

Remapping Raleigh

City Council

7 July 2015



Unified
Development
Ordinance



Remapping Raleigh

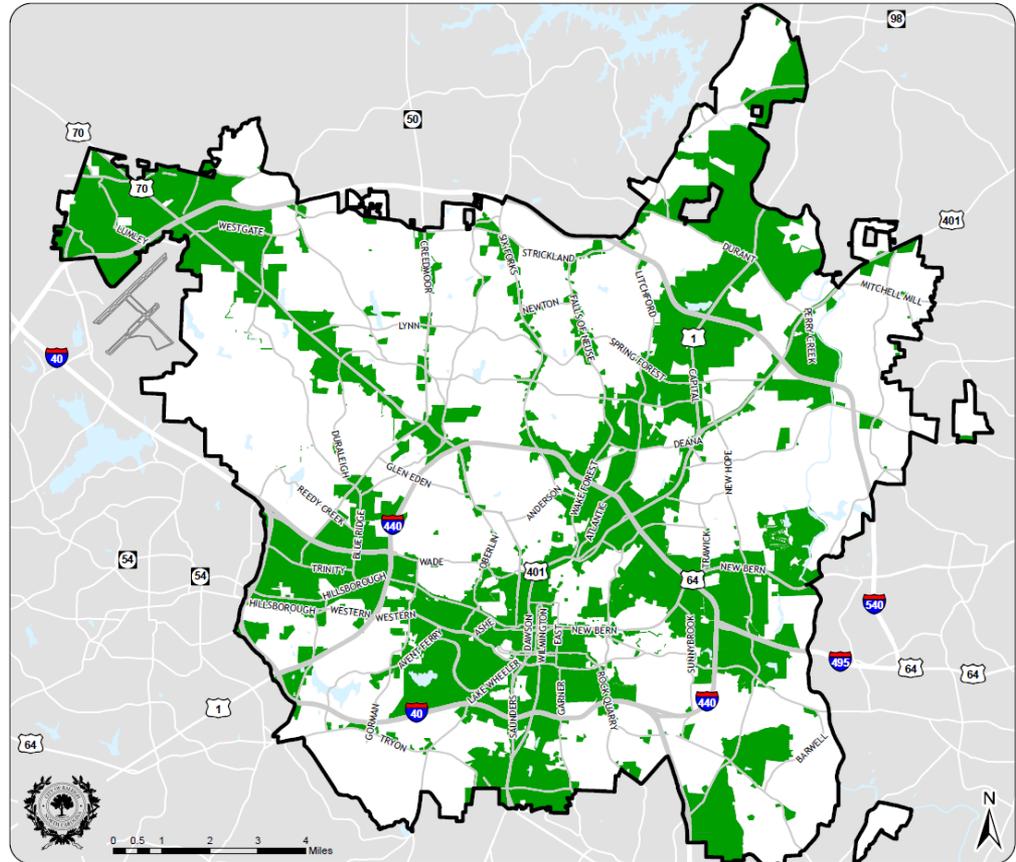
- Adopted 2030 Comprehensive Plan in October 2009
 - First ever consolidated Future Land Use Map
- Drafted UDO 2010 – 2012
 - Brand new mixed use districts; regulations
 - Hundreds of public meetings
- Adopted UDO February 2013
 - Effective date – September 1, 2013

Last Phase of Implementation

- Adopt a new Comprehensive Plan 
- Adopt a new development code 
- Adopt a new zoning map

Remapping Raleigh

- R-1 thru R-10 applied on Sept. 1, 2013
- Rezoning will fully implement the UDO and retire the old Part 10 development code



