

# PLANWake

# Comprehensive Plan Update

Wake County Board of Commissioners

January 13, 2020



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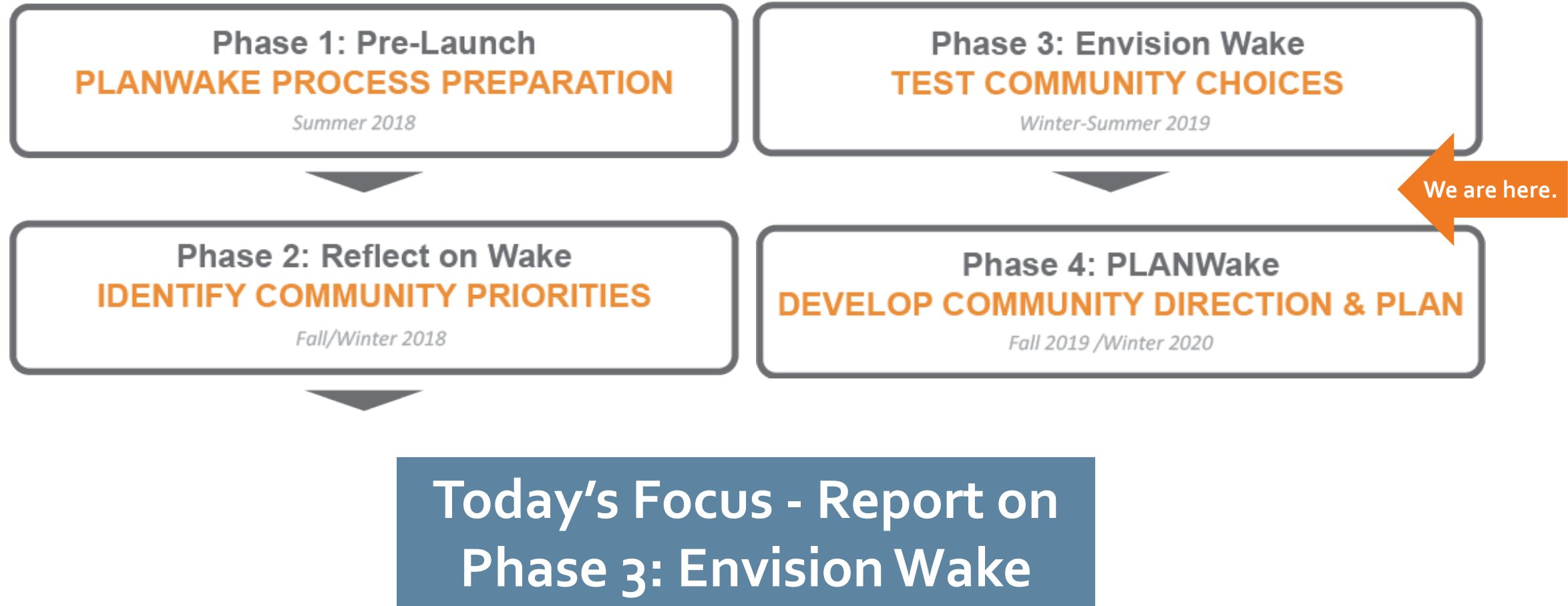
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# What We Will Share Today

1. New Development Ideas to Achieve PLANWake Priorities
2. PLANWake Development Framework Approach (working draft)
3. Development Framework Classifications & New Tools
4. BOCC Reactions
5. Discuss next Steps of Engagement



