

Planning and Development

# The Next Comprehensive Plan

Raleigh Civic Assembly  
January 10, 2026



Reflecting  
Raleigh



Map F-2:  
**Growth Framework**



# Comprehensive Planning

- Comprehensive plans lay out a long-term vision for the built environment
- Includes policies to guide growth and development
- Required by state law to enforce zoning code and development regulations
- Raleigh's 2030 Comprehensive Plan was adopted in 2009 and updated in 2019

# Reflecting Raleigh Timeline



# Engagement Events

## Reflecting Raleigh Phase I

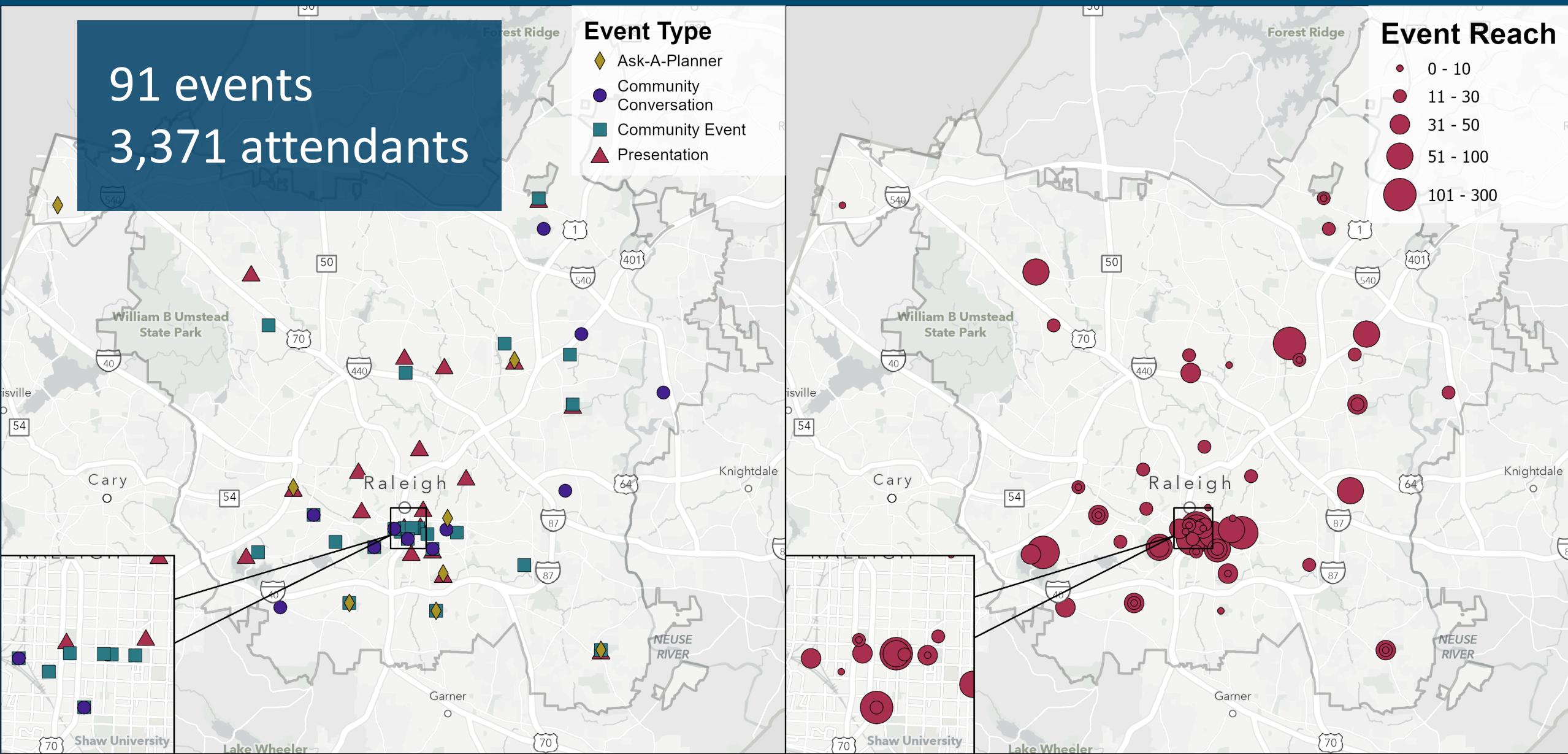
91 events  
3,371 attendants

### Event Type

- ◆ Ask-A-Planner
- Community Conversation
- Community Event
- ▲ Presentation

### Event Reach

- 0 - 10
- 11 - 30
- 31 - 50
- 51 - 100
- 101 - 300



