

Public Hearing #7

Public hearing and possible motion regarding
amendments to the 2045 Land Use Map related to
Transit Oriented Development





Purpose & Process

- **Amendment Purpose:**
 - **Promote Transit-Oriented Development**
 - **Consistent with Adopted Town of Apex Affordable Housing Plan**
- **Amendment Process:**
 - **Initial study area was within 300-yards of the following transit routes:**
 - **GoTriangle Route 305 (Raleigh – Apex – Holly Springs)**
 - **GoApex Route 1**
 - **GoCary Apex-Cary Express (Downtown Cary – Downtown Apex)**
 - **Narrowed down to specific areas along the transit routes**
 - **Reviewed recommendations with Planning Committee of Town Council**
 - **Met with Chapel Ridge neighborhood**
 - **Hosted virtual public workshop**
 - **Solicited comments through a comment form**

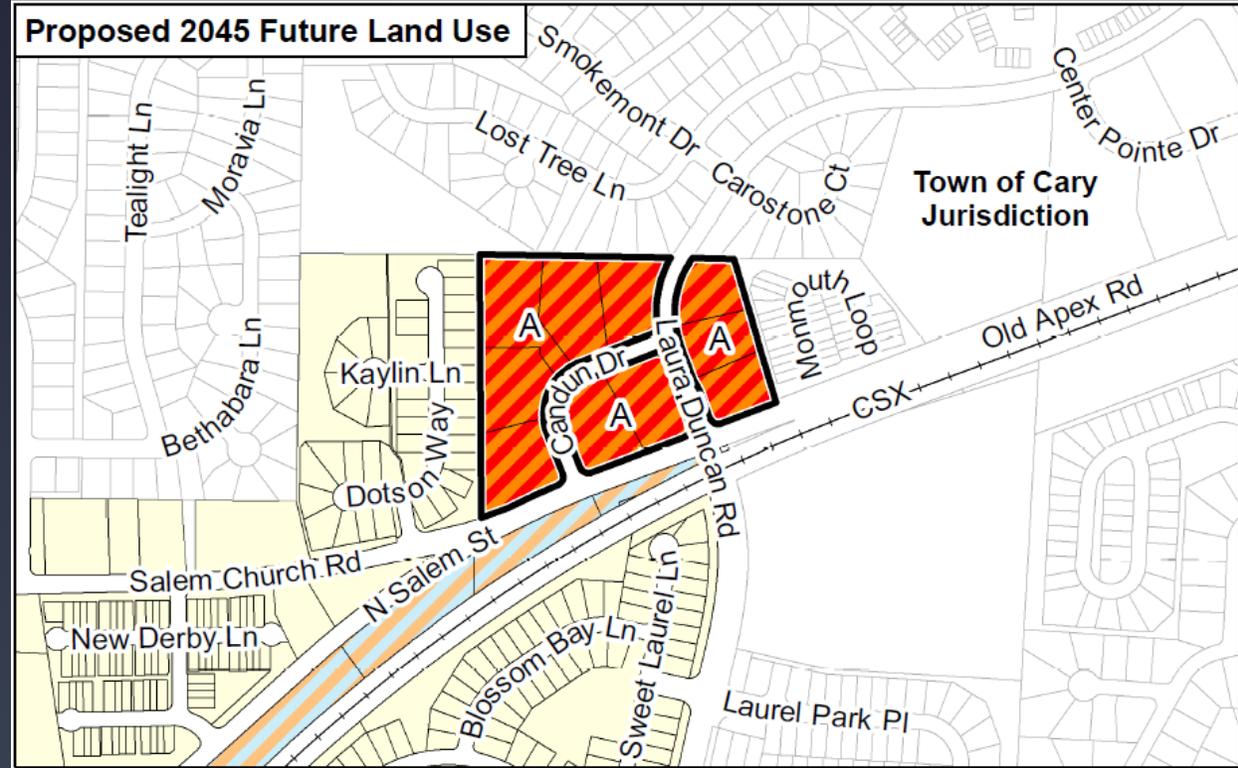
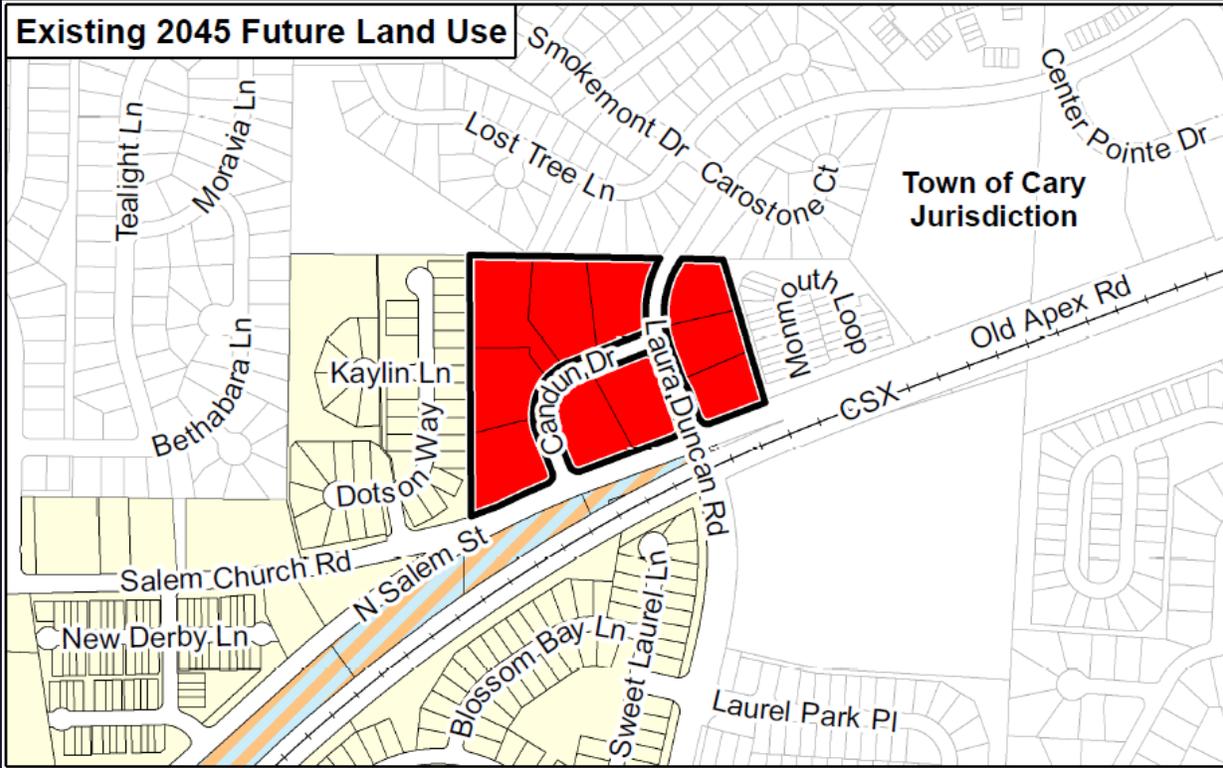
Land Use Types Explanation

	Category	Intent	Example Graphic
Residential	High Density >14 units/acre	Provide housing options near major commercial areas and transportation corridors; Townhomes, triplexes, quadplexes, and apartments	
	"A"	Special designation of High Density where only apartments would be allowed.	
	Medium/High Density 7-14 units/acre	Provide variety of housing options near major transportation corridors; Single-family, duplexes, triplexes, quadplexes and townhomes	
	Medium Density 3-7 units/acre	Transition from more urban areas to low density neighborhoods; Single-family, duplexes and townhomes	