# Where We Are in the Process



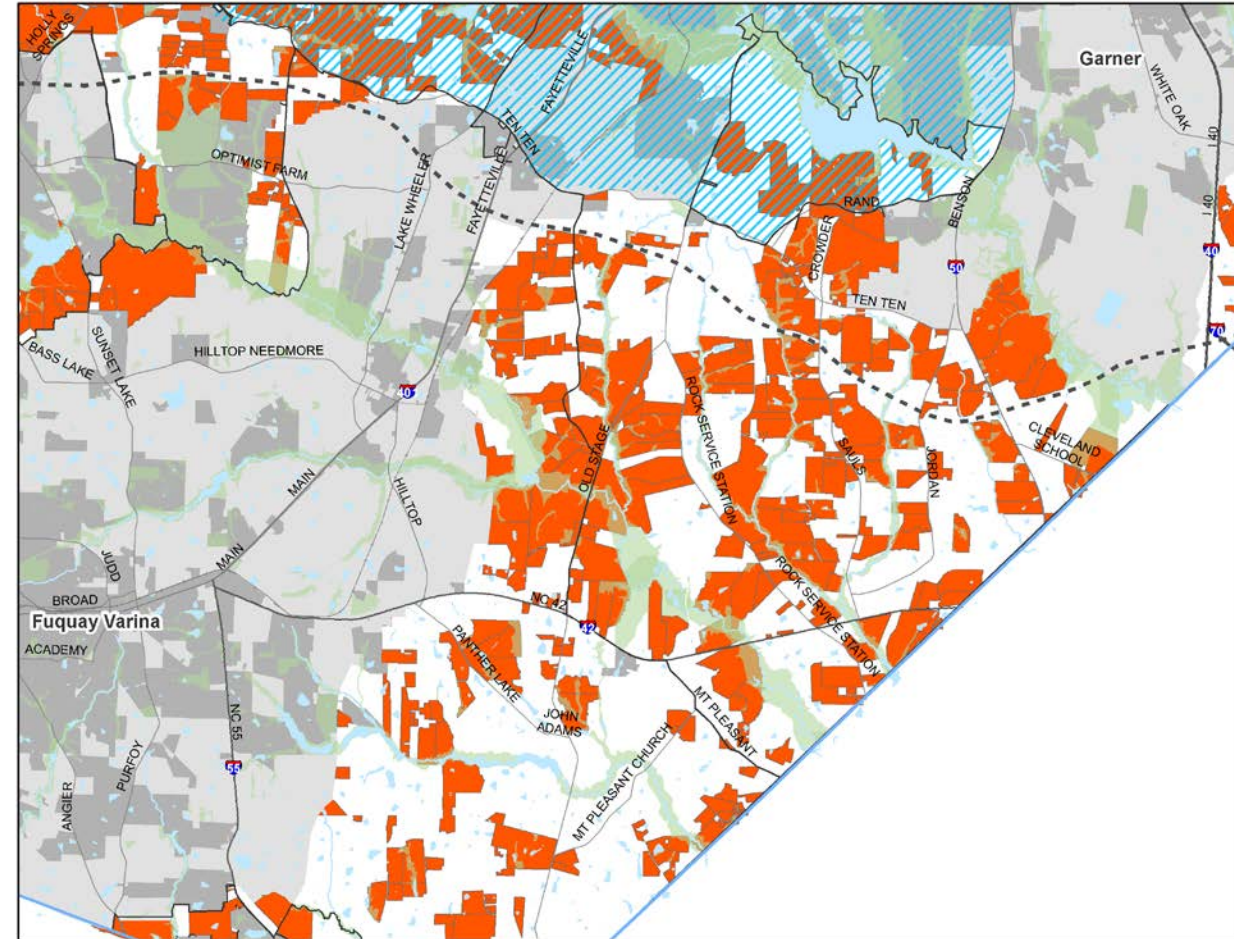
# PLANWake Community Priorities

1. Significant change is needed to plan for growth
2. Protect open space and natural areas
3. Direct development to towns
4. Create walkable environments

# Conventional County Development Pattern

## The Problem:

- Low-density, fragmented residential development
- No permanent open space
- Loss of farmland
- Habitat and forest destruction
- Disconnected streets
- Lack of sidewalks, curb/gutter
- County services have to be extended further out and are more costly



# Today's Policy Direction: Dispersed Growth

- **No Distinctions in Place:** Large lot zoning in most locations
- **Not Directing Growth:** Scattered and fragmented development pattern
- **Not Taking Advantage of Investments:** Results in development market spread across large area – not focused where the highest ROI can be achieved

# Critical Planning Questions

- What policy changes should Wake County undertake to achieve the PLANWake priorities?
- Which policy areas does Wake County have direct authority and which areas does it have the power of influence?

# Policy Direction for Consideration

1. **Direct growth to** towns where utility services are provided, infrastructure and services can support new growth, increase walkability
2. **Direct development away from** rural areas, farms, and open spaces not planned for municipal services



# 1996 Land Use Plan

**Goal:** To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

**Goal:** To encourage maintenance of: open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas.

This is not new policy direction. We just need to implement it.

