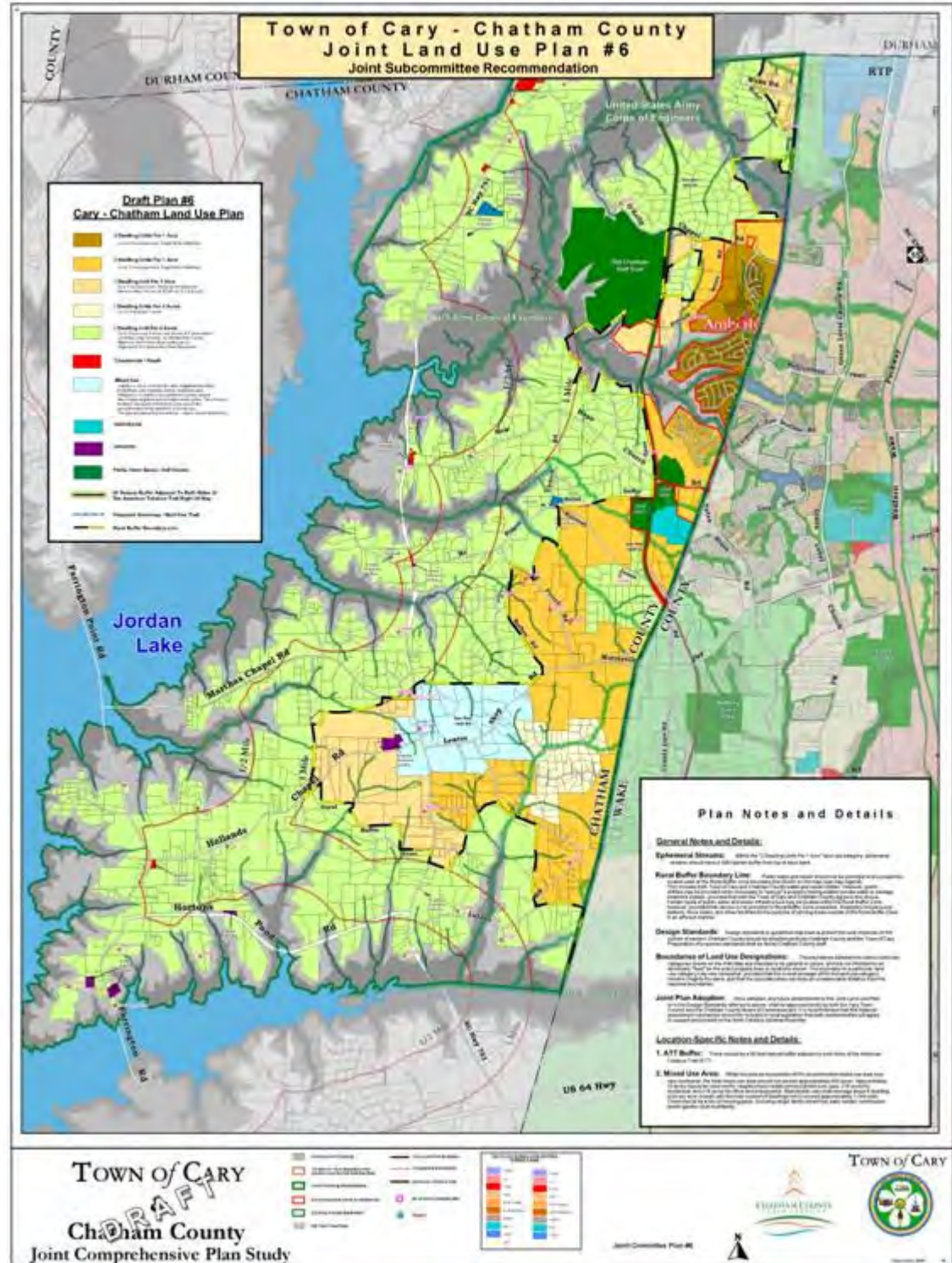


Chatham-Cary Joint Issues Committee

May 18, 2010

Draft Joint Land Use Plan

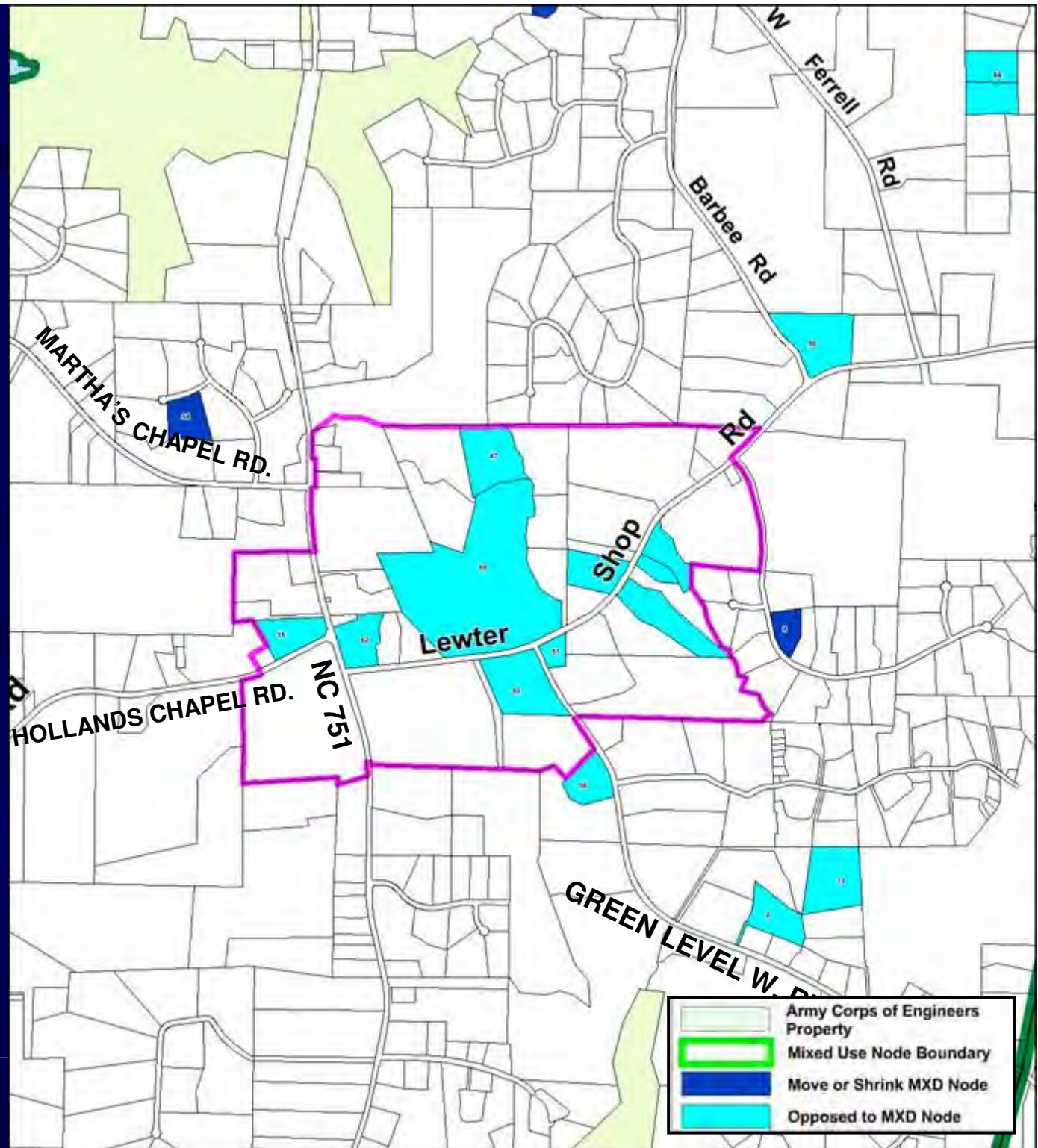
New Plan Draft #6



Approach for Activity Node Discussion

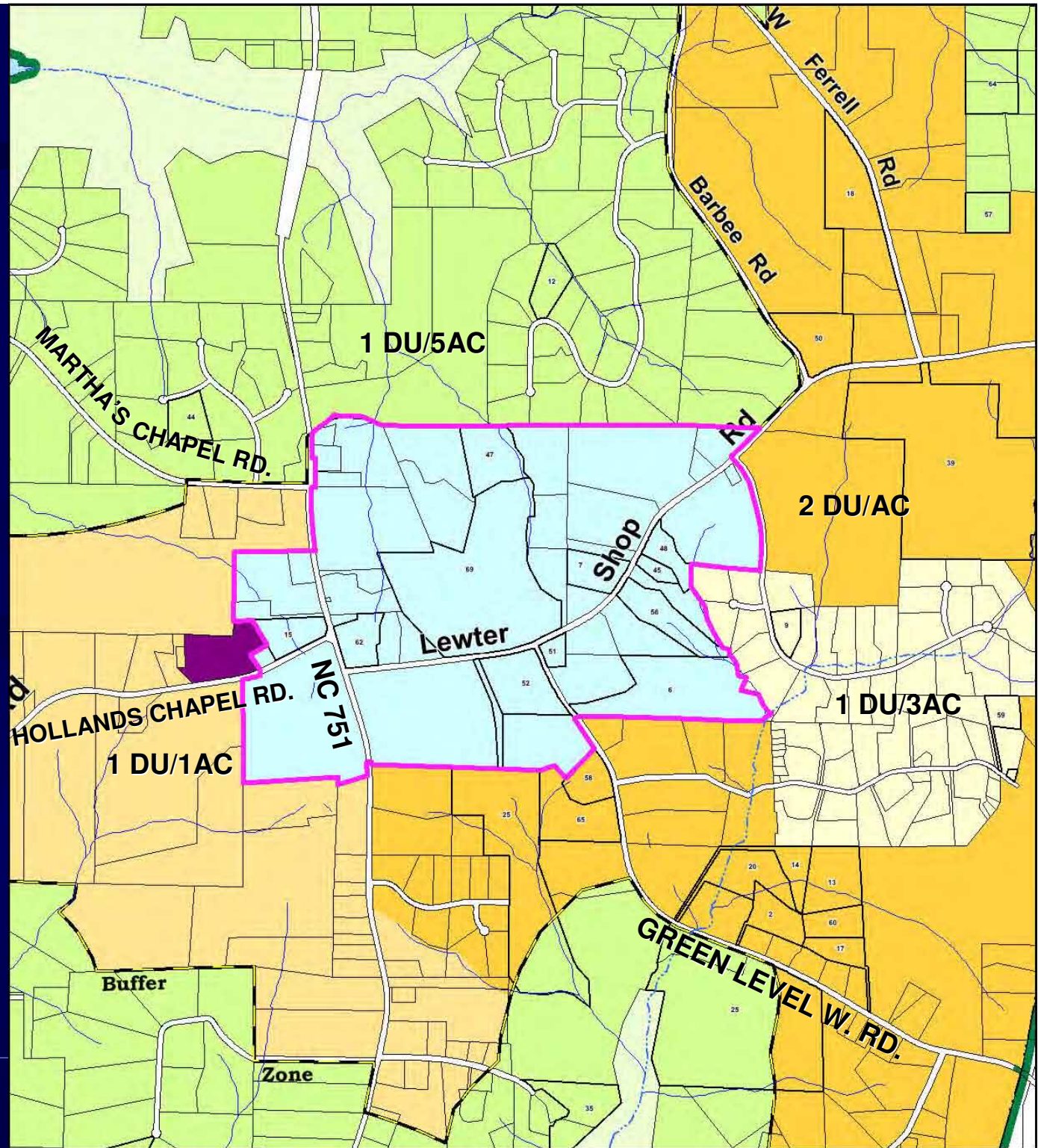
1. **Presentation of Current Definition, incl. mix, composition, and intensity**
2. **Environmental Setting**
3. **Structured “Decision-Tree” Discussion**
 - Should a Node be in the Plan? If so, ...
 - Should it be renamed? (Activity Node? Other?)
 - Should the Node be moved?
 - Should the size of Node be changed?
 - Should the mix of uses be changed?
 - Should the total amount, type, intensity/density of any uses be changed?

Mixed Use Node



Mixed Use Node

Current Draft Plan:



Mixed Use Node Discussion

- **Current Draft Plan:**
~ 460 Acre “Node” located around NC 751 and Lewter Shop Road Area

Office/Employment

Acres	218
Floor Space	1,661,814
Employees	6,315

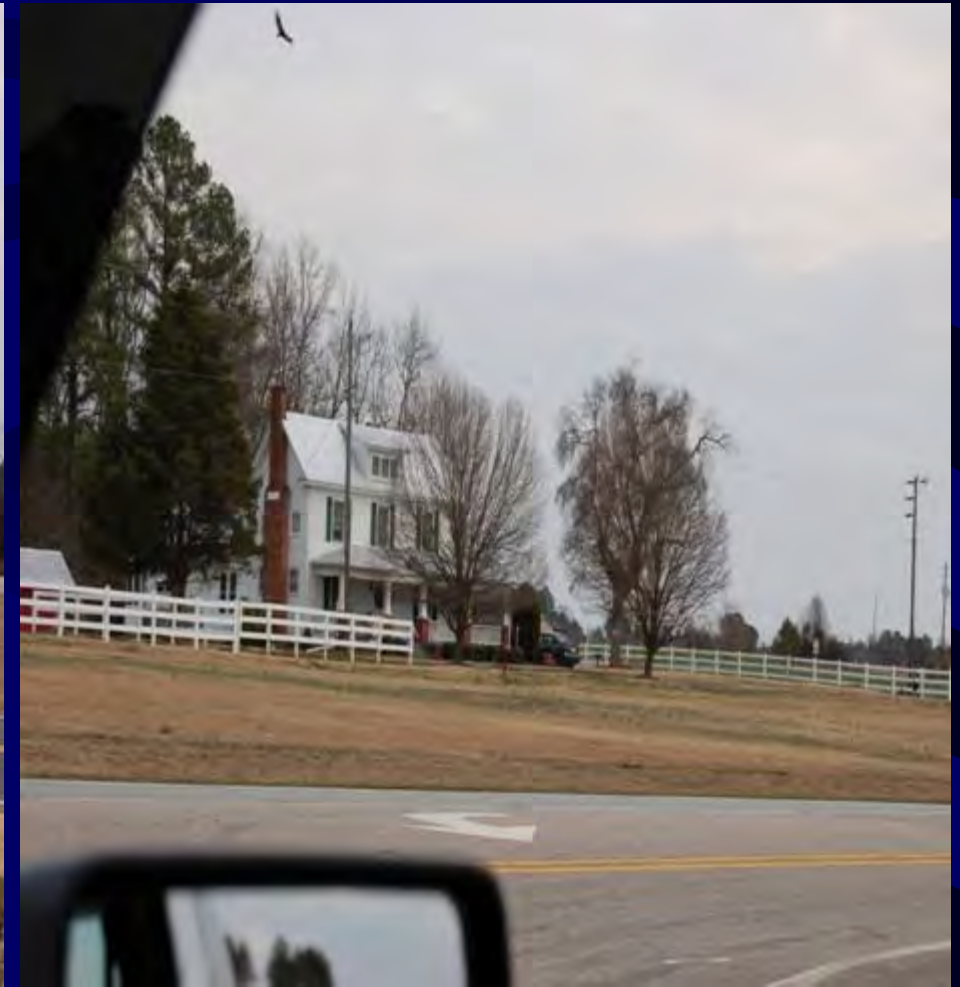
Commercial/Retail

Acres	24
Floor Space	188,179
Employees	470

Residential

Acres	218
Max. Dwellings	1,744
Max. Density	8 du/ac
Population	4,888
K-12 Students	506

Pictures of Existing Mixed Use Node Area



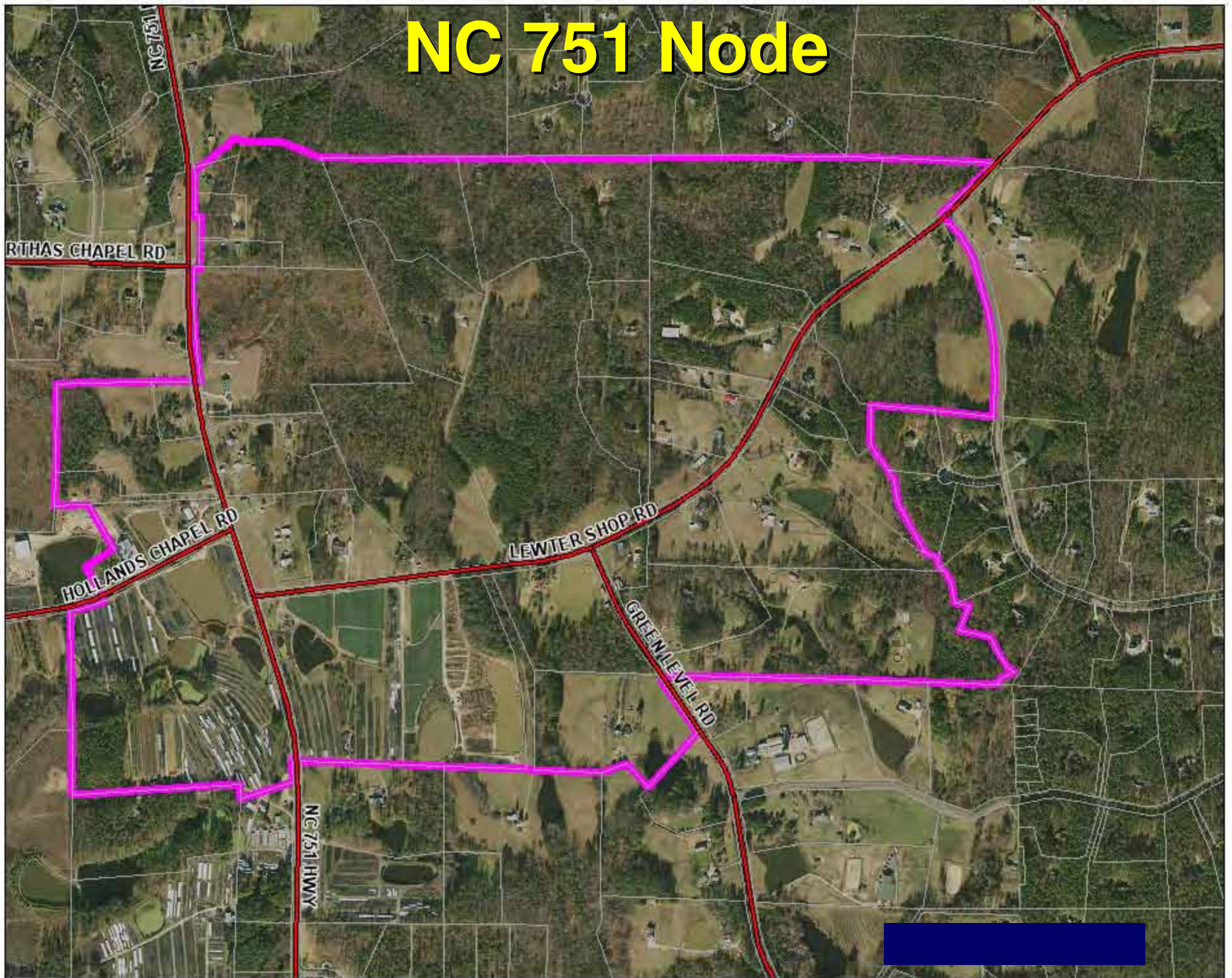
Pictures of Existing Mixed Use Node Area



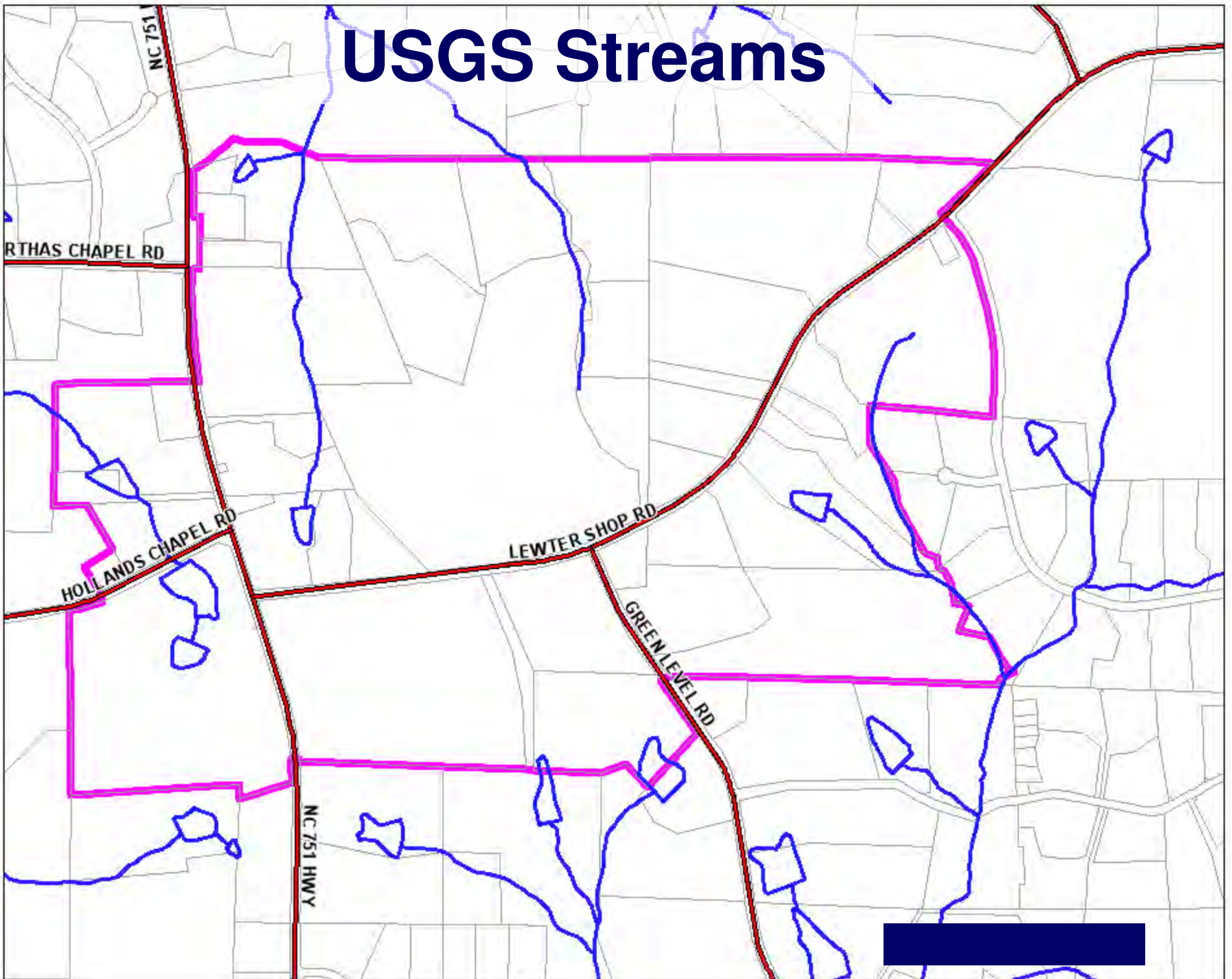
Pictures of Existing Mixed Use Node Area- “Development”