# Themes from Public Input



Community Education & Engagement



“Smart” Growth: Density & Connectivity



Housing Affordability, Variety, & Supply



Sustainable Development & Infrastructure



Preservation & Distribution of Natural Resources

# Key Themes from Public Input

## Smart Growth: Strategic Density & Connectivity

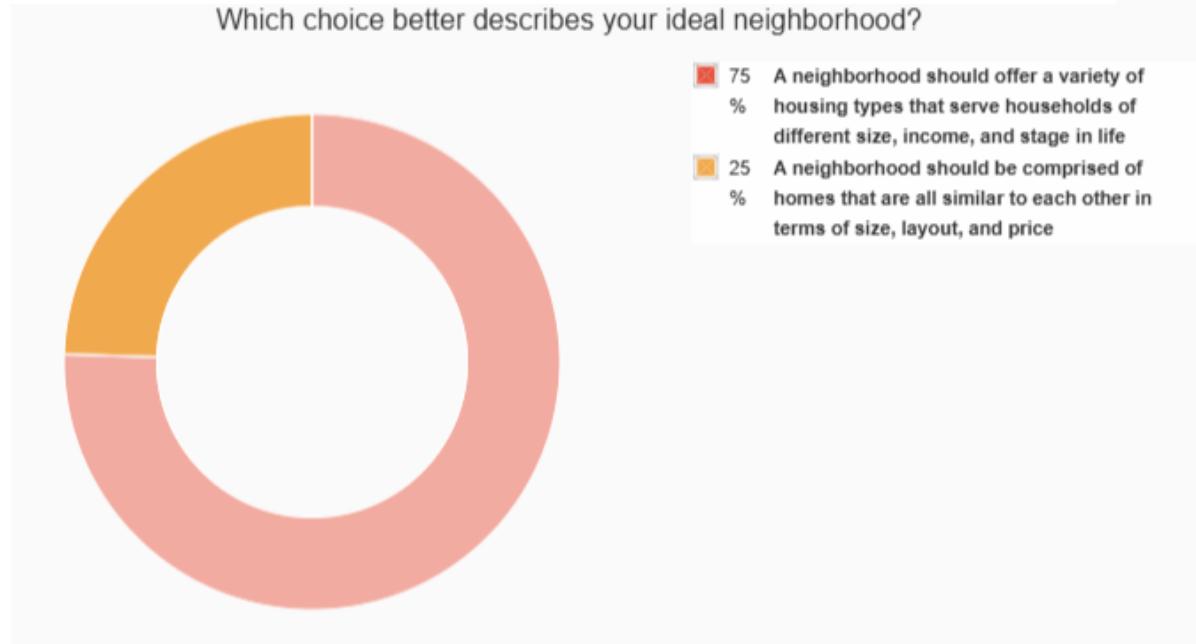
Residents make choices about where to live and how to get around based on what's convenient, safe, and available, even if it's not what they prefer.

- **67%** willing to live in a denser neighborhood or smaller space if they can walk to convenient amenities.
- **60%** currently live in or prefer to live in a single-family home.
- **61%** would prefer to take transit to move around the city.
- **17%** take transit for their commute to work; **83%** drive alone.