Area A. Laura Duncan Road and Candun Drive



Area A. Laura Duncan Road and Candun Drive



Medium Density Residential

Commercial Services

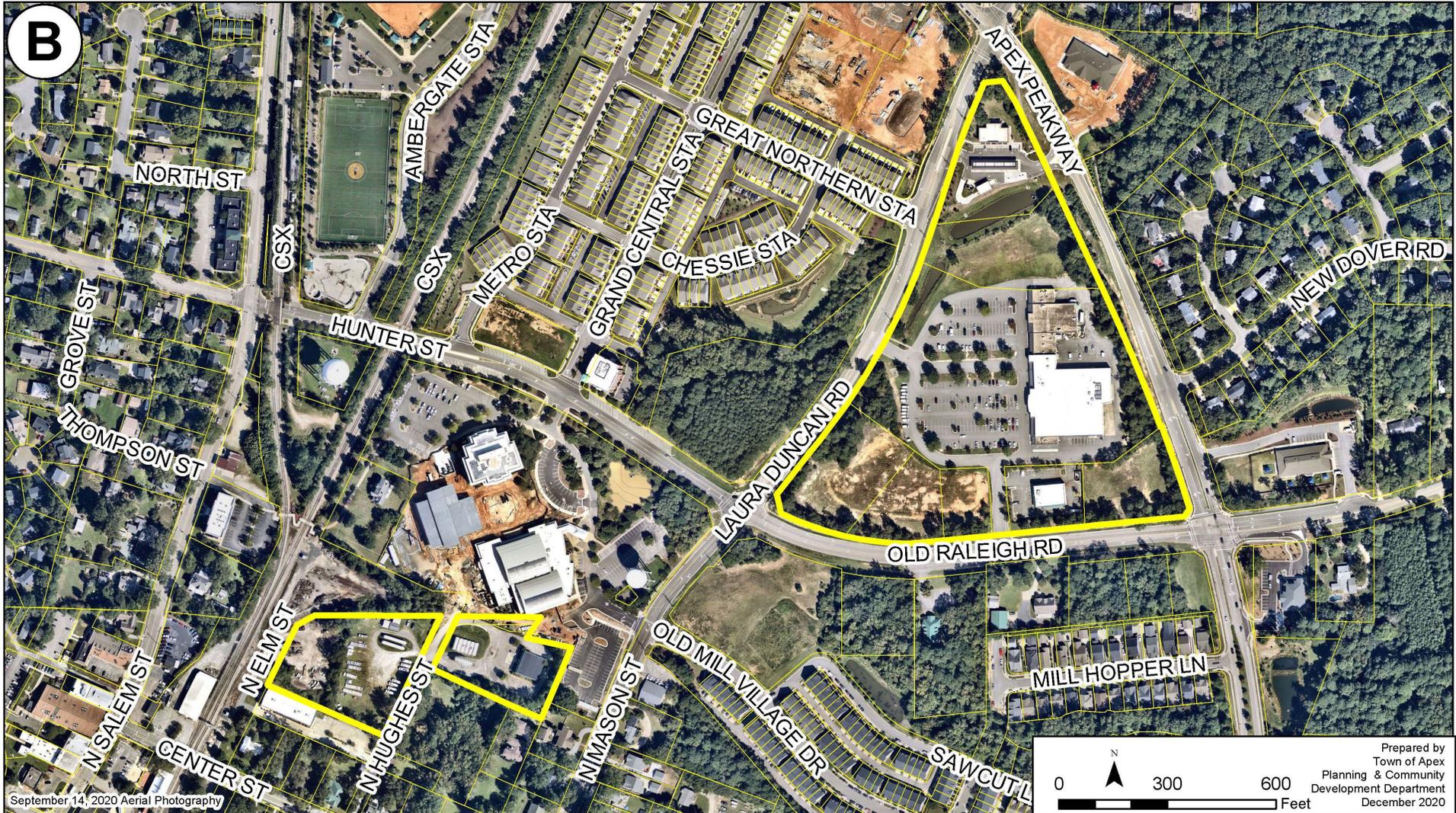
Area of Proposed Change

High Density Residential, Office Employment

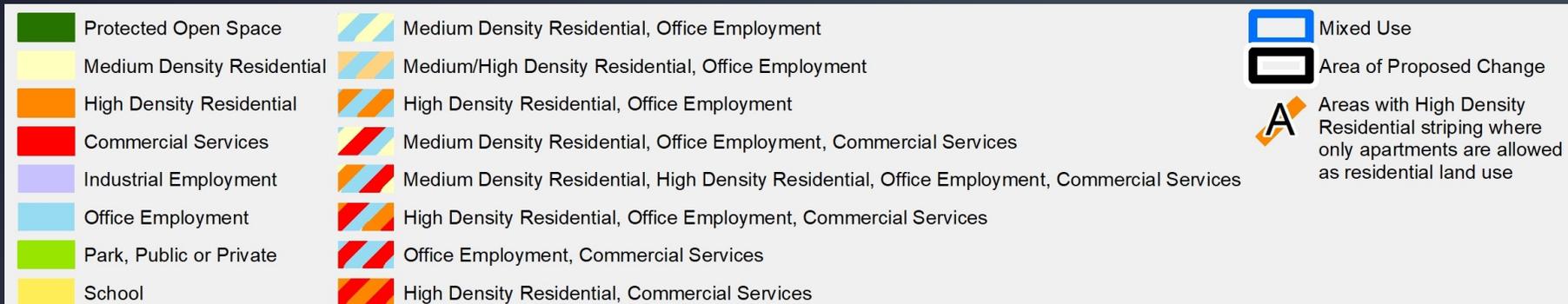
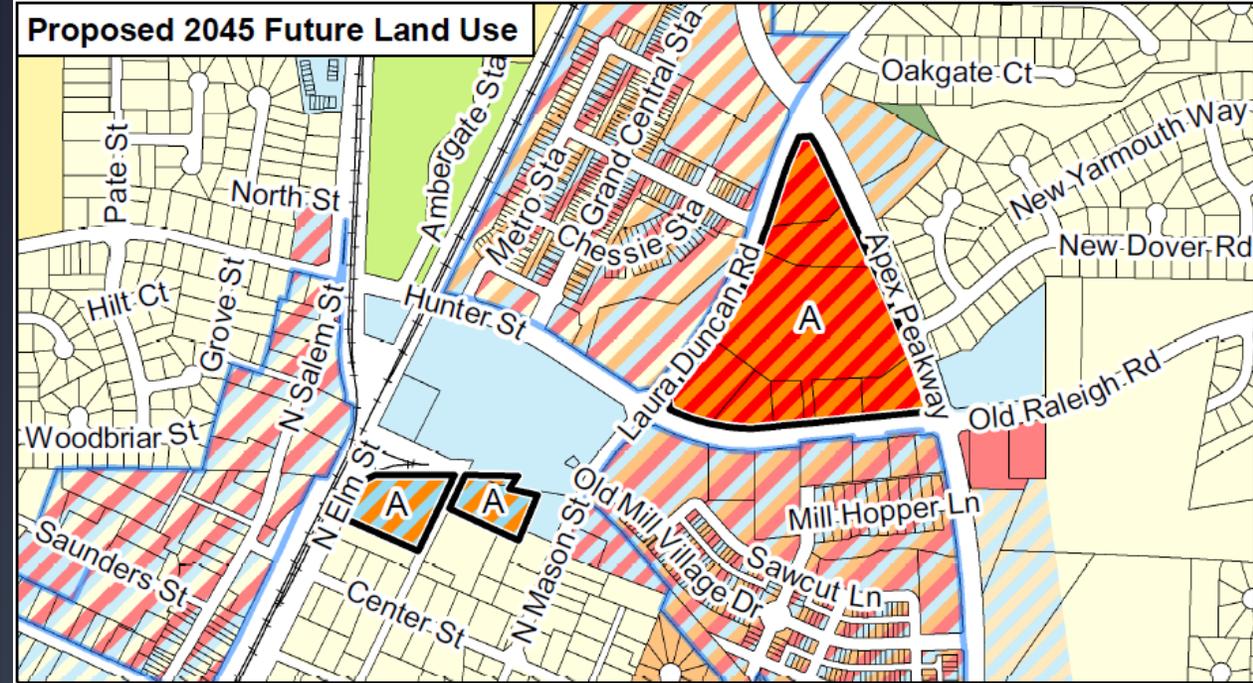
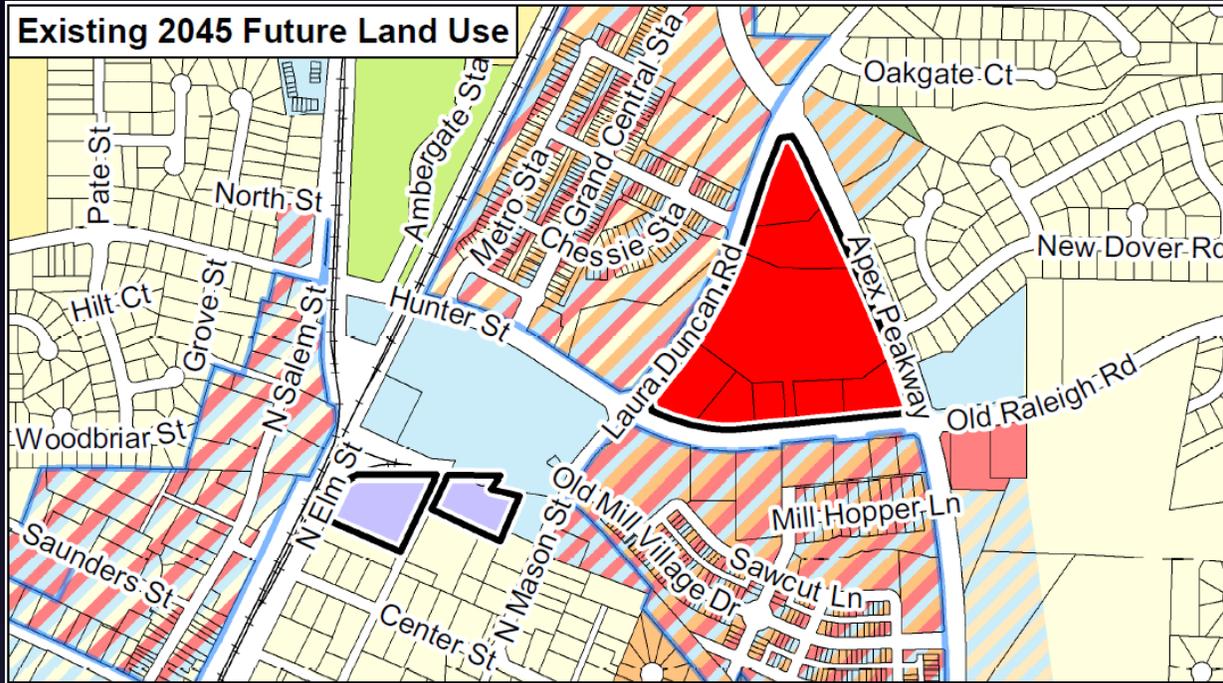
High Density Residential, Commercial Services

Area with High Density Residential striping where only apartments are allowed as residential land use