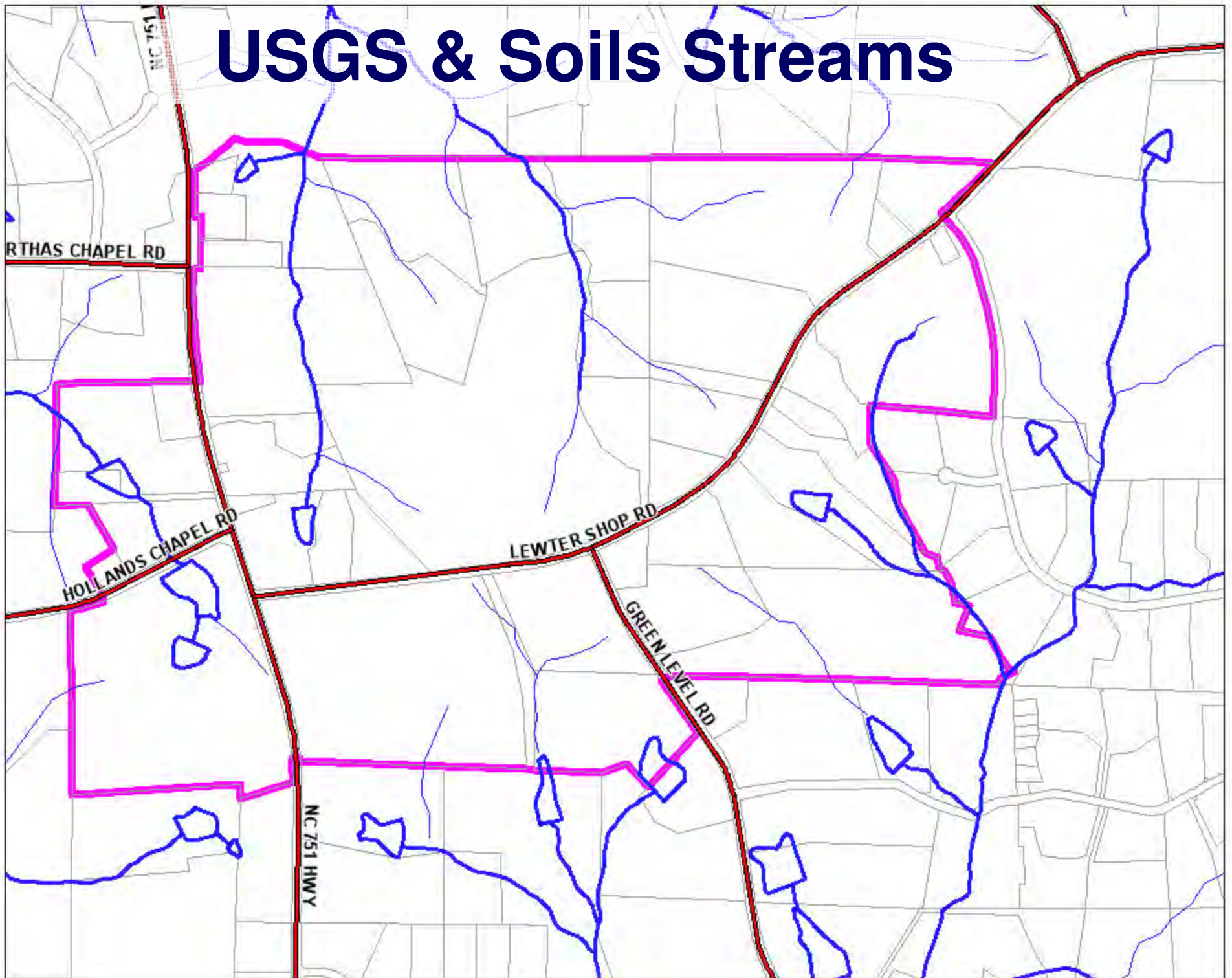
NC 751 Node



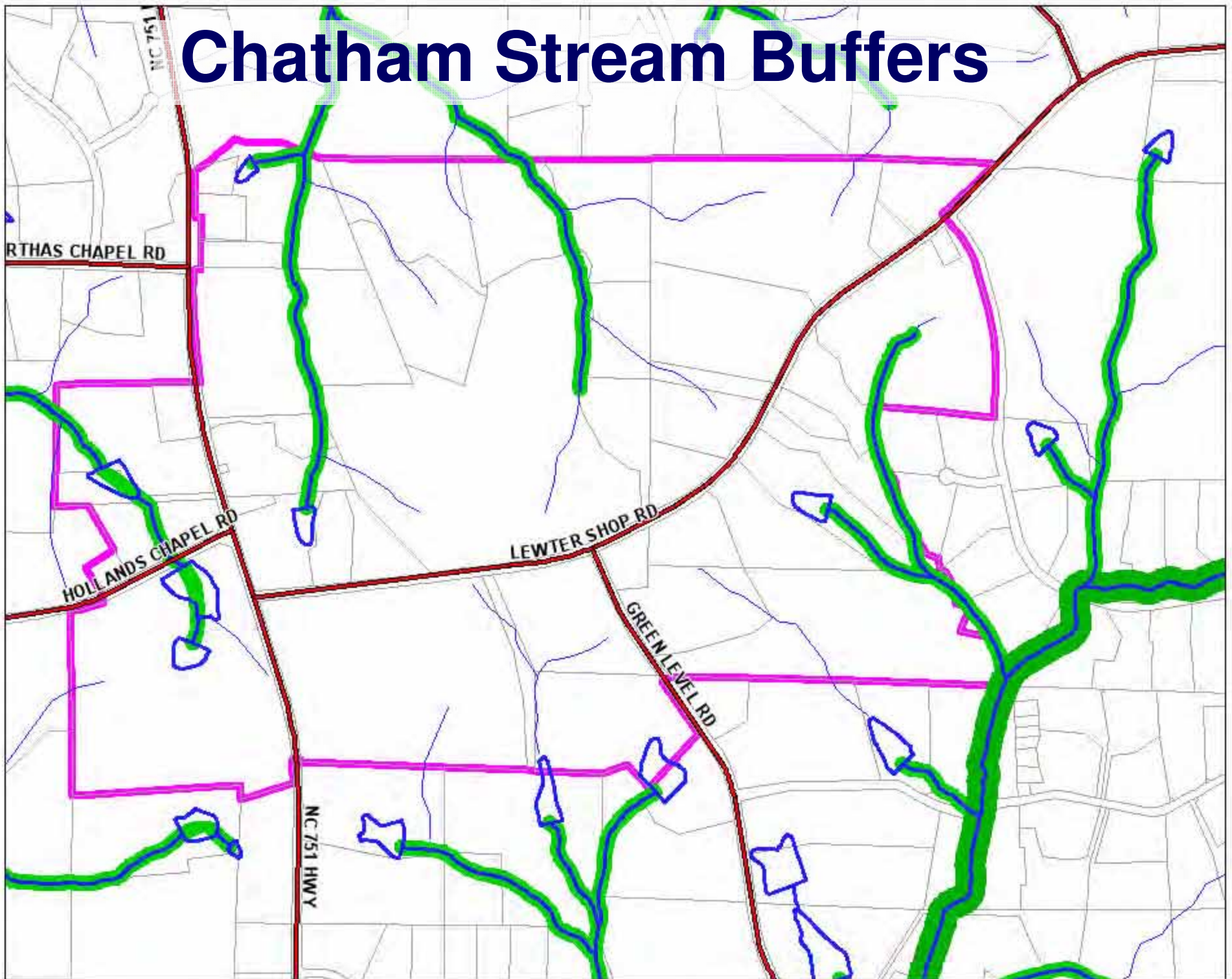
USGS Streams



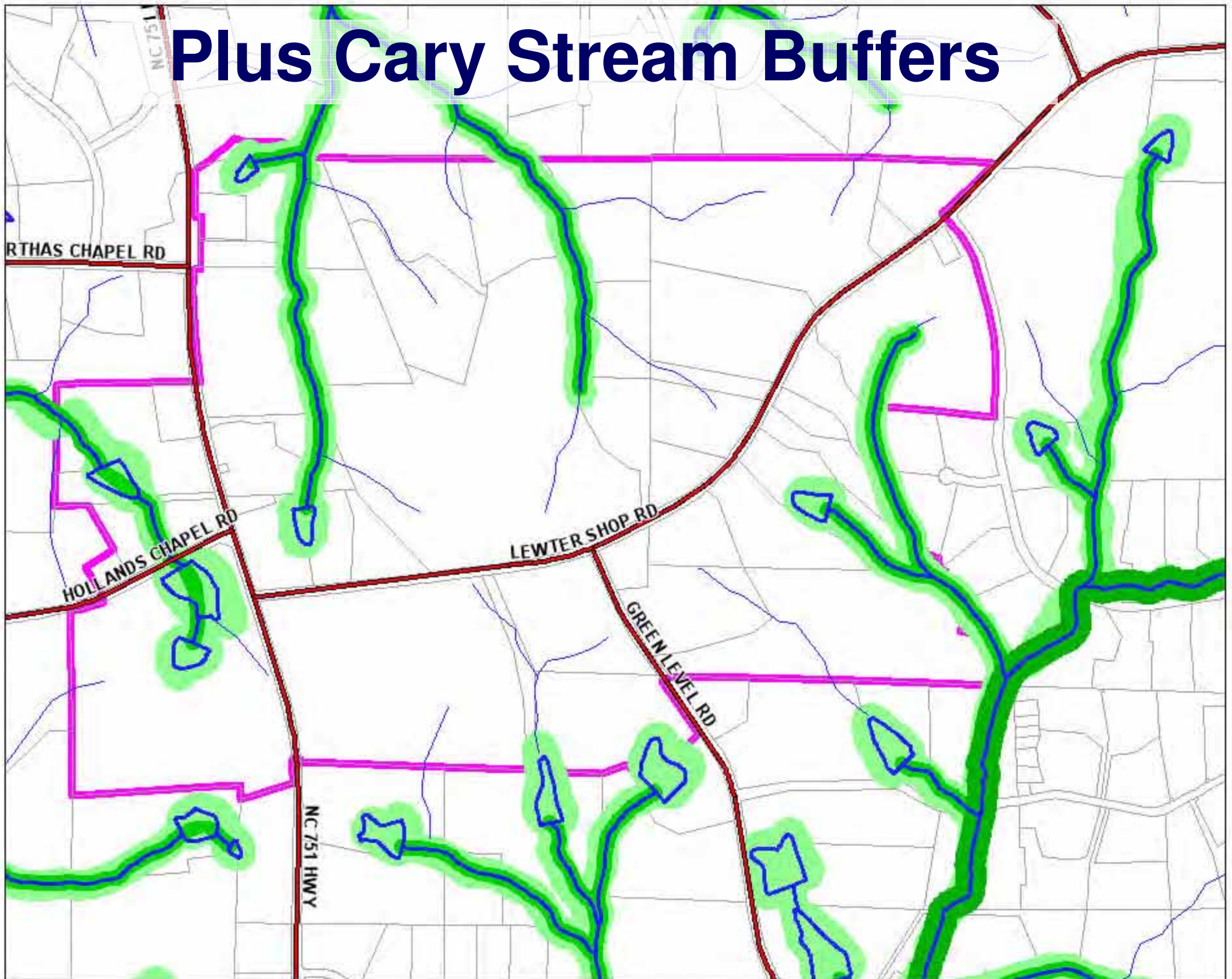
USGS & Soils Streams



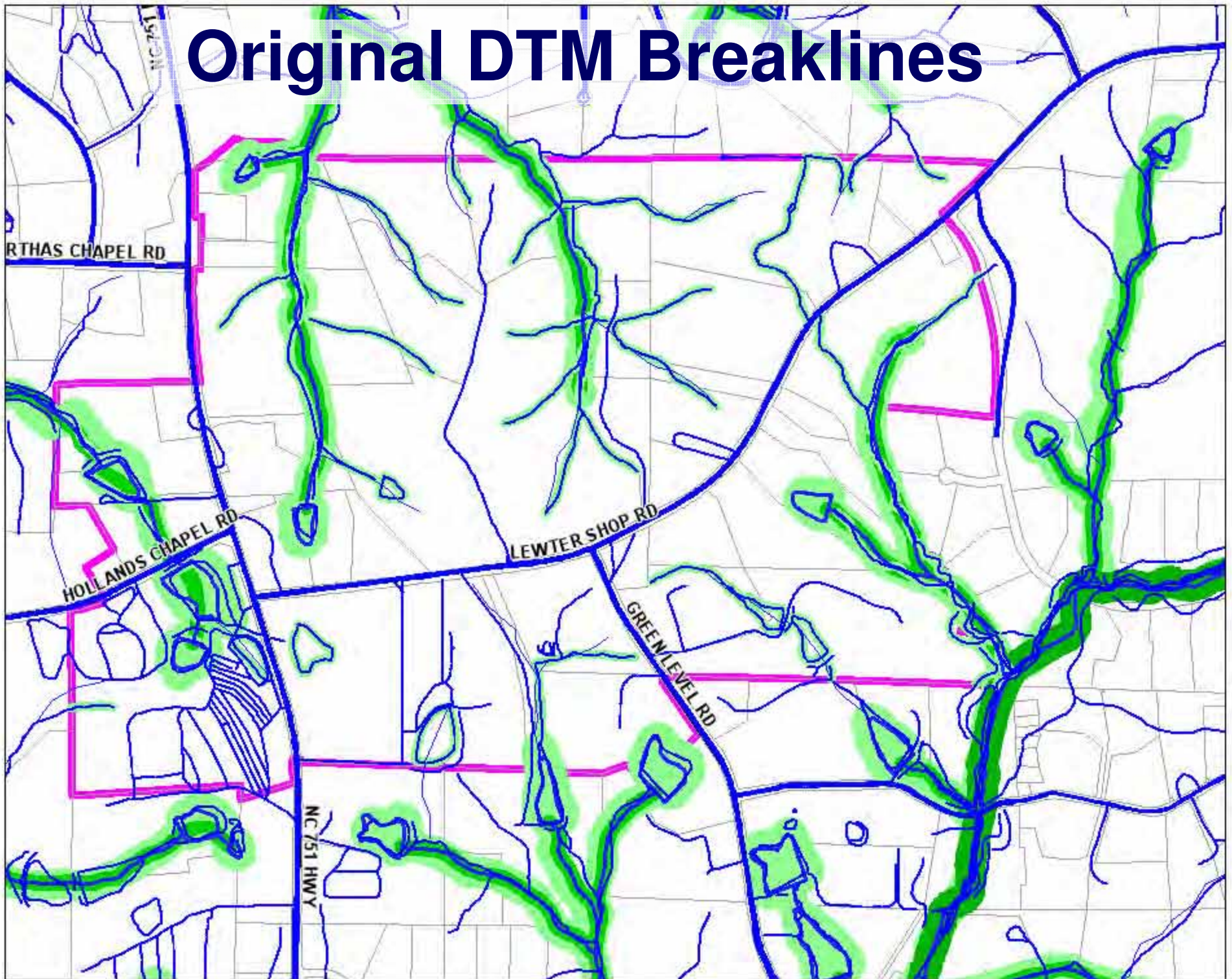
Chatham Stream Buffers



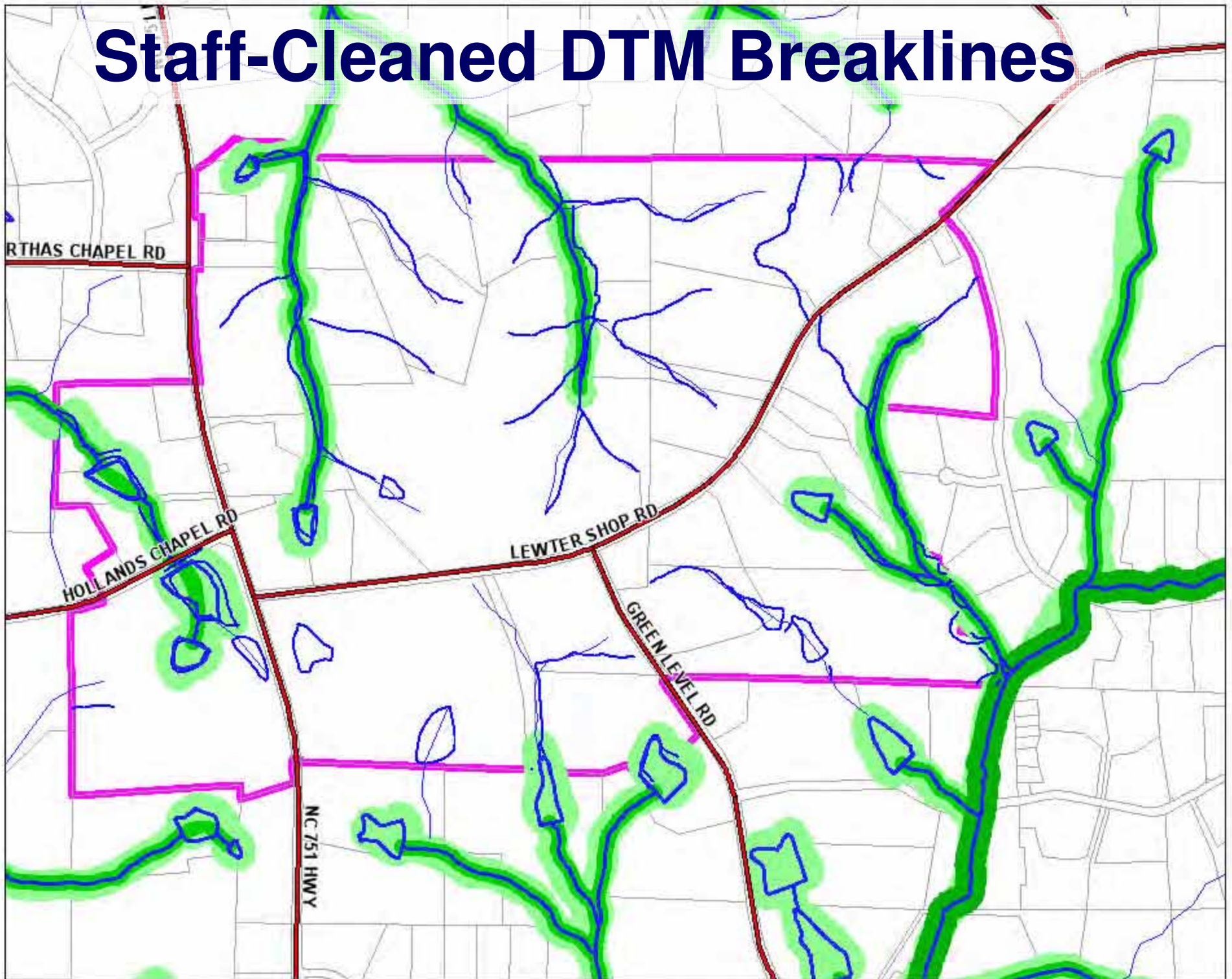
Plus Cary Stream Buffers



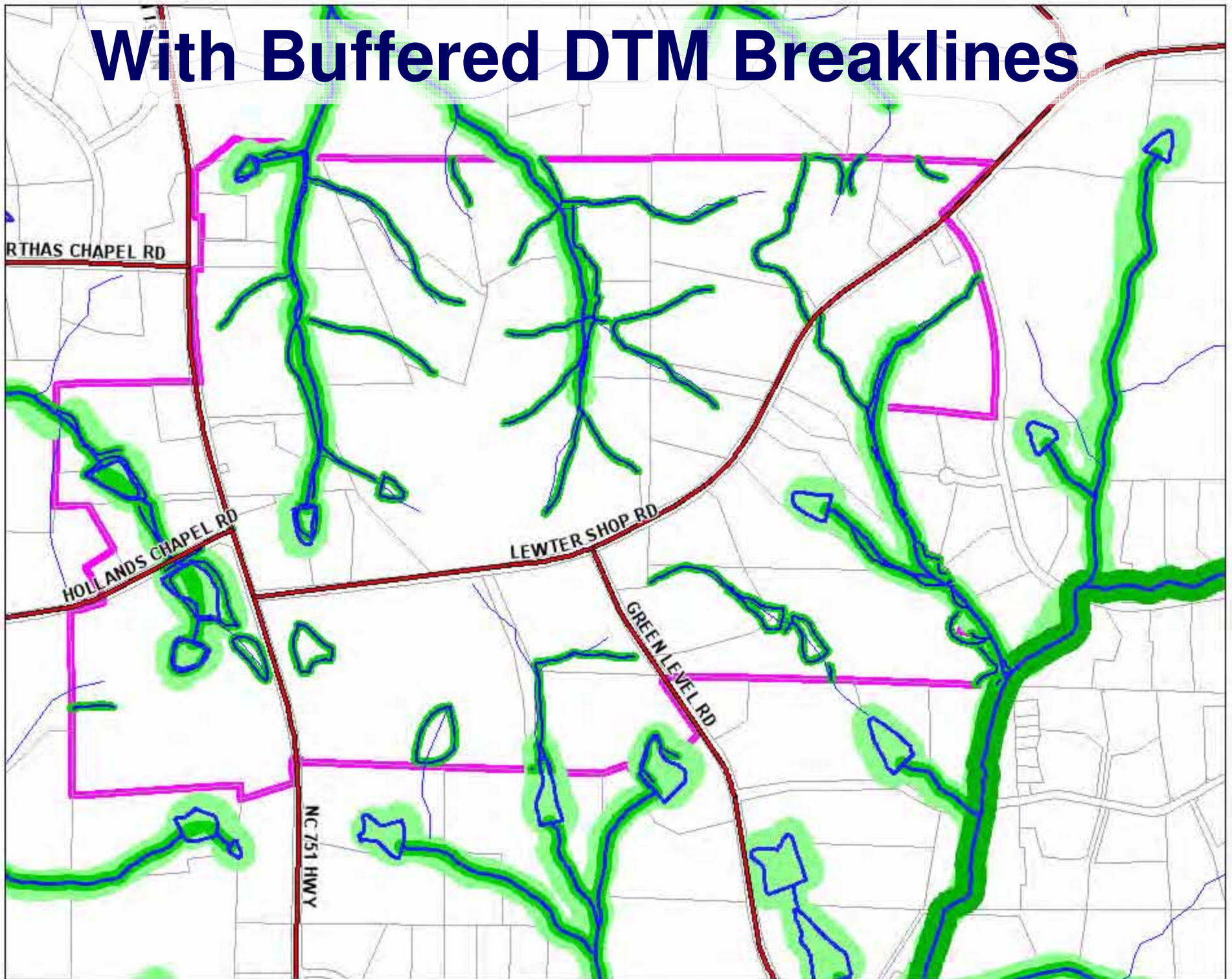
Original DTM Breaklines



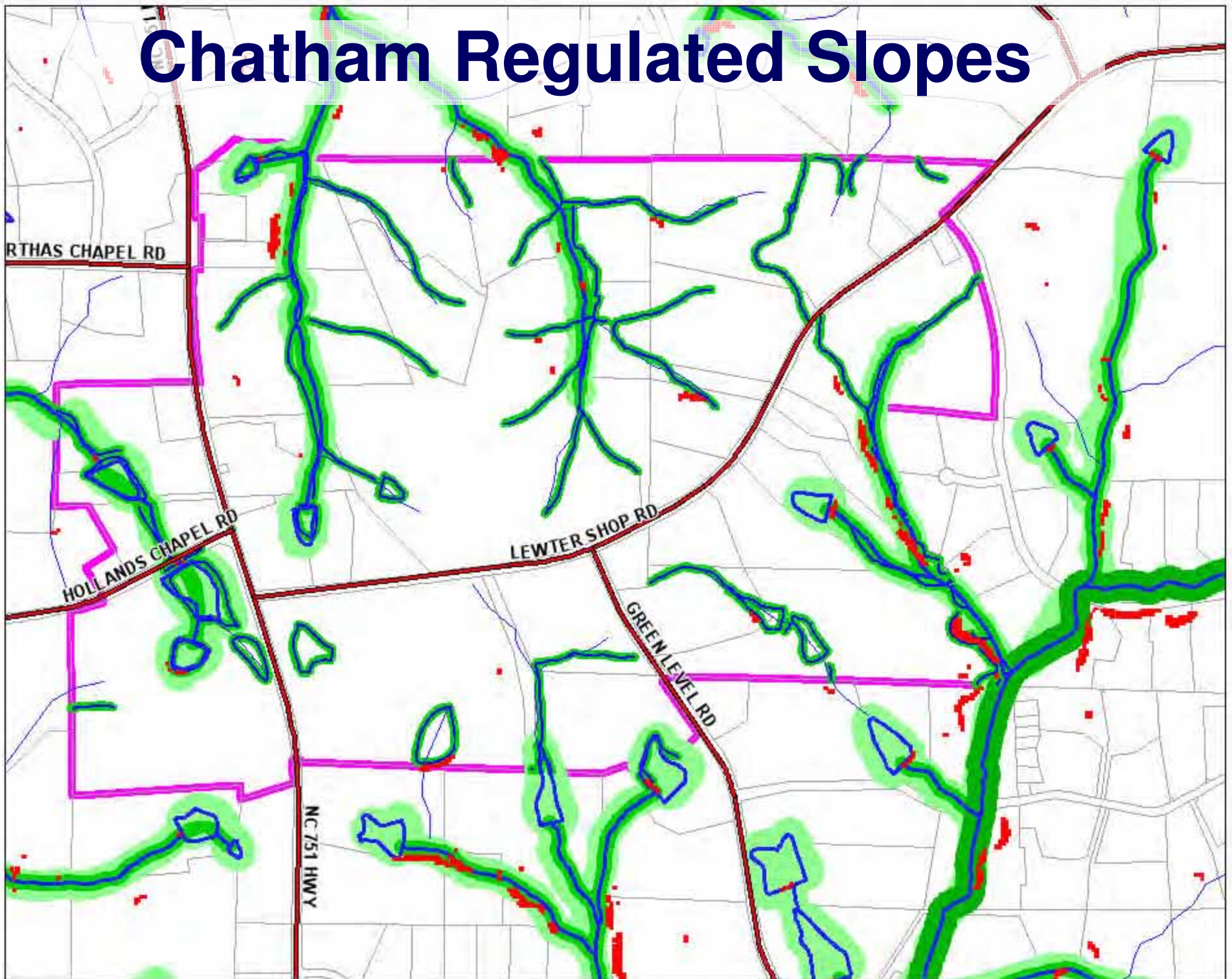
Staff-Cleaned DTM Breaklines



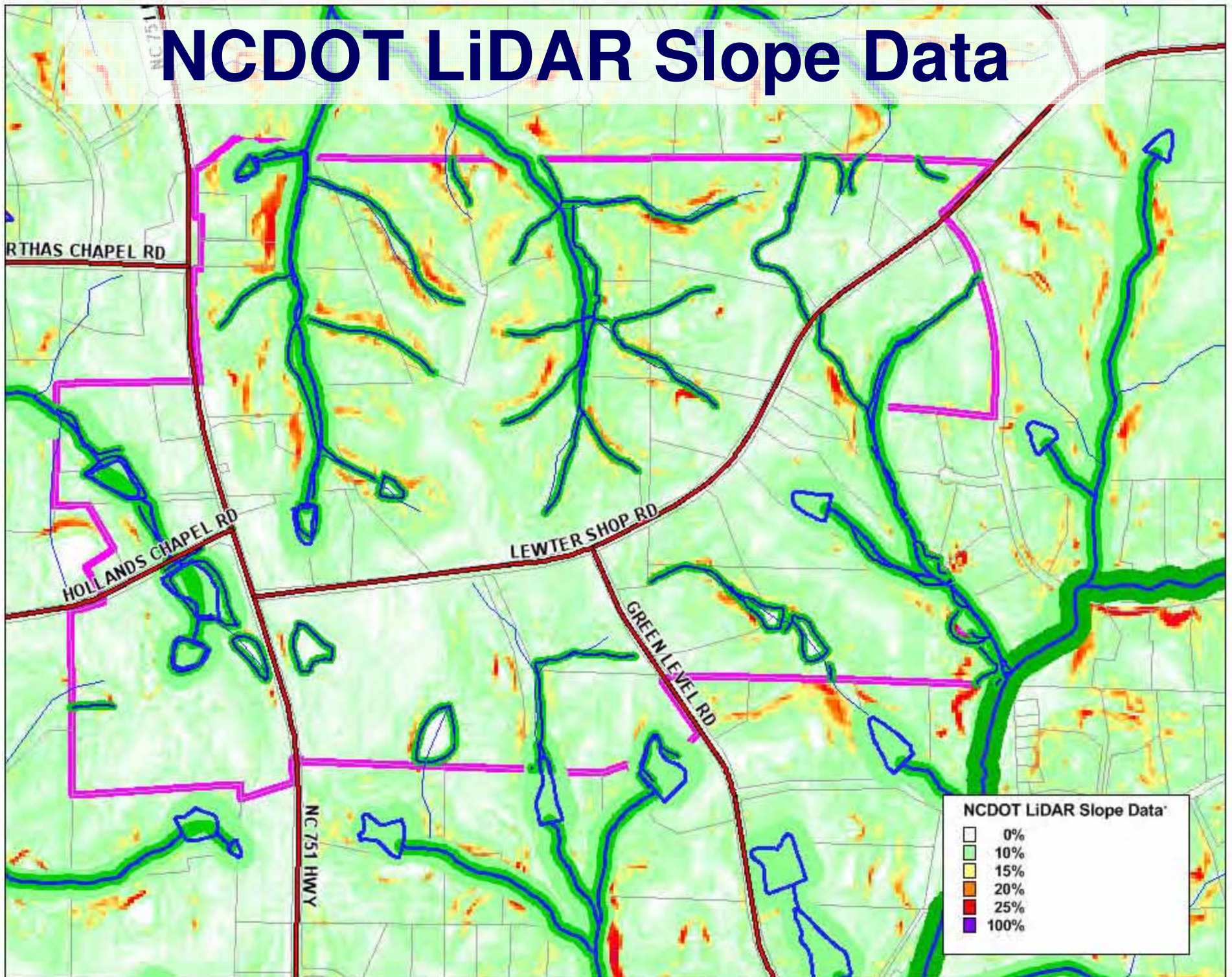
With Buffered DTM Breaklines



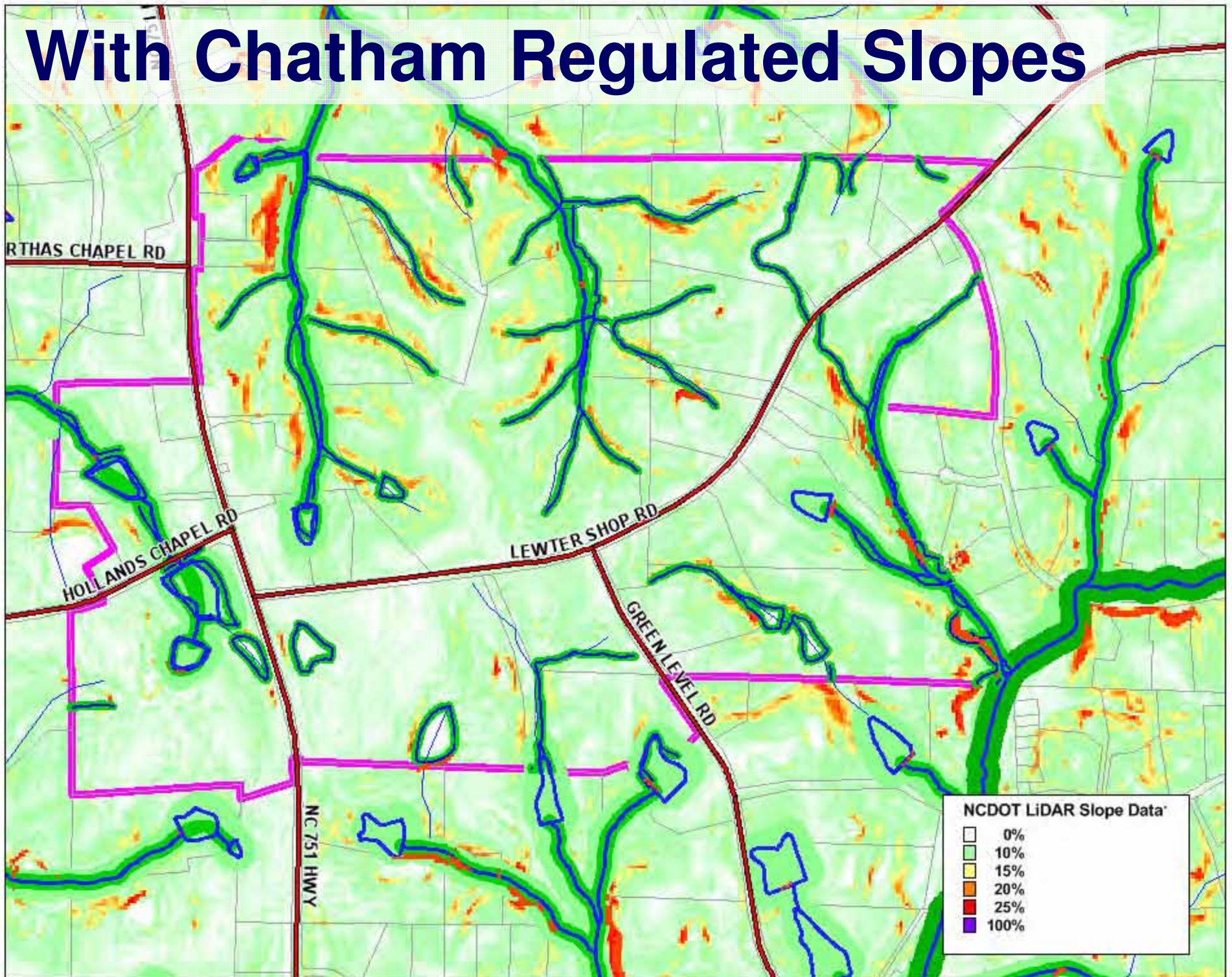
Chatham Regulated Slopes



NCDOT LiDAR Slope Data



With Chatham Regulated Slopes



Approach for Activity Node Discussion

1. Presentation of Current Definition, incl. mix, composition, and intensity
2. Environmental Setting
3. **Structured “Decision-Tree” Discussion**
