



Morrisville
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2023-296-0

**Proposed Amendment of the 2021
Land Use Plan Approving the Transit
Oriented Development and Zoning
Plan**

LUP Implementation Timeline

- February 2021: Land Use Plan (LUP) update adopted.
- 2021-2022: *Initial* Land Use Plan implementation via:
 - Zoning Map amendments including:
 - The creation of the GO District (along McCrimmon Parkway ext.).
 - Installing the TOD (preventing further industrial development).
 - Adjusting the Airport Overlay boundary.
 - Unified Development Ordinance Amendments including:
 - GO District zoning standards.
 - Airport Overlay zoning standards.
 - Other:
 - Other depts. accomplishing items such as closing sidewalk gap connections, etc.

LUP Implementation Timeline

- Land Use Plan Implementation Project:
- Three Major Steps including:
 - TOD subarea plan amending the 2021 Land Use Plan (*current step*) and UDO amendments to codify the vision into regulatory code.
 - Subarea plan titled *The Transit Oriented Development and Zoning Plan*.
 - Zoning Map amendments to align with the Future Land Use Plan recommendations.
 - Full UDO update to align with the Land Use Plan.

TOD Timeline

- 1998: '98 Land Use Plan briefly mentions the need for a transit station in the area now known as the TOD East.
- 2009: '09 Land Use Plan further describes the need for a transit station and transit services in the area now known as TOD East.
- 2014: McCrimmon Transit Small Area Plan (MTSAP) created. Plan provides TOD goals, concepts, and an action plan.
- 2014: TOD Zoning District and zoning standards created within the UDO based on the MTSAP. TOD zoning was not installed on any property and was never used.

TOD Timeline

- February 2021: Land Use Plan update adopted, showing TOD land use in three areas and a TOD East subarea plan.
- July 2021: TOD Zoning District installed on properties and shown on the zoning map for the first time. Original zoning standards from 2014 generally regulate development in the TOD.
- 2022-Late 2023: Adoption of full TOD subarea plan, the Transit Oriented Development and Zoning Plan, thus amending the 2021 Land Use Plan (*current step*).
- 2023-Early summer 2024: UDO amendments to codify the vision into regulatory code.

Stakeholder Input

- The following stakeholders have provided input on the development of this plan:
 - Property owners.
 - Town Depts. including Planning, Fire, Engineering, Public Works, and Inspections.
 - North Carolina Railroad.
 - North Carolina Department of Transportation.
 - Private developers with experience building in transit oriented or urban areas.
 - GoTriangle.
 - Environmental Protection Agency.
 - Raleigh Durham International Airport.

Previous PZB and TC Review

- August & September 2022: TOD Introduction and staff overview of Phase I.
 - Staff provided an overview of the three phases of the LUP implementation project.
- September & October 2022: 1st TOD work session with Houseal Lavigne.
 - HL collected feedback from key stakeholders, informing the initial design of the project.
- February & March 2023: 2nd TOD work session with Houseal Lavigne.
 - HL reviewed the design typology toolkit, redevelopment plans, and visualizations. This included land uses, building heights, and road types.
- May 2023: TOD Plan Update.
 - Staff conducted a followup work session with Town Council to confirm the preferences for land uses, building heights, and road types.

Current Step and Request

- PZB to review the Transit Oriented Development and Zoning Plan and provide Town Council with a recommendation of:
 - Approval
 - Approval with changes, or;
 - Denial of the proposed Land Use Plan Amendment.
- Town Council scheduled to review the plan on September 12 and September 26.

Staff Recommendation

Staff recommends approval of the proposed Land Use Plan amendment for the following reasons. The requested Land Use Plan Amendment:

1. Establishes a Town vision for the TOD, allowing the drafting of UDO amendments that would require future developments to align with the adopted Town vision.
2. Aligns with Key Action Item 7 of the Land Use Plan by actively seeking the development of the superfund site as a transit oriented development.
3. Aligns with Key Action Item 8 of the Land Use Plan by adopting a TOD district to implement enhanced development standards and ensure the TOD is a walkable, mixed-use environment.

Action Item

Resolution 2023-296-0 Approving the Transit Oriented Development and Zoning Plan.