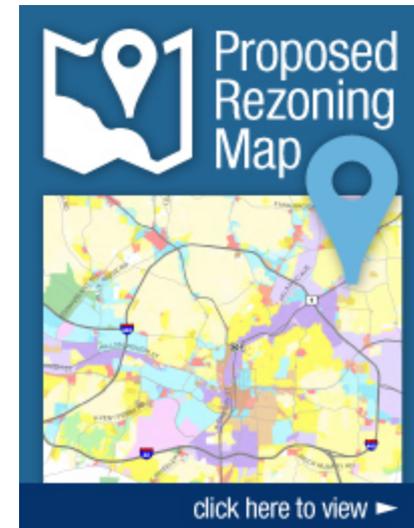
Remapping Raleigh

Staff generated first draft of map, using “Mapping Methodology”

- Staff approach was to be conservative
 - Tried to make the map a translation of current zoning & policy
 - Do not curtail land use entitlements
 - Do not create non-conforming uses
- Provided UDO base district using following hierarchy
 - Zoning district
 - Use on property
 - Future Land Use Map

Public Comment Period

- 45,000+ notifications mailed to property owners & neighbors
- Public comments received between May and September
- Staff received 1,787 comments by phone, email, interactive web viewer
- Staff responded to every comment
- Documented every comment and response
- Public comment basis for Planning Commission review



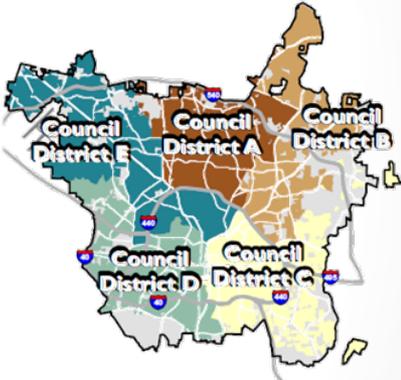
Planning Commission Review

Through public comment and Planning Commission review, the map was revised

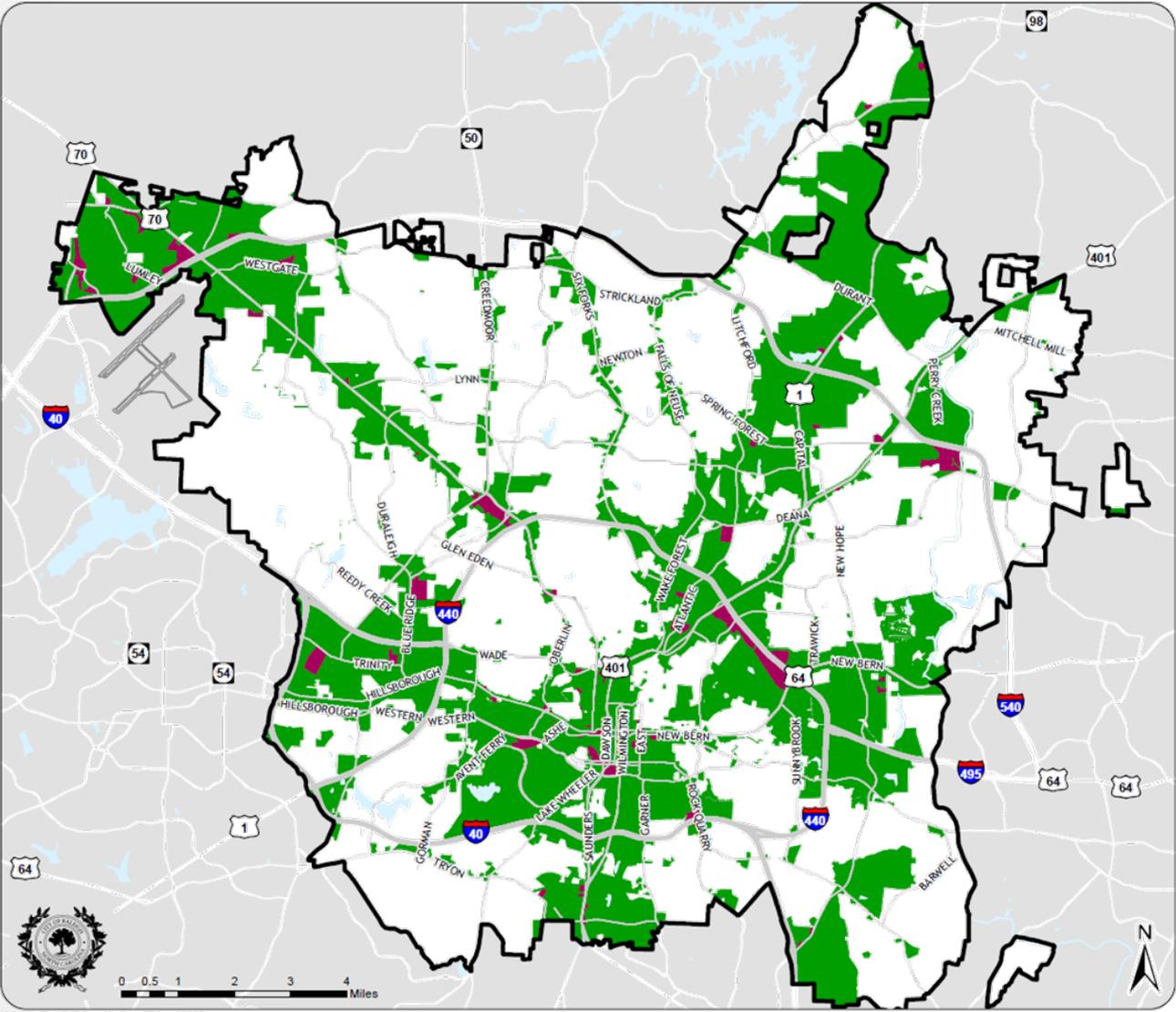
- 14 Planning Commission work sessions; about 40 hours of review
- Planning Commission received an additional 179 public comments during review
- Planning Commission reviewed 311 items and recommends changes to 117 items