 - **Should a Node be in the Plan? If so, ...**
 - **Should it be renamed? (Activity Node? Other?)**
 - **Should the Node be moved?**
 - Should the size of Node be changed?
 - Should the mix of uses be changed?
 - Should the total amount, type, intensity/density of any uses be changed?

A. Discussion

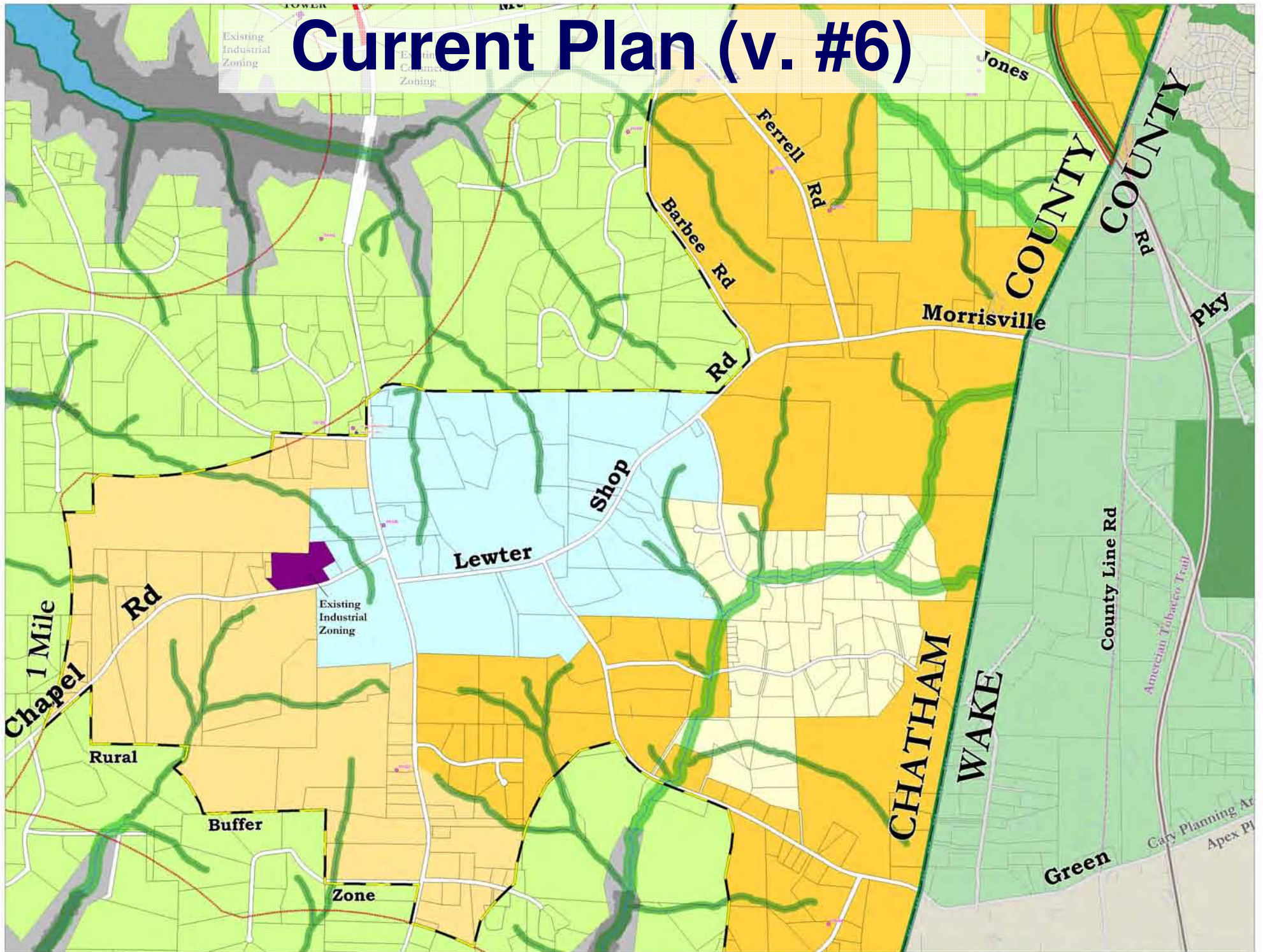
Should there be a Node?

Should it be renamed?

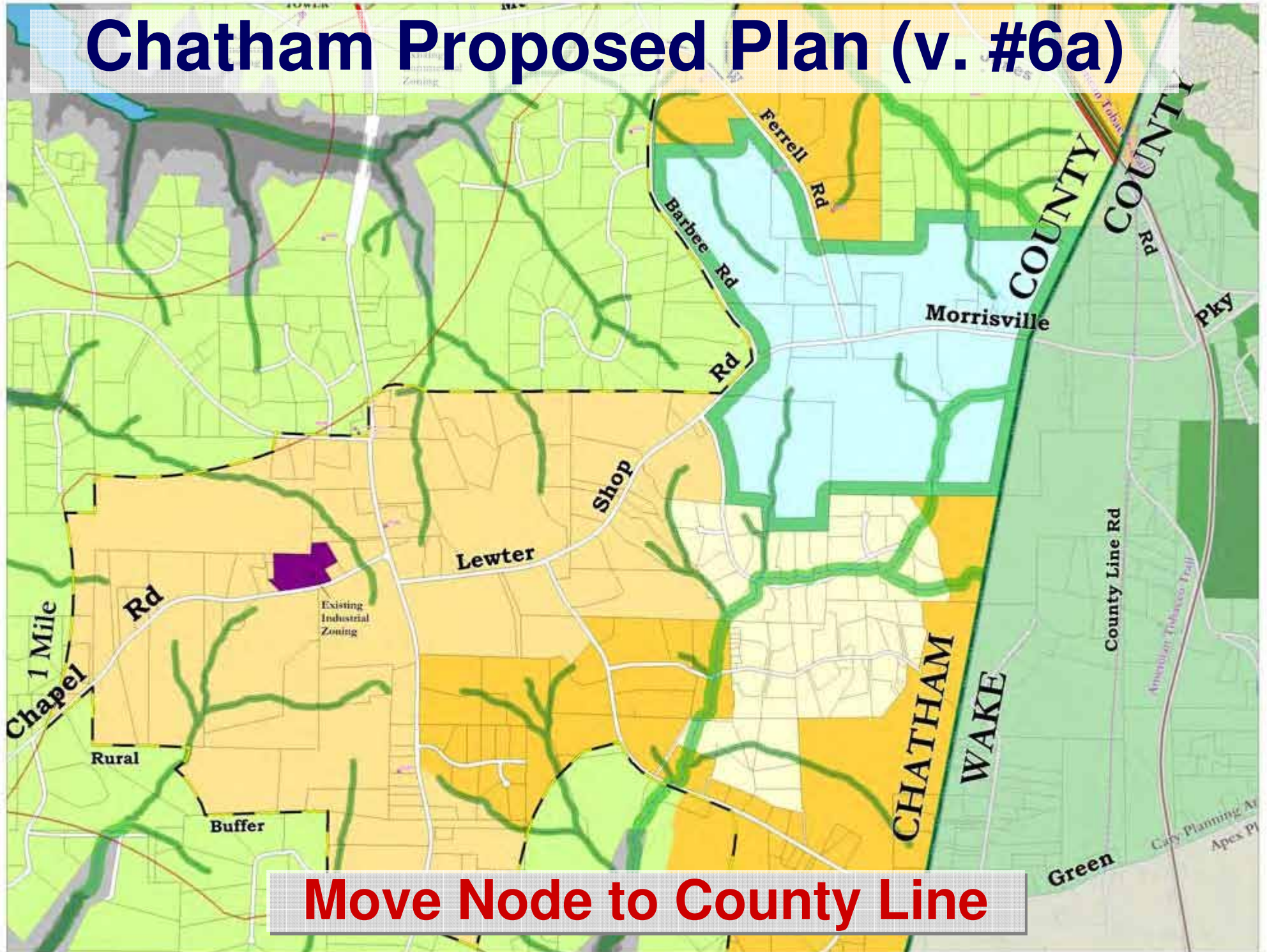
Should it be moved?

B. Chatham Proposal

Current Plan (v. #6)

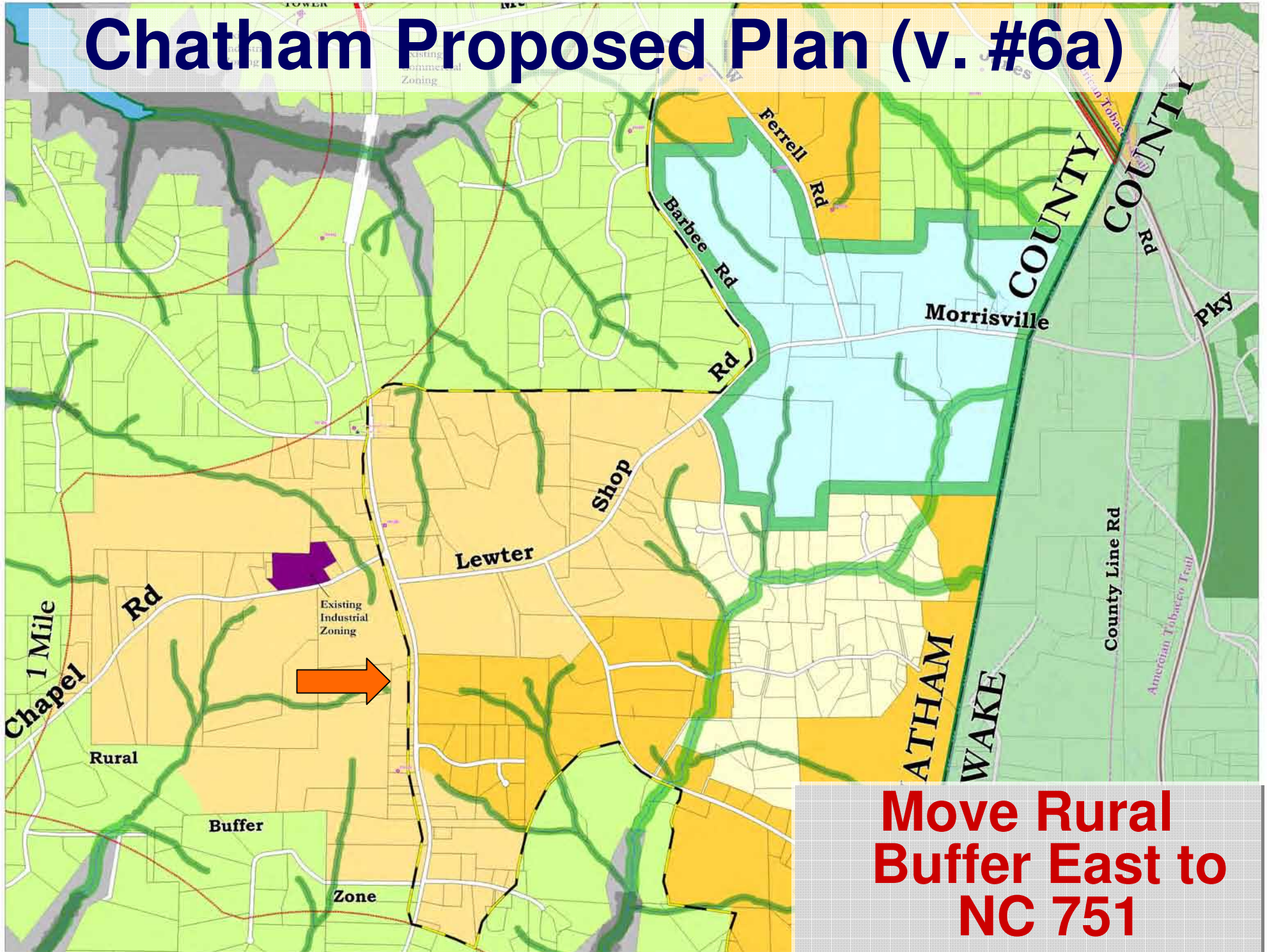


Chatham Proposed Plan (v. #6a)



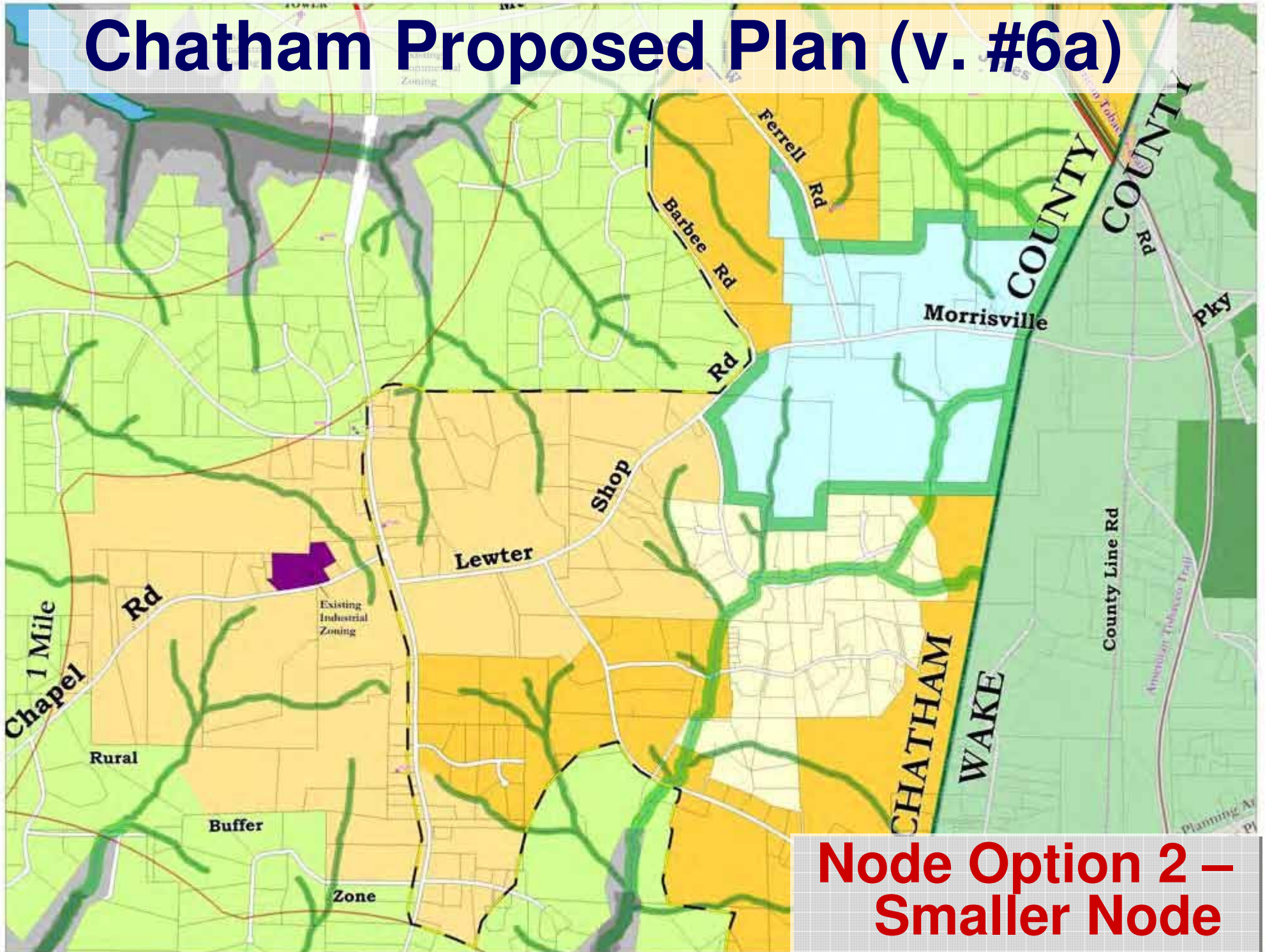
Move Node to County Line

Chatham Proposed Plan (v. #6a)



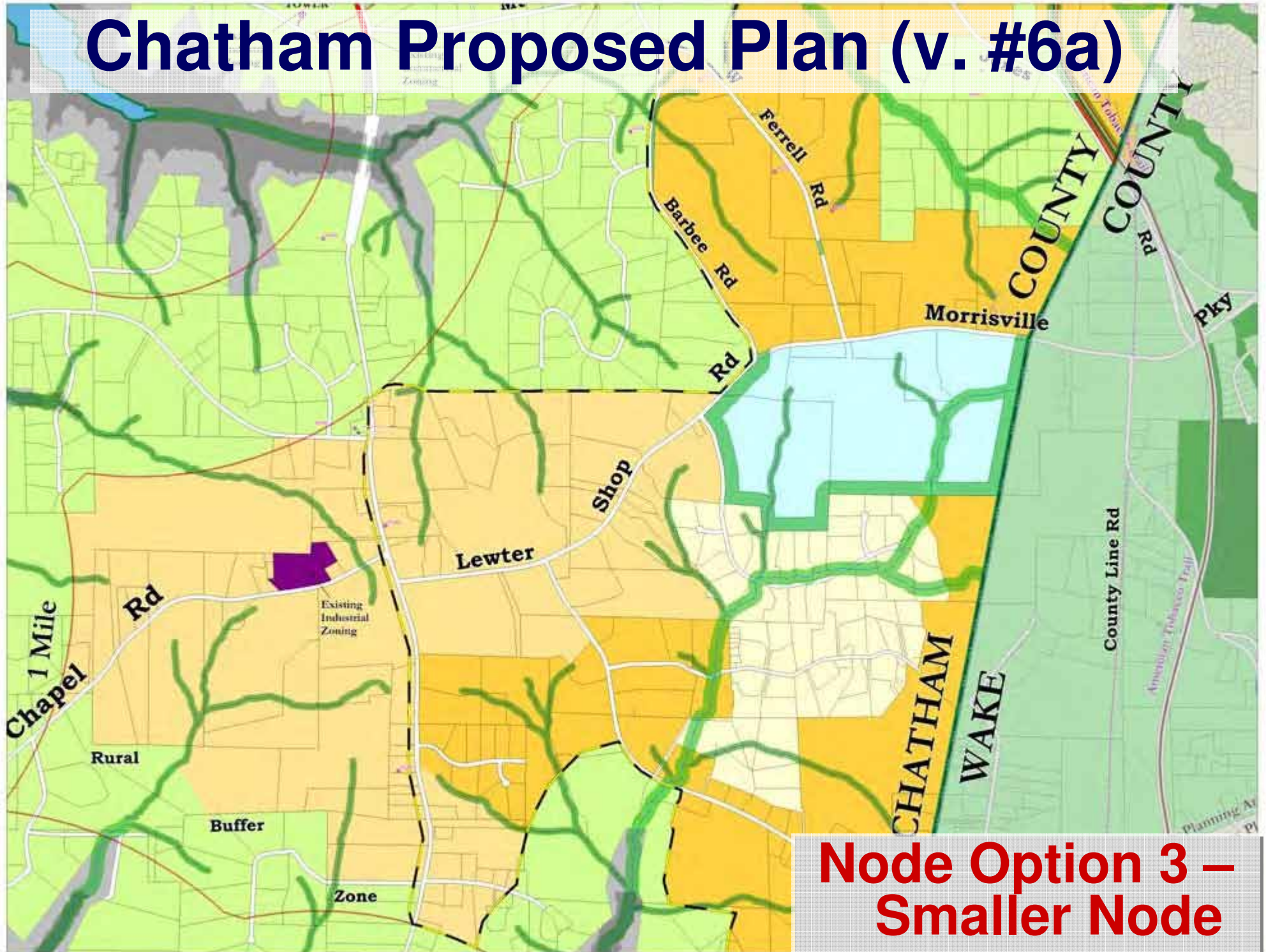
**Move Rural
Buffer East to
NC 751**

Chatham Proposed Plan (v. #6a)



**Node Option 2 –
Smaller Node**

Chatham Proposed Plan (v. #6a)

