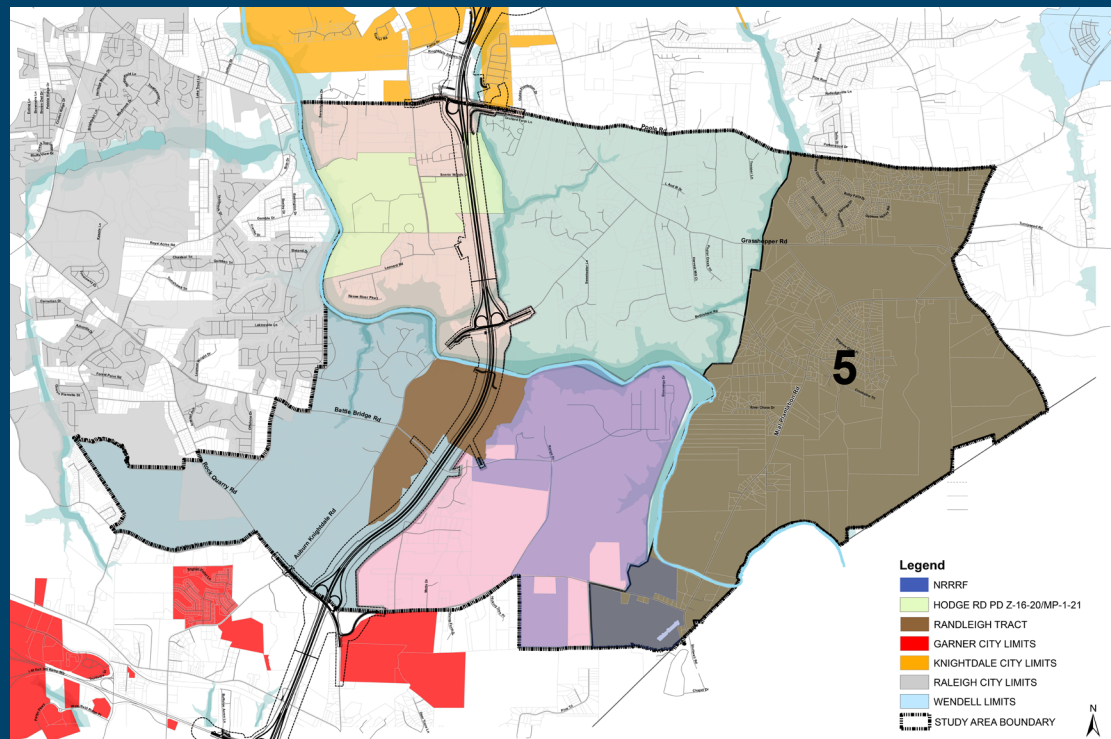




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## 5. East

- 3,430 acres
- 10+ year timeframe (completion beyond 2031)





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# Recommendations

- Future Land Use Map Amendments
- Expand extraterritorial jurisdiction (ETJ)
  - Additional FLUM amendments as ETJ expands
- Make the most of natural resources
- Support greater connectivity
- Protect and Enhance Public Facilities
- Zone for Compact development



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# Make the Most of Natural Resources

- Cluster development to preserve open space
- Support and preserve agriculture and forestry uses
- Protect water resources and expand buffers along Neuse River







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# Support Greater Connectivity

- Encourage road and greenway connectivity
- Coordinate regional connections





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# Protect and Enhance Public Facilities

- Ensure compatible land uses around the NRRRF
- Expand use of re-use water
- Encourage Green Stormwater Infrastructure





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# Zoning for Compact Development

- Create an overlay district to support compact development patterns





# *SE Area Study –Next Steps*

## Planning Process

- |                              |                    |
|------------------------------|--------------------|
| 1. Understanding the Area    | Summer 2019        |
| 2. Community Ideas & Options | Winter 2020        |
| 3. Recommendations           | Spring/Summer 2021 |
| 4. Review & Adoption         | Fall 2021          |





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# Next Steps

- Late summer presentation to Council
  - Final Report
  - Comprehensive Plan Amendments
    - Map and narrative policies
    - Actions for ETJ extension
    - Actions for concurrent rezoning
- Review and Discussion by Planning Commission
- Final recommendation to City Council



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# Take the Survey!

- Link: <https://publicinput.com/Q7037>
- Survey open through June 30, 2021

***THANK YOU!***

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# Questions & Answers

