

# STAFF REPORT

## 2045 Land Use Map and Transportation Plan Amendments

January 28, 2025 Town Council Meeting



The purpose of the public hearing is to consider proposed amendments to the 2045 Land Use Map, Thoroughfare and Collector Street Plan map, Bicycle and Pedestrian System Plan map, and Context Areas map, consistent with the recommendations in the adopted *Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities* (the Plan). Town Council adopted the Plan on November 21, 2024. The Plan is available at: <https://publicinput.com/i5237#tab-45671>.

The 2045 Land Use Map is a vision document that establishes long-range land use patterns for the Town, sets expectations for future development, and influences infrastructure improvements. The Thoroughfare and Collector Street Plan map, Bicycle and Pedestrian System Plan Map, and Context Areas map are three components of the Transportation Plan. The Thoroughfare and Collector Street Plan map and the Bicycle and Pedestrian System Plan map represent a network of current and future transportation facilities that provide guidance on what is likely to be suitable for long term growth, connectivity, recreation, and multimodal travel. The Context Areas Map separates the Town of Apex Planning area into four context types: Rural, Suburban, Transit-Oriented Development, and Town Center. These contexts are used to describe the development style, travel mode priorities, and street design considerations. The Transportation Plan does not provide a schedule for implementation, nor does it set aside funding for improvements.

The following tables list the recommended plan amendments included in the adopted *Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities*. Hyperlinks to map exhibits that display the proposed plan amendments are available above each table. The numbers in the Map ID column in each table correspond with the labels in the map exhibits.

### 2045 Land Use Map Amendments

An exhibit that displays the proposed amendments to the 2045 Land Use Map is available at: <https://www.apexnc.org/DocumentCenter/View/49096>

*Table 1. 2045 Land Use Map Amendments*

Map ID	Plan Amendment
1	Re-center Activity Center over Brierhill Road intersection.
2	Change from Low Density Residential and Office Employment to Medium Density Residential and Office Employment.
3	Change from Low Density Residential and Office Employment to Rural Density Residential.
4	Change from Low Density Residential and Office Employment to Medium Density Residential and Commercial Services.
5	Change from Rural Density Residential to Office Employment and Industrial Employment.
6	Change from High Density Residential to Rural Density Residential.
7	Change from High Density Residential to Commercial Services and Industrial Employment.
8	Re-center Activity Center over future interchange per Hot Spot Interchange Study.
9	Change from Commercial Services and Office Employment to Commercial Services and Industrial Employment.
10	Change from Low Density Residential to Rural Density Residential.
11	Change from Medium Density Residential to Rural Density Residential.
12	Change from Commercial Services and Office Employment to High Density Residential and Commercial Services.

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Map ID	Plan Amendment
13	Change from Medium Density Residential to Rural Transition Residential.
14	Change from Medium Density Residential to Low Density Residential.
15	Change from Rural Density Residential to Low Density Residential and Commercial Services.

**Thoroughfare and Collector Street Plan Map Amendments**

An exhibit that displays the proposed amendments to the Thoroughfare and Collector Street Plan map is available at: <https://www.apexnc.org/DocumentCenter/View/49095>

*Table 2. Thoroughfare and Collector Street Plan Map Amendments*

Map ID	Plan Amendment
1	Remove Future Major Collector and associated Future Local Connection.
2	Update Future Richardson Road alignment and Future Interchange location per Friendship Road Hot Spot Interchange Study.
3	Lower Friendship Road from Future 4-Lane Median-Divided Thoroughfare to Existing 2-Lane Thoroughfare
4	Remove Future Minor Collector and realign Future Major Collector.

**Bicycle and Pedestrian System Plan Map Amendments**

An exhibit that displays the proposed amendments to the Bicycle and Pedestrian System Plan map is available at: <https://www.apexnc.org/DocumentCenter/View/49094>

*Table 3. Bicycle and Pedestrian System Plan Map Amendments*

Map ID	Plan Amendment
1	Add Proposed Side Path along south side of Old US 1 from Future Richardson Road to New Hill Holleman Road.
2	Change Proposed Paved Shoulders on New Hill Holleman Road to Proposed Bicycle Lanes.
3	Remove future roads per Thoroughfare and Collector Street Plan map amendments.
4	Realign Proposed Side Path per Friendship Road Hot Spot Interchange Study.
5	Change Proposed Bicycle Lanes on Friendship Road to Proposed Paved Shoulders.
6	Add Proposed Bicycle Lanes and Proposed Side Path along Future Friendship Collector.
7	Remove future roads and associated Proposed Side Path per Thoroughfare and Collector Street Plan map amendments.
8	Remove Proposed Bicycle Lanes from Pleasant Plains Road.

**Context Areas Map Amendments**

An exhibit that displays the proposed amendments to the Context Areas Map is available at: <https://www.apexnc.org/DocumentCenter/View/49115>

*Table 4. Context Areas Map Amendments*

Map ID	Plan Amendment
1	Change from Rural to Suburban

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Map ID	Plan Amendment
2	Change from Suburban to Rural
3	Change from Suburban to Rural

**Planning staff recommendation:**

Approve the proposed amendments to the 2045 Land Use Map and Transportation Plan.

The amendments, as proposed, reflect the recommendations in the *Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities*, which was recommended for adoption by the Planning Board on November 4, 2024 and subsequently unanimously adopted by the Town Council on November 21, 2024.

**Planning Board recommendation:**

At their December 9, 2024, meeting, the Planning Board unanimously recommended approval of the proposed amendments to the 2045 Land Use Map and Transportation Plan, consistent with recommendations in the *Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities*.