

## STAFF REPORT

### 2045 Land Use Map Amendments

February 23, 2021 Town Council Meeting



The 2045 Land Use Map (2045 LUM) establishes the Town's long range vision for land use. It is not regulatory, but serves as guidance as the Town considers new development. The 2045 LUM was adopted in February, 2019 and last amended on July 21, 2020. The 2045 LUM is available for viewing online at:

[www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). The Town Council will consider proposed amendments to the 2045 LUM, hear comments from the public, and formulate a decision regarding potential adoption of the amendments.

The proposed amendments are intended to promote transit-oriented development (TOD) around existing and planned transit routes. The purposes of TOD are both to ensure that public transit investments are successful and to encourage higher-density development patterns in areas where it can be supported by the transportation network. The proposed amendments originated with the Planning Committee of Town Council, which tasked staff with evaluating and proposing possible amendments for areas within 300 yards (less than .25 mile) around the following existing and proposed transit routes:

- GoTriangle Route 305 – Apex to Raleigh (existing, with planned expansion)
- GoCary Apex-Cary Express (existing)
- GoApex Route 1 (planned)
- Future rail station areas (planned)

Proposed amendments in the Chapel Ridge area were presented to that neighborhood on Monday, November 16, 2020 during a meeting of the Planning Committee of Town Council. Based on this initial input, revisions were made to the initially-proposed amendments in the Chapel Ridge neighborhood. All proposed amendments were then presented to the public in a virtual workshop held on January 19, 2021. The amendments, as presented to the public, along with revisions proposed by staff based on feedback received are shown in Attachment 2.

#### **Public Comments:**

Public comments provided through a comment form were received through the Planning Board public hearing. The comments received through the comment form are documented in detail in Attachment 2. It was made clear that any comments provided during the Planning Board public hearing would also need to be provided for the Town Council public hearing. Generally, proposed amendments across all areas of change received the highest support compared to maintaining the adopted 2045 LUM or making other changes. Staff will summarize the specific comments received, and staff-recommended changes to the proposed amendments in response to public comments, during the public hearing presentation.

#### **Staff Recommendation:**

Planning staff requests that the Town Council adopt the proposed amendments to the 2045 LUM, with changes as recommended by staff shown in Attachment 2. These changes will also be summarized during the presentation.

#### **Planning Board Recommendation:**

The Planning Board held a public hearing on February 8, 2021 and voted on February 10, 2021. The Planning Board unanimously recommended adoption of the amendments to the 2045 Land Use Map as recommended by Planning staff.

#### **Attachments:**

Attachment 2: Proposed amendments to the 2045 Land Use Map to support Transit-Oriented Development

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Attachment 3: Public Comments received through the comment form