

STAFF REPORT

2045 Land Use Map Amendments

August 10, 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 27, 2021. The 2045 LUM is available for viewing online at: 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 in the vicinity of the New Hill Holleman Road and Old US 1 Highway intersection. The amendments would revise the vision for land use as shown in Figure 1.

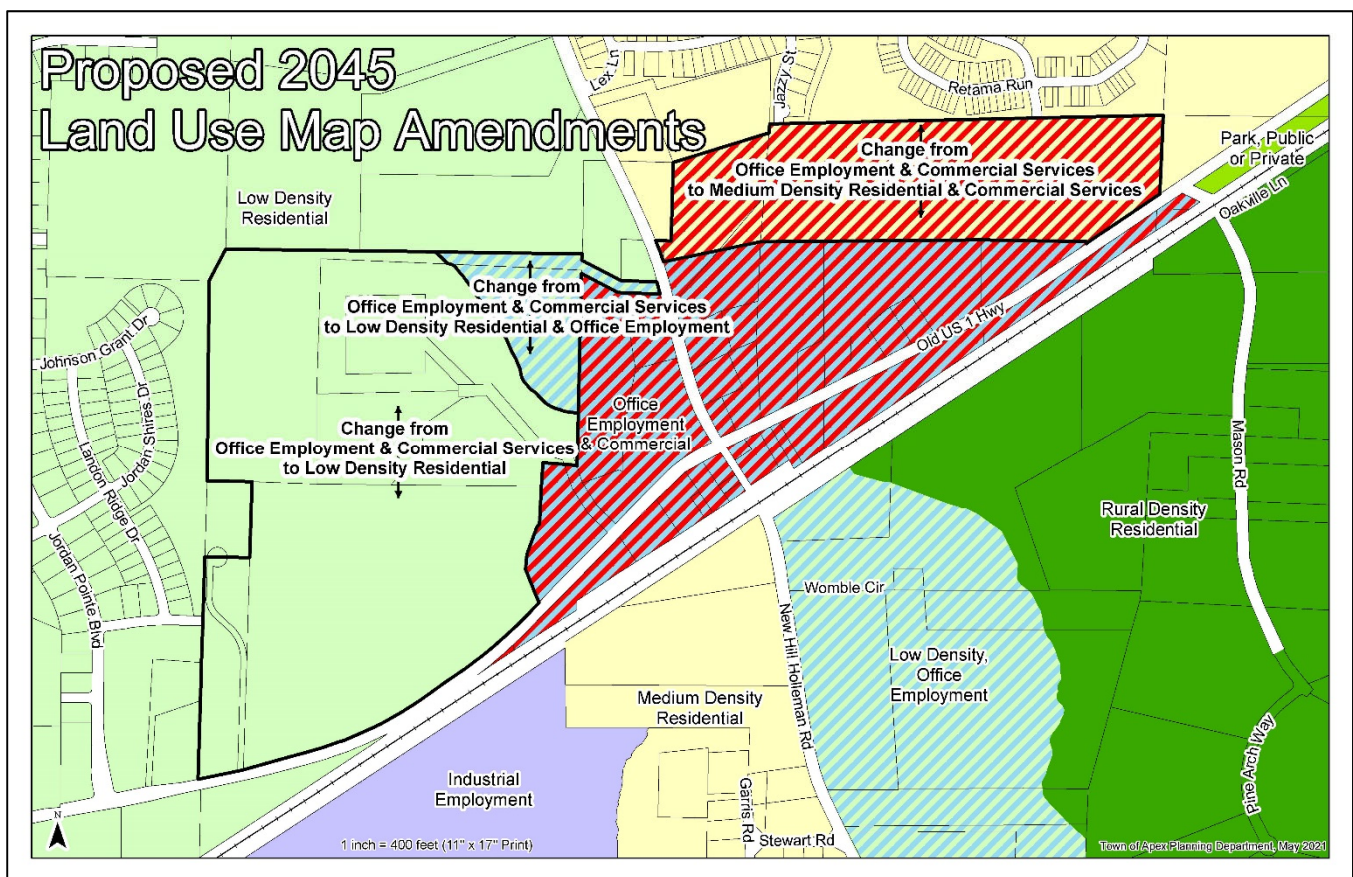


Figure 1. Proposed amendments to the 2045 Land Use Map

This request is associated with previously adopted amendments to the Thoroughfare and Collector Street Plan map in the same vicinity. During their November 17, 2020 meeting, Town Council decided to reverse a previous decision and downgraded plans for New Hill Olive Chapel Road between Old US 1 Highway and Olive Chapel Road from a future four-lane thoroughfare to an existing two-lane rural thoroughfare. During their March 9, 2021 meeting, Town Council amended the Thoroughfare and Collector Street Plan map further to remove a future grade-separated crossing over the railroad along New Hill Holleman Road and to remove a future Local Connection between New Hill Holleman Road and Old US 1 Highway. As part of their deliberations, Town

Council directed staff to consider whether amendments to the 2045 LUM would be recommended in light of the changes to the planned transportation network.

Considering this direction, Planning staff propose the changes as shown in Figure 1. These changes are intended to decrease the overall intensity of development at these crossroads, in anticipation of lower anticipated capacity along the future roadway network. The changes are intended to create a transition between residential land uses depicted on the 2045 LUM and non-residential uses centered on the intersection. To the extent possible, changes in future land use designations also correspond with property lines.

Planning Staff Recommendation:

Planning staff requests that the Planning Board recommend adoption of the proposed amendments to the 2045 LUM to Town Council.

Planning Board Recommendation:

The Planning Board will consider the proposed amendments during their August 9, 2021 meeting. Their recommendation will be shared during the staff presentation.