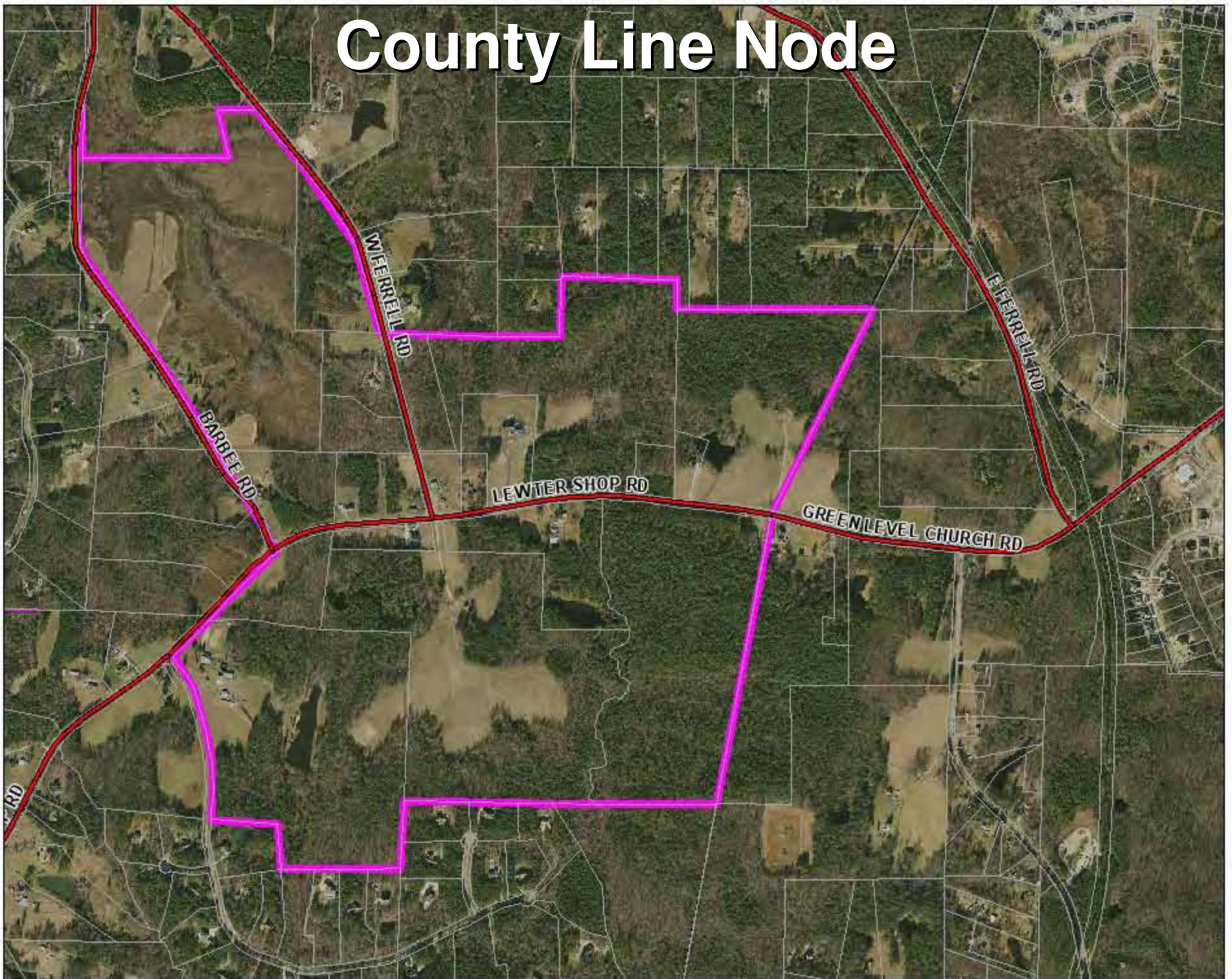


**Node Option 3 –
Smaller Node**

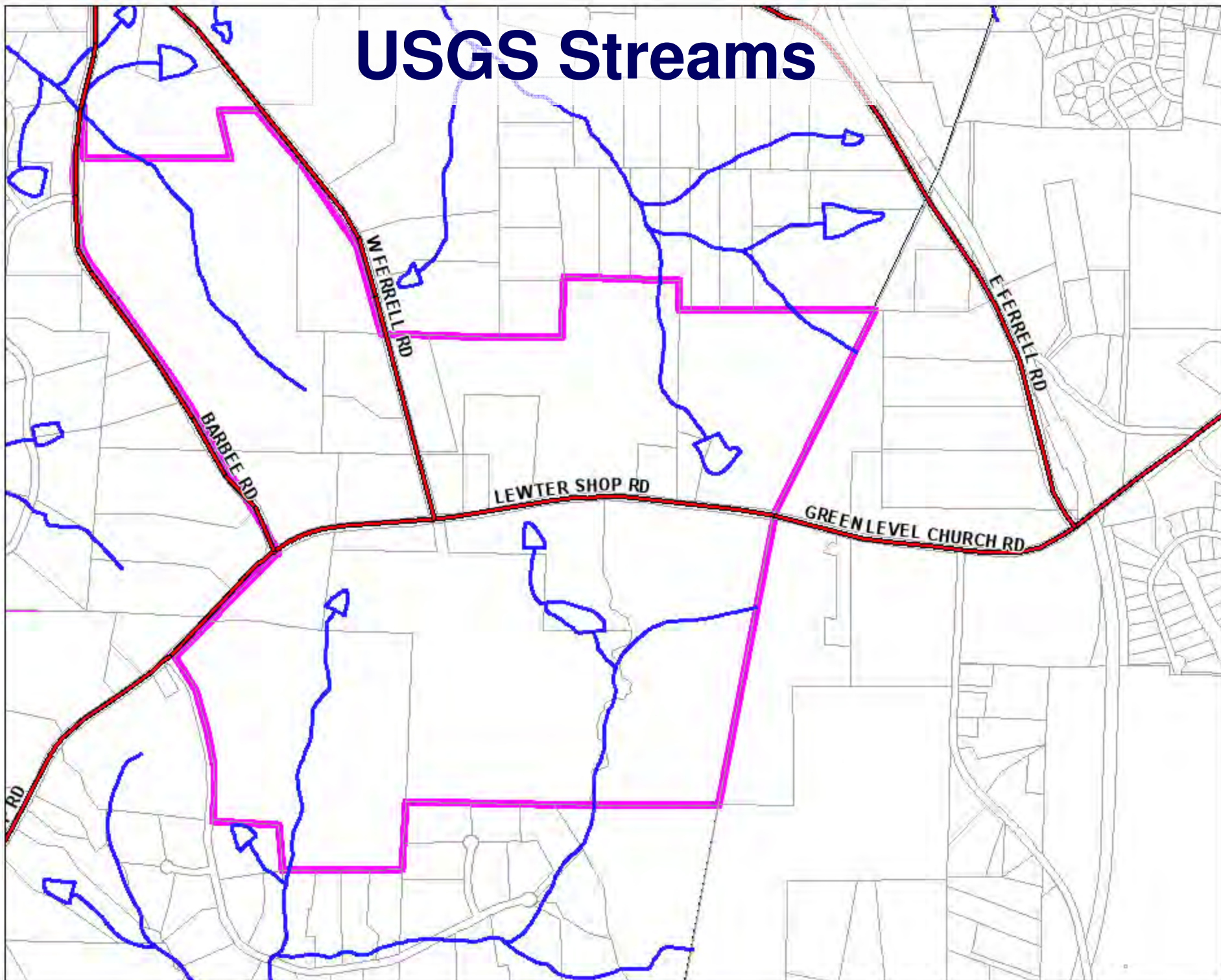
Should the Node be moved?