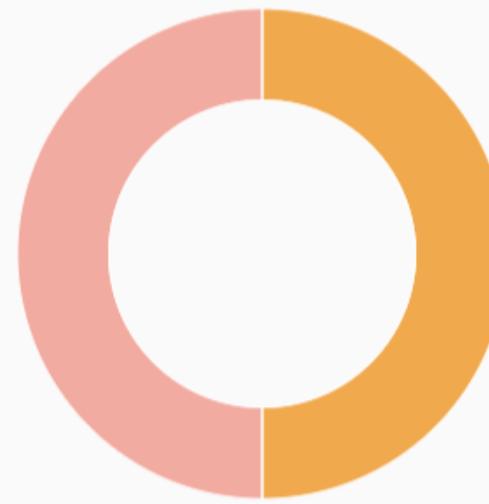


# Key Themes from Public Input

## Housing Affordability, Variety, & Supply



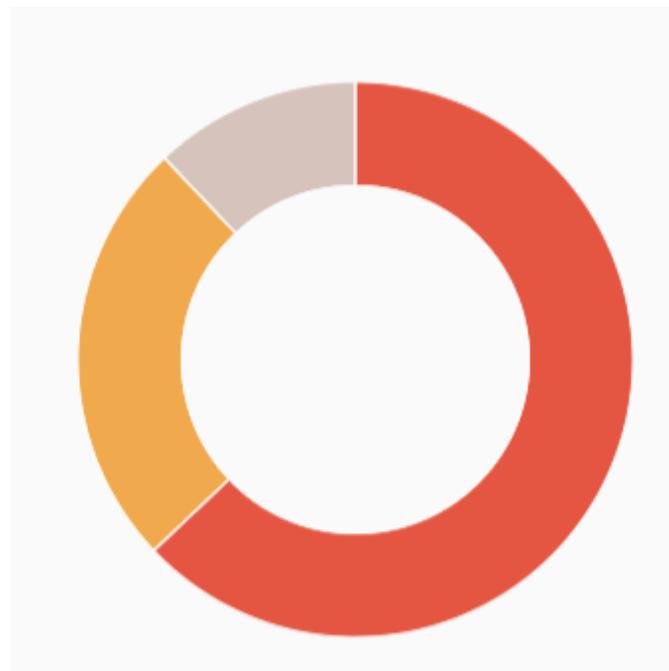
When a neighborhood is in high demand, land prices rise and there is pressure to redevelop older structures. What best describes what you think is the right land use policy for a "hot" neighborhood?



- 50 % Policy should seek to preserve the existing density and built character, even if it means that homes become much more expensive
- 50 % Policy should allow denser housing types and let more people live in the neighborhood, even if it means that the physical character changes significantly

