Southeast Special Area Study

Phase III Community Meeting
June 8, 2021

Planning and Development
Agenda

• Process to date
• Understanding the Area
• I-540 Growth Precedent:
  • Apex
• Guiding Principles
• Policy Recommendations
• Next Project Steps
• Q & A
Where Are We In the Study Process?

Now at Phase Three!

<table>
<thead>
<tr>
<th>Planning Process</th>
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<tbody>
<tr>
<td>1. Understanding the Area</td>
<td>Summer 2019</td>
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<td>2. Community Ideas &amp; Options</td>
<td>Winter 2020</td>
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<td>3. Recommendations</td>
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<td>4. Review &amp; Adoption</td>
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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
PLANWake

NOVEMBER 2020

GUIDING OUR COUNTY’S FUTURE

Raleigh
11,000-acre project area, comparable in size to Town of Chapel Hill.
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)
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
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
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.
4. **North**

- Significant agriculture and forestry activity
- Existing residential development served by wells and septic systems
- Two I-540 Interchanges
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
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
Approximately 5,260 acres of land annexed since 2013.
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
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
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
Potential Changes to FLUM

1. Moderate Density Residential
2. Office & Residential Mixed Use
3. Community Mixed Use
Potential changes to FLUM

Moderate Density Residential

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

Office & Residential Mixed Use

Low-impact uses act as transition between community mixed use and residential areas.
Potential changes to FLUM

Raleigh

Community Mixed Use

Shifts location of mixed-use center away from future interchange.
Potential Changes to FLUM

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

Supports light industrial use near future interchange and existing landfill site.
Low-impact uses act as transition between community mixed use and residential areas.
Potential ETJ Extension Steps
# Potential ETJ Extension Steps

<table>
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<tr>
<th>Section</th>
<th>Approximate Acreage</th>
<th>Timeframe (years)</th>
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<tbody>
<tr>
<td>1</td>
<td>2,150</td>
<td>0 - 2</td>
</tr>
<tr>
<td>2</td>
<td>1,960</td>
<td>2 - 3</td>
</tr>
<tr>
<td>3</td>
<td>1,410</td>
<td>Depends on transportation infrastructure</td>
</tr>
<tr>
<td>4</td>
<td>2,280</td>
<td>5 - 10</td>
</tr>
<tr>
<td>5</td>
<td>3,430</td>
<td>&gt;10</td>
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1. **Southwest**
   - 2,150 acres
   - 1-2 year timeframe (2023 completion)
2. South
   - 1,960 acres
   - 2-3 year timeframe (2024 completion)
3. **Northwest (1,410 ac)**
   - 1,410 acres
   - timeframe depends on transportation infrastructure
4. **North (2,280 ac)**
   - 2,280 acres
   - 5-10 year timeframe
     (2026-2031 completion)
5. East

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

- Encourage road and greenway connectivity
- Coordinate regional connections
Protect and Enhance Public Facilities

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

- Create an overlay district to support compact development patterns
### SE Area Study – Next Steps

**Planning Process**

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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
Take the Survey!

- **Link:** [https://publicinput.com/Q7037](https://publicinput.com/Q7037)
- **Survey open through June 30, 2021**

**THANK YOU!**

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Questions & Answers