Planning Commission Certified Recommendation: Areas Changed

- Area to be Rezoned
- PC Changed Areas
- Raleigh Jurisdiction Limit



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Map by Ray Aull, Last Update: 27 April 2015

Planning Commission Recommendation

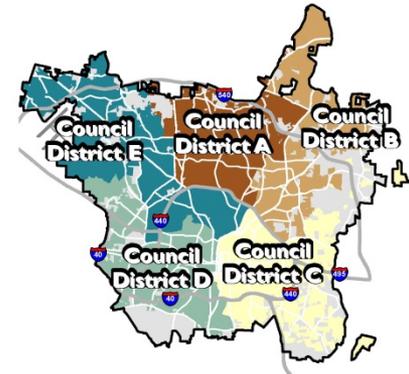
- Planning Commission finds the rezoning request consistent with the Comprehensive Plan and recommends approval
- 22 Findings and Reasons provided in Resource Materials for City Council notebook

City Council Review

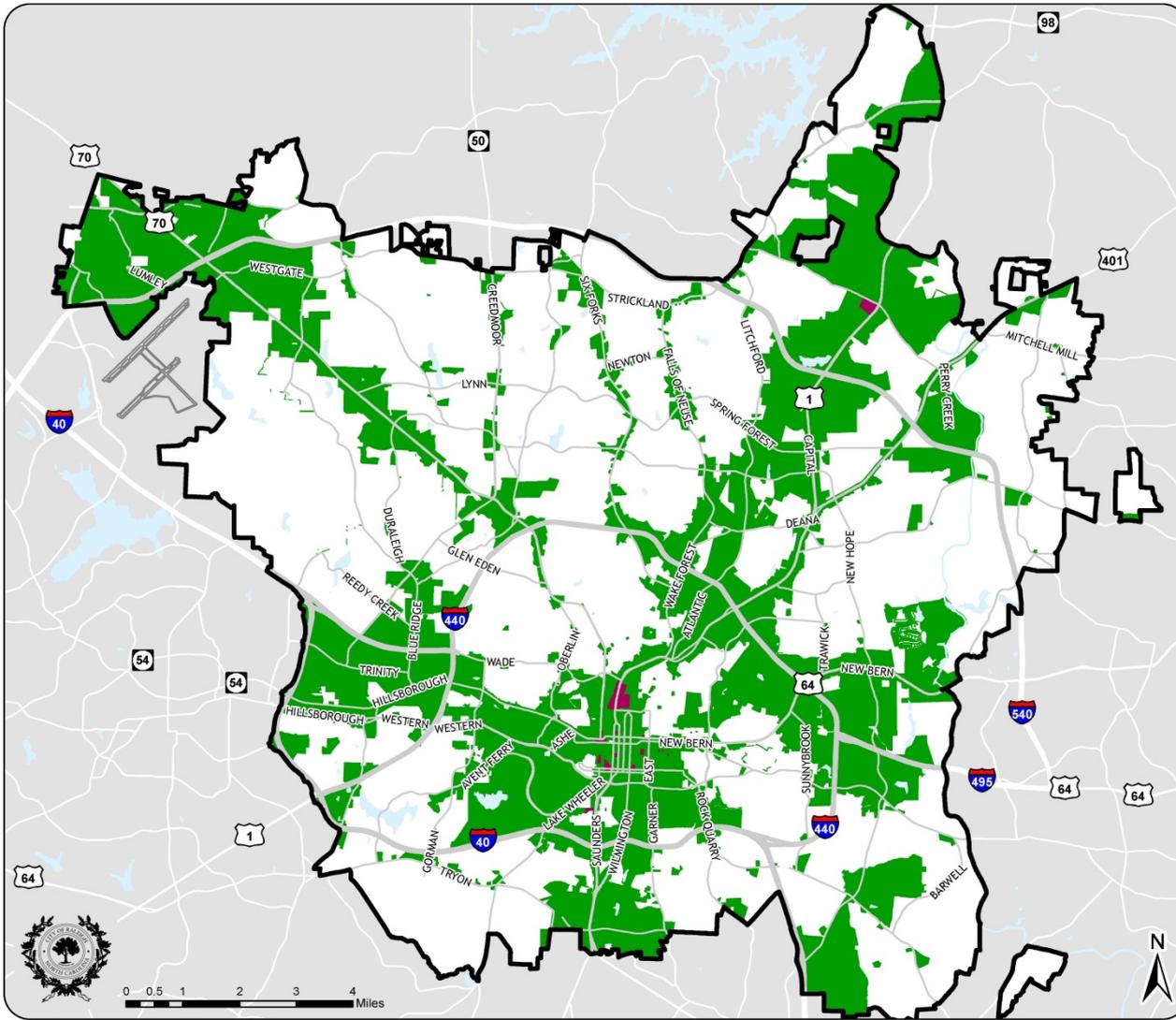
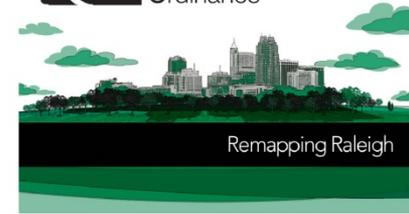
- Conducted three City Council work sessions during May 2015
- City Council received an additional 18 public comments during work sessions; discussed areas of the city
- Council recommended changes to 132 parcels prior to public hearing

Z-27-14 Public Hearing: Council Areas Changed

- Area to be Rezoned
- CC Changed Areas
- Raleigh Jurisdiction Limit



RALEIGH Unified Development Ordinance



Map by Ray Aull, Last Update: 7 July 2015

What happens after the Public Hearing?

- City Council may direct staff to change zoning classification that is more restrictive, including applicable base, height and frontage
- Transition process for pending development approvals
- Ordinance effective date set to permit time for implementation, site plan submittal, pending text changes