

STAFF REPORT

2045 Land Use Map Amendment

June 28, 2022 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 May 24, 2022. The 2045 LUM is available for viewing online at: www.apexnc.org/DocumentCenter/View/478. The Town Council will consider the proposed amendment to the 2045 LUM, hear comments from the public, and make a decision regarding potential adoption of the amendment.

The proposed amendment is a change to the legend to add a Future Land Classification titled "Rural Transition Residential" as shown in Figure 1. The classification corresponds with one dwelling unit per one acre. The new classification would also be added to the matrix comparing land use classifications and allowable zoning districts as shown in Figure 2.

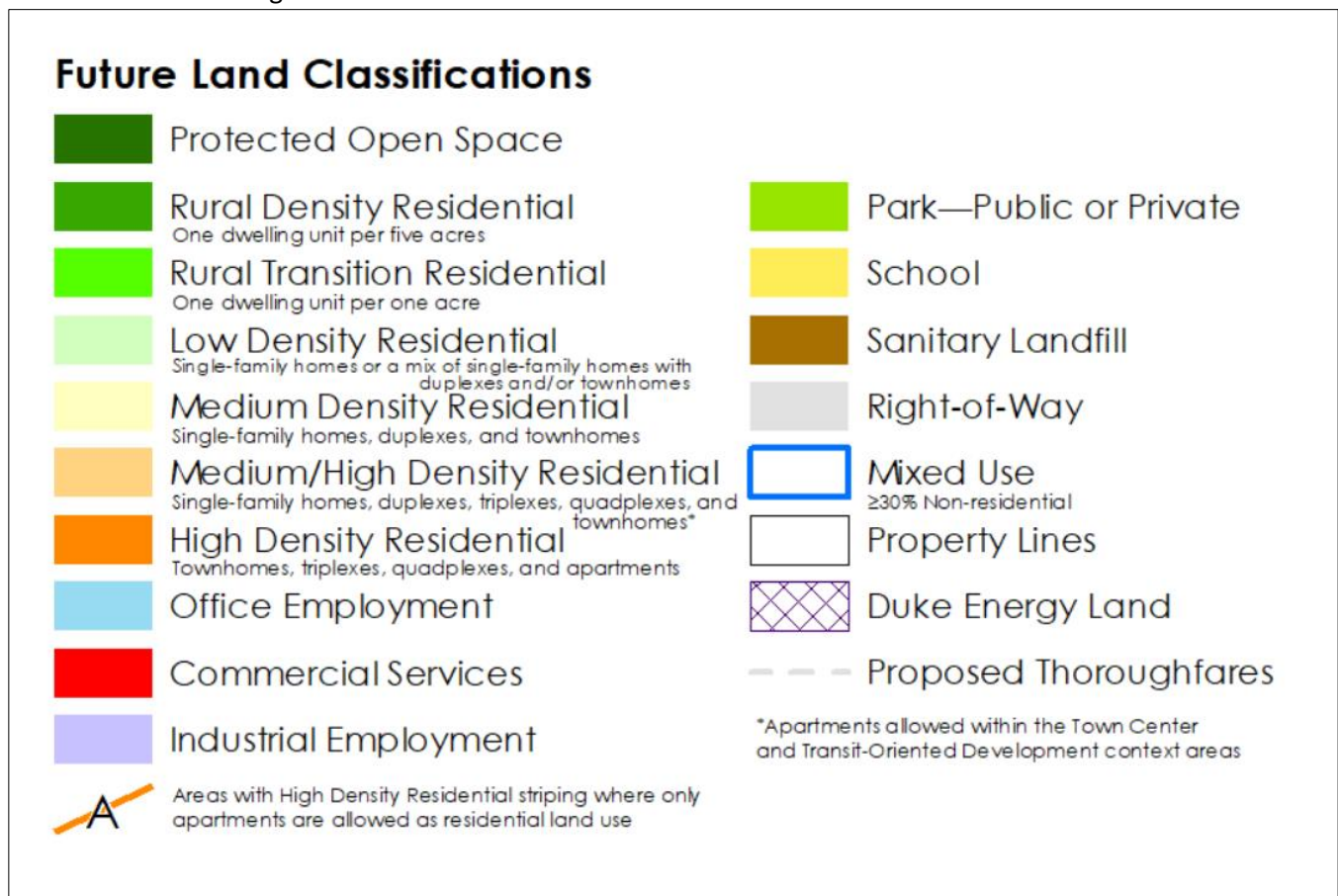


Figure 1. Proposed amendment to the 2045 Land Use Map legend

2045 Land Use Map Classification	Allowable Zoning Districts
Protected Open Space	CB
Rural Density Residential	CB, RA, PUD
Rural Transition Residential	CB, RR, PUD
Low Density Residential	CB, RR, LD, PUD
Medium Density Residential	CB, MD, PUD
Medium/High Density Residential	CB, MH, MHP, HDSF, HDMF†, PUD, TND
High Density Residential	CB, HDMF, PUD, TND
Office Employment	CB, O&I, MORR‡, TF, PUD, MEC
Commercial Services	CB, MORR‡, B1, B2, PC, PUD
Industrial Employment	CB, LI, TF, PUD, MEC
Park—Public or Private	Refer to Section 4.2 <i>Use Table</i> , in the Town of Apex Unified Development Ordinance, for zoning districts where recreational uses are allowable
School	Refer to Section 4.2 <i>Use Table</i> , in the Town of Apex Unified Development Ordinance, for zoning districts where school uses are allowable
Sanitary Landfill	LI
Mixed Use (multicolor striped areas with ≥3 uses)	CB, MORR, SD, and the corresponding zoning districts for the classifications in the striped area
† The HDMF district is allowed only within the Town Center and Transit-Oriented Development context areas. ‡ MORR inside the Town's corporate limits: The MORR district is only allowed where office, residential, or commercial uses are depicted by a striped area that includes both residential and non-residential land use classifications. Retail uses may be limited in areas where the striped area includes Office Employment but not Commercial Services. MORR outside the Town's corporate limits: The MORR district is allowed for existing homes petitioning to come into the corporate limits in areas depicted as non-residential only; residential densities may be limited. For properties without existing homes, the MORR district is only allowed where office, residential, or commercial uses are depicted by a striped area that includes both residential and non-residential land use classifications. Retail uses may be limited in areas where the striped area includes Office Employment but not Commercial Services.	

Figure 2. Proposed amendment to the 2045 Land Use Map matrix

The purpose of this amendment is to provide a classification between Rural Density Residential (one dwelling unit per five acres) and Low Density Residential (three dwelling units per one acre). It is anticipated this classification may be requested as a transition between more rural residential areas and low density residential areas. In particular, a Rural Transition Residential density may be appropriate where substantial infrastructure will need to be constructed. No map changes are being proactively proposed, rather requests will be considered as made.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends adoption of the proposed amendment to the 2045 Land Use Map.

PLANNING BOARD RECOMMENDATION:

The Planning Board considered the amendment at their June 13, 2022 meeting. They unanimously approved a recommendation to add the new classification, but suggested a different naming convention. Their recommendation is to rename the Rural Density Residential classification “Rural Density Residential 1” and to call the new classification “Rural Density Residential 2”. If Town Council chooses a numeric naming approach,

staff recommend calling the current “Rural Density Residential” classification “Rural Density Residential 5” to correspond with one dwelling unit per five acres, and the new classification “Rural Density Residential 1” to correspond with one dwelling unit per one acre.