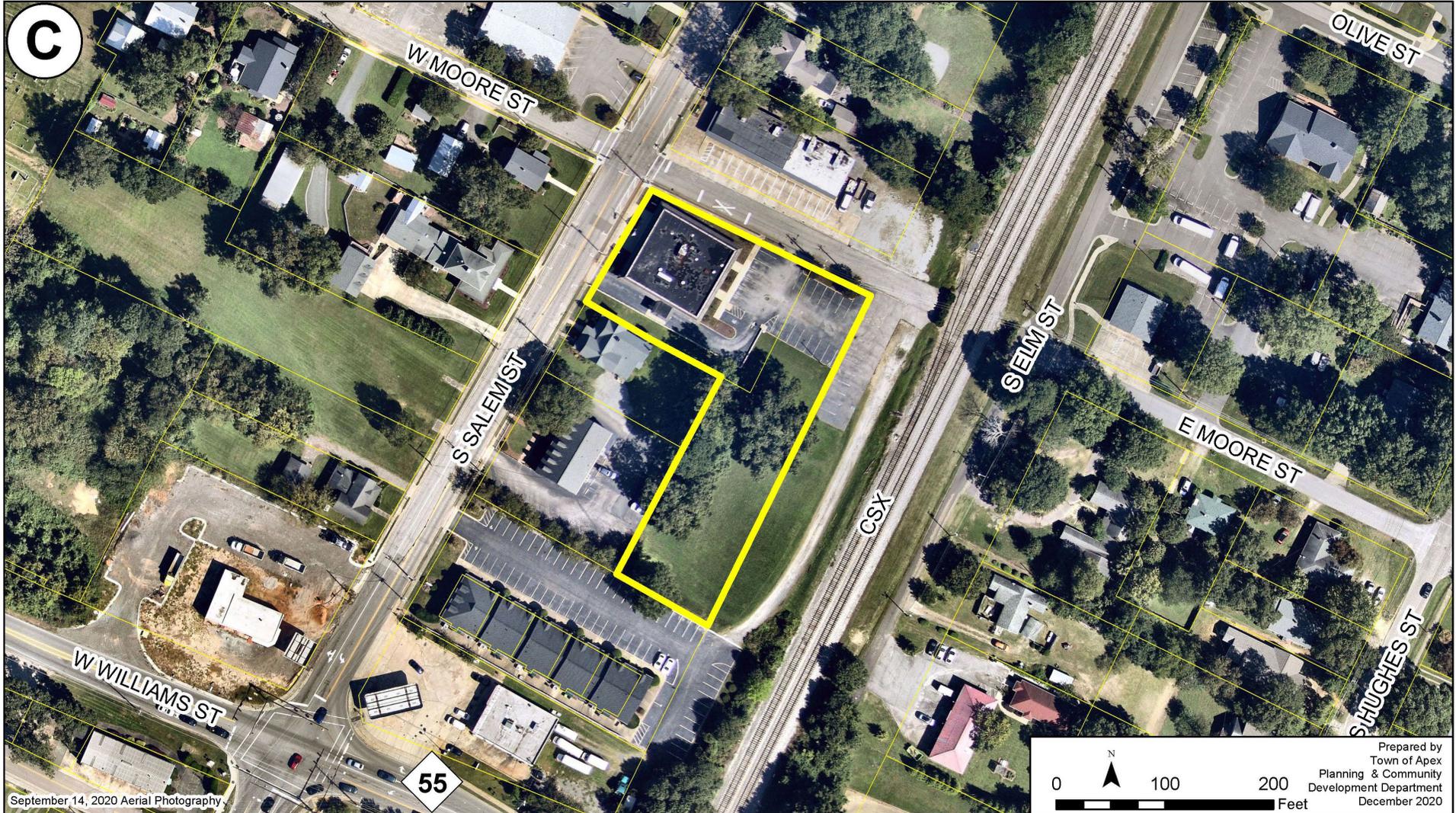
Area B. Downtown North



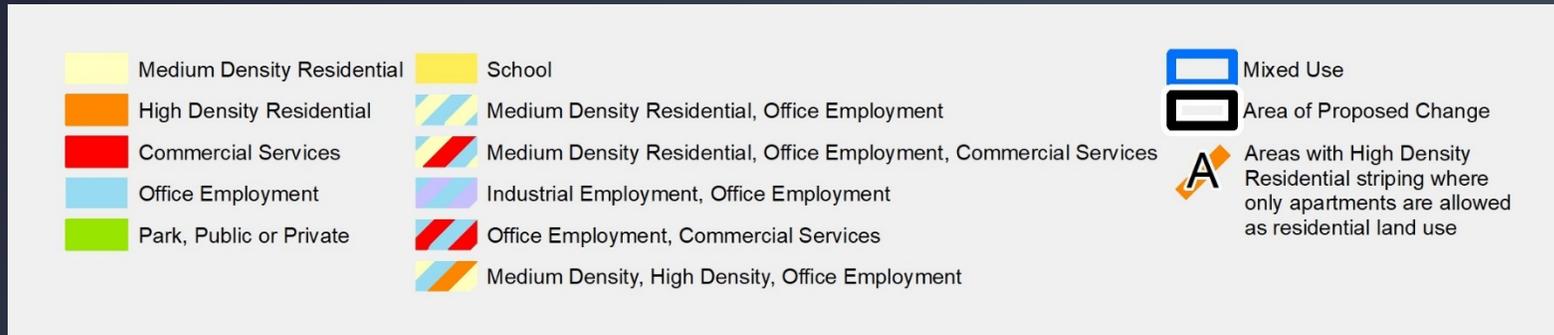
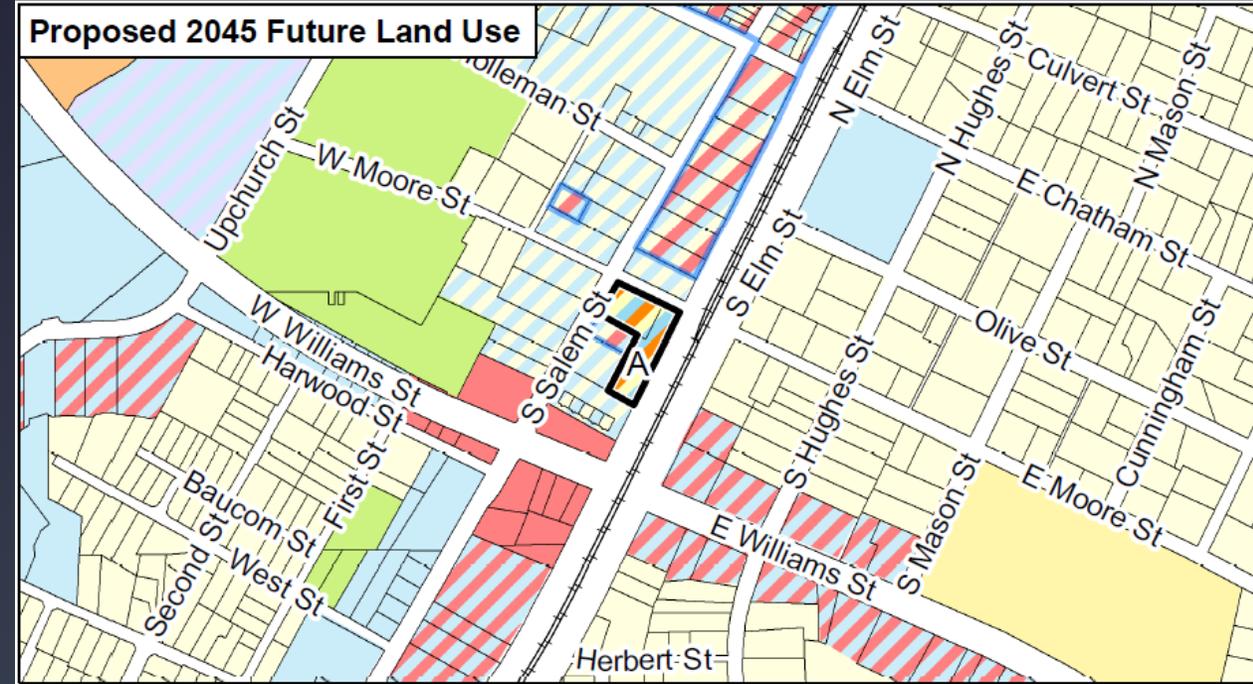
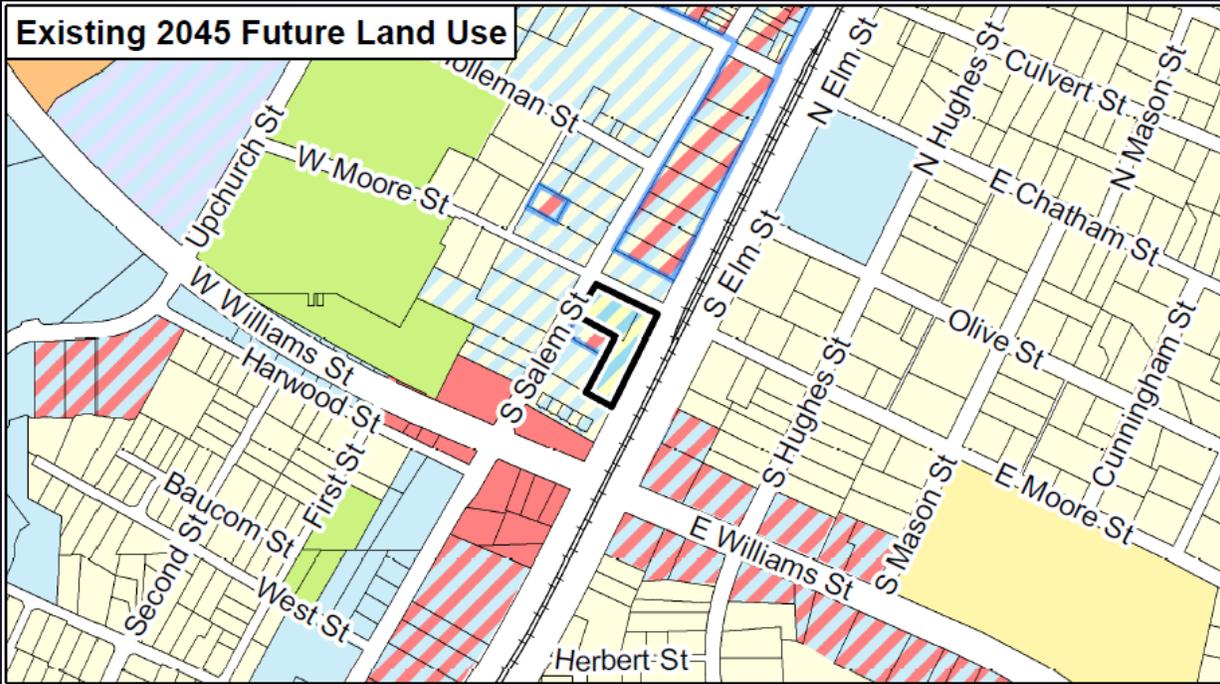
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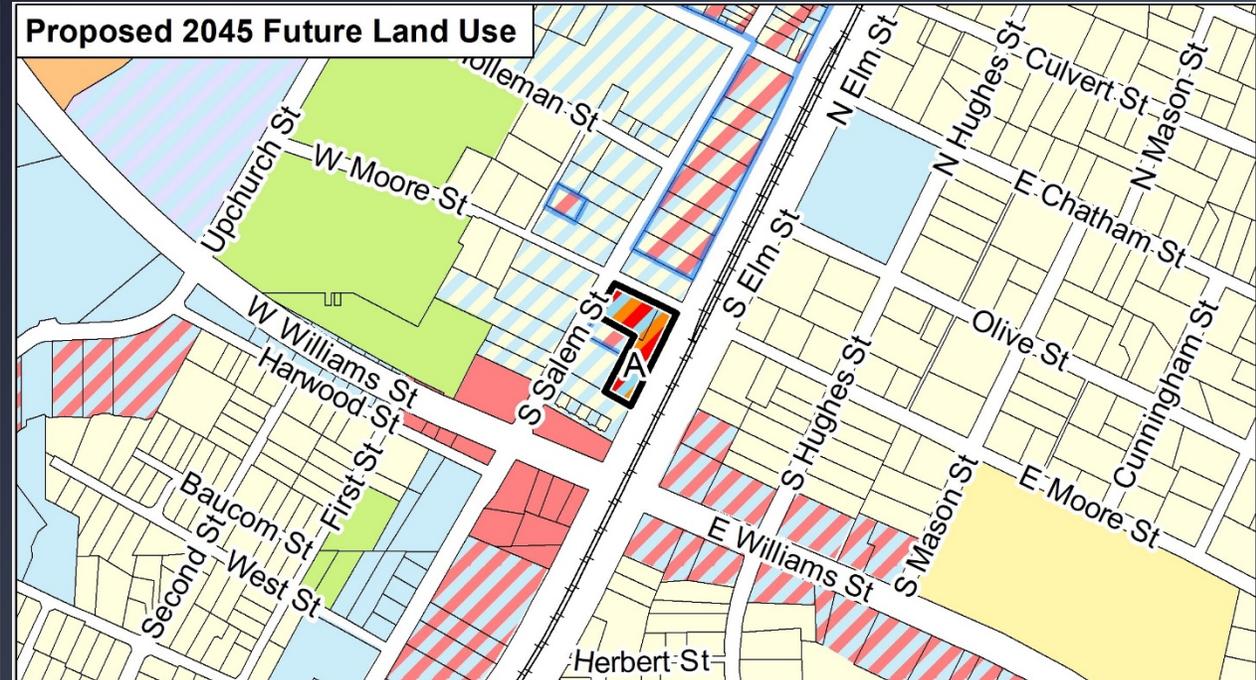
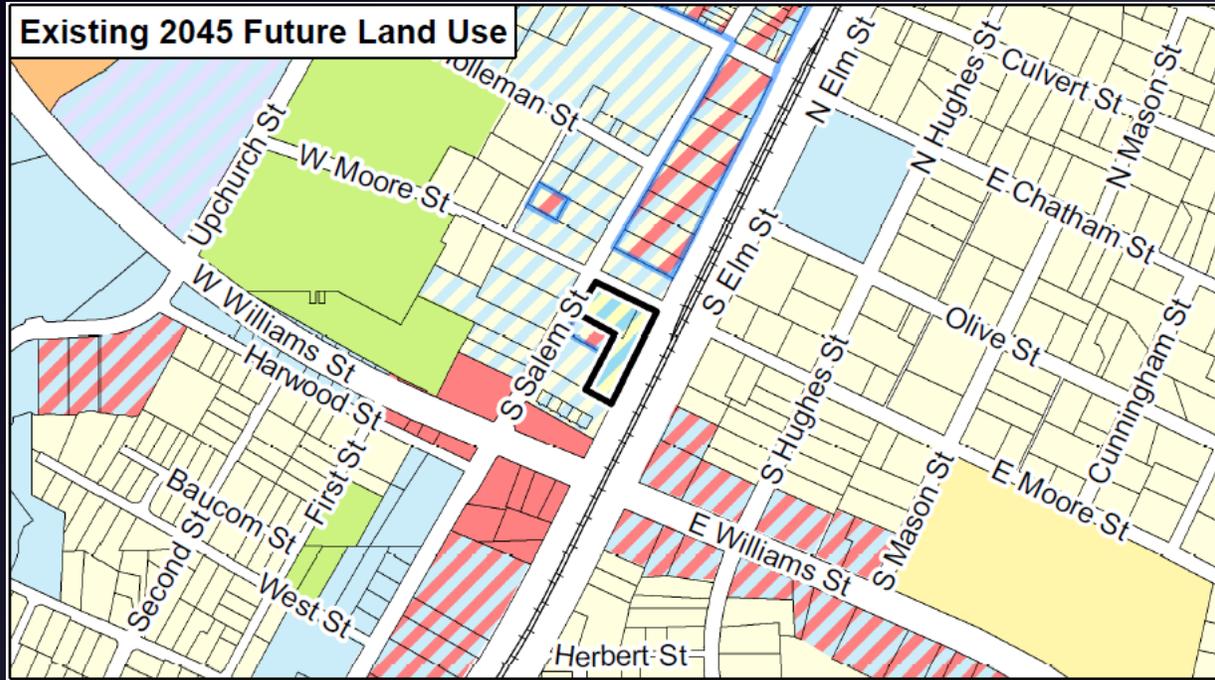
Area C. Downtown South



