

# Transit Overlay District (TOD) Mapping Western Corridor and Southern Corridor

Neighborhood Meetings  
January 19 & 20, 2022





Raleigh

# Welcome!

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# Agenda

- What is the TOD Mapping project?
- What is the process for participating?
- Question & Answers



# BUS RAPID TRANSIT IS COMING TO RALEIGH



ACCESS TO  
OPPORTUNITY



CREATION  
OF VIBRANT  
PLACES



REDUCE  
CARBON  
EMISSIONS

## WHAT IS BRT?



DEDICATED  
RIGHT-OF-WAY



BUSWAY  
ALIGNMENT



OFF-BOARD FARE  
COLLECTION



INTERSECTION  
TREATMENTS



PLATFORM-LEVEL  
BOARDING

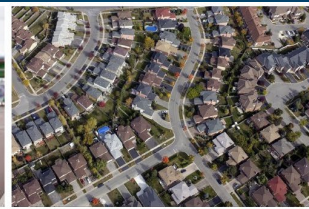
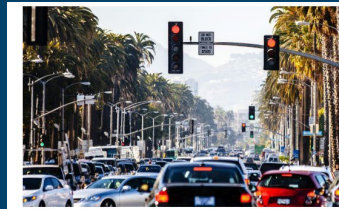
Source: Institute for Transportation & Development Policy (ITDP) and the ETOD Guidebook (City of Raleigh)



# EDAT

## Equitable Development Around Transit

The question is not if Raleigh grows, but how?



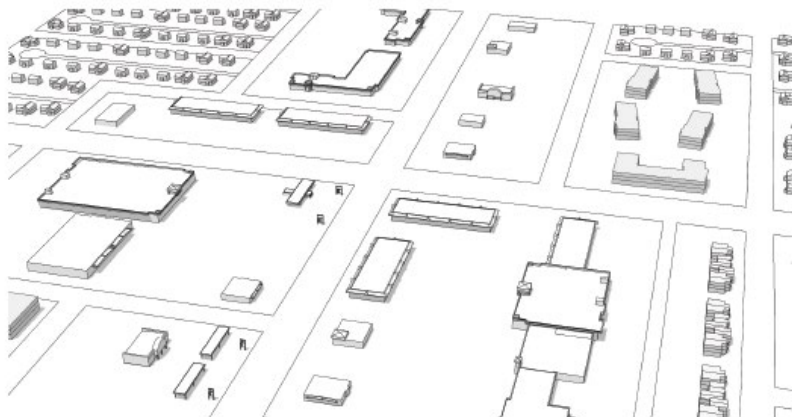


# TOD – What is the goal?

## Regulation of new development near BRT

- Discourage dispersed and car-oriented development.
- Encourage walkable urban form and a mix of uses.
- Encourage new jobs and affordable housing units near transit.

**Non TOD:** Dispersed auto-oriented urban form.

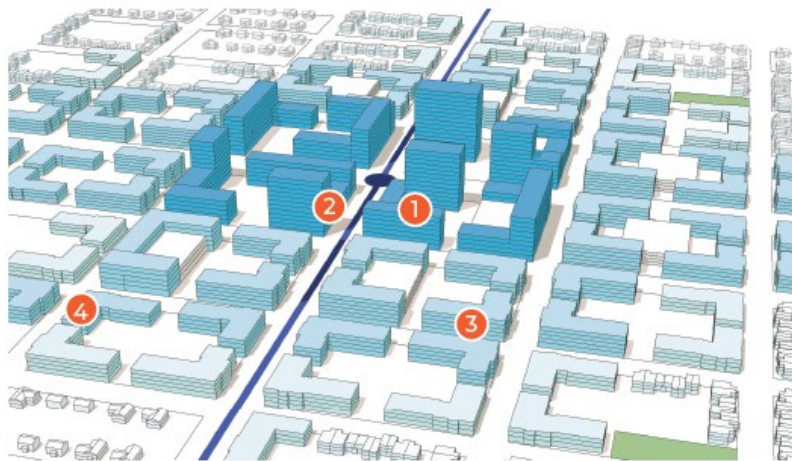


**Non TOD:** Street with underutilized properties and a lack of active uses.



**TOD:** Transit-oriented density distribution with highest density near the station.

Densities decreasing from station



**TOD:** Repurposed existing building stock to include active ground floor uses and mixed upper floor uses.

- Retail
- Office
- Varying Residential Types
- Mixed/Flexible Commercial

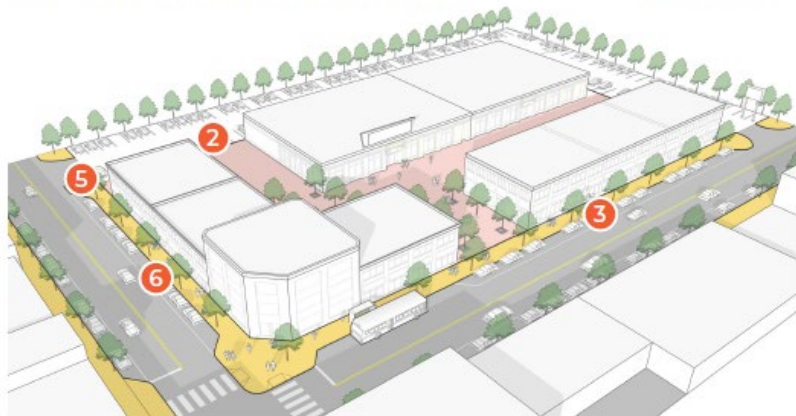


**Non TOD:** Underutilized wide streets and unpleasant pedestrian experience.



**TOD:** Preferred design which conceals parking lots behind buildings and effectively manages street space with dedicated loading areas.