# Implementation Ideas

## 1. Direct growth to towns

- a. Direct developers to annex and develop under municipal codes in growth areas
- b. Increase county development standards for application in growth areas near towns
- c. Create incentives for utility providers to extend services within growth areas where market is ripe for development.

# Implementation Ideas

- a. Direct development away from rural areas, farms, and open spaces**
  - a. Reduce development potential in non-growth areas (downzoning) for the next 10-years
  - b. Change development patterns to support open space protection and better neighborhood design
  - c. Invest in protections of open spaces and rural areas beyond parklands and greenways

# Implementation Considerations

## Governmental Authority **vs.** Opportunities for Influence

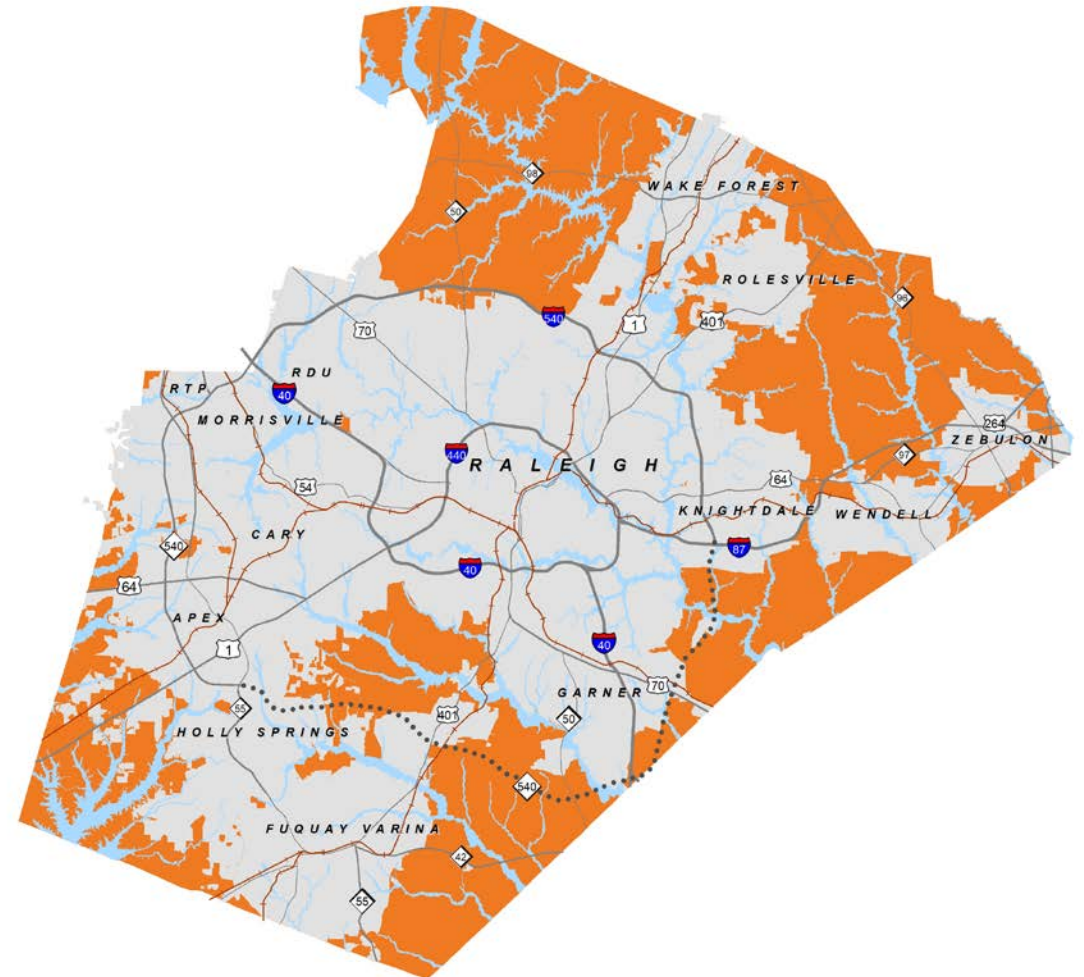
Direct authority granted by the state General Assembly