Environmental Data for Chatham Proposal

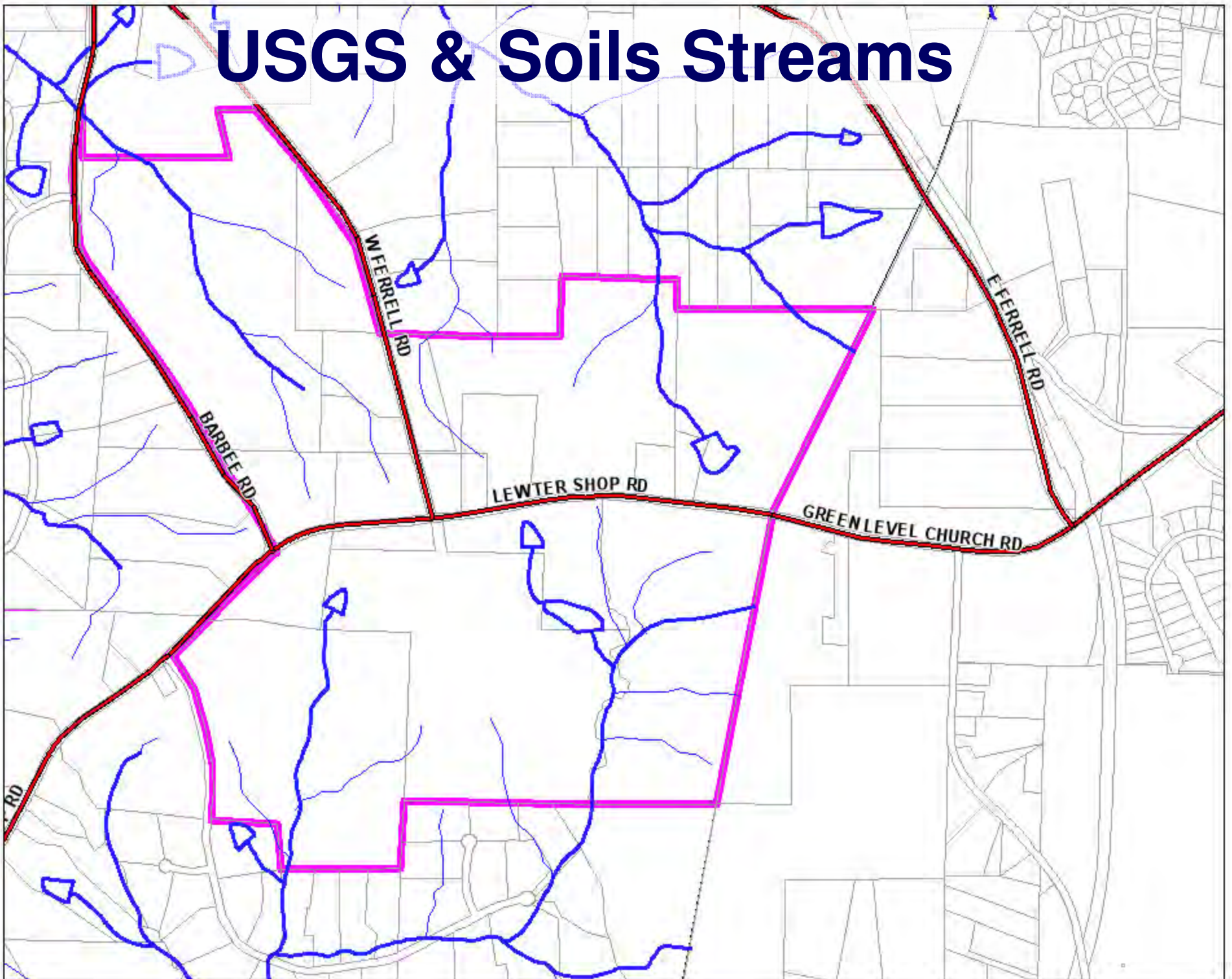
County Line Node



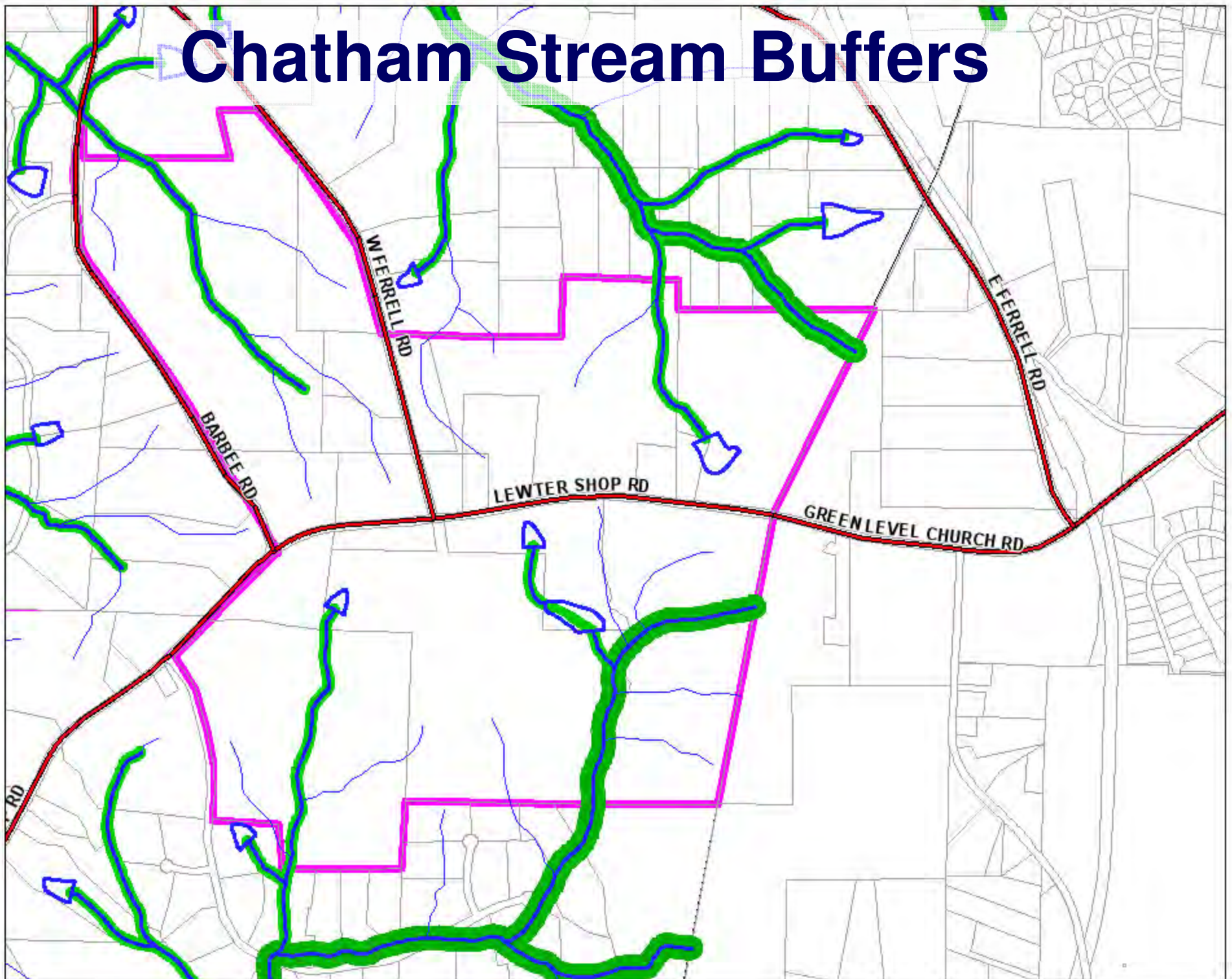
USGS Streams



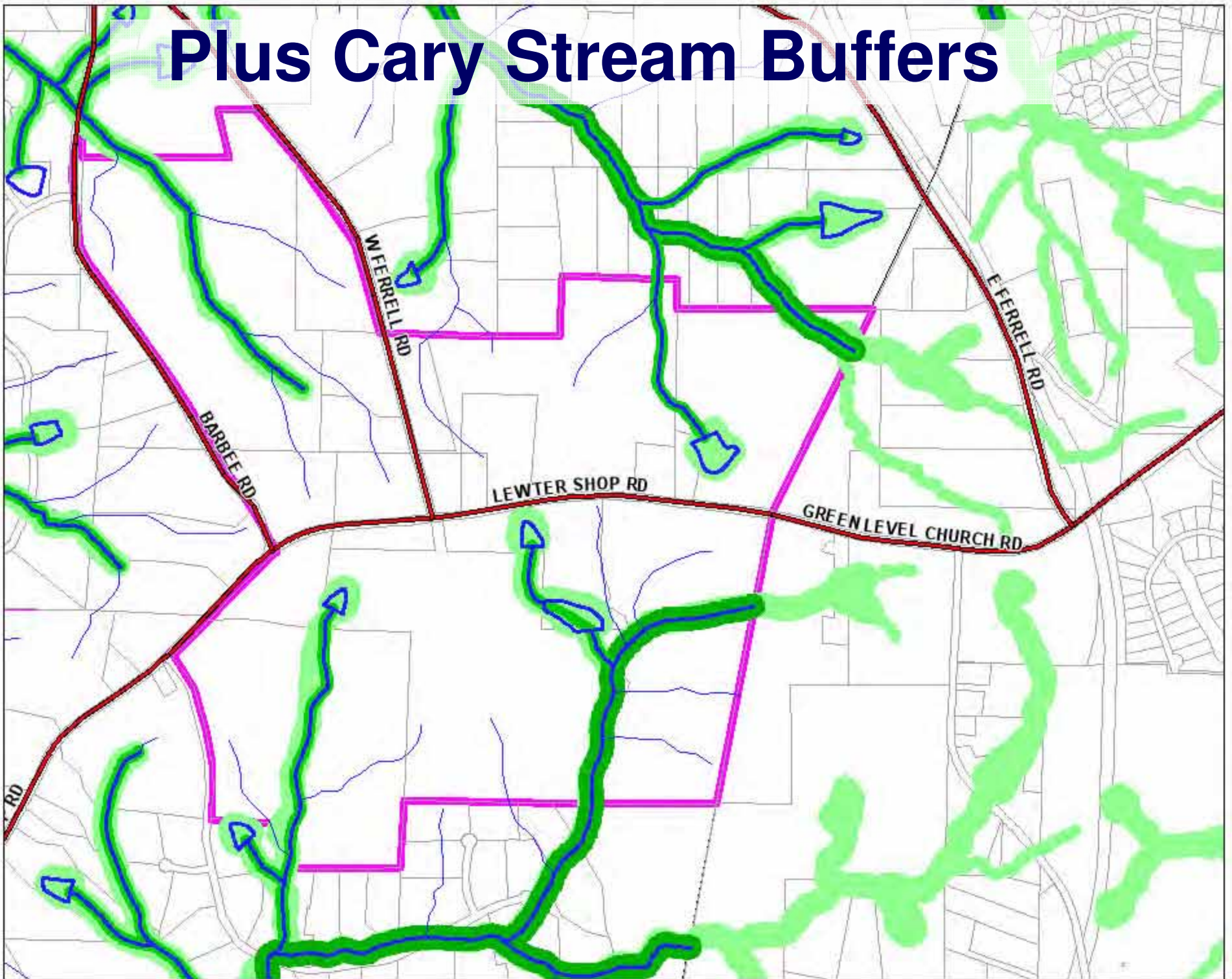
USGS & Soils Streams



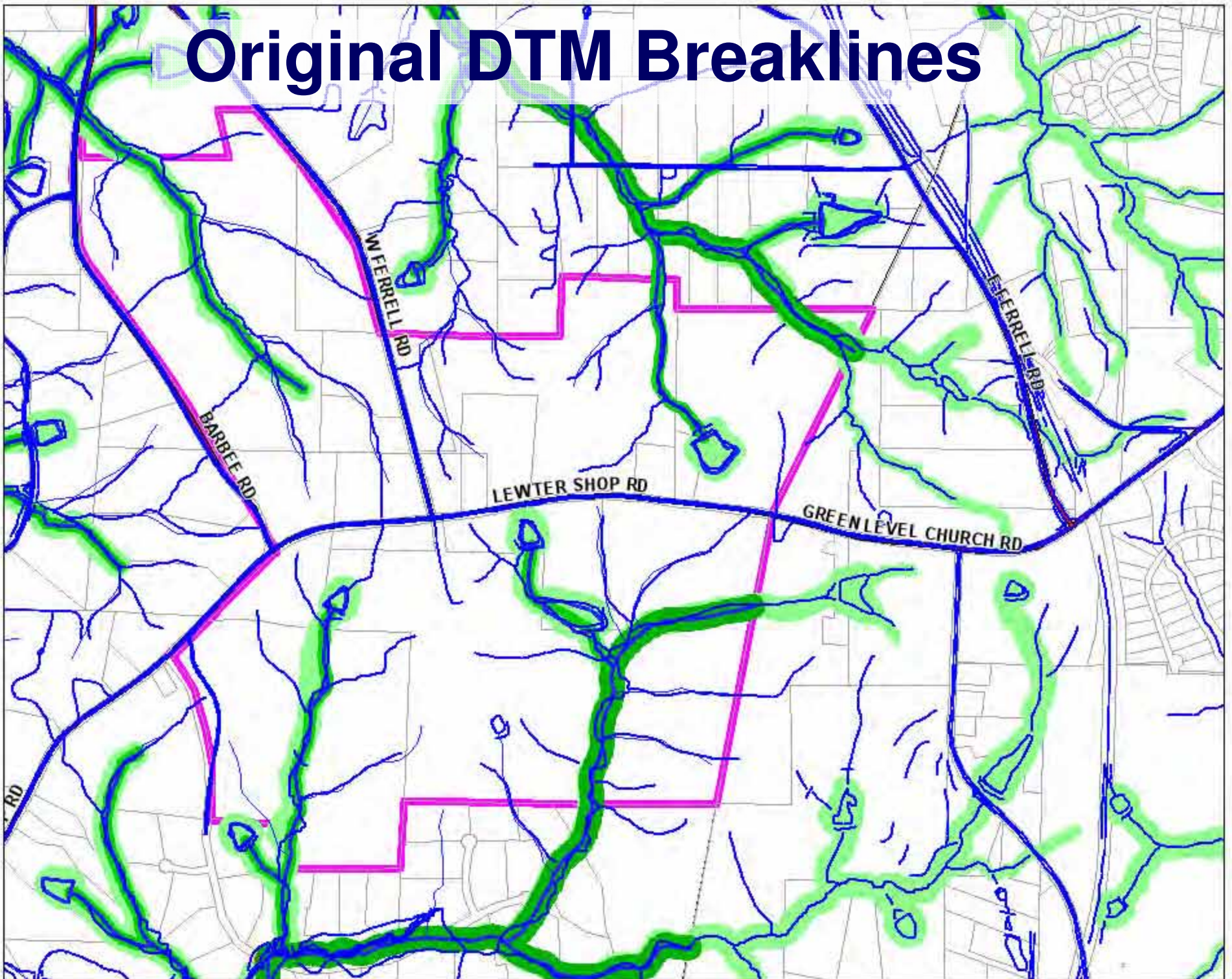
Chatham Stream Buffers



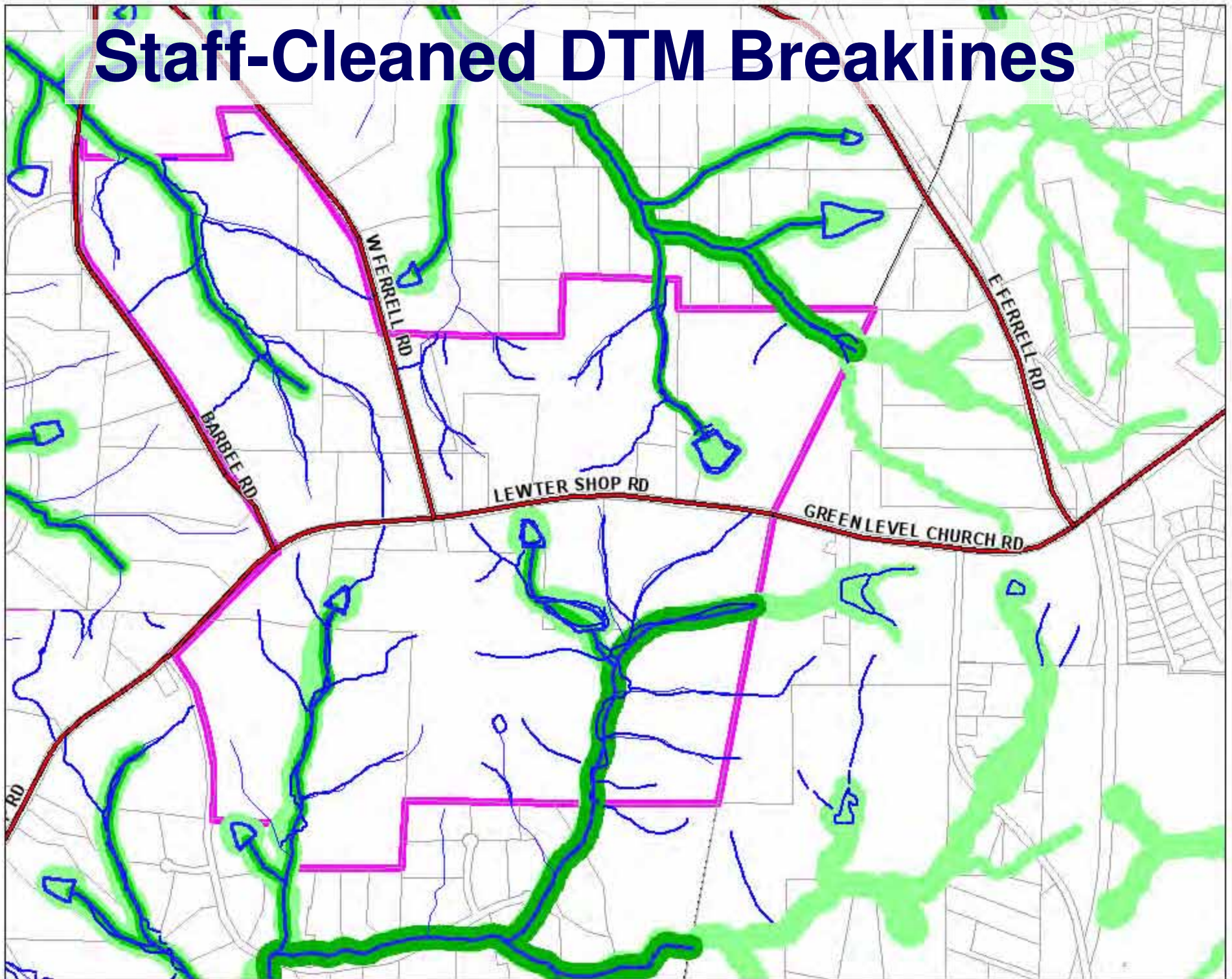
Plus Cary Stream Buffers



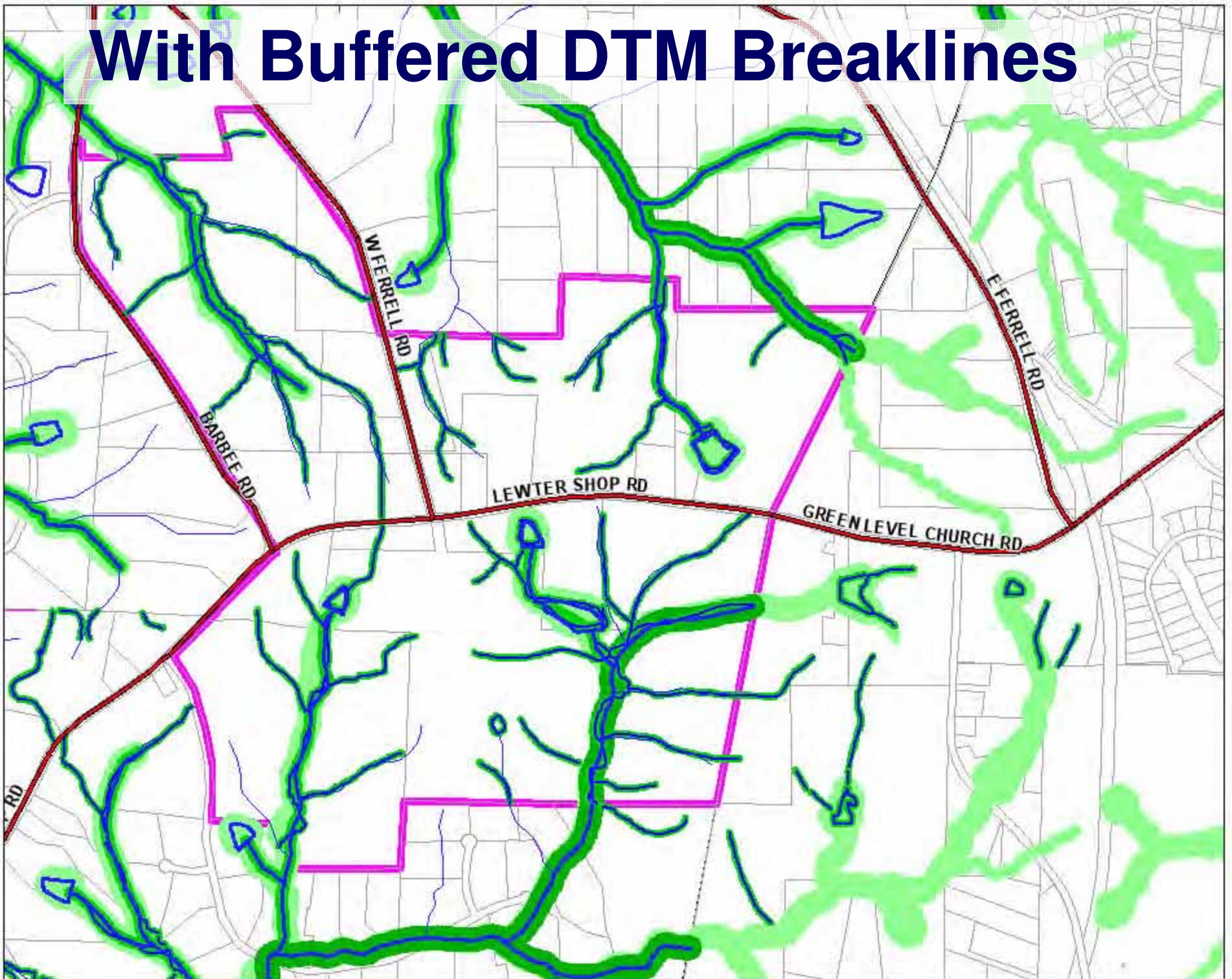
Original DTM Breaklines



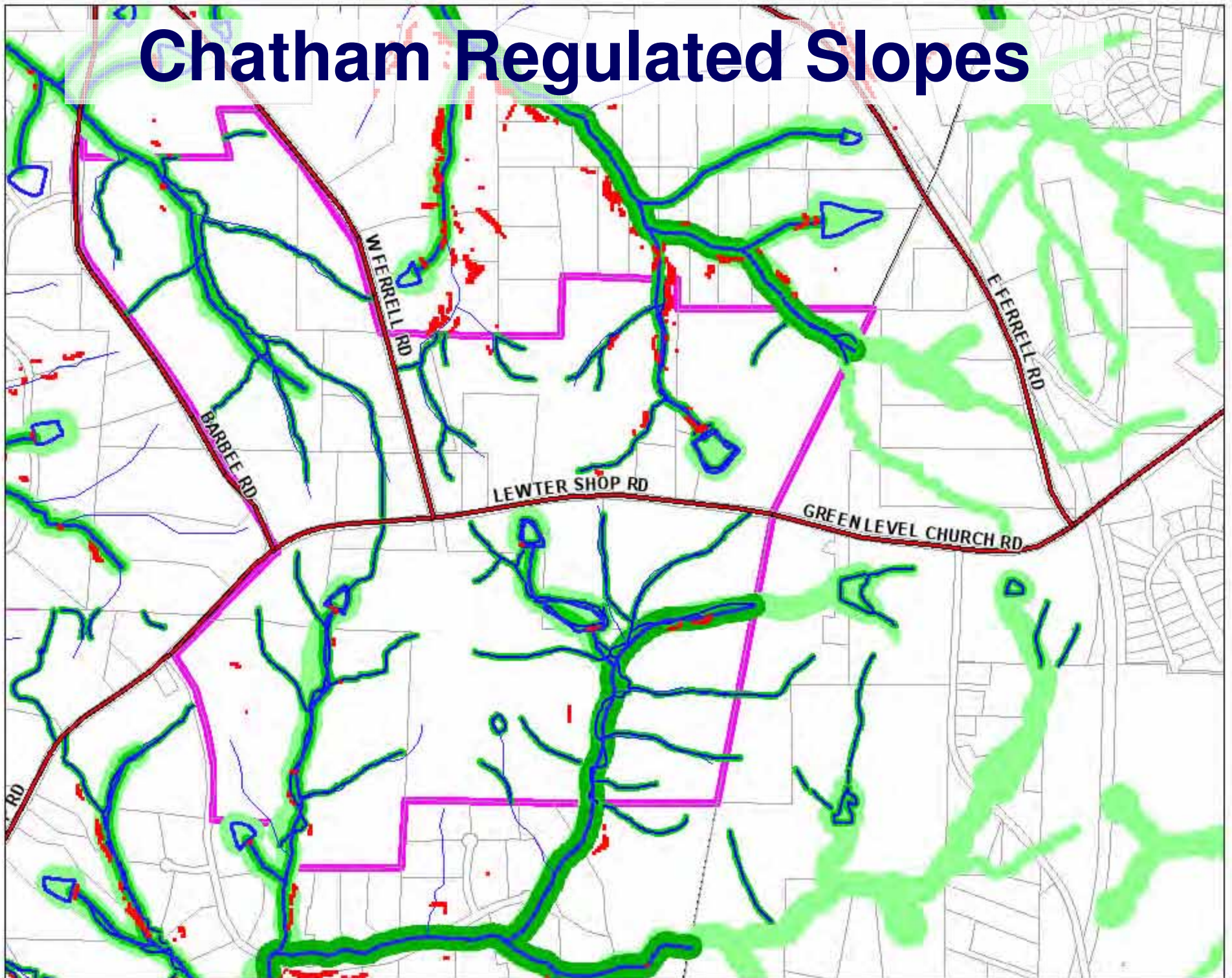
Staff-Cleaned DTM Breaklines



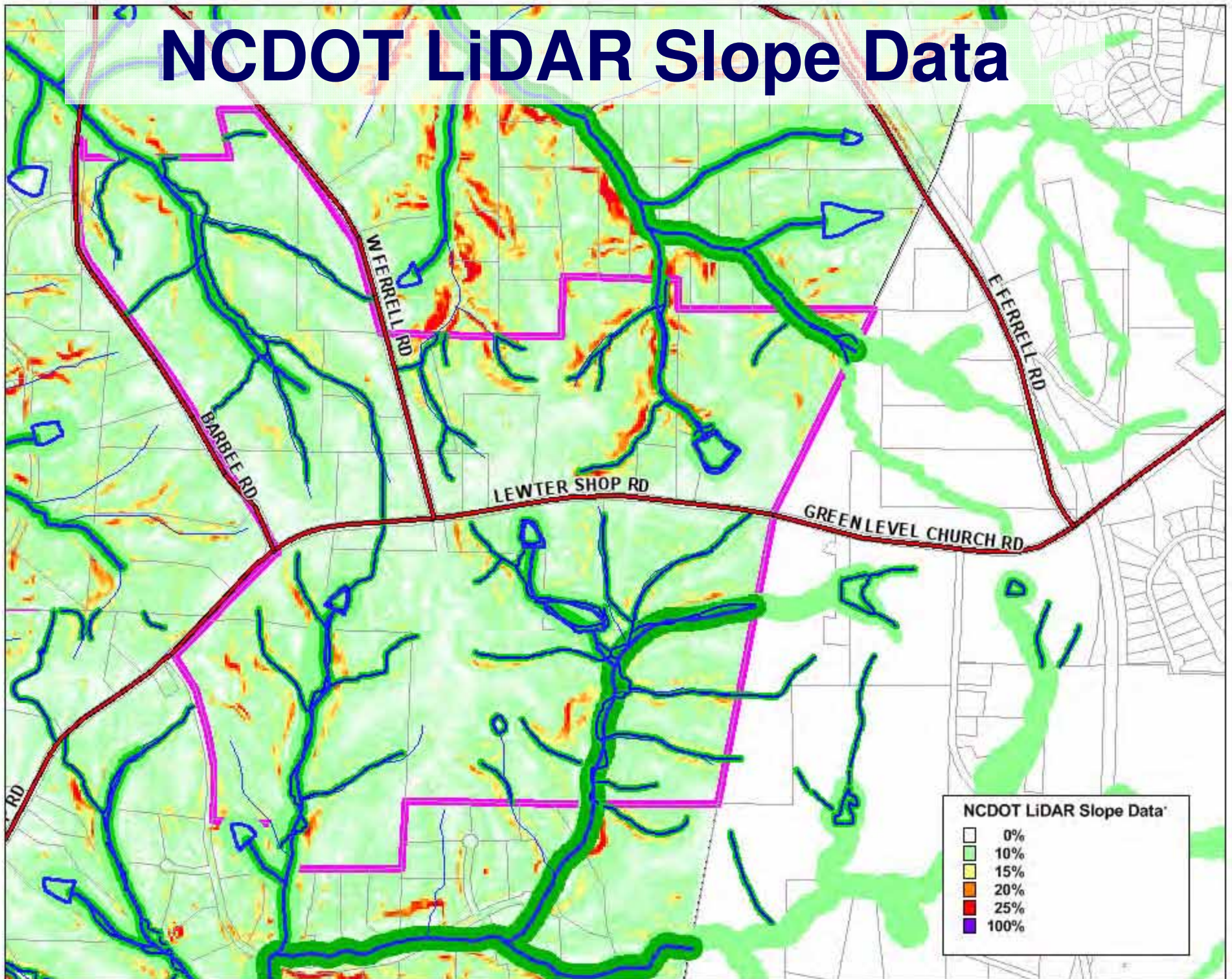
With Buffered DTM Breaklines



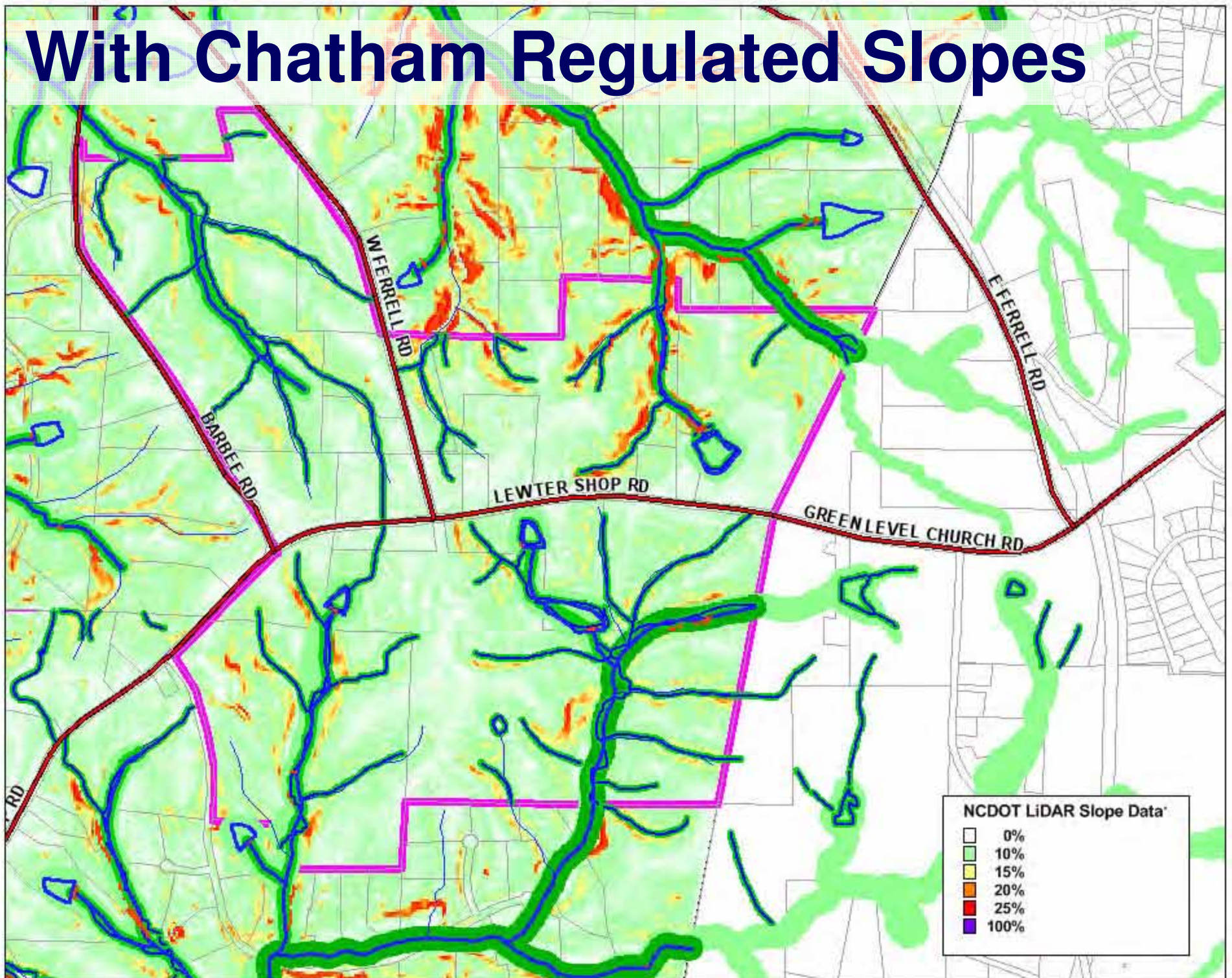
Chatham Regulated Slopes



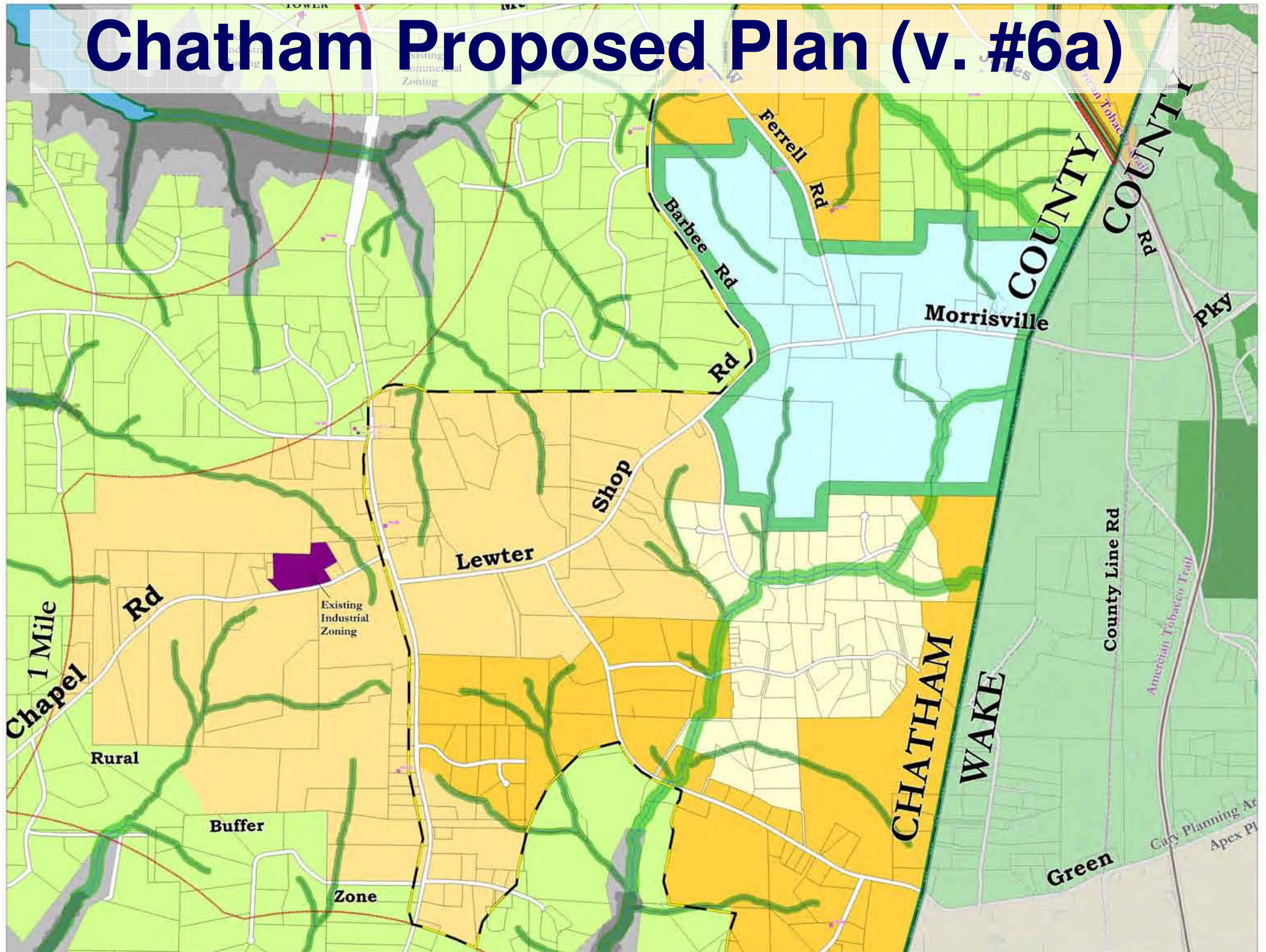
NCDOT LiDAR Slope Data



With Chatham Regulated Slopes



Chatham Proposed Plan (v. #6a)

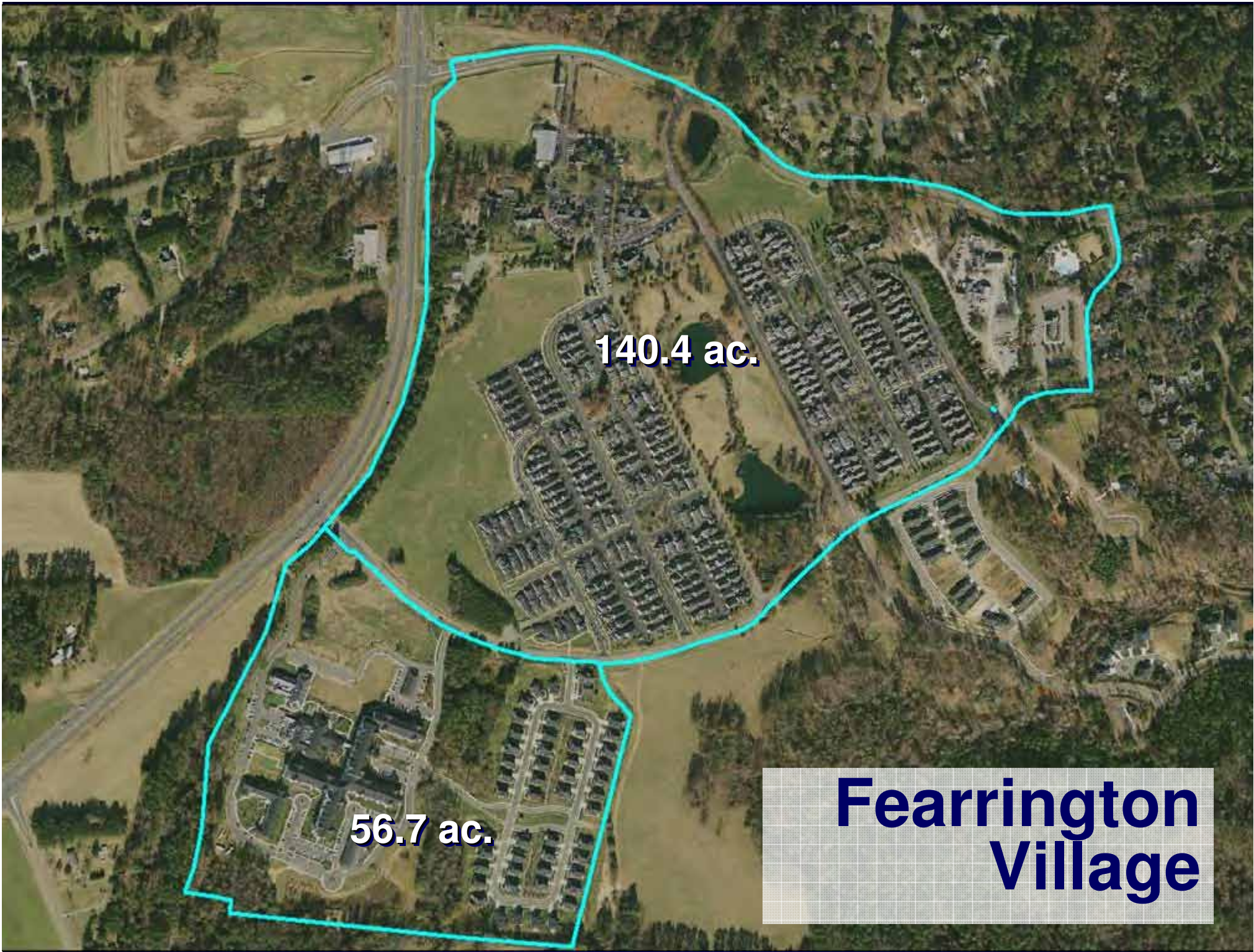


Should the Node be moved?

Cary Proposal



Rural Type: Fearrington Village



140.4 ac.

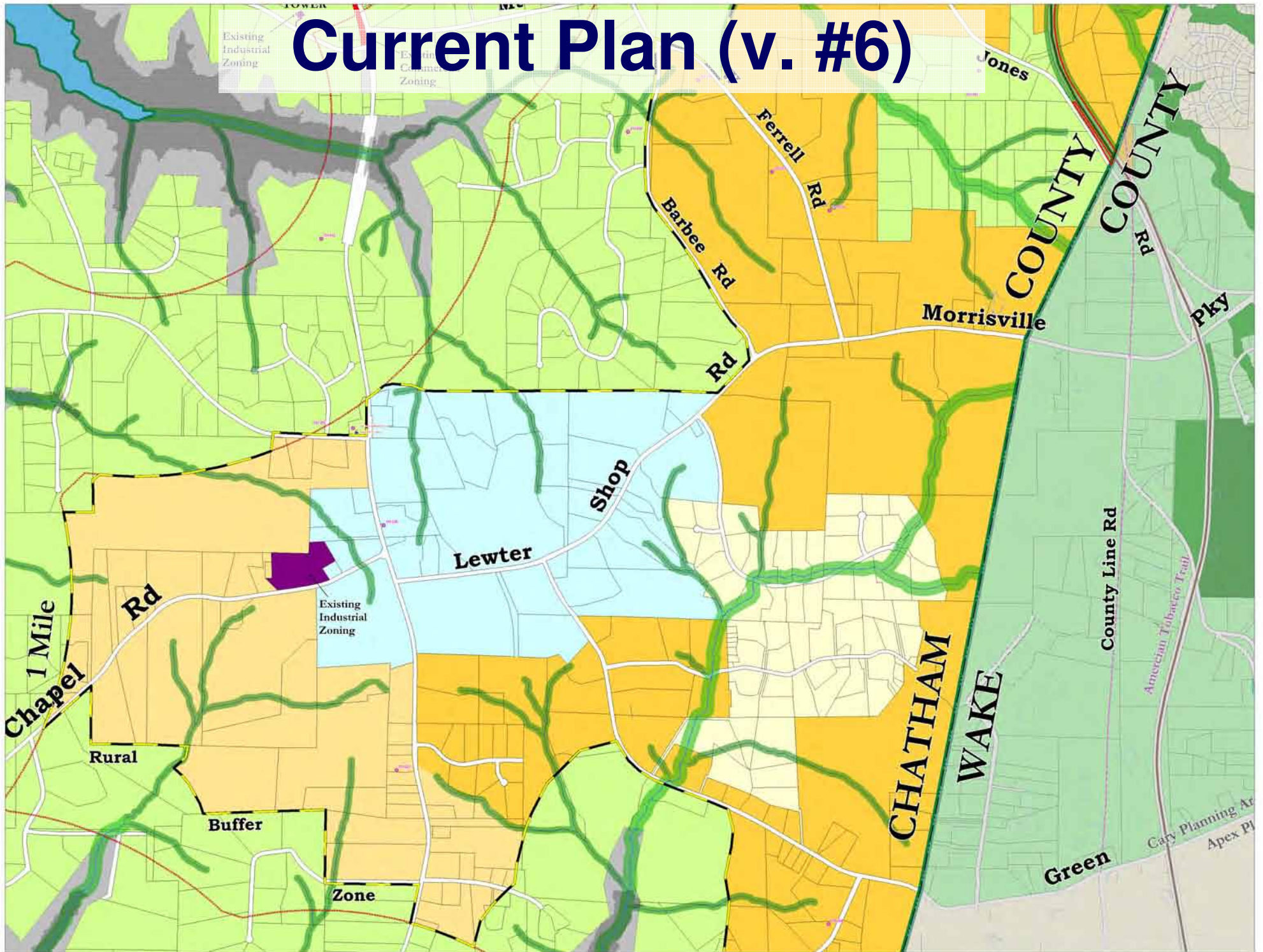
56.7 ac.