Area C. Downtown South



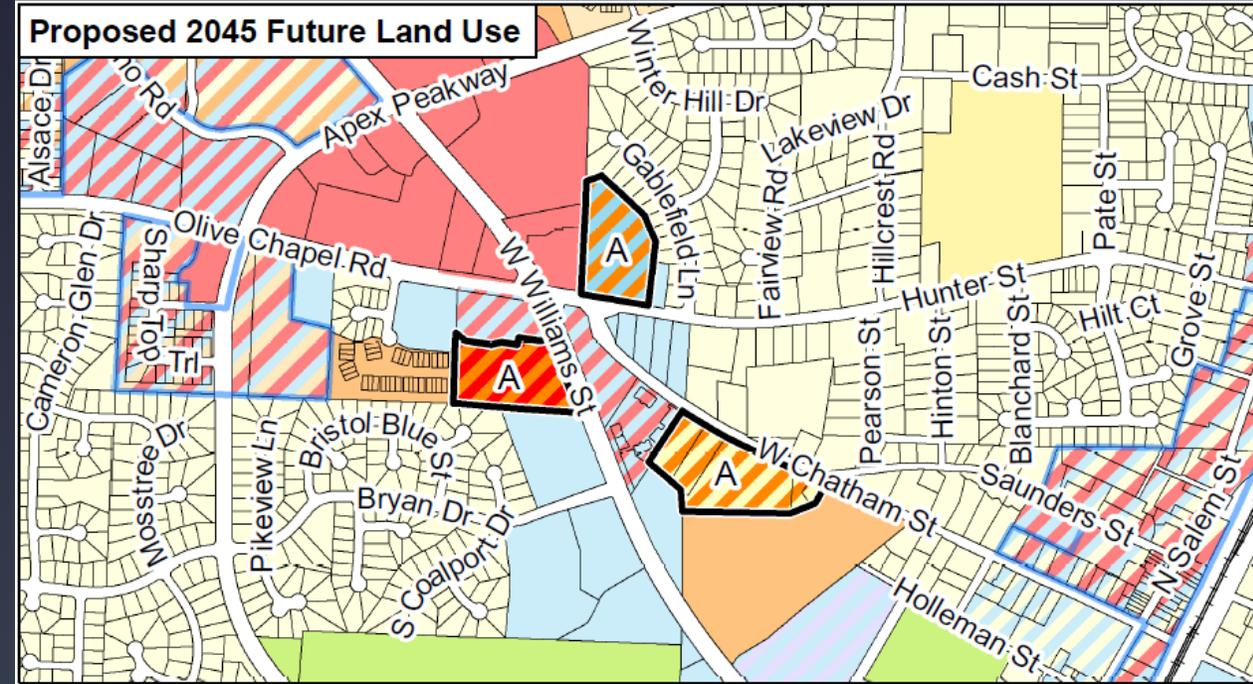
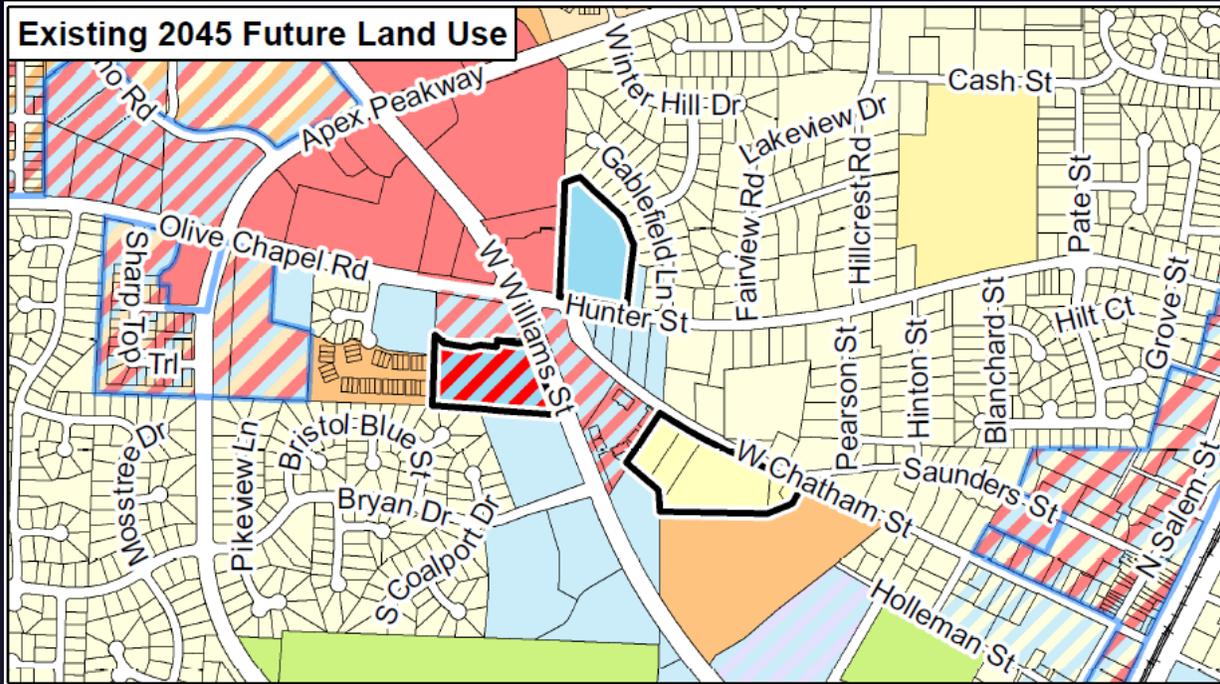
Area C. Downtown South - Revised