Collaboration and partnerships with neighboring jurisdictions

# Wake County's Direct Authority

- Planning and zoning in unincorporated areas only (design and pattern of development in unincorp. WC)
- Funding for public investments (e.g., affordable housing, transit, human services)
- Provision of WC services
- ETJ extension

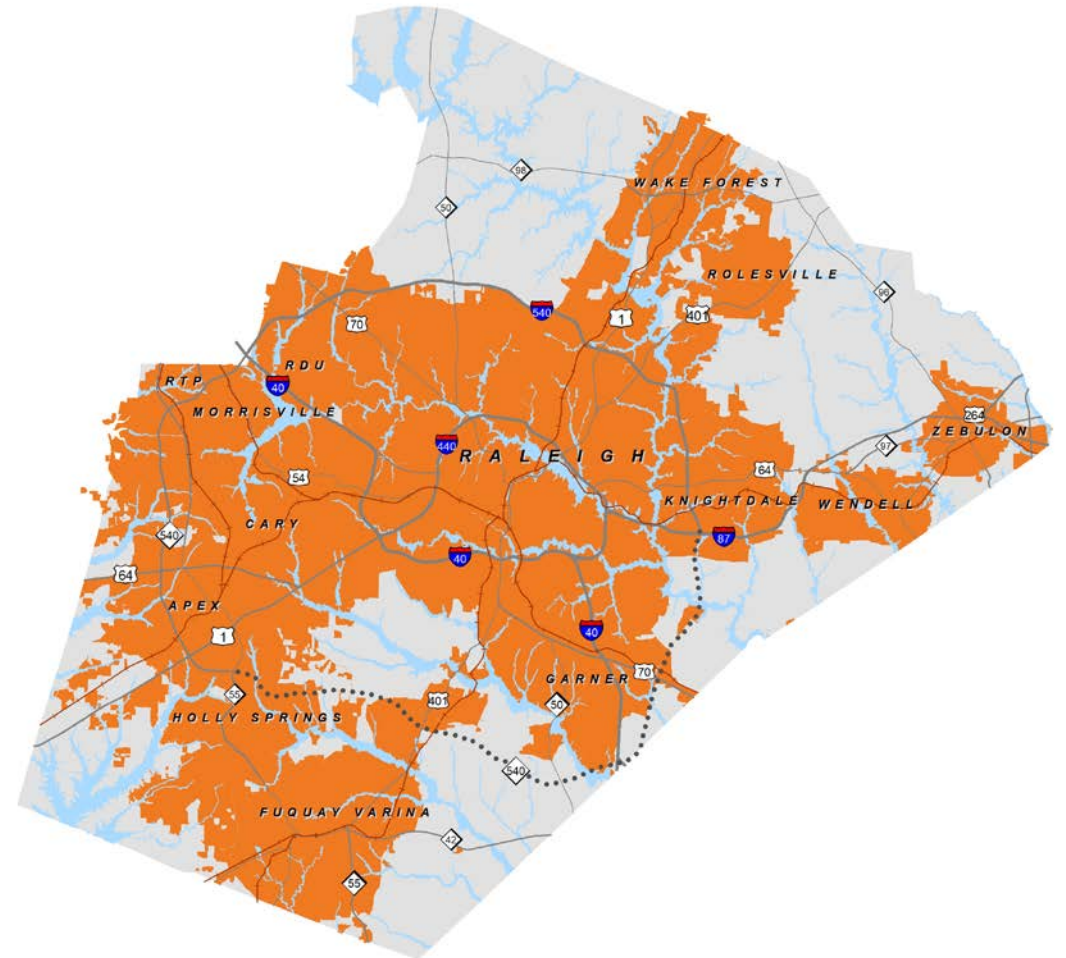
## *Focus On Wake County Planning Jurisdiction*



# Wake County's Opportunity for Influence

- Planning and zoning in municipalities (design and pattern of development in towns)
- Extension of public utilities in growth areas

## *Focus On Municipal Planning Jurisdictions*



# Tradeoffs to Consider

- Lower lot yield with development
- Postponing / phasing development
- Development costs for higher subdivision standards

# Next Steps

- Survey #3 (Growth Alternatives) is live
- Upcoming BOC Workshop – deep dive on implementation considerations
- Draft Plan – Spring 2020



# Reactions and Thoughts?