**Fearrington
Village**

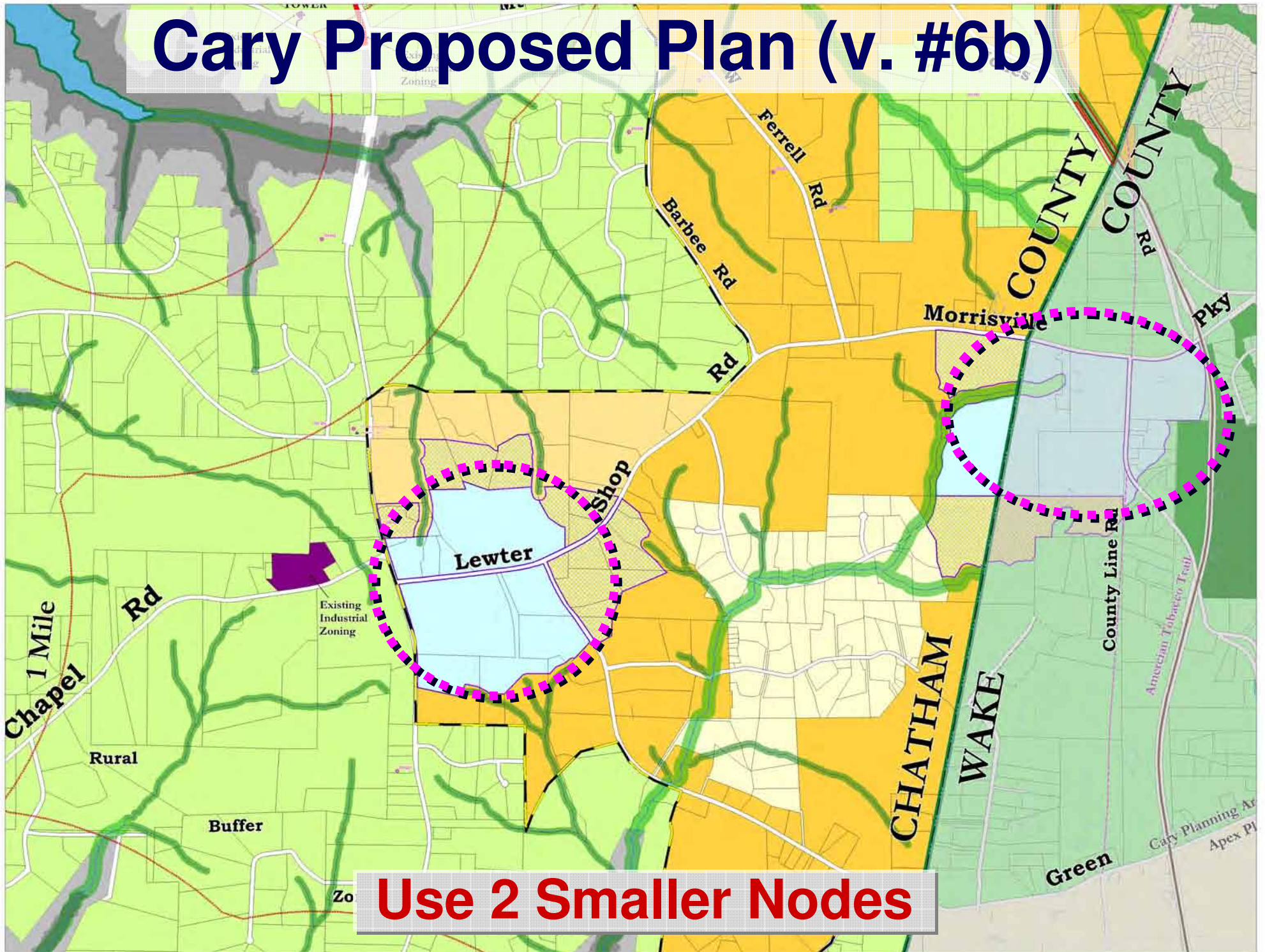


Fearrington Village

Current Plan (v. #6)

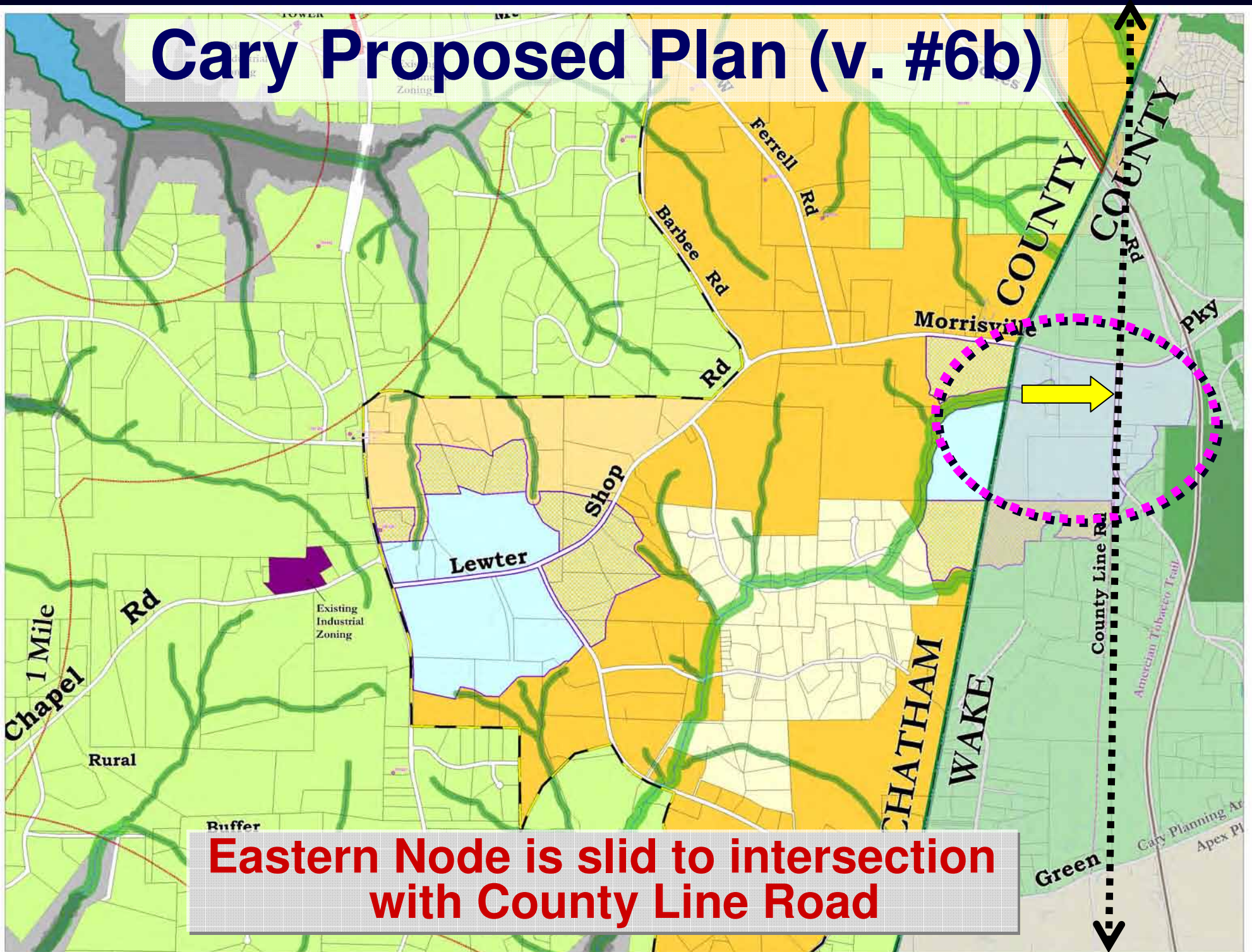


Cary Proposed Plan (v. #6b)



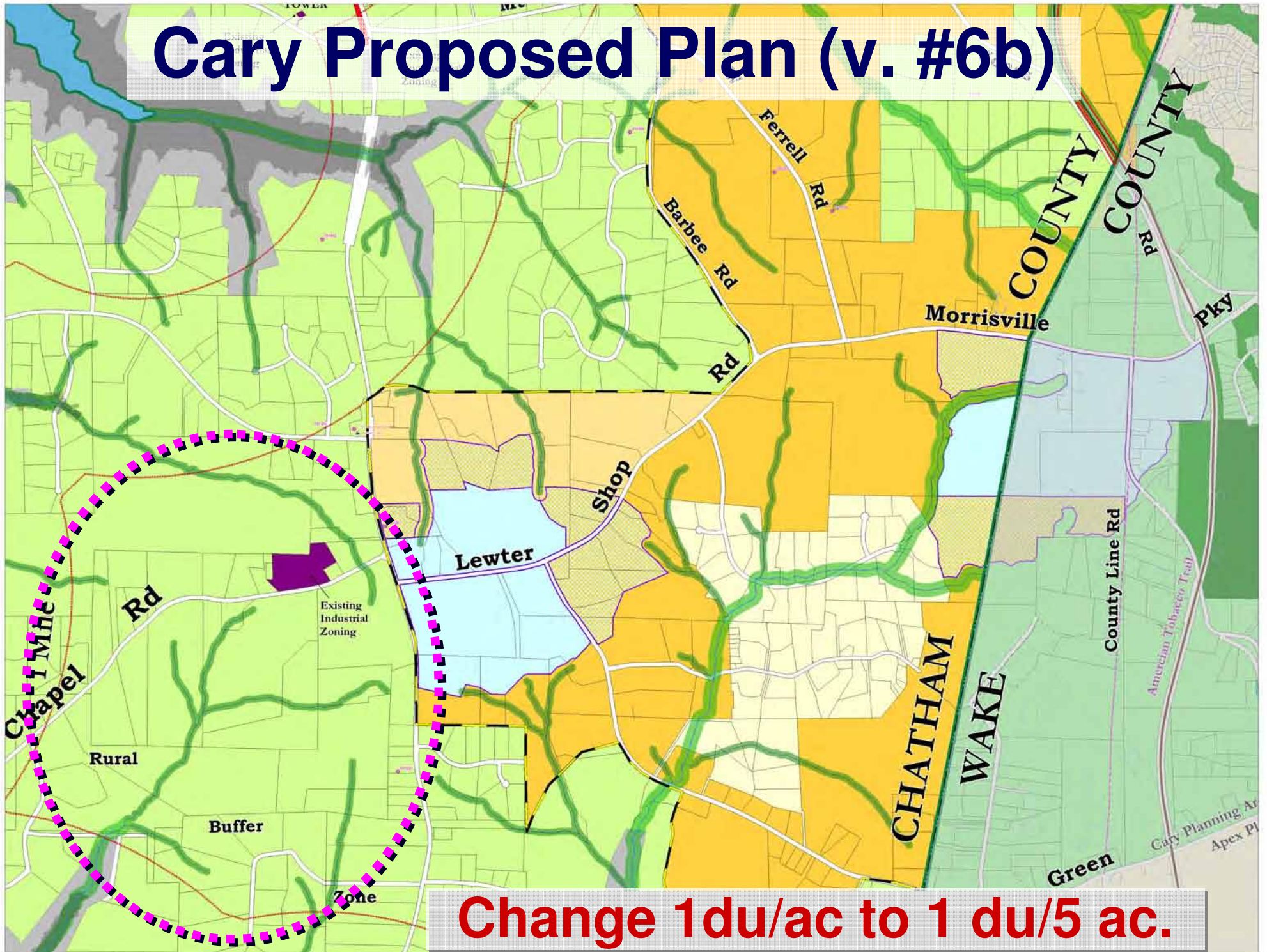
Use 2 Smaller Nodes

Cary Proposed Plan (v. #6b)



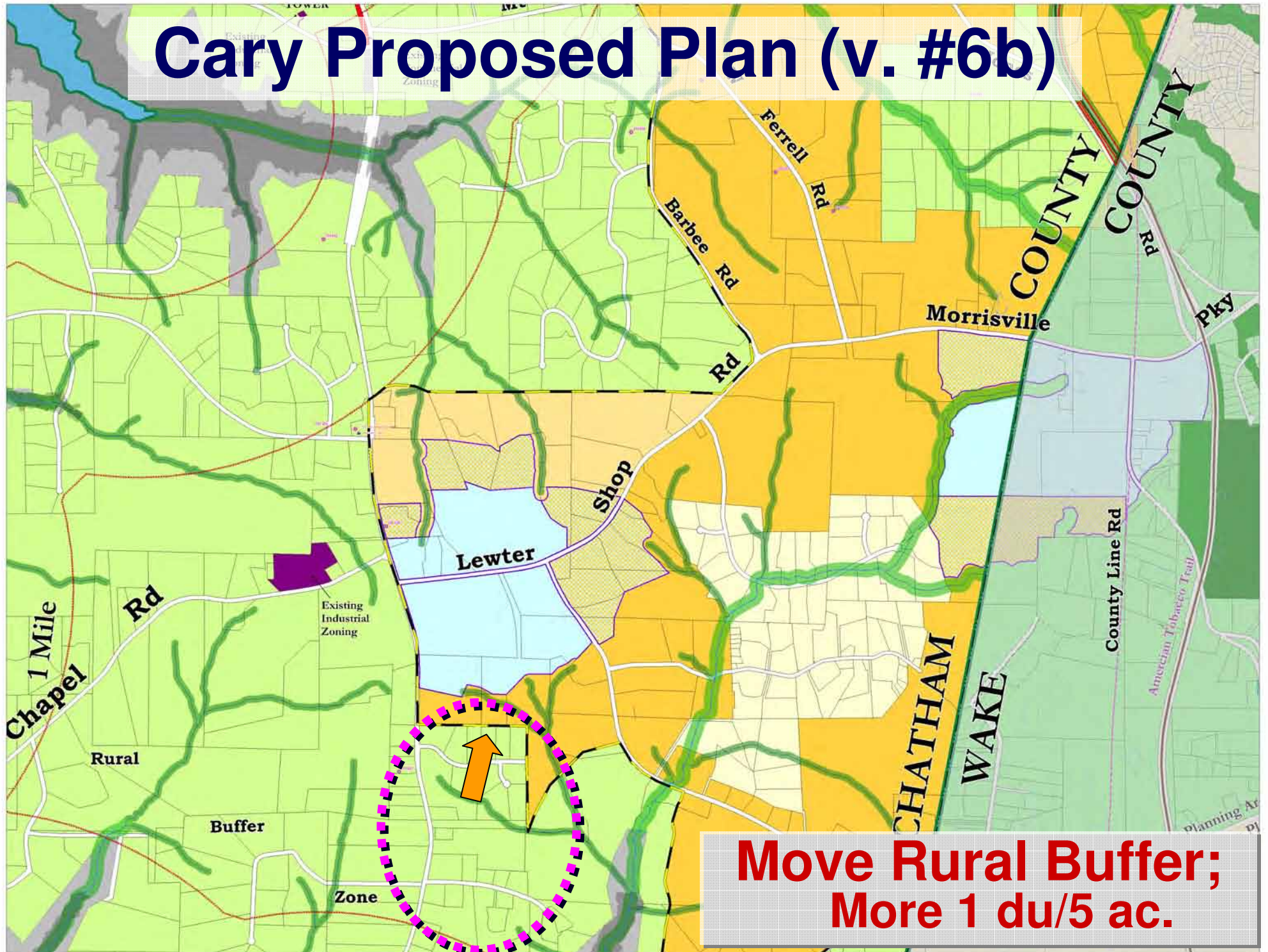
Eastern Node is slid to intersection with County Line Road

Cary Proposed Plan (v. #6b)



Change 1 du/ac to 1 du/5 ac.

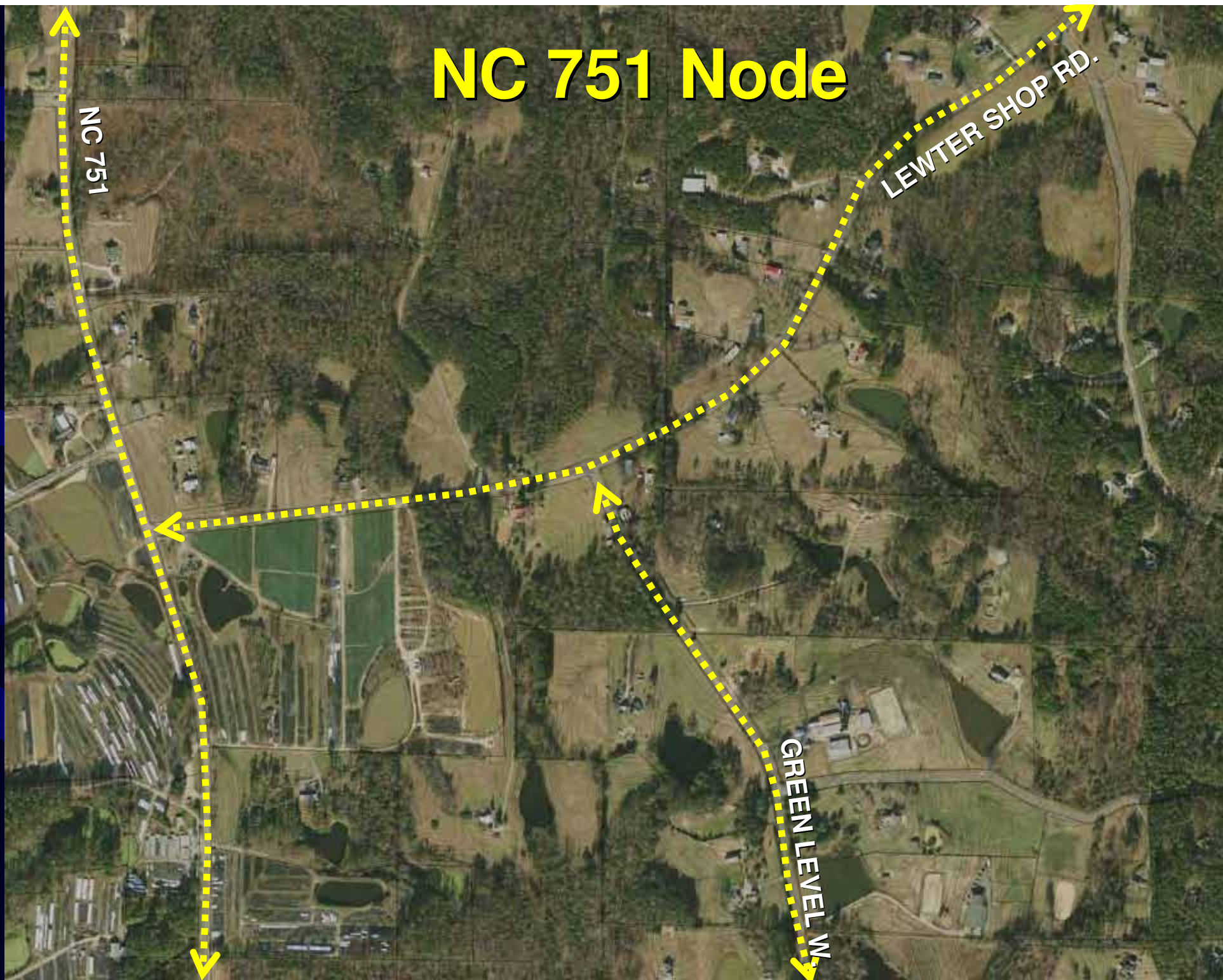
Cary Proposed Plan (v. #6b)



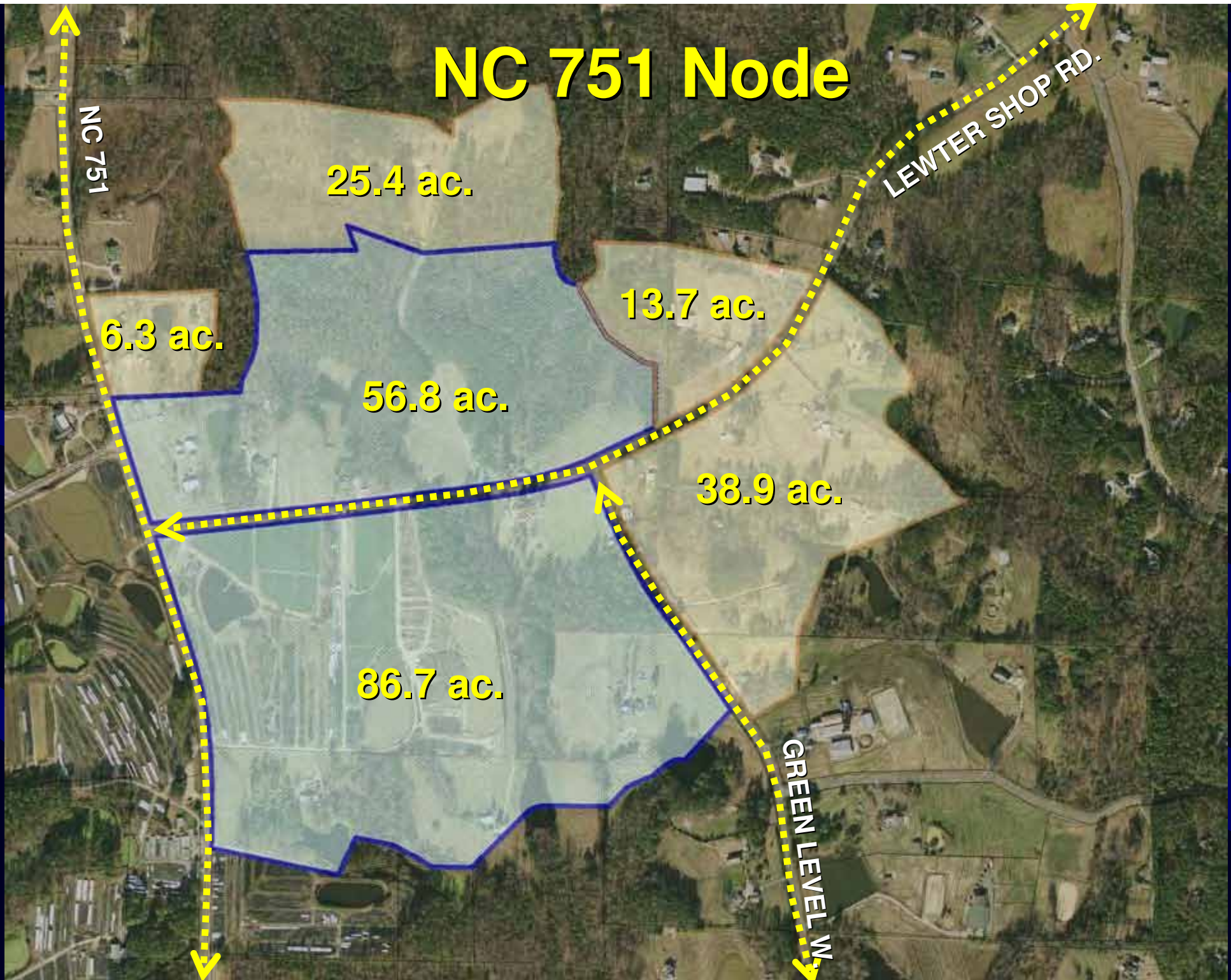
Should the Node be moved?

**Cary Proposal: Envisioning
Acreage Potential**

NC 751 Node



NC 751 Node



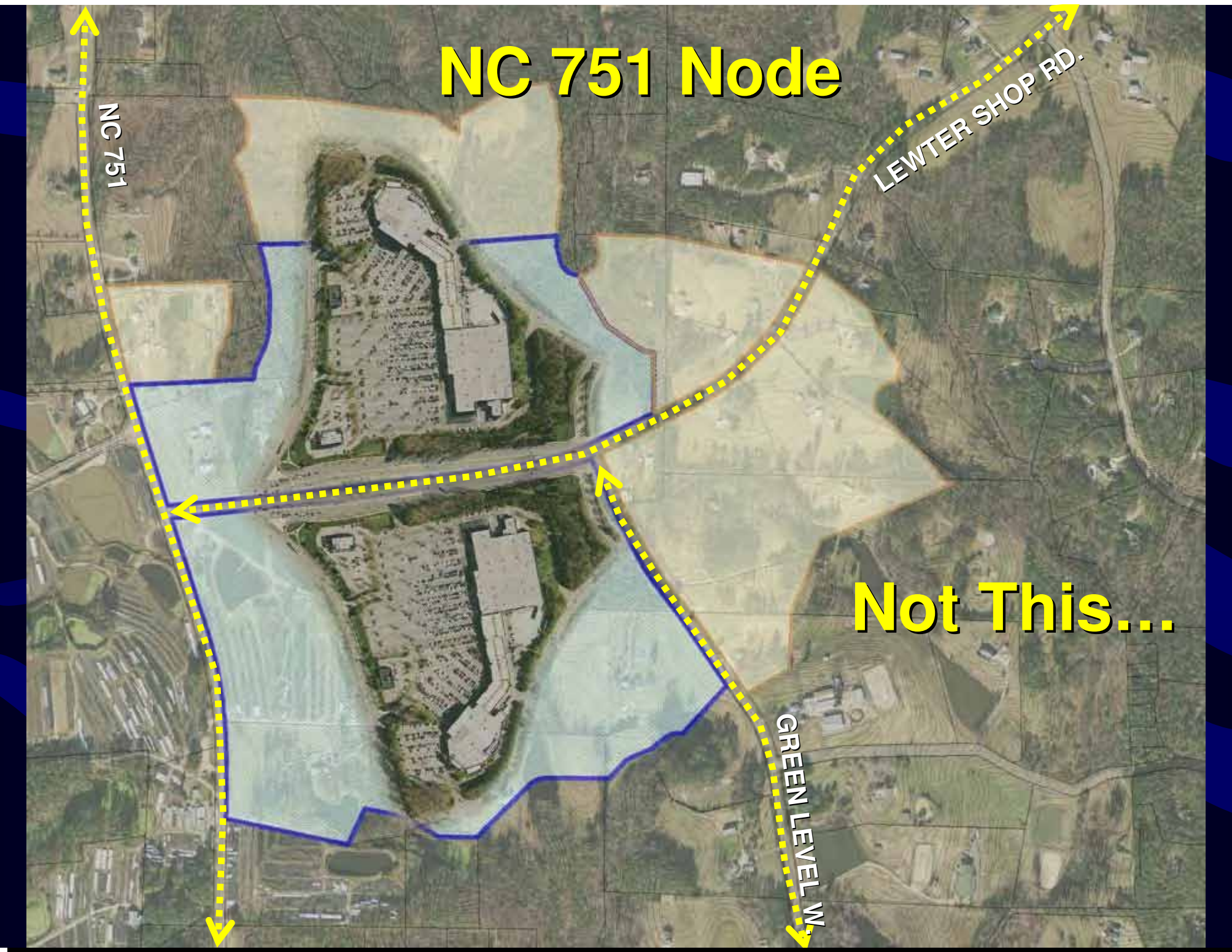
NC 751 Node

NC 751

LEWTER SHOP RD.

Not This...

GREEN LEVEL W.