# Key Themes from Public Input

## Sustainable Development



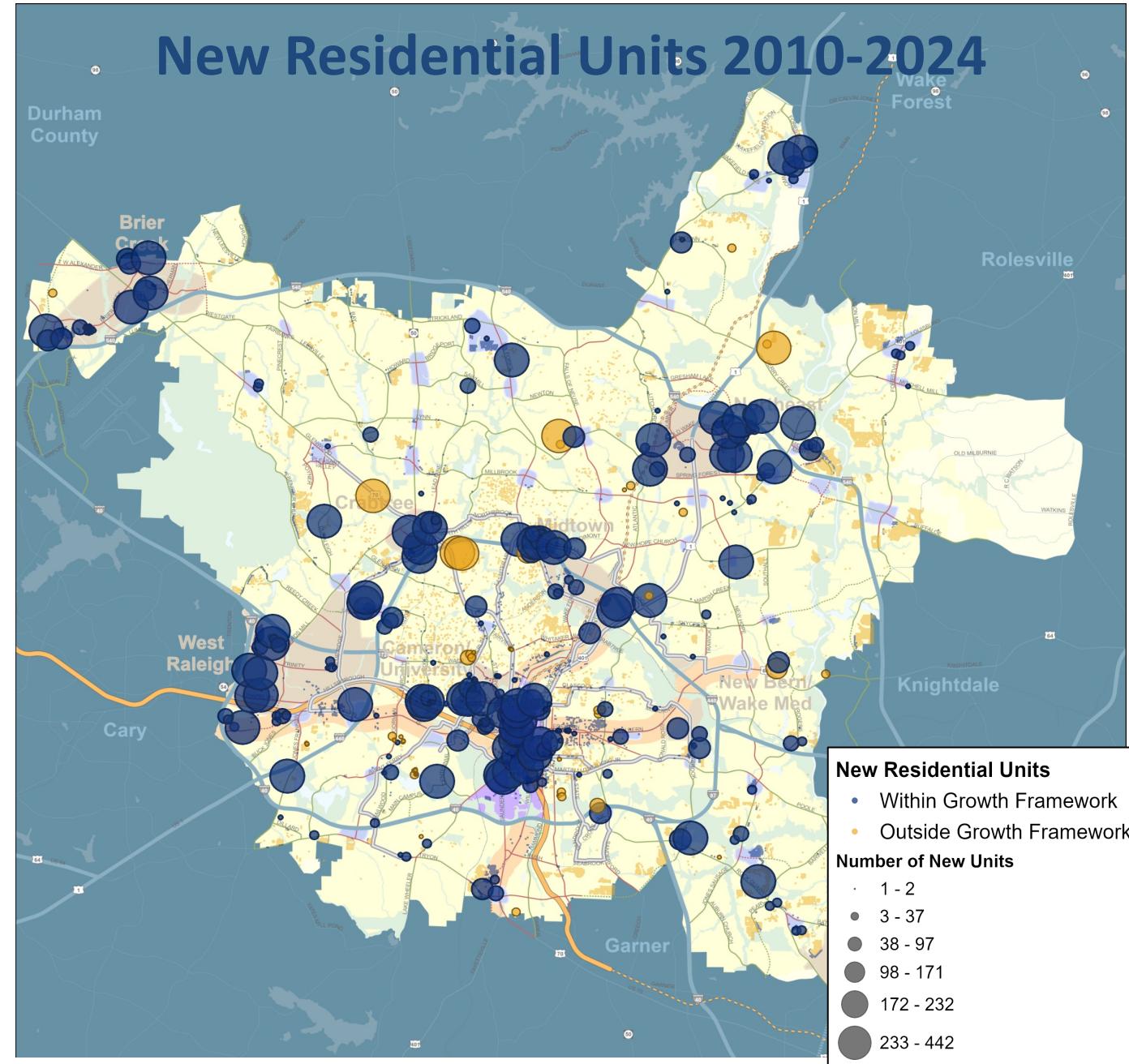
- 63 % I prefer stable city services and low taxes, even if it means more dense development.
- 25 % I prefer low-density development and stable city services, even if it means higher taxes.
- 12 % I prefer lower taxes and low-density development, even if it means reduced city services.

# Context

2030 Comprehensive Plan set a goal for 60% of new development in designated growth centers and transit corridors

Since 2009, 70% of new development occurred in these areas

As Raleigh looks to 2050, how will growth centers and transit corridors continue to develop?



# Raleigh Civic Assembly Remit

**Raleigh is in the process of improving transit service around the city. How should the next comprehensive plan help improve access to the new service? What should the neighborhoods around frequent transit look like?**

# Technical Teams



Land Use



Transportation



Housing &  
Neighborhoods



Natural  
Resources



Infrastructure &  
Community  
Services

City Staff

Boards &  
Commissions

Community  
Technical Experts

# Reflecting Raleigh Timeline





# Reflecting Raleigh

THE NEXT COMPREHENSIVE PLAN



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