

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 12, 2025

Item Details

Presenter(s): Angela Reincke, Parks Planning Manager

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

Requested Motion

Motion to approve a payment of Fee-In-Lieu (FIL) of dedication for the Madison Downs Residential MSP at the 2025 rate of \$4,244.42 SFD/unit.

Approval Recommended?

Yes

Item Details

Per the Unified Development Ordinance Article 14, the Madison Downs Subdivision was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission where a recommendation of a fee-in-lieu of dedication for single family detached dwelling units was made. The UDO also requires that Town Council take action for land dedication on Subdivisions at the time of Master Subdivision plan approval by the Technical Review Committee for Conditional Zoning developments. The Madison Downs Subdivision is a low-density residential property located at 8608 Humie Olive Road and is proposing 41 single family detached lots. There is not a greenway alignment on the property per the Master Plan for Parks, Recreation, Cultural Resources Greenways and Open Space plan and the Town of Apex Transportation plan. Due to the unit total, size and location of the property as it relates to the Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Space staff supports a fee-in-lieu of dedication at the 2025 rate of \$4,244.28 per unit.

Attachments

- CN11-A1: Madison Downs MSP - Madison Downs Residential Master Subdivision Plan (MSP) - \$4,244.42 SFD/Unit