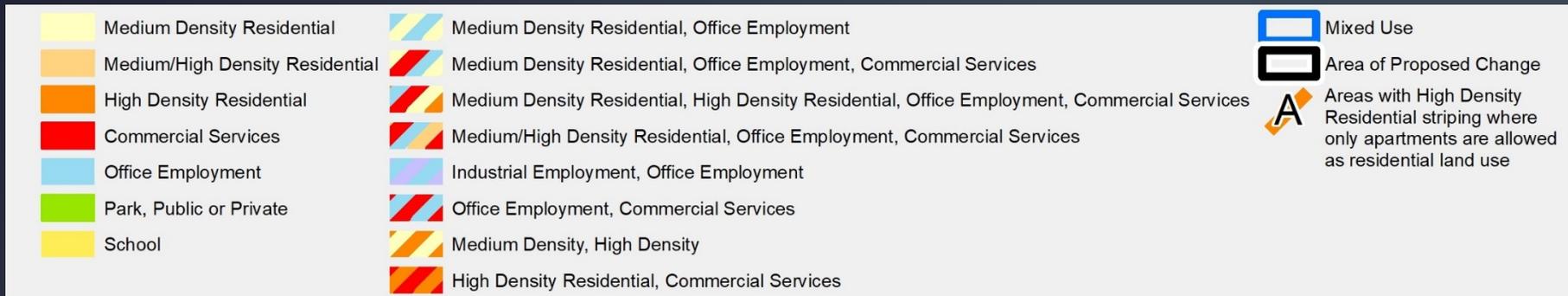
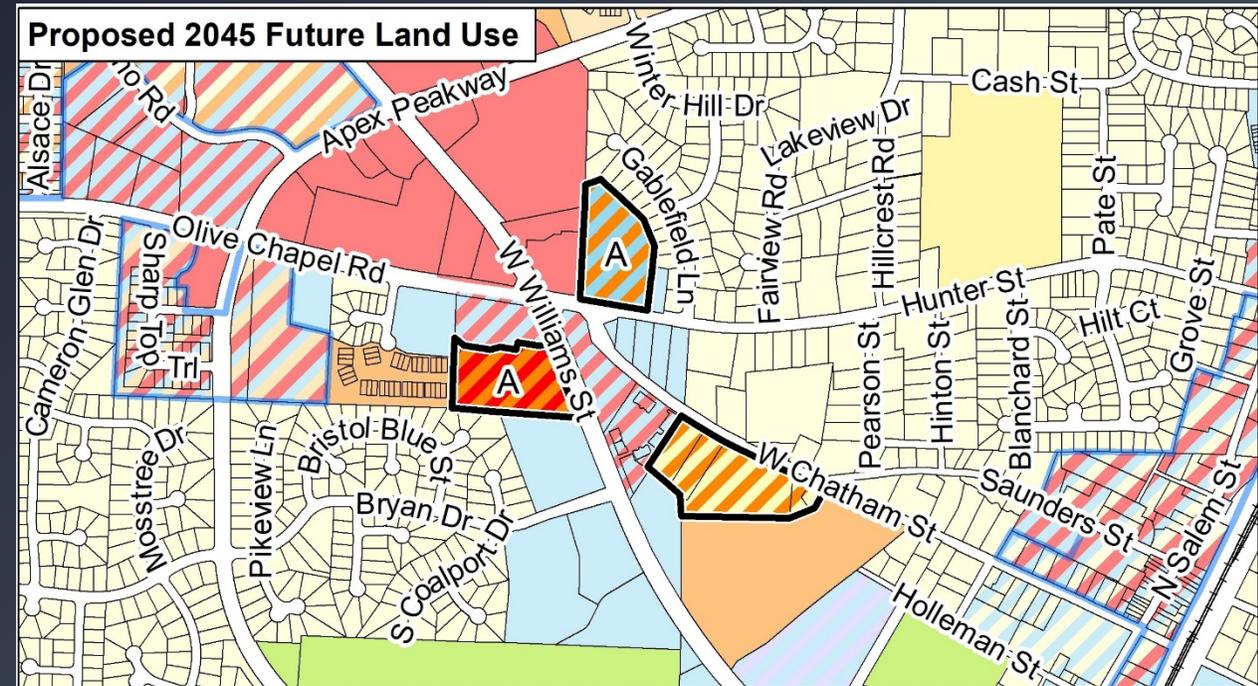
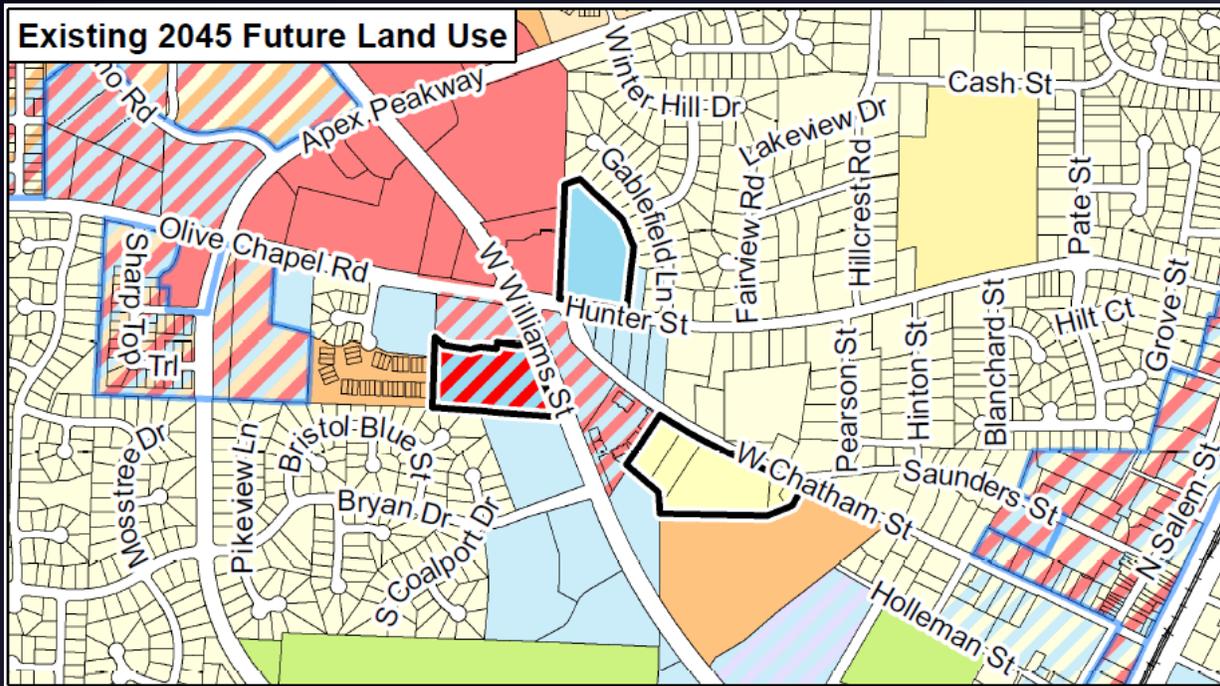
Area D. Downtown West



