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

Neighborhood Meetings
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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

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)

ACCESS TO OPPORTUNITY + CREATION OF VIBRANT PLACES + REDUCE CARBON EMISSIONS

BUS RAPID TRANSIT IS COMING TO RALEIGH

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EDAT

Equitable Development Around Transit

The question is not if Raleigh grows, but how?

Grow More Around Transit
Grow More Around Driving
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.

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

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

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

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

**TOD:** Engaging and active civic plaza as a focal point of a multimodal circulation network.
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
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
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
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.
Where to apply the TOD?

To serve goal of encouraging equitable transit-oriented development:

Search area is parcels within walking distance (¼ 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
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
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.
Engagement Portal

- Visit 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
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!
Thanks for joining!

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Questions?