

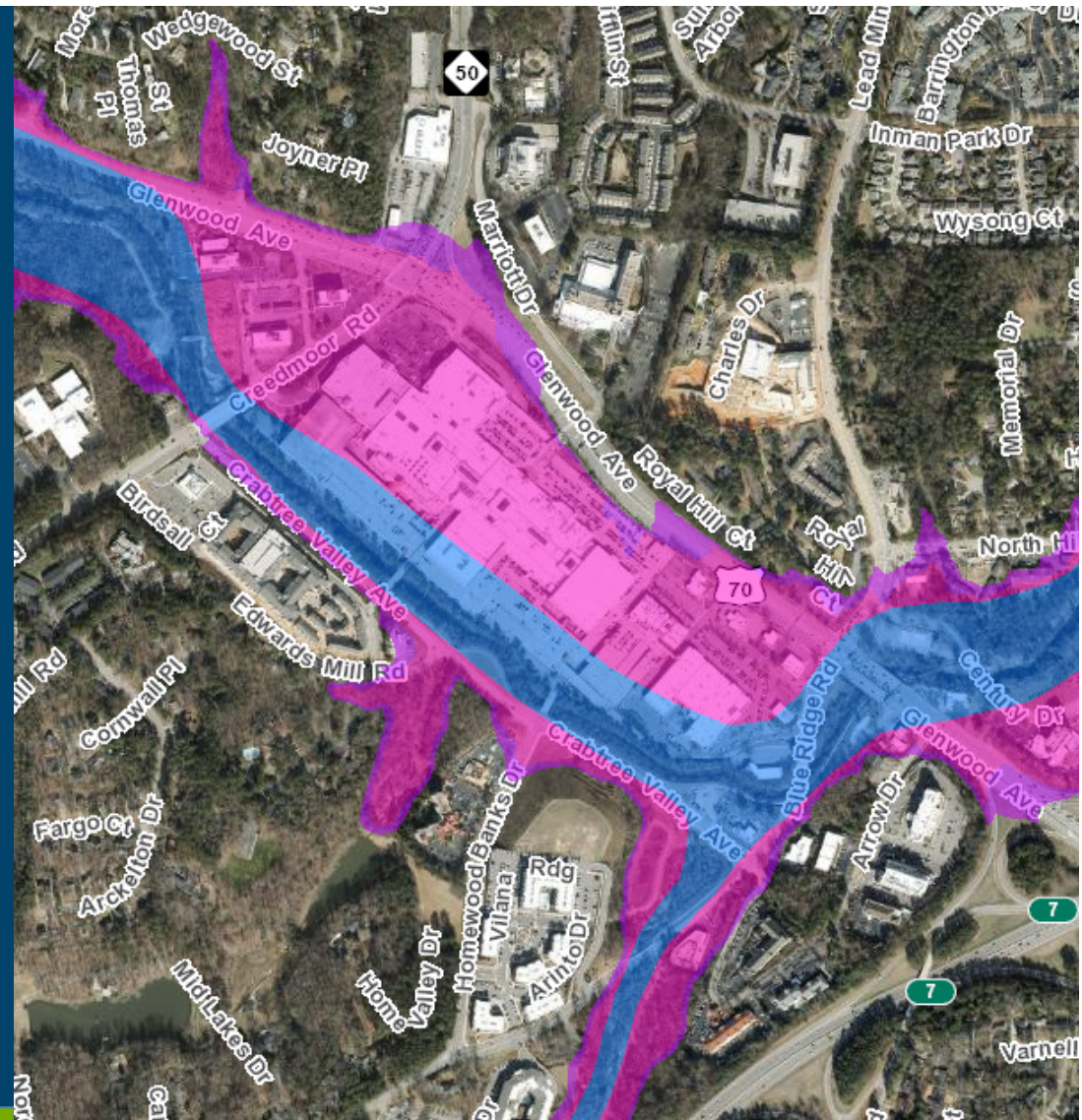
ENGINEERING SERVICES

Raleigh Properties & Current Variance Procedures

Stakeholder Group
Meeting Number 2
April 25, 2019



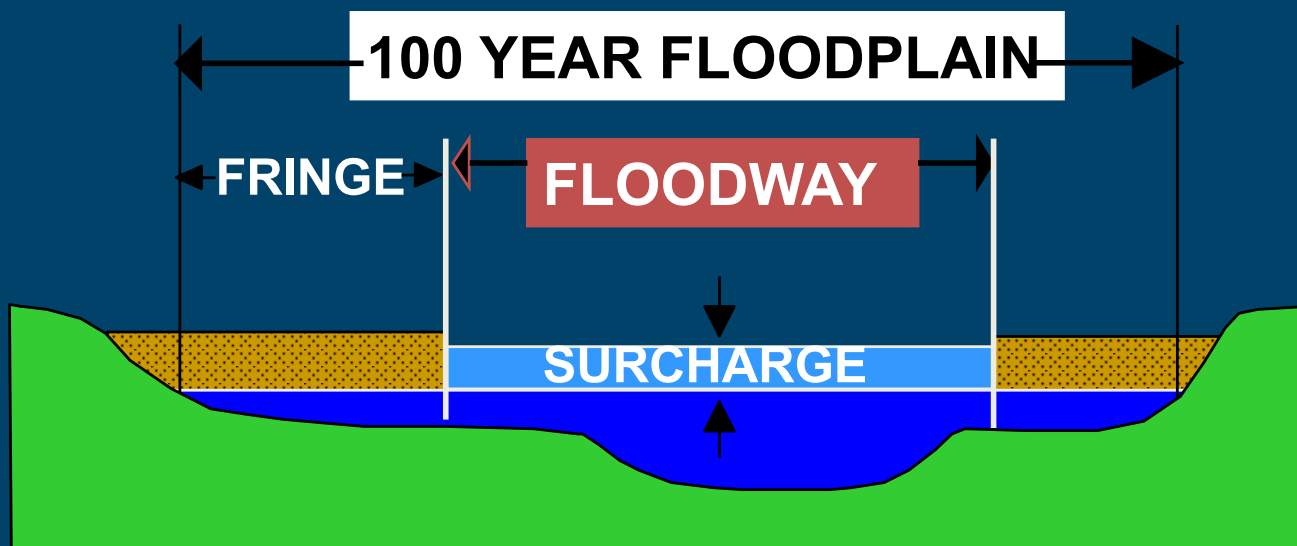
Raleigh





Raleigh

Floodway Schematic



**FLOODWAY + FLOODWAY FRINGE = 100
YEAR FLOODPLAIN
SURCHARGE NOT TO EXCEED 1.0 FOOT**



Raleigh Acreage

- Total Land Area in Raleigh (City Limits & ETJ) – 181.5 square miles
- Land Area with Floodway Fringe (Floodway Area Removed)
 - 8.3 square miles or 5288 acres (4.6%)*
 - 50% of fringe area – 2387 acres
 - Residential zoned; 50% fringe acreage – 1618 acres



Raleigh

Raleigh Acreage

- 6490 parcels have all or some portion in the floodway fringe (4.4% of all)
- 3904 parcels are 0.5 acres or less
- 548 parcels that are completely inundated with floodplain (floodway + floodway fringe)
 - 447 are 0.5 acres or less (340 residential)



Current Raleigh Floodway Fringe Regulations

- Lots less than 0.5 acres recorded prior to 5/2/2006 are exempt from 50% fill restriction in the floodway fringe
- Per UDO section 9.3.5.C.4.c, existing structures on parcels with more than 50% fill can be redeveloped if;
 - Approved No-Impact Study and,
 - Reduction of overage by 25%



Current Raleigh Variance Option

- Per UDO Section 9.3.5.C.5, Council can grant a variance to the 50% restriction if the following are met:
 - Unique circumstances applicable to the site create unnecessary hardship
 - Variance is in harmony with the general purpose and intent of the ordinance
 - Public safety and welfare will be assured
 - Written request submitted to the Clerk with justification for the variance and “mitigation”



Current Raleigh Variance Option

- Upon a determination by the City Council that the limitations deprive a specific land owner of reasonable use of the property, the Council may allow greater than the 50%

Questions



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