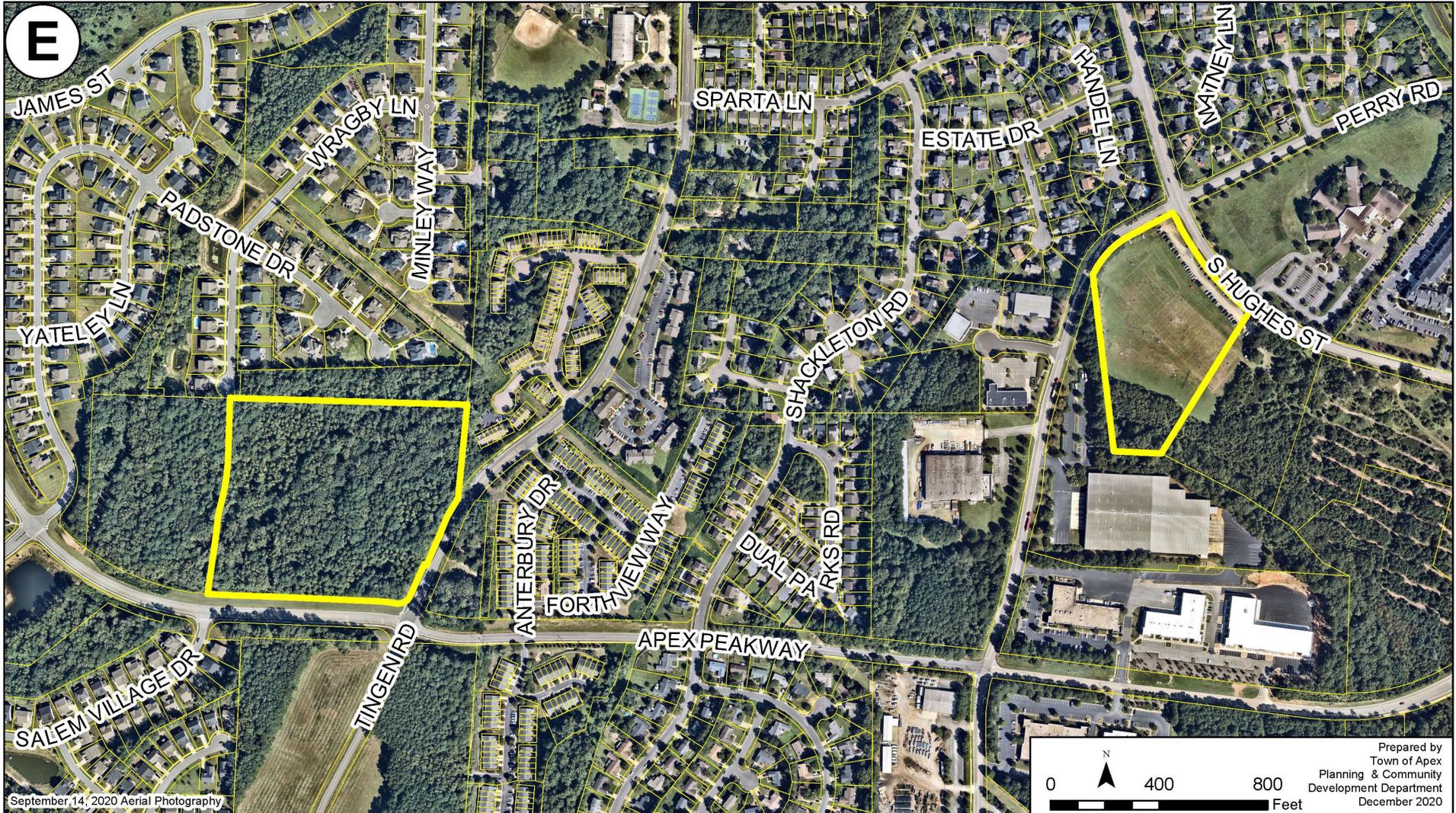
Area D. Downtown West



Area D. Downtown West - Revised



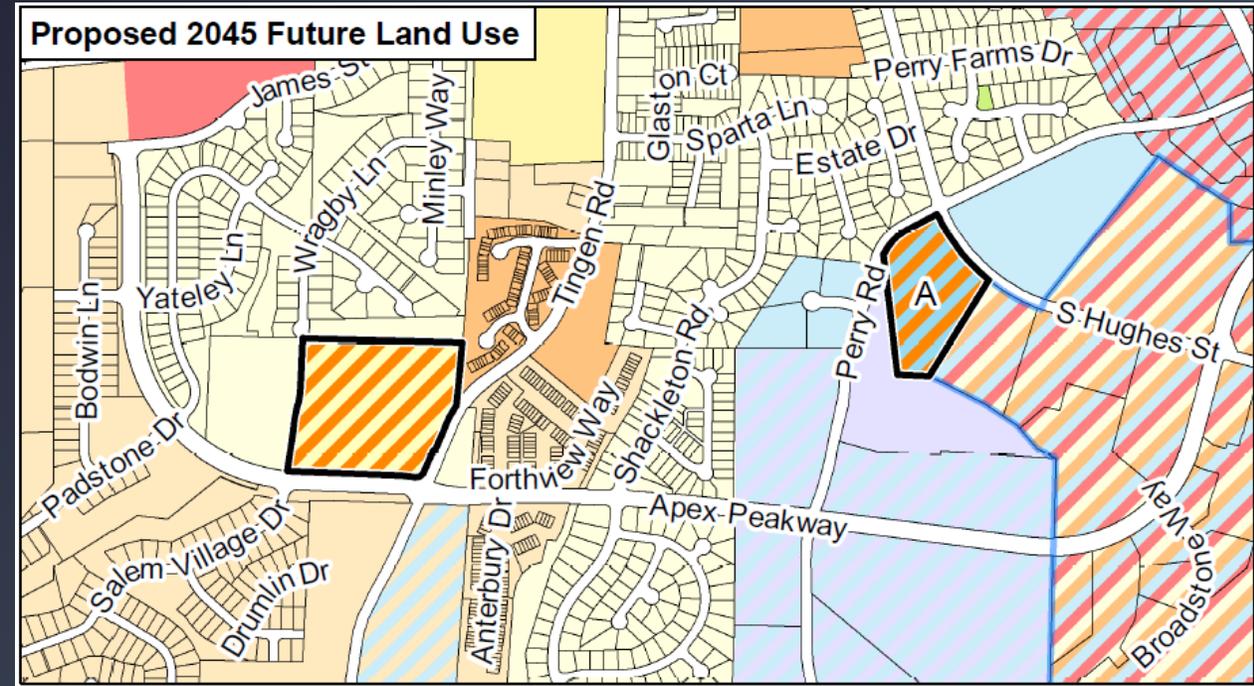
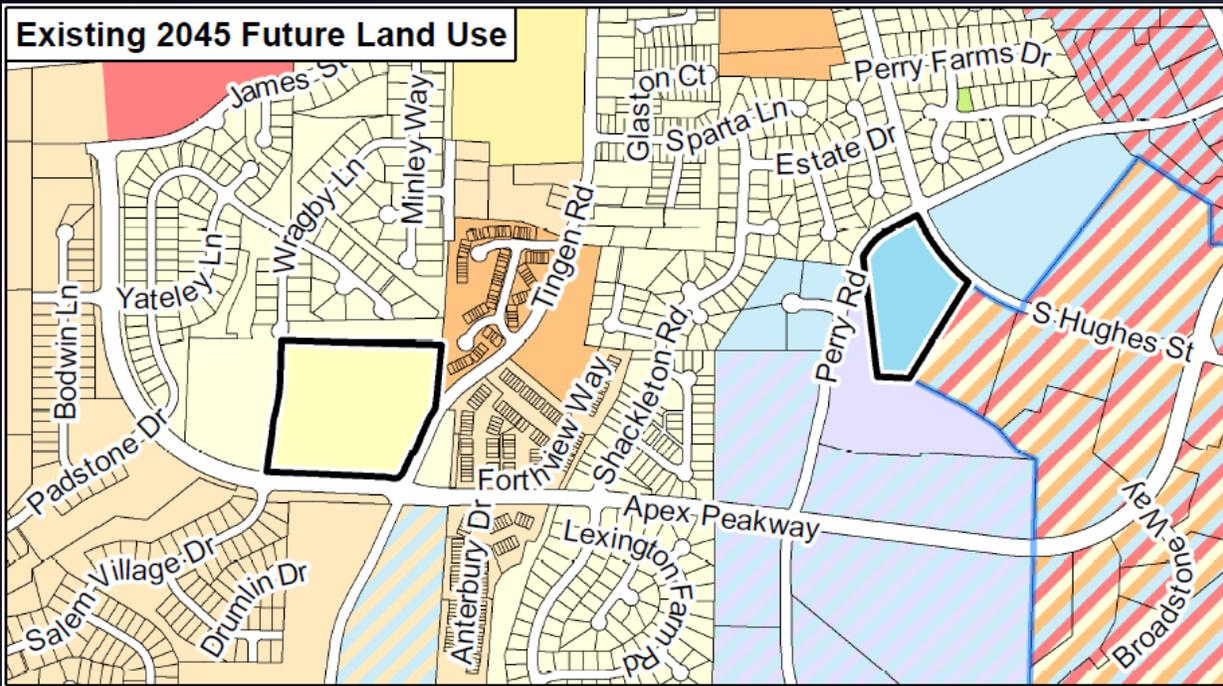
Area E. Apex Peakway South