■ Active Sidewalk  
■ Internal plazas and pedestrian ways

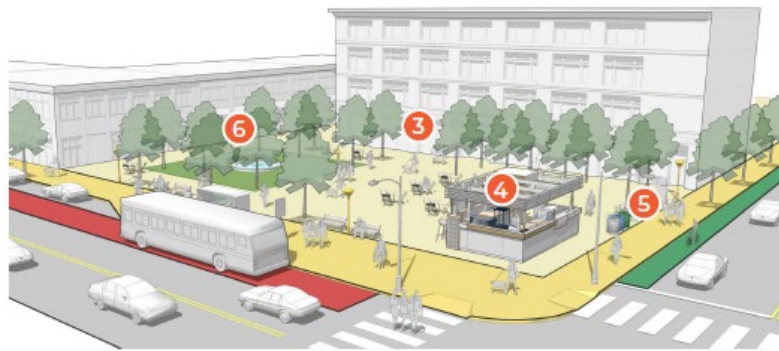


**Non TOD:** Poor public space design.



**TOD:** Engaging and active civic plaza as a focal point of a multimodal circulation network.

■ Dedicated Bus Lane  
■ Protected Bike Lane  
■ Active Sidewalk  
■ Plazas and Public Spaces





# TOD Standards

## Prohibited Uses

- Single family and duplex housing\*
- Drive-thru
- Outdoor storage
- Car dealerships
- Car wash
- Other vehicle-oriented uses

\*May be rebuilt if damaged



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# TOD Standards

## Dimensional Standards

- Minimum building height of two (2) stories
- TOD mapped on residential districts allows development with RX standards
- Shorter Neighborhood Transition Yard required between residential and mixed-use zoning



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# TOD Standards

## **Uses and Structures Made Non-Conforming**

- Structures may be rebuilt or renovated like for like if damaged voluntarily or involuntarily
- Uses may be re-established if vacant, whether voluntarily or involuntarily, for less than 2 years
- Structures may be expanded if expansion complies with TOD and UDO or if granted a Special Use Permit
- Uses may expand if granted a Special Use Permit



# TOD Mapping

## Applying the TOD to the zoning map

The zoning map is changed through a rezoning request.

This is a public process that the City Council will make the final decision on.



# TOD Mapping

View the area to be rezoned online.

### TOD Proposal Viewer

Find address or place

Welcome to the Proposed TOD Overlay Viewer!

Search for an address to learn if the Transit Overlay District is proposed at that location. If no features are found, no new Overlay District is currently proposed at that location.

Use one of these search methods:

- Click the search box and type an address or choose **Use current location**
- Click within the map (Areas in **Purple** represent the proposed TOD)

[More information on the Transit Overlay District can be found here.](#)

TOD Overlay Proposal	BRT Corridors
Overlay District Proposed	
Transit Overlay District	

North Carolina State University, City of Raleigh, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA Powered by Esri



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# Where to apply the TOD?

To serve goal of encouraging equitable transit-oriented development:

Search area is parcels within walking distance ( $\frac{1}{4}$  mile) of BRT route.

Applied to areas already able or likely to redevelop with more compact development.



# Where to apply the TOD?

## Applied to:

- Areas that currently have Mixed Use or Heavy Industrial zoning.
- Areas that are planned for Mixed Use, Medium, or High Scale Residential on Future Land Use Map (acre or more).
- Areas that are directly along future BRT route (half acre or more).
- Areas that are developed with or part of an apartment.
- City-owned property (not including parks and greenways).



# Where to apply the TOD?

## Some areas are not suited for the TOD:

- Cemeteries
- State property
- Schools and higher education
- Rail line and areas where walkable access is cut off by a rail line
- Areas zoned with NCOD and HOD, Raleigh Historic Landmarks, National Register Districts
- Areas with CM, PD or DX zoning



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# Rezoning Process



APPLICANT &  
COMMUNITY

- Pre-Application Conference
- First Neighborhood Meeting ★



STAFF

- Receipt of Application
- Staff Review
- Second Neighborhood Meeting ★



PLANNING  
COMMISSION

- Public Meeting(s) ★
- Recommendation to Council



CITY  
COUNCIL

- Public Hearing ★
- Optional Committee Meetings
- Final Action



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# Rezoning Process

## How to participate?

- Attend neighborhood meeting and second neighborhood meeting.
- Leave comments in Rezoning Engagement Portal.
- Participate in Planning Commission review.
  - Watch/listen to a meeting, sign up to speak.
- Participate in City Council review.
  - Watch/listen to a meeting, sign up to speak.



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# Engagement Portal

- Visit [raleighnc.gov](http://raleighnc.gov)
- Search for 'TOD mapping'
- Scroll down to link: 'Rezoning Engagement Portal'
- Find 'TOD Mapping – Western BRT'
- If you would like to request your property be added or removed, enter all of the following in the same comment:
  - Name, Property Address, Add or Remove



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# Rezoning Process

## How to stay in touch?

- Mailed notice and posted signs for future meetings.
- Sign up for project updates via MyRaleigh Subscription.
- Have a question? Give us a call or email!



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# Thanks for joining!

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# Questions?

