

STAFF REPORT
2025 Apex Land Use Map Amendment

January 23, 2024 Town Council Meeting



The 2025 Land Use Map (2025 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 2025 LUM was adopted in February 2019 and last amended on November 28, 2023. The 2025 LUM is available for viewing online at: www.apexnc.org/DocumentCenter/View/478. The Town Council will consider the proposed amendment to the 2025 LUM, hear comments from the public, and make a decision regarding potential adoption of the amendment.

The proposed amendment is along and adjacent to the future Richardson Road corridor south of Humie Olive Road and north of Old US 1 Hwy. The amendment would revise the vision for land use as shown in Figure 1.

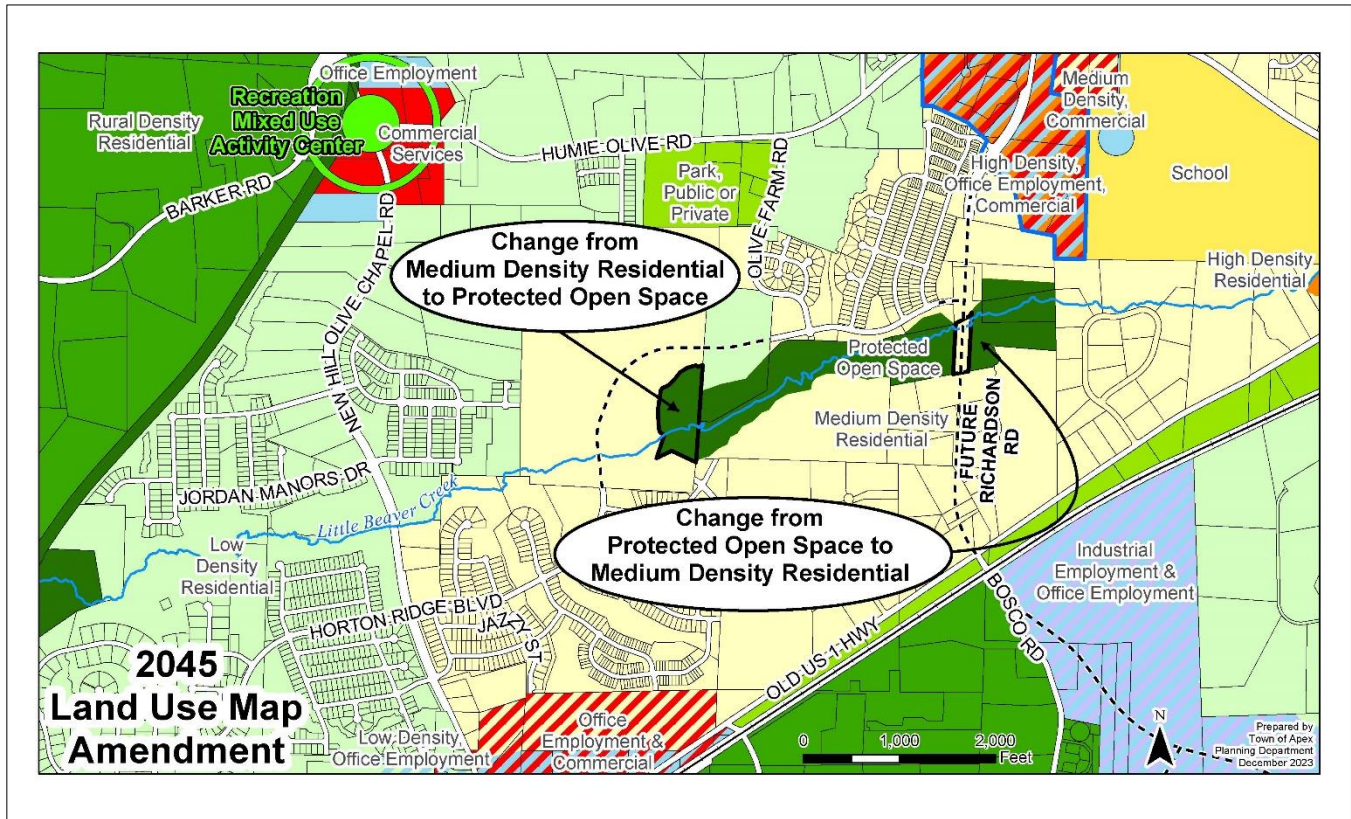


Figure 1. Proposed amendment to the 2025 Land Use Map

The purposes of this amendment are to show the area to be removed from the Little Beaver Creek Conservation Easement for future right of way and construction easements for Richardson Road as Medium Density Residential, consistent with surrounding land areas; and to show new land area to be added on the western edge of the Little Beaver Creek Conservation Easement as Protected Open Space. The area to be removed from the conservation easement is 2.05 acres, the area to be added to the conservation easement is 7.945 acres. This amendment is consistent with contingent approvals and recommendations from an Interagency Review Team (IRT) led by the Department of Environmental Quality (DEQ) that has been working with the Town since 2016 to address the conflict between the planned alignment for the Richardson Road corridor and the conservation easement. The IRT provided contingent approval of the release of the area for the future Richardson Road corridor in a June 2020 meeting with staff. Contingencies included the addition of lands to the conservation easement. The transfer of property to the conservation easement is anticipated to be complete within the next month or two. The amendment is only proposed to reflect the anticipated change in

status of this property for transparency of the 2045 Land Use Map and is not a request for approval of the removal of land from the conservation easement.

PLANNING STAFF RECOMMENDATION:

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

PLANNING BOARD RECOMMENDATION:

The Planning Board recommended adoption of the proposed amendment to the 2045 Land Use Map in a vote of two against and seven in favor at their January 8, 2024 meeting.