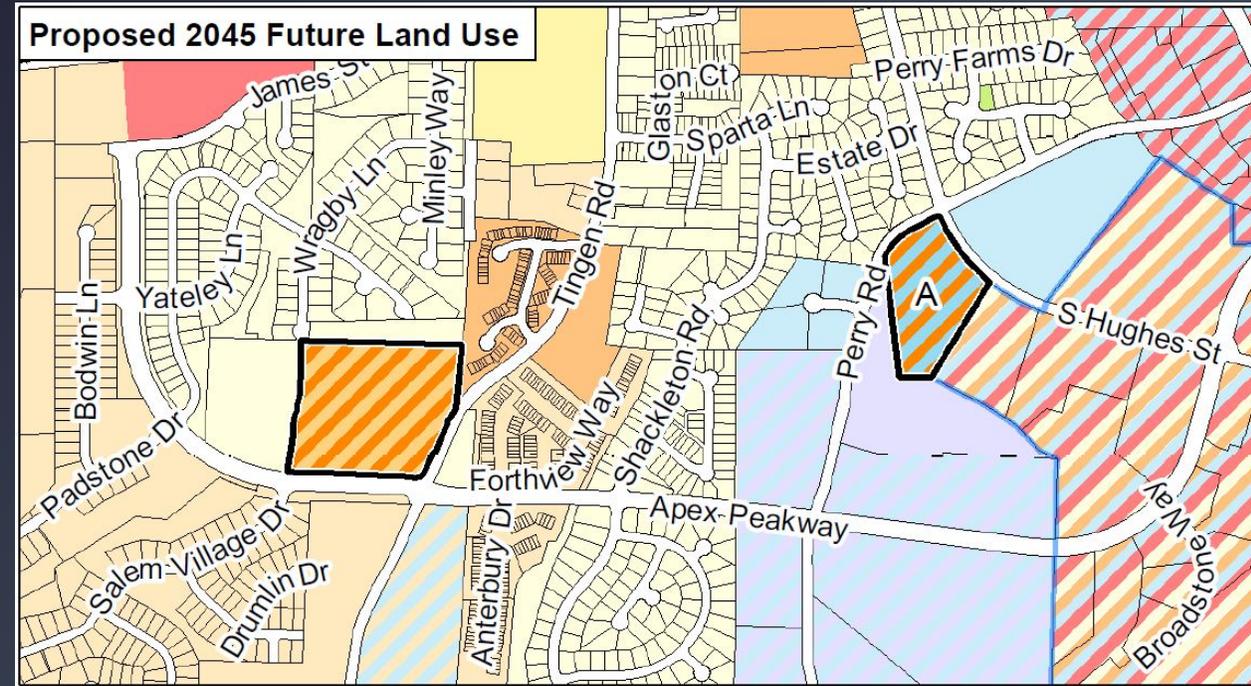
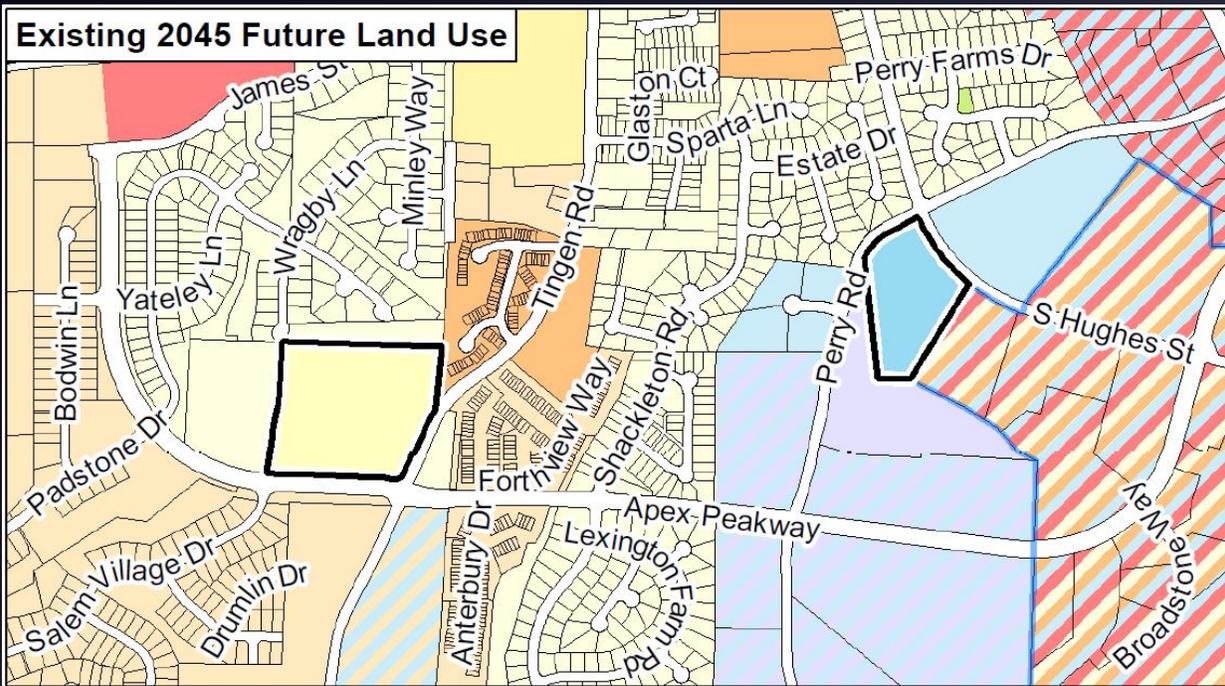
September 14, 2020 Aerial Photography

Prepared by
Town of Apex
Planning & Community
Development Department
December 2020

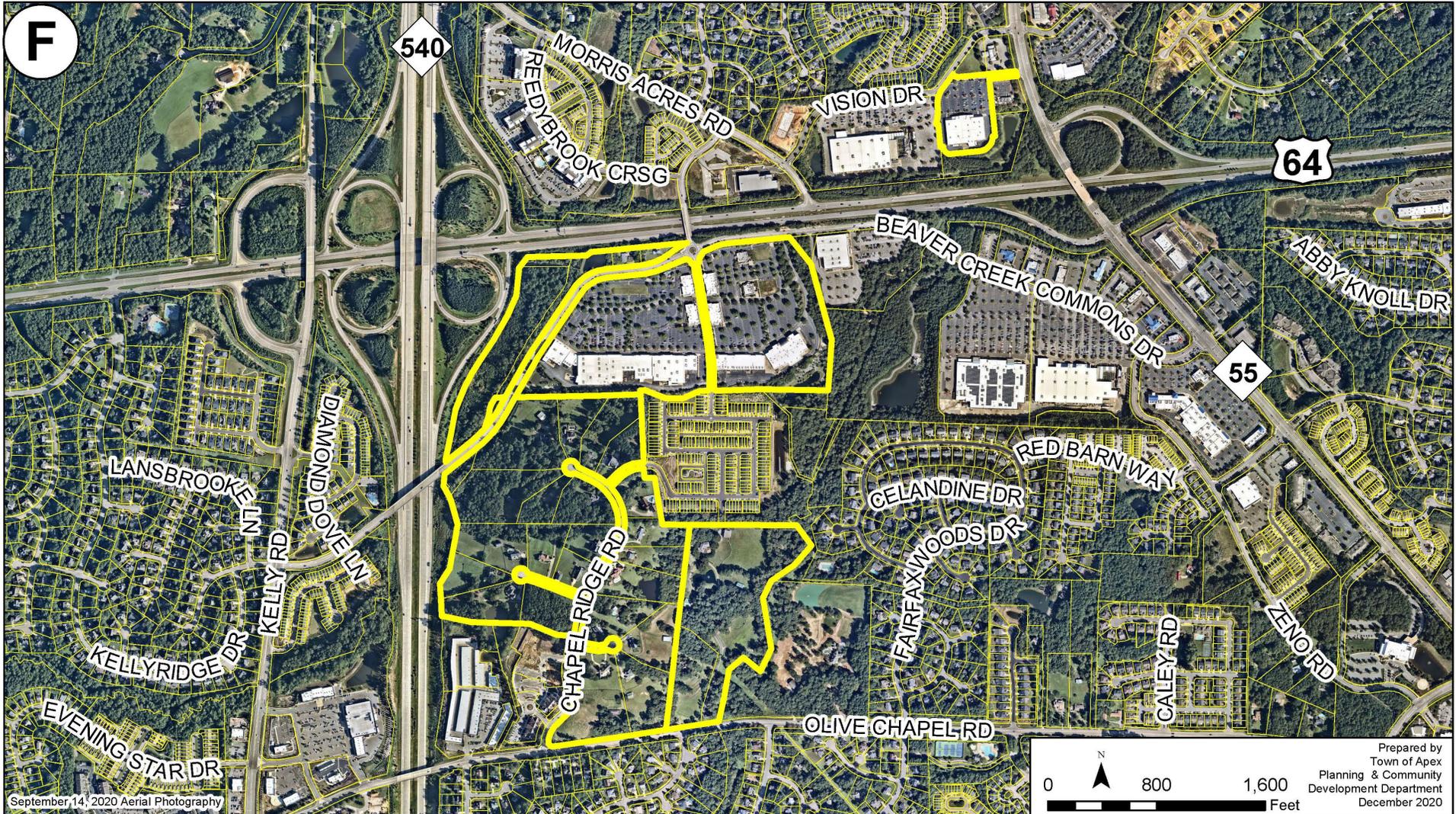
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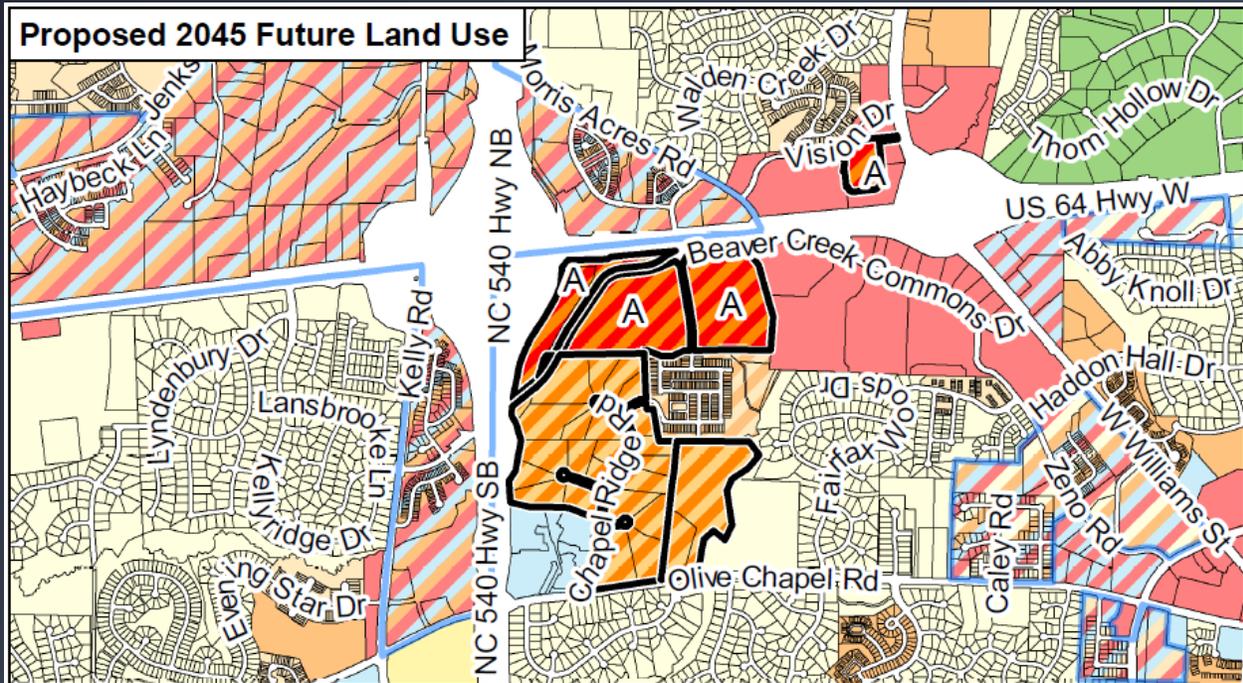
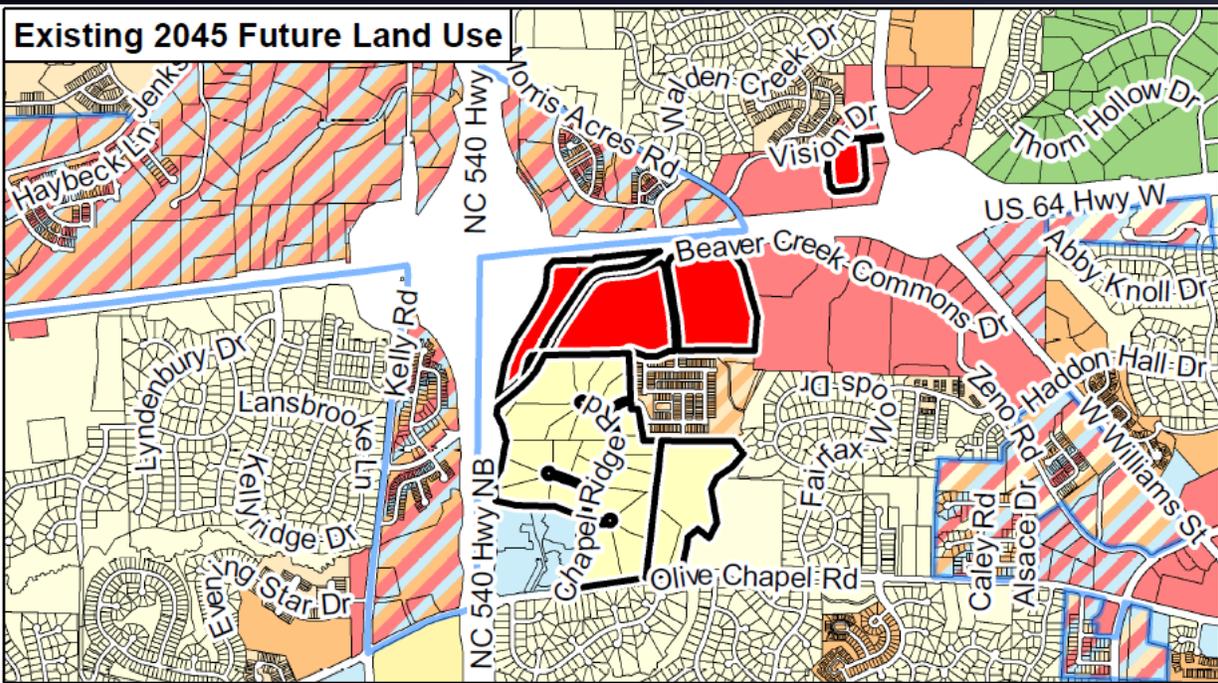
Area E. Apex Peakway South - Revised