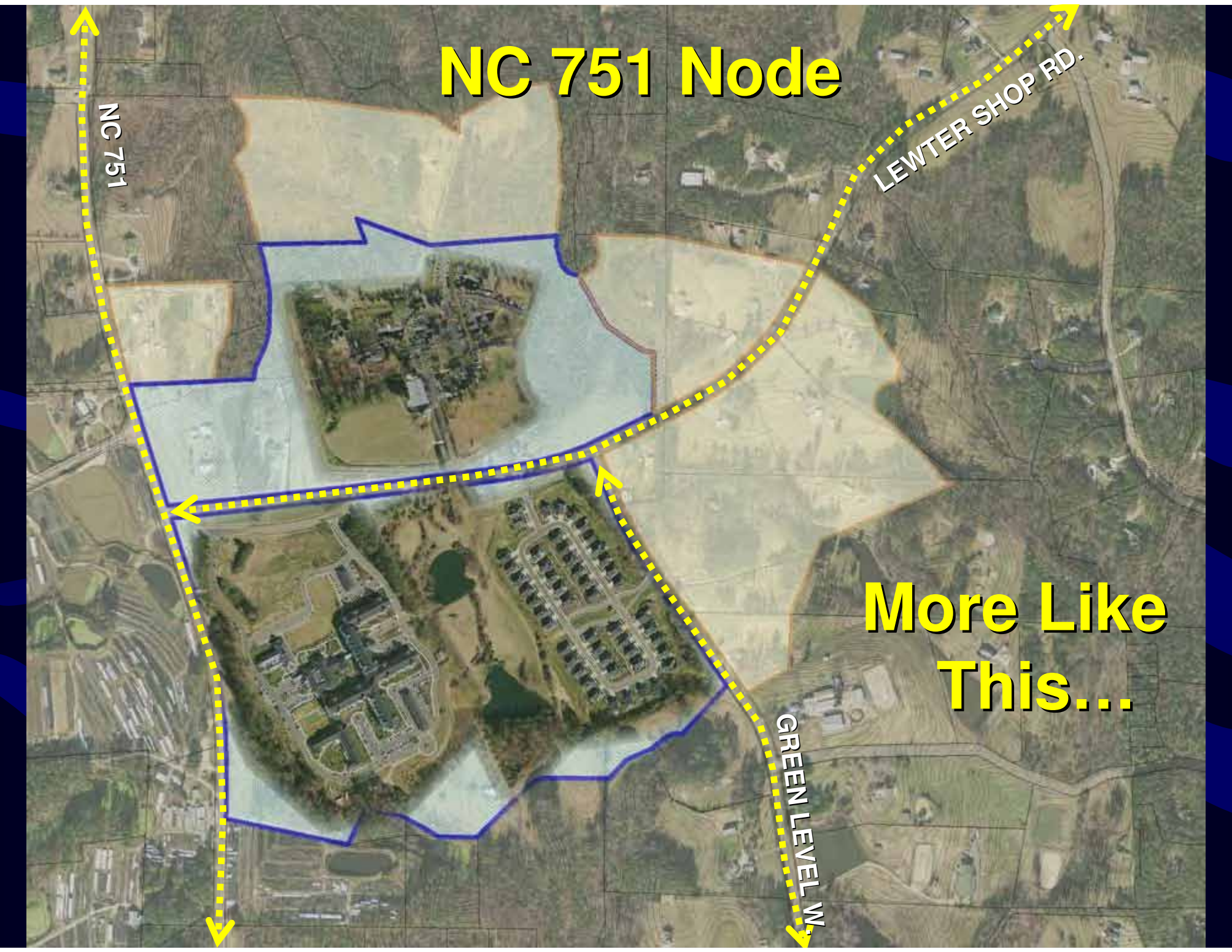
NC 751 Node

NC 751

LEWTER SHOP RD.

More Like This...

GREEN LEVEL W.

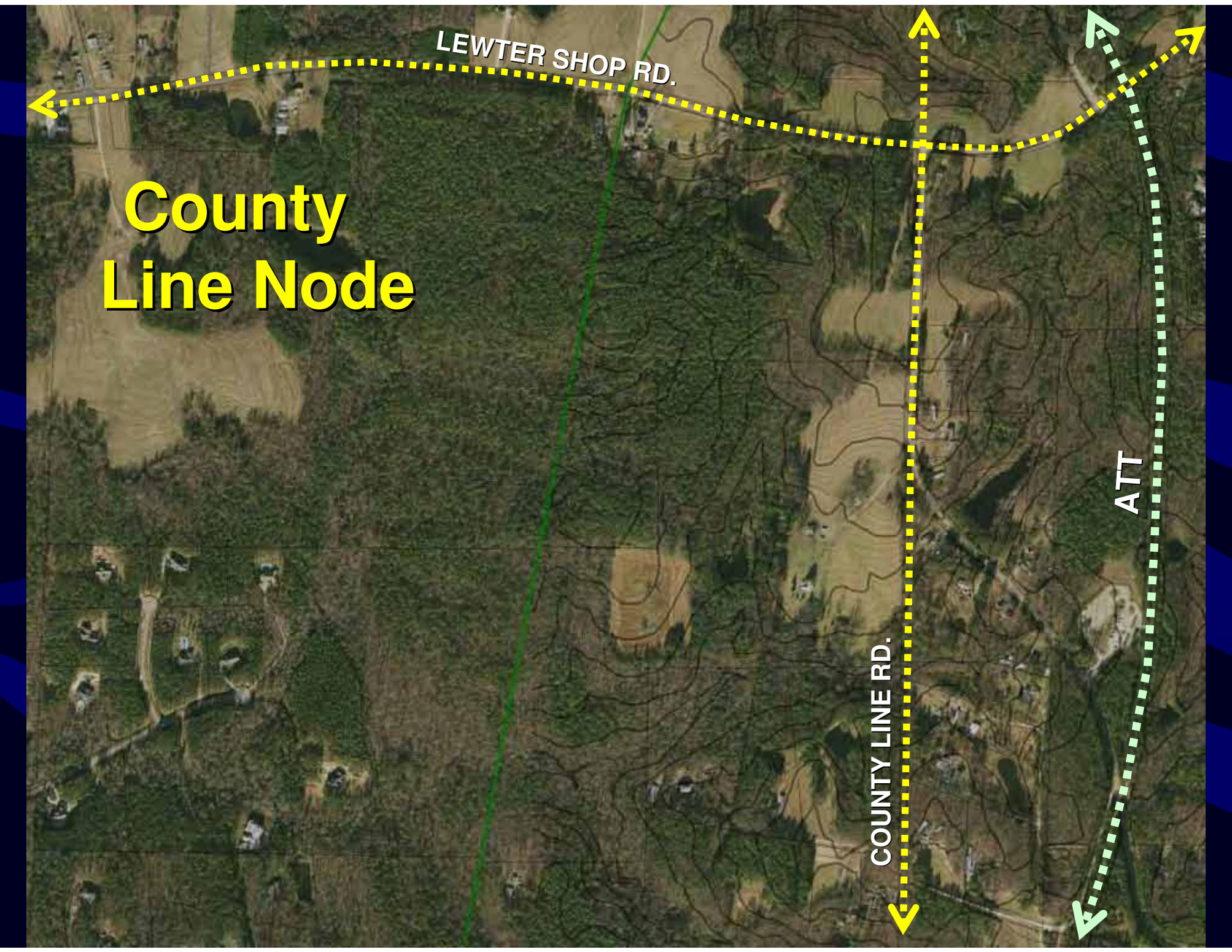


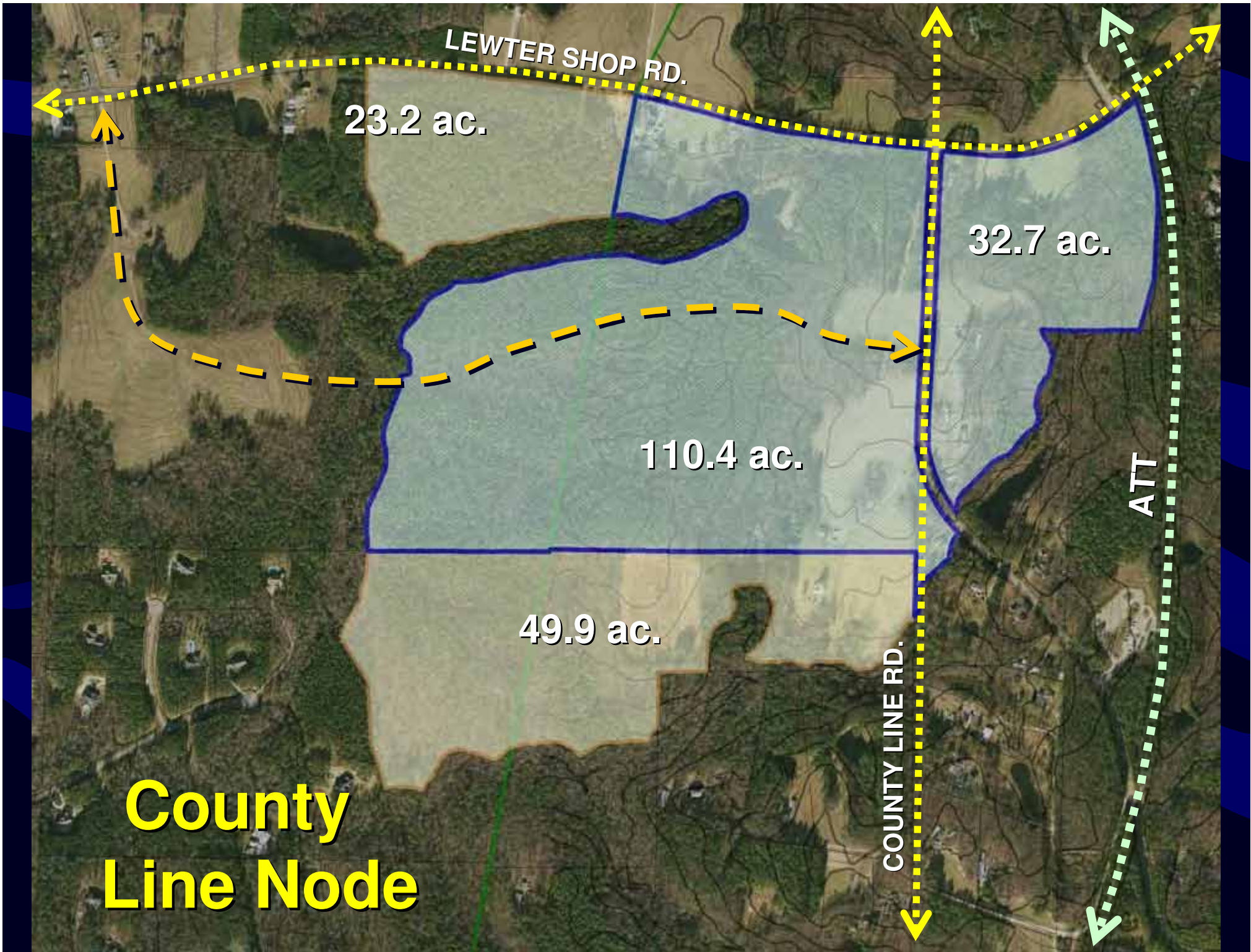
County Line Node

LEWTER SHOP RD.

COUNTY LINE RD.

ATT





**County
Line Node**

LEWTER SHOP RD.

23.2 ac.

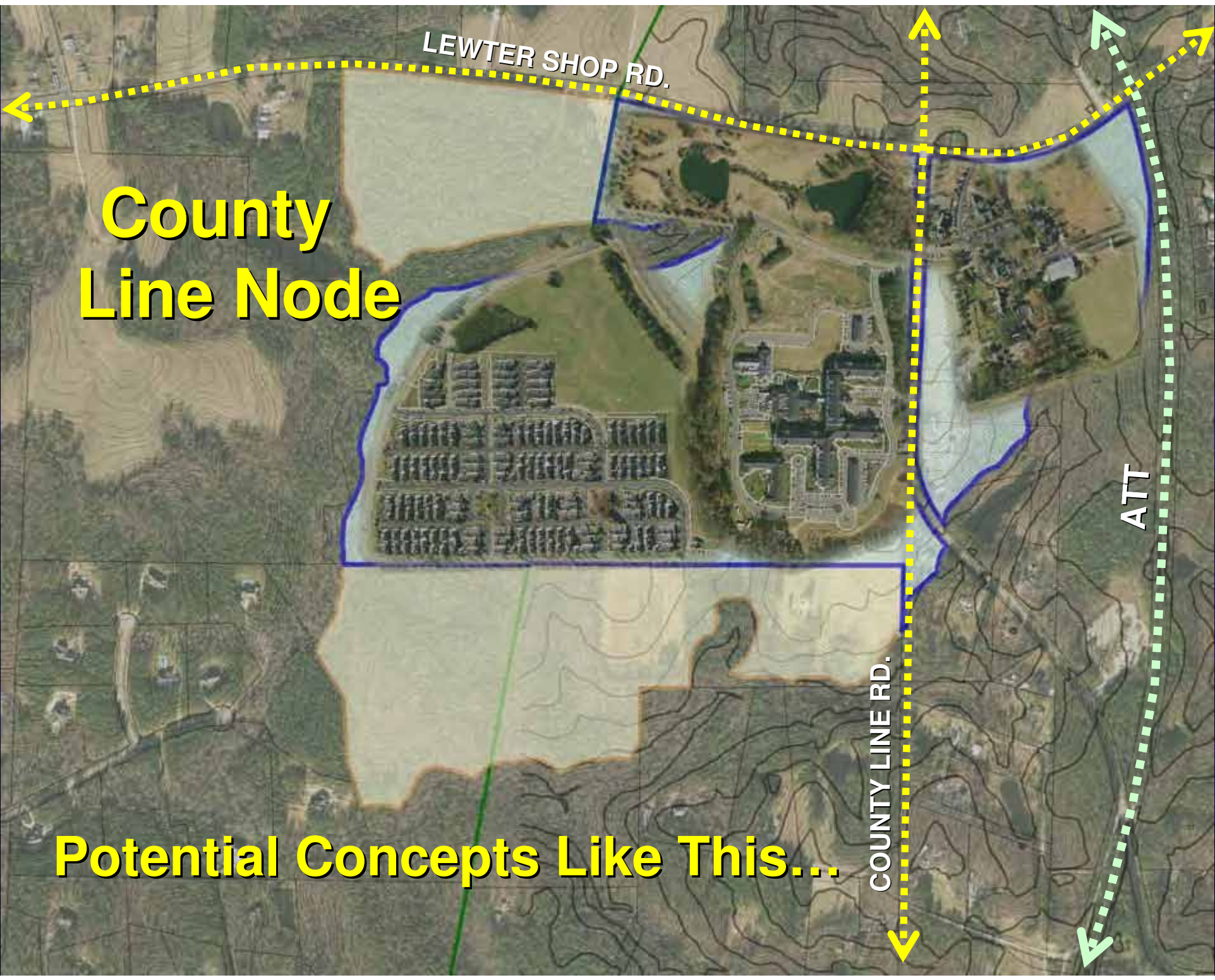
32.7 ac.

110.4 ac.

49.9 ac.

COUNTY LINE RD.

ATT



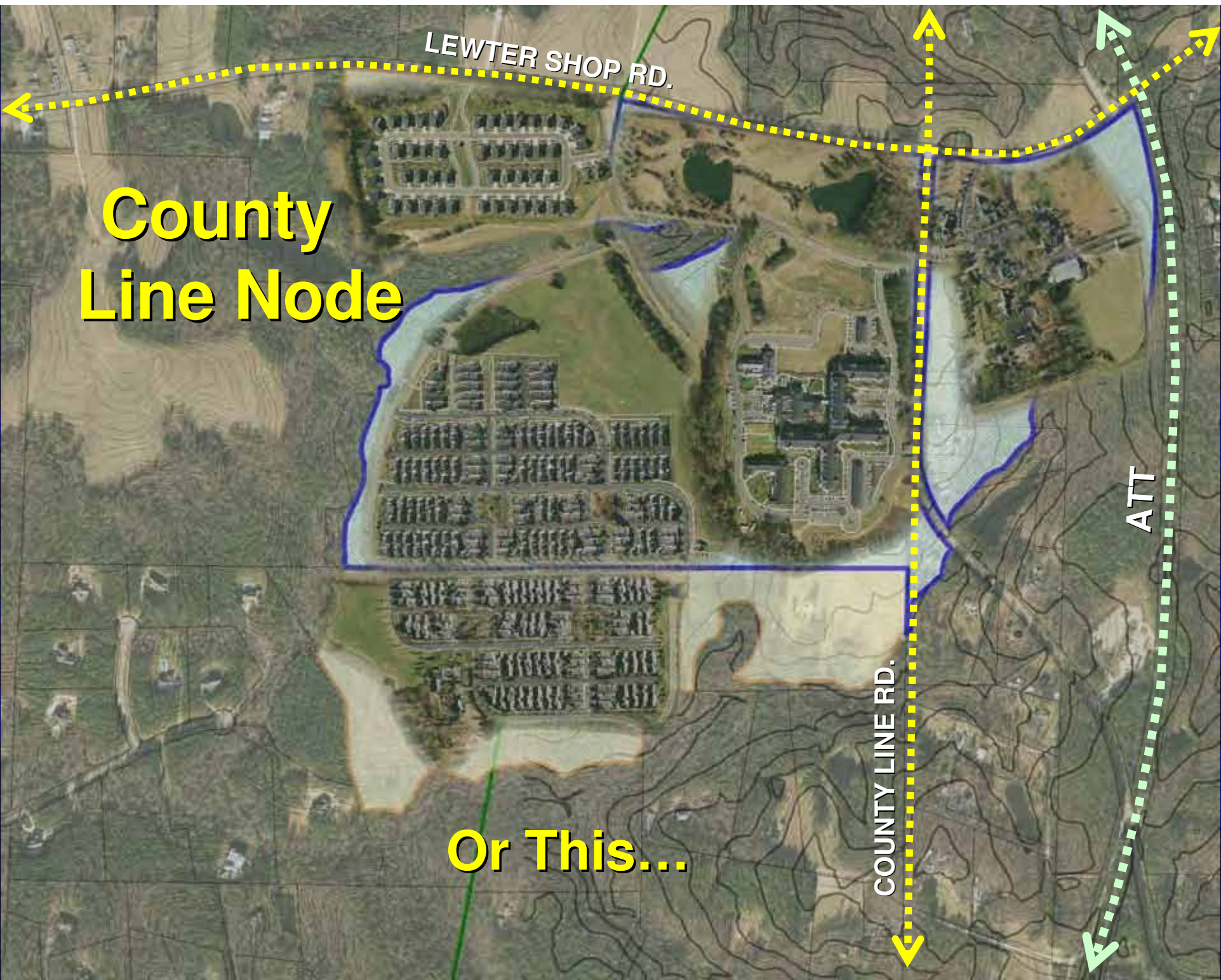
**County
Line Node**

Potential Concepts Like This...

LEWTER SHOP RD.

COUNTY LINE RD.

ATT



LEWTER SHOP RD.

**County
Line Node**

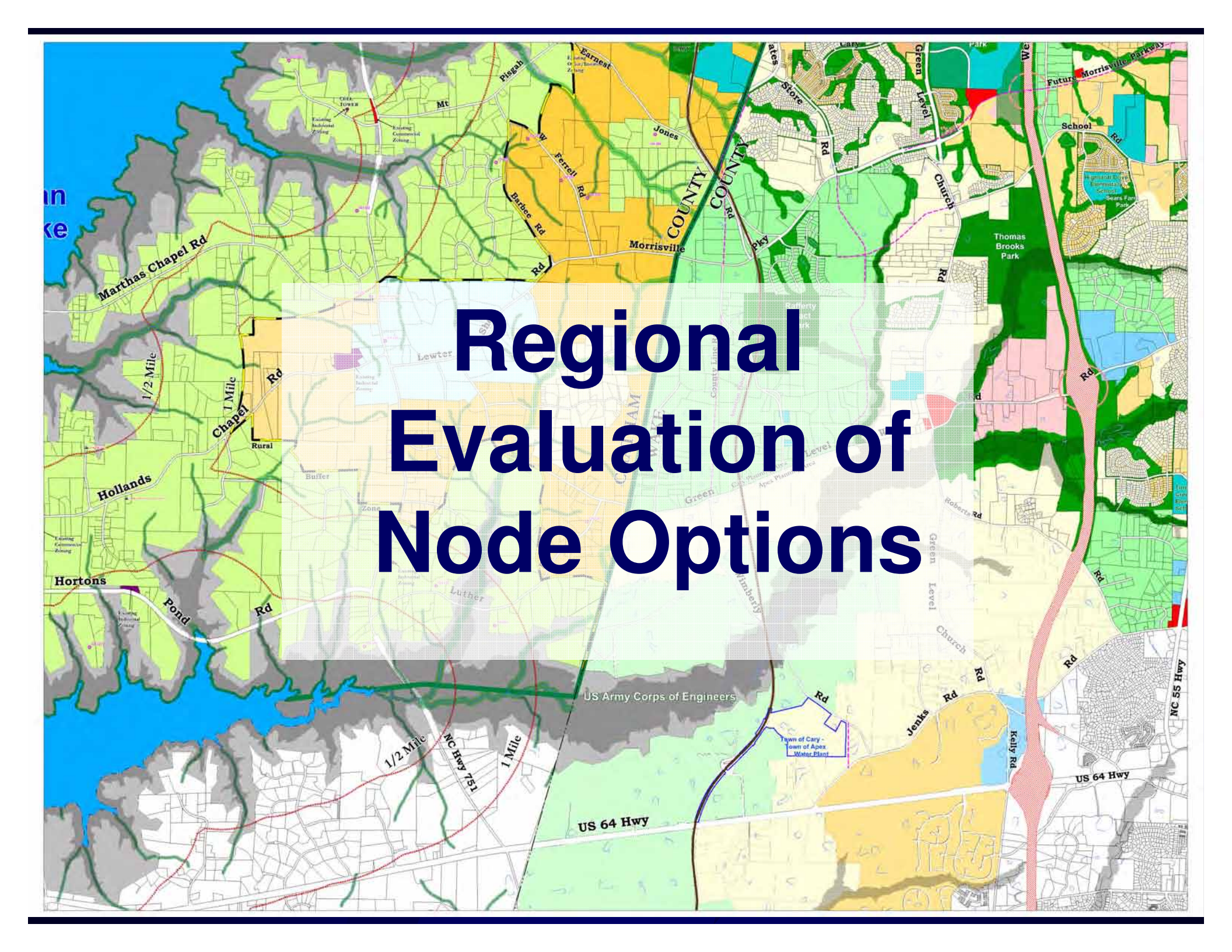
ATT

COUNTY LINE RD.

Or This...

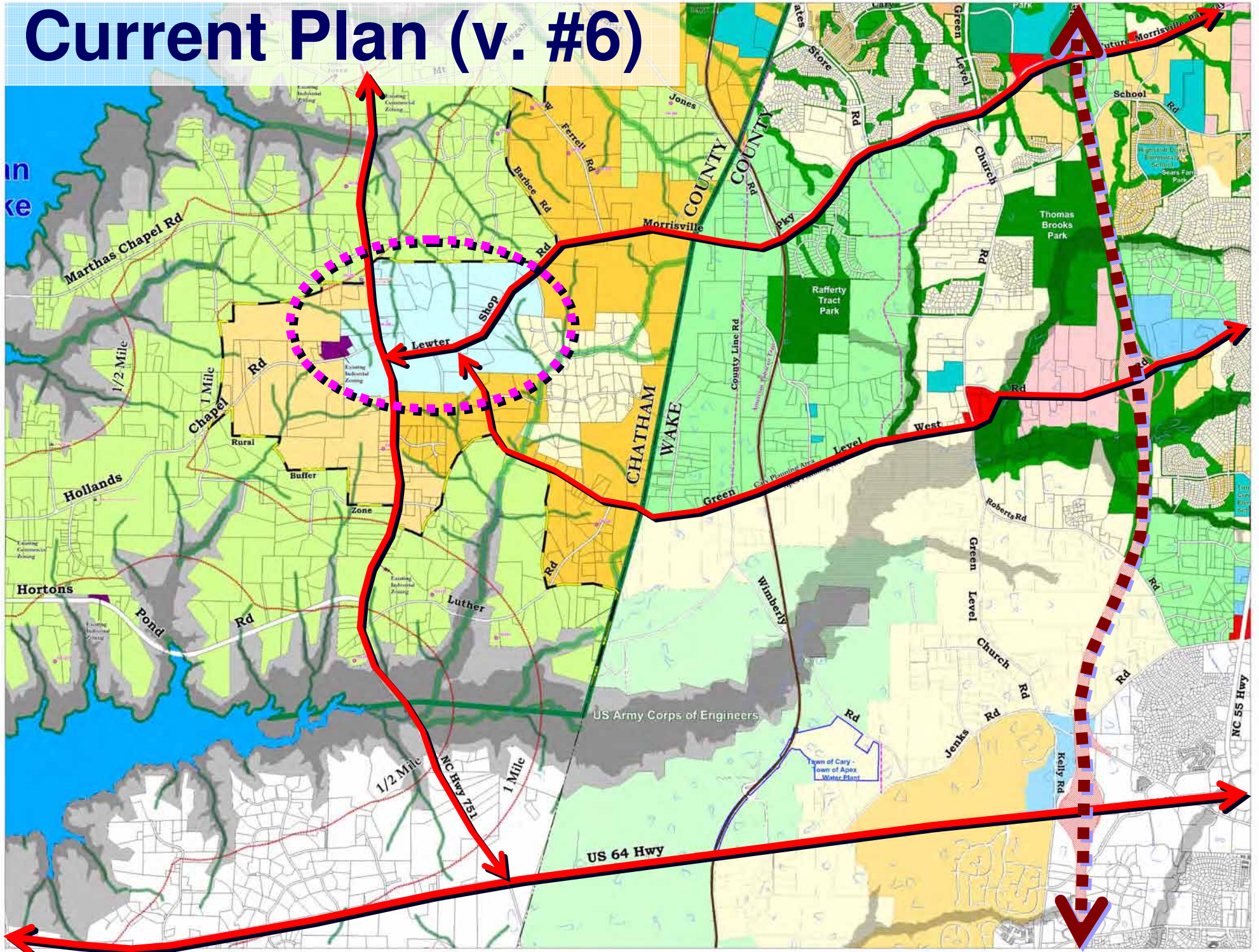
Should the Node be moved?

