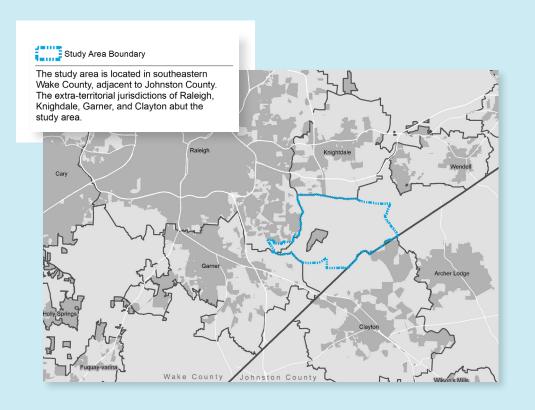


TABLE OF CONTENTS

Study Overview	1
The Five Big Moves for the Southeast Area	3
Implementation	10
Priorities and Phasing	13

The Southeast Special Study Area (SESSA) is an 18-square mile area extending from Raleigh's southeast planning jurisdiction to the Johnston County line. It combines portions of Raleigh's Short- and Long-Range Urban Service Areas. These are areas where Raleigh plans to provide full city services at some point in the future. This includes city water and sewer. Key characteristics of the area include:



- » The Neuse River
- » Large agricultural and forestry activity
- » The Randleigh Tract: 415-acres owned by the City of Raleigh and Wake County
- » Proximity to several fast-growing municipalities
- » Major infrastructure investments, including public utility infrastructure and the extension of I-540.

All these factors are the reason for policy and planning questions in this area.

There were three phases of engagement during the SESSA project. Each phase included public input, analysis of issues, data collection, workshops, and online surveys. Staff from various city departments worked to develop recommendations for the area.

The recommendations proactively address the impacts of market-driven growth and planned infrastructure projects in southeast Wake County. They balance best practices for land use planning and priorities for the area as expressed by community residents:



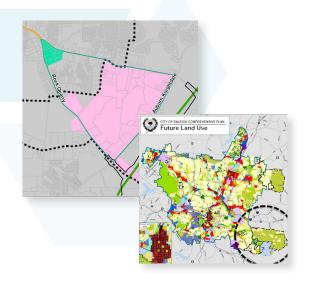
Natural resource preservation



Safe travel through the area by various modes of transportation



Proximity to commercial areas



The study's recommendations include amendments to Raleigh's 2030 Comprehensive Plan, Future Land Use map, and Urban Form map. It also includes a framework for extending Raleigh's Extraterritorial Jurisdiction (ETJ). The ETJ is the area outside city corporate limits where Raleigh exercises land use authority.

The study identifies **five major concepts** in the following pages that frame the recommended map amendments and policies to guide the future growth of the study area:

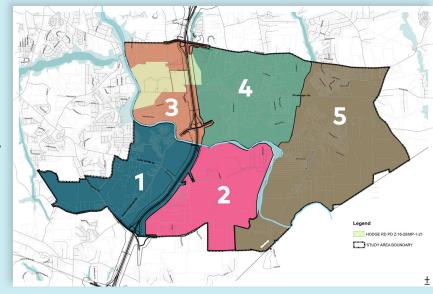


Becoming Raleigh: ETJ Expansion.

The majority of the Southeast Study area is currently outside of Raleigh's city limits and ETJ. However, most of the study area has long been part of regional plans to become part of Raleigh's corporate limits. The first step toward achieving that vision is ETJ expansion. The Study recommends a first phase expansion, followed by a phased approach to ETJ expansion. Expanding Raleigh's ETJ can provide for orderly growth

and consistency in infrastructure. Expanding the ETJ also creates certainty for property owners who wish to gain utility service from the City. This can also be a threshold for site development.

The easternmost area of the study represents a long-term prospect (ten years and beyond) that could, instead of ETJ expansion, present an opportunity for regional collaboration on open space preservation.



2

Making the Most of Natural Resources

The SESSA contains substantial areas of working lands and natural assets like the Neuse River. New economic development opportunities for landowners could come in the form of:







Agricultural biotechnology



Renewable energy

The Bailey and Sarah Williamson
Preserve provides the focal point
of a regionally connected system of
greenway corridors and protected open
spaces. Aligning new development
to the Neuse River can improve
public (bike and pedestrian) access

to the river. Natural open areas can be elements of green stormwater infrastructure in new development. Public-private partnerships among regional stakeholders can use the land trust model to protect valuable natural resource areas.



3

Managing Impacts of Important Regional Infrastructure

The Triangle Expressway is the Southeastern Extension (I-540) and three planned interchanges will be located within the study area. It will provide convenient access for area residents to major



employment centers and the region's cities and towns. The project represents a projected \$2.2 billion public investment for southern Wake County.