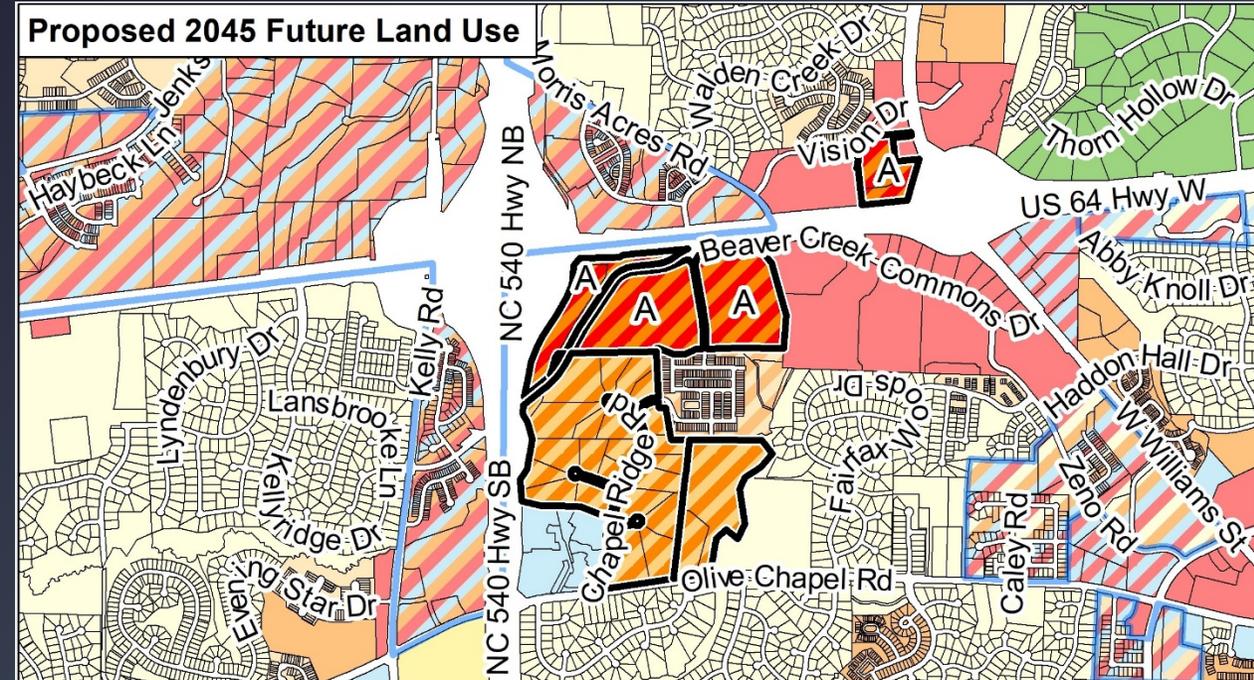
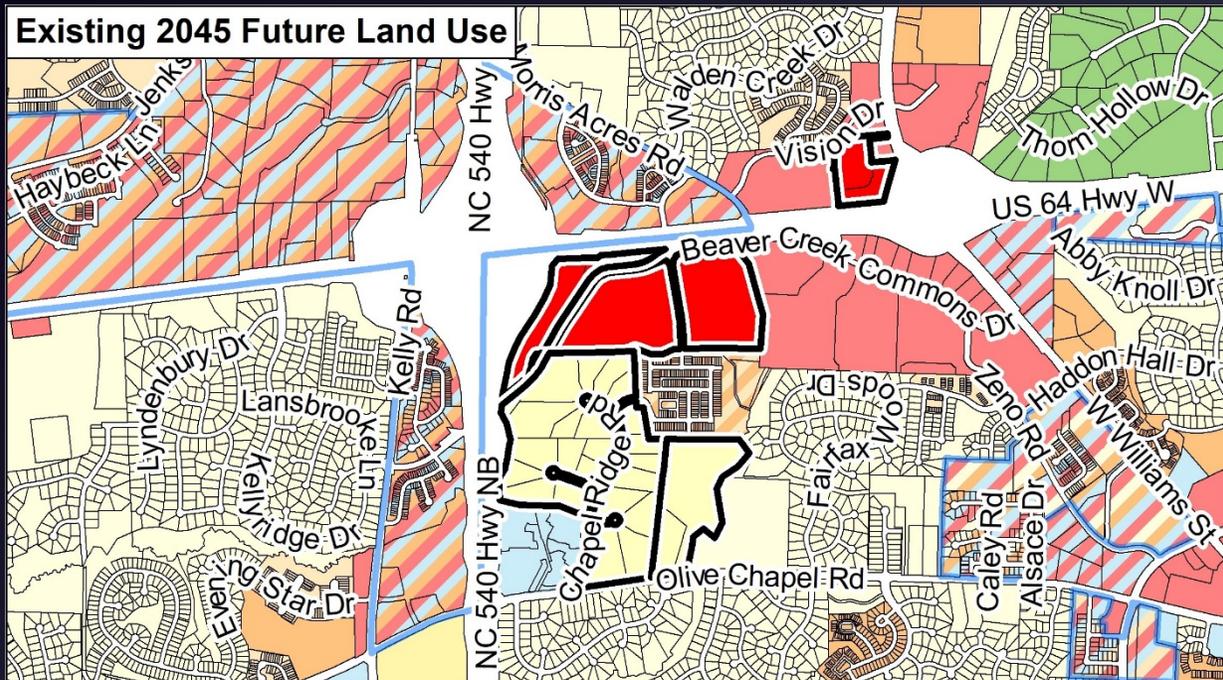
Area F. Beaver Creek/Chapel Ridge/Vision Dr



Area F. Beaver Creek/Chapel Ridge/Vision Dr



Area F. Beaver Creek/Chapel Ridge/Vision Dr - Revised



Staff Recommendation & Possible Motion

Area	Planning Staff Recommendation
A. Laura Duncan Rd & Candun Drive	Support amendments as proposed
B. Downtown North	Support amendments as proposed
C. Downtown South	Support amendments <u>as revised</u>
D. Downtown West	Support amendments <u>as revised</u>
E. Apex Peakway South	Support amendments <u>as revised</u>
F. Beaver Creek/Chapel Ridge/Vision Drive	Support amendments <u>as revised</u>

Possible motion to adopt the Transit-Oriented Development 2045 Land Use Map amendments as recommended by Planning staff and unanimously adopted by the Planning Board.