**Regional and Environmental
Comparisons and Evaluation for
All Three Plans (v. 6, 6a, 6b)**

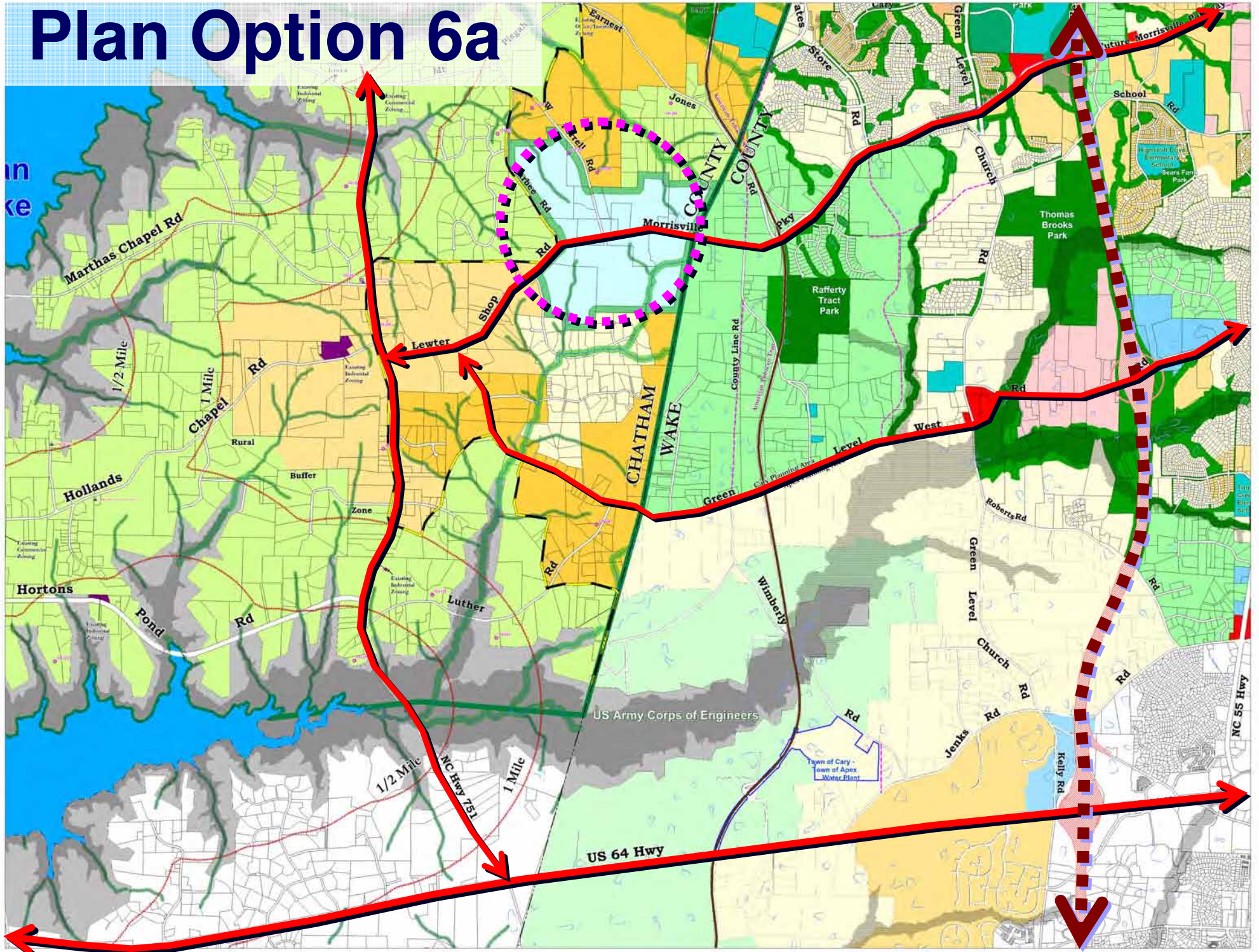
A detailed land use and zoning map of a region in North Carolina, centered on Morrisville. The map shows various colored zones: green for residential, yellow for commercial, and blue for water bodies. Major roads like US 64 Hwy, NC Hwy 751, and Morrisville Parkway are labeled. A semi-transparent white box with a dark blue border is overlaid on the map, containing the title text. The background map includes labels for 'Marthas Chapel Rd', 'Hollands', 'Hortons Pond', 'US Army Corps of Engineers', 'Town of Cary - Town of Apex Water Plant', 'Thomas Brooks Park', and 'Future Morrisville Parkway'. Distances of 1/2 mile and 1 mile are marked along several roads.

Regional Evaluation of Node Options

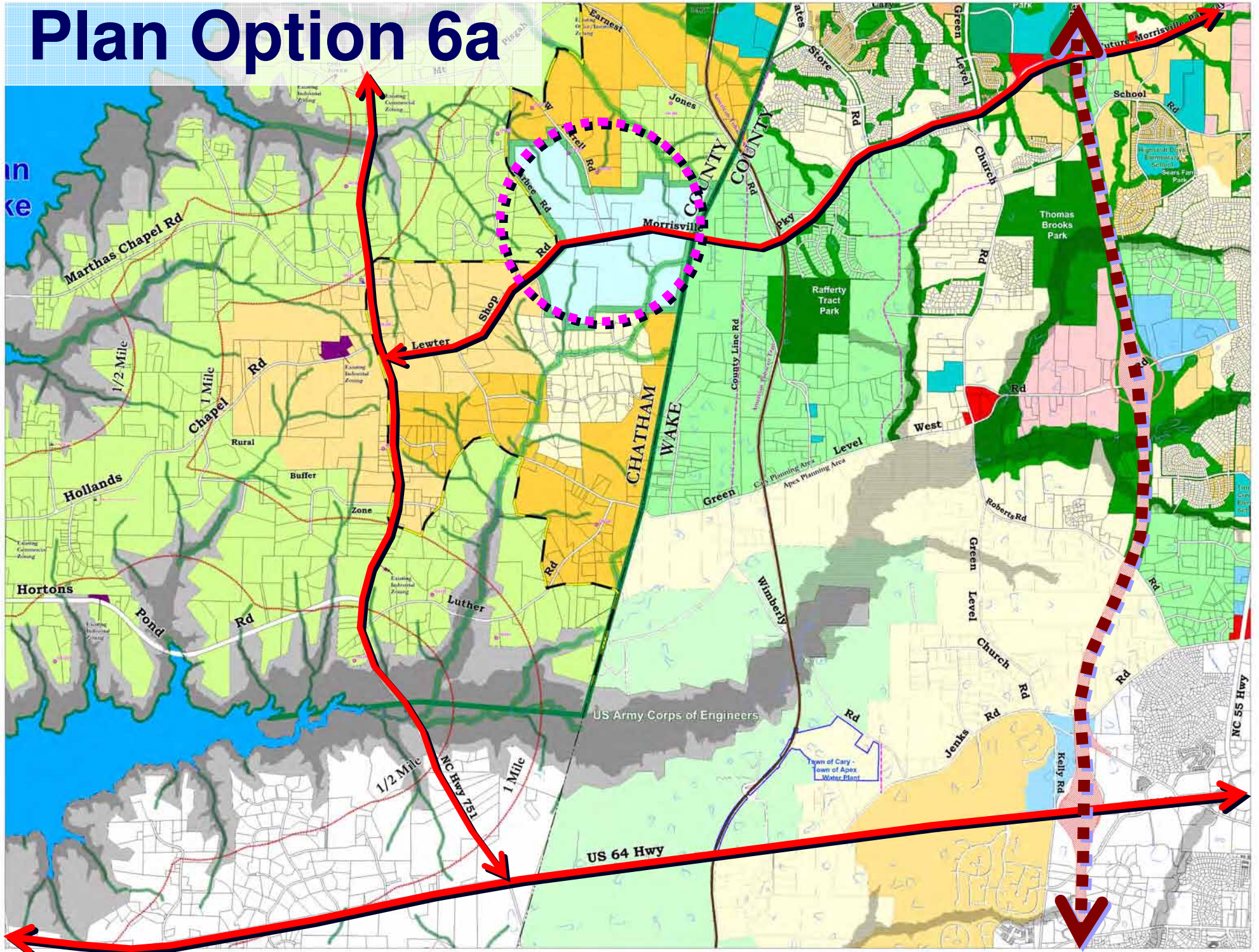
Current Plan (v. #6)



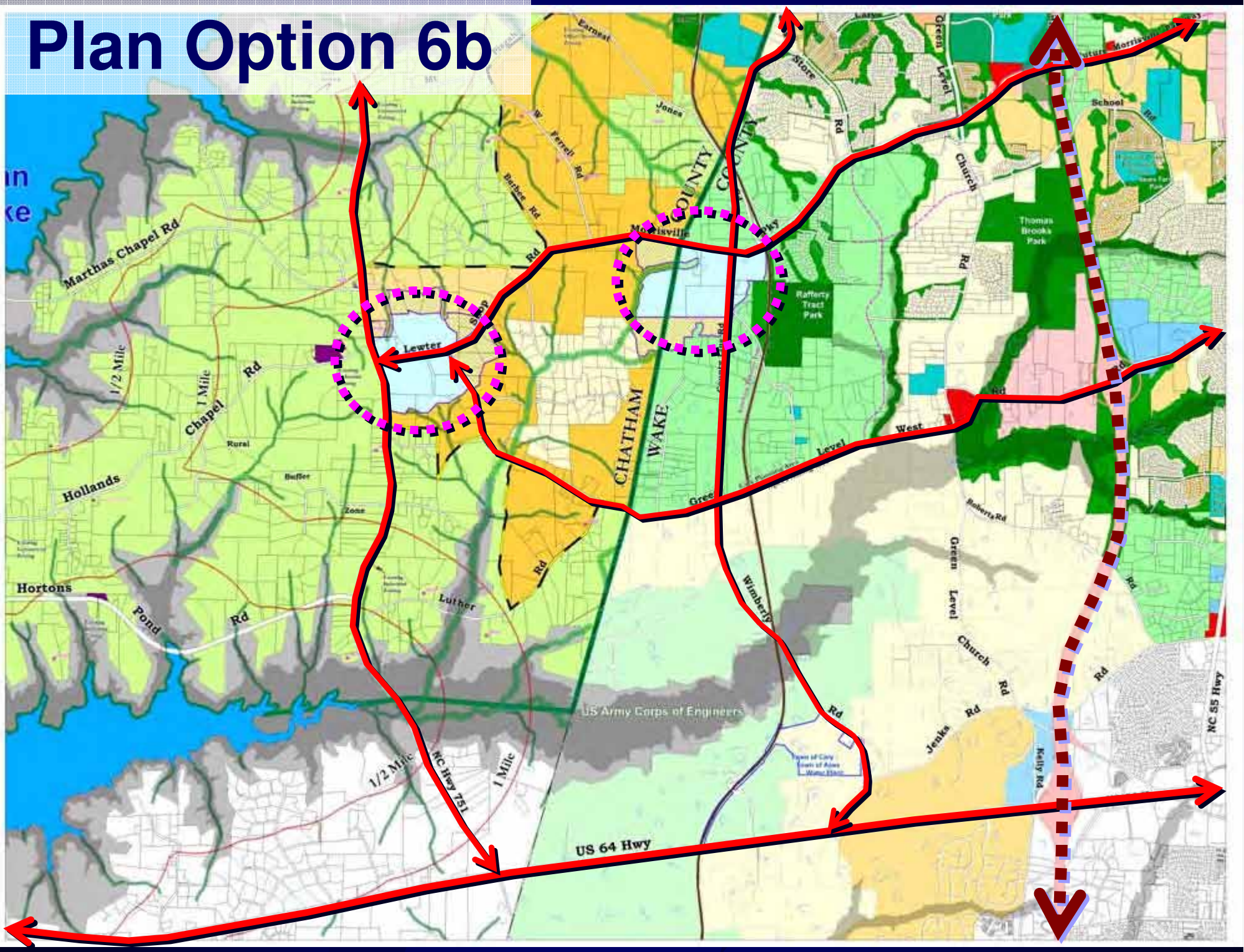
Plan Option 6a



Plan Option 6a

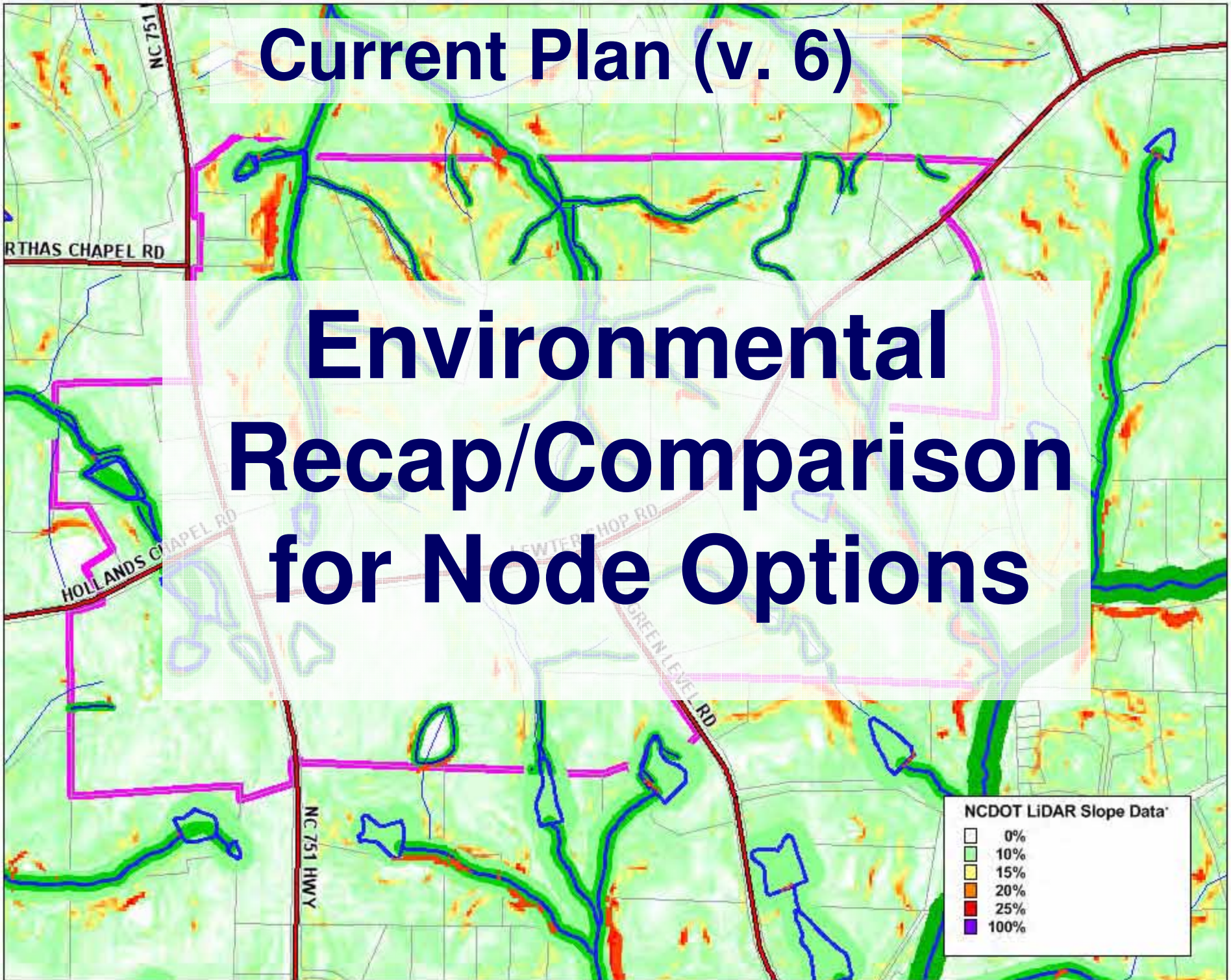


Plan Option 6b

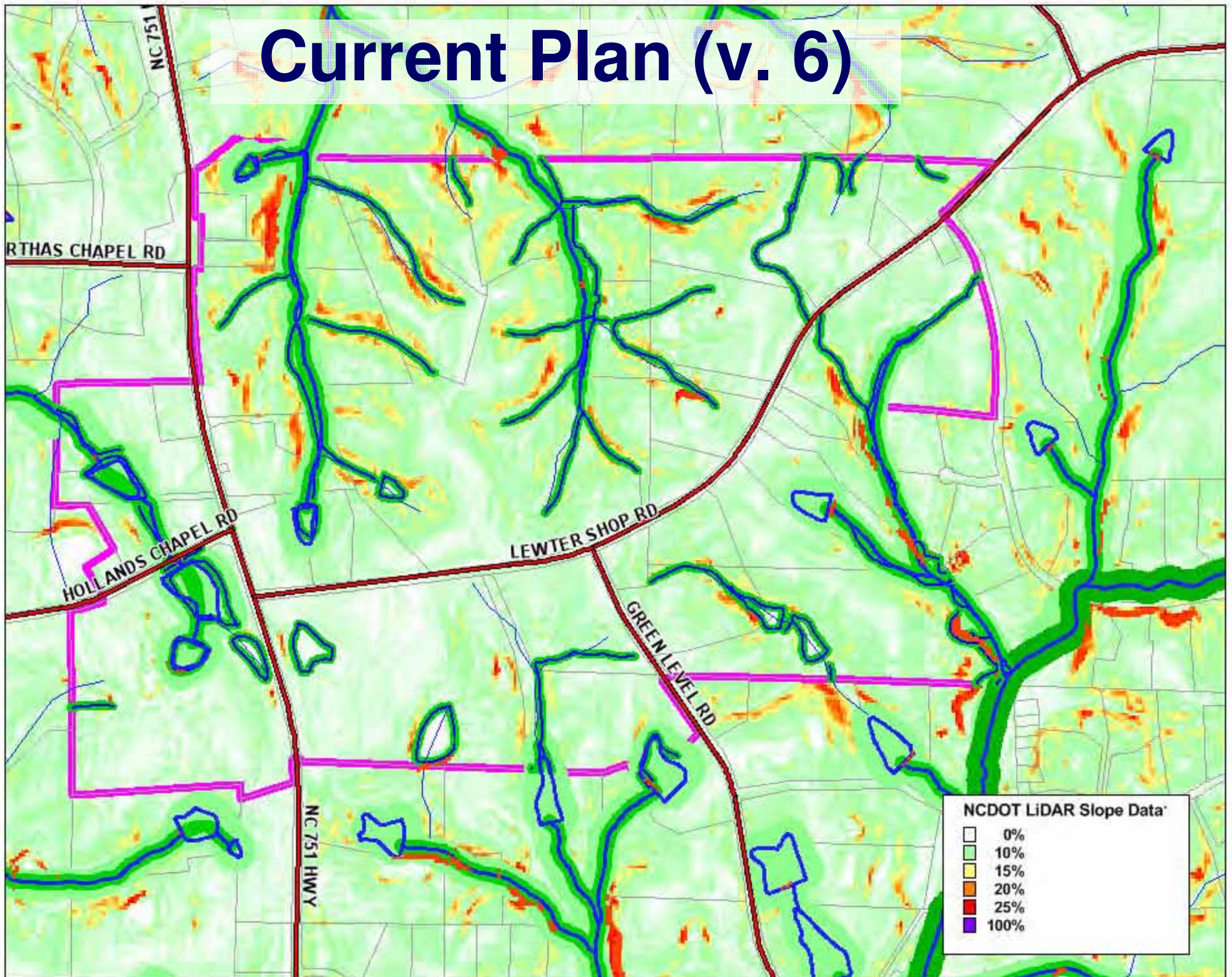


Current Plan (v. 6)

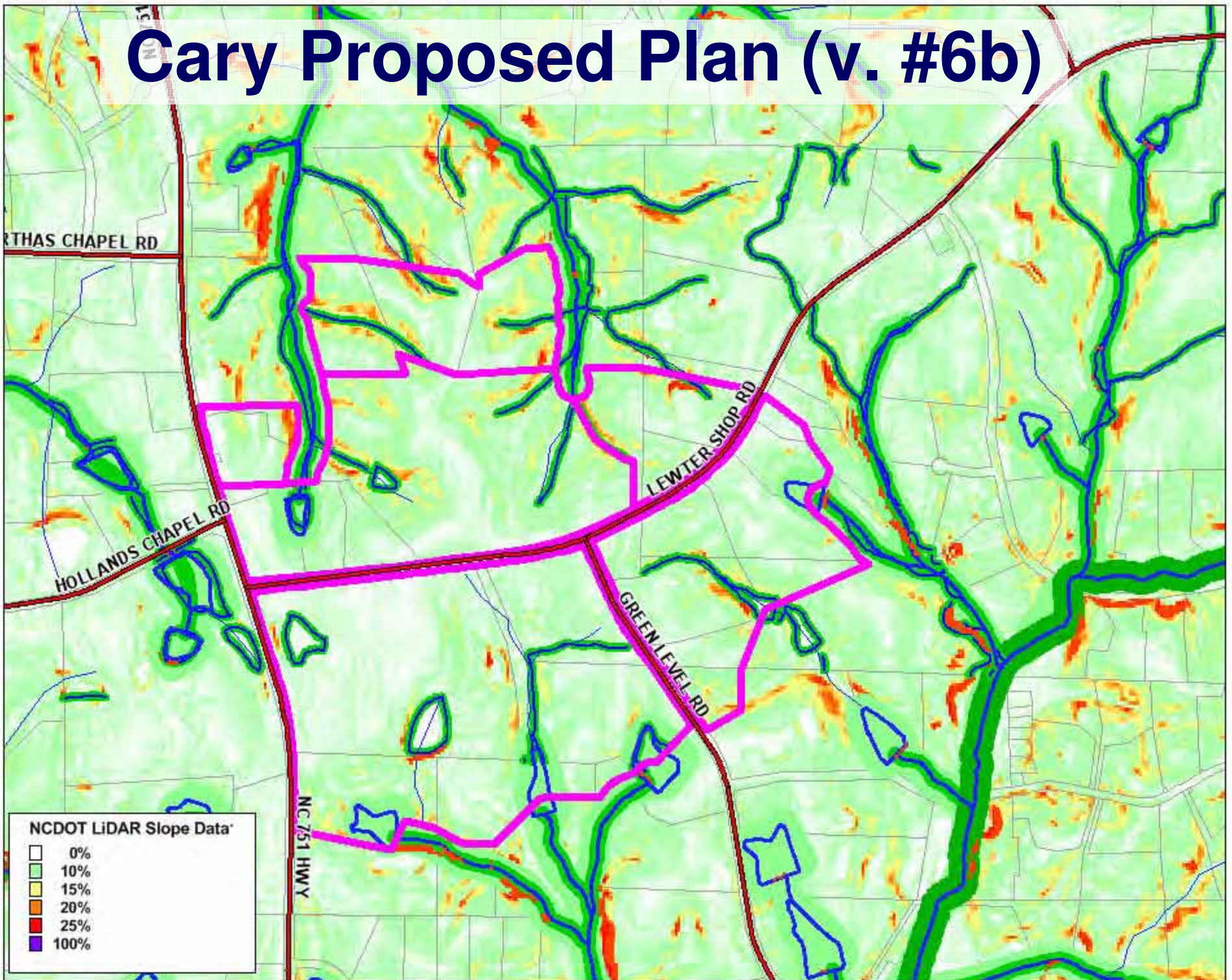
Environmental Recap/Comparison for Node Options



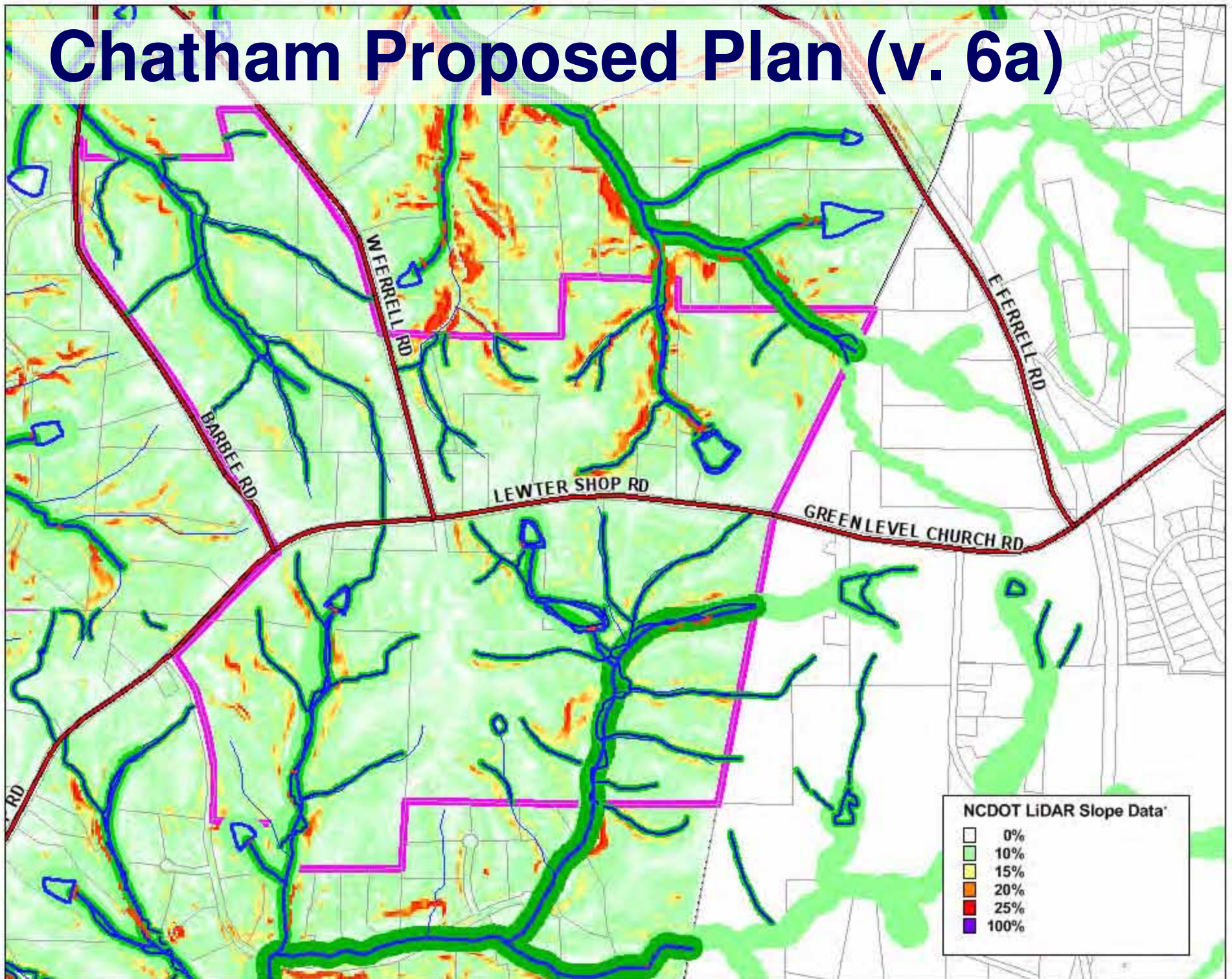
Current Plan (v. 6)



Cary Proposed Plan (v. #6b)



Chatham Proposed Plan (v. 6a)



Cary Proposed Plan (v. 6b)

