

VIII.

G. I-540/Strickland/Leesville Joint Plan

1. Location, Existing Land uses

This plan covers part of an area bounded generally by Strickland Road on the south, Six Forks Road on the east, the Northern Wake Expressway right-of-way on the north and Leesville Road on the west. Most of this area is within the Falls Lake water supply watershed, with the primary exception being a tract of land in the northwestern quadrant of the intersection of Leesville and Strickland Roads, which has been grade such that storm water flows out of Falls Lake watershed. There are other non-residential uses currently within the City's jurisdiction at the eastern edge of the study area. There is a large amount of natural, forested land and a substantial amount of existing very low-density residential uses.

2. Reasons for this Plan

The Wake County Land use plan, adopted in 1997, designated this area as a part of Raleigh's Urban Services Area. Wake County defines Urban Service Areas as areas, which are appropriate for urban services and urban density development. This area plan was initiated as a part of the joint planning process between Wake County and Raleigh to determine the most appropriate land uses and ways to serve the area.

3. Watershed Protection Goal

A primary goal of this Joint Plan is to maintain water quality in the Falls Lake. It is essential that public and private improvements in the watershed be designed to have the least negative impact on water quality.

Thoroughfares and streets should be designed to sensitive watershed area standards and particular precautions should be taken by the North Carolina Department of Transportation in designing and constructing the Northern Wake Expressway.

4. Urban Form and Land Use

Development in the future Raleigh ETJ should follow Raleigh's watershed protection policies, which do not permit new non-residential land uses in the watershed protection area. Activity centers of various sizes are located on the southern edge of the plan area, on Strickland Road. It is recommended that the existing

Strickland/Creedmoor focus area be extended northward to include the northeast corner property, which has developed commercially under Wake County regulations. Watershed protection policies, however, would not allow any expansion of these uses over the ridgeline, into the watershed.

A shopping center site at the northeast corner of Leesville and Strickland Roads has been graded so that it does not drain into the Falls Lake water supply watershed. This new commercial development should be considered an extension of Raleigh's Pinecrest Point focus area, which in light of this expansion should now be classified as a Residential Community focus area. A policy boundary line should be drawn around the non-residentially zoned area to prohibit encroachment of such uses into the watershed.

The City has recently reviewed its policies regarding grading along watershed ridgelines and has adopted a policy that will review each such proposal on a case-by-case basis. The primary criteria for permitting such grading shall be an overall evaluation of the water quality impacts such grading may cause within the watershed.

5. Extension of Extraterritorial Jurisdiction

This Joint Plan recommends extending the City's Extraterritorial Jurisdiction (ETJ) in the plan area west of Six Forks Road as indicated on the attached map. Generally those areas, which are undeveloped, have been included in this extension, as well as the site of proposed commercial development at the intersection of Leesville and Strickland Roads. Areas not included are developed and currently have viable private water and sewer service. Areas not included in the ETJ would not be expected to be annexed by the City of Raleigh, unless existing utility services experience failure and property owners seek the City of Raleigh's utility services. Otherwise, public utilities may be extended into the ETJ under the provisions listed below. Areas not within the ETJ can be served with City utilities only in those emergency situations described below.

6. Secondary or Non-Critical Watershed Protection Area Policies

These policies would apply primarily to those areas of the Joint Plan, which are within the City of Raleigh's jurisdiction, as they are associated with the provision of public water and sewer services. They would also apply to those areas where emergency public utility extensions may be necessary to protect the public health, safety and welfare and to protect Raleigh's drinking water supply. In areas outside the City or Raleigh's regulatory control, Wake county regulations would apply.

- Only residential uses will be permitted.
- There should be an average density of one dwelling unit per acre. In those cases where extensions of public utilities will allow clustering of housing, a density of up to four units per acre would be allowed, but only where compensating permanent open space is set aside to result in an overall development average of one unit per acre. Site design plans must include adequate storm water management facilities.
- No new non-residential zoning or land uses should be allowed.
- Impervious surfaces should be limited to 12 percent, unless public utilities are available, in which case a 30 percent maximum may be allowed.
- Stream buffers should be established to minimize pollutant discharge into the water supply.
- Streets should cross streams perpendicularly.
- All efforts should be made to retain the natural conditions, which predominate in the secondary area, and to minimize any disturbance of natural forested area and existing topography.

7. Public Utility Extension Policies in the Falls Lake Watershed

In general, public utility extensions are allowed in the secondary watershed protection area within the Joint Plan area if the following conditions are met:

- The capacity of water and sewer facilities is adequate for an extension;
- An extension is deemed appropriate to promote the orderly provision of public services and facilities in the Raleigh area;
- There would be no reduction in water quality or degradation of the watershed

as a result of public utility extensions or the more intense development which may result;

- It is determined that annexation of a proposed development would be in the best interest of the City of Raleigh. Public utility extensions within the watershed would allow urban densities and developments, which would generate demands for urban services. Such services would only be provided pursuant to annexation, which would, in turn, be a condition for the extension of utilities.

7. Emergency Public Utility Extension Policy

Public utility extensions could be made outside of Raleigh's jurisdiction in either the primary or secondary watershed protection area if a determination is made that there is a threat to public health, safety and welfare to Raleigh's drinking water supply. Such emergency extensions would need to be made by the City Council that a failure to extend public utilities would pose a specific threat to water quality in Falls Lake. In the event that land is subject to Wake County development regulations, concurrence by the Wake County Commissioners would be required prior to the City's approval of such an extension of utility service. An example of such a threat would be malfunctioning individual or package sewerage collection systems. In the event public utilities are to be extended outside of Raleigh's jurisdiction, properties connecting to these facilities would be expected to bear the full costs of any capital facilities needed to provide these services and agree to operating and maintenance fees normally applied to properties outside the City limits.

These properties would also be subject to the following:

- Only existing development or original subdivided lots within subdivisions with a failing utility system or systems posing a specific threat to the public health, safety and welfare and to Raleigh's drinking water supply would be allowed to connect to emergency utility extensions;
- Owners of existing development or original subdivided lots within subdivisions with a failing utility system or systems seeking to connect to emergency utility extensions shall file a

petition of annexation to be considered by the City Council on a case by case basis;

- No increase in densities of development would be allowed beyond that already approved by the governing jurisdiction at the time of the provisions of the utility service;
- The development would provide for adequate retention facilities to capture effluent in the event of sewer system failure as an adjunct to any storm water retention facilities necessary to protect water quality in Falls Lake;