Raleigh Water's Neuse River East Parallel Interceptor project represents another \$1 billion public investment in the study area.

These investments will bring demand for new development of all kinds—homes, schools, businesses, and more. Careful planning is essential to manage this growth in a manner that addresses the community's goals: Preserve the natural resources and elements of the existing rural character of the area.

The connection of Hodge Road to Auburn Knightdale Road is vital for ensuring connectivity within the study area. Although this connection was not included in the Complete I-540 final selected route, discussions between the City, CAMPO, NCDOT and the NC Turnpike Authority have confirmed that the final design of the future interchange will not impede the future connection of Hodge Road to Auburn Knightdale Road.

4

Clustering Growth

There is a strong desire within the community to preserve natural resources. Yet growth in this area is imminent. Key strategies to accommodate both include establishing mixed-use centers and an overlay zoning district to help concentrate development near major transit and promote preservation of open space and greenways. These centers have amenities and destinations near the residential sections of the study area, reducing pressure on rural and open space areas. The study recommends the first mixed-use center for the southwestern quadrant. This is also the first area recommended for ETJ expansion. This center would be the core of a new City Growth Center

on the Urban Form Map - the first such designation outside I-440 in Southeast Raleigh. More City Growth Centers and Mixed-Use Centers will be identified in future expansions.





Ensuring Compatibility with Public Facilities

The Randleigh Tract and the Neuse River Resource Recovery Facility (NRRRF), collectively total more than 2,200 acres. The Randleigh Tract includes plans for:

- » Public schools
- » Parks
- » Training facilities
 » Conservation areas



The NRRRF treats 75 million gallons of wastewater per day from Garner, Knightdale, Raleigh, Rolesville, Wake Forest, Wendell, and Zebulon. The facility and associated lands encompass over 1,400 acres. Much of the area consists of spray fields for nutrient treatment which often have an odor.

The NRRRF treats 75 million gallons of wastewater per day from Garner, Knightdale, Raleigh, Rolesville, Wake Forest, Wendell, and Zebulon

Because of impacts like this, it is important to identify and plan for land uses that are compatible with these operations. Raleigh Water continues to seek opportunities to acquire more land and easements to increase the buffer surrounding the NRRRF.

Recommended policies would prioritize acquisition efforts. Expanding these buffer areas also addresses other community goals for preserving open space and protecting the Neuse River.

Implementation

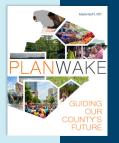
The SESSA recommendations will be implemented through budgetary and legislative action of the Raleigh City Council. They will use this plan to inform changes to the zoning map and other modifications to the Unified Development Ordinance. Actions on ETJ expansion will be jointly taken by Raleigh City Council and the Wake County Board of Commissioners. These interjurisdictional actions are guided by:



Raleigh's 2030 Comprehensive Plan



SESSA recommendations



PLANWake: Wake County's long range planning policy document.



The Study may warrant an exception to the 10-year review period recommended in Comprehensive Plan Policy IM 4.2. due to several interrelated factors. For example:

- » Pace of development
- Voluntary annexation in the initial
 ETJ expansion area
- » The completion of the Neuse River East Parallel Interceptor in 2023
- » The opening of the I-540 Expressway estimated by 2029.

These could bring substantial levels of growth and speed up the need for municipal services and capital improvements before the end of the study's first decade.

It is also important to review the plan as the ETJ expands as it would help:

- » Address changes in residential and commercial land use;
- » Address potential amendments to the Future Land Use, Street Plan and Urban Form Maps; and,
- » Inform the timeframe for further expansions of Raleigh's planning jurisdiction.

Implementing the SESSA recommendations provides an opportunity for new development in the study area to achieve the highest aspirations of the 2030 Comprehensive Plan. The community should have green and walkable 'complete streets' and green stormwater infrastructure to reduce runoff and protect water quality. This can be interwoven with public and private open spaces that provide shade and a visual respite from the built environment. These features show many of the policies described in the Comprehensive Plan that can support and encourage innovative new development in the Southeast.



2030
Comprehensive
Plan UPDATE

Implementing
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Priorities and Phasing

The SESSA recommends 17 specific actions for implementation as described in Table 2 of the Appendices in the full report. These actions are prioritized based on expected growth trends and relationship to the priorities of the community as expressed during the community engagement process.

The initial action to implement the SESSA recommendations will be the adoption of amendments to the 2030 Comprehensive Plan. This will amend the City's future land use plan and create a new section of area-specific guidance to contain specific policies on how this area should grow.

Expansion of the ETJ to a portion of the study area is the first recommended action of the study. Following approval of the City's ETJ expansion request by Wake County, the City would start a rezoning request to apply zoning and development standards to the newly extended ETJ. This process would follow a review period by residents, the Planning Commission, and a public hearing before the City Council.





