

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: March 12, 2024

## Item Details

Presenter(s): Angela Reincke, Parks Planning Project Manager

Department(s): Parks, Recreation, and Cultural Resources

### Requested Motion

Motion to approve a fee-in-lieu of land dedication for the proposed Peak Landing Subdivision project.

### Approval Recommended?

Yes

### Item Details

As required by the Unified Land Development Ordinance, Article 14, the Peak Landing Master Subdivision was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission at the February 28, 2024 regular meeting. The Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Space shows a greenway along a portion of the project property which is south of Old US 1 HWY. The property is located within a parkland search area for a linear park adjacent to the CSX corridor. During the rezoning, in 2014, this area of the property was included as a condition to be required RCA for the project. Due to that condition, staff did not recommend a land dedication. Old US 1 HWY creates a barrier from the subdivision and as there is no other greenway constructed in the corridor staff at this time so staff did not recommend construction of the greenway trail for credit against fees-in-lieu at this time, but did request that a public greenway easement be provided for that parcel for greenway construction.

The Advisory Commission unanimously recommended a fee-in-lieu of dedication for the project. Conditional zoning residential projects must be reviewed and a recommendation made by Town Council and the Land Dedication review is made at the time of Master Subdivision Plan review/ approval by TRC. Staff and the PRCR Advisory Commission recommend a fee-in-lieu of dedication, at the 2024 rate for single family detached residential unit (\$4,165.28 per unit) collected at the time of plat approval.

### Attachments

- N/A

