



# Morrisville

Live connected. Live well.

---

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

---

Town Council  
Chris Lawson, Planning Manager  
September 12th, 2023

# 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 Gateway Overlay (GO) District (along McCrimmon Parkway ext.).
    - Installing the Transit Oriented Development (TOD) District (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.
- 2012: 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.
  - CAMPO.
  - GoTriangle.
  - US Environmental Protection Agency.
  - Raleigh Durham International Airport.

# Stakeholder Input Opportunities

## Kick-Off Meetings

The planning process began in September of 2022 with a variety of kick-off meetings. In person meetings were held with property owners to discuss the planning process and their vision for the TOD area. An interdepartmental meeting with Town staff was held to get in front of topics related to items such as fire access and infrastructure maintenance. Virtual meetings were also held with the Raleigh-Durham International Airport and the Town's regional transportation partners including NCDOT and GoTriangle.

## Project Webpage

A project webpage was created to provide information about the project, upcoming meetings and public input opportunities. The project webpage included staff contact information and a link to sign up for project updates.

## Work Sessions

Several work sessions were held with the Planning and Zoning Board and Town Council with each session building off the prior session. These meetings served to guide the plan and ensure it was being designed in a manner that would produce a vision desired by the Town. All work sessions were advertised to the public and development community through the project webpage, a developer listserv, and a resident email known as Next Week in Morrisville.

# Stakeholder Input Opportunities, cont.

## Public Partners

Throughout the plan design process outreach meetings and regular check-ins were held with public partners throughout the Triangle. These include the North Carolina Railroad, NC Department of Transportation, NC Capital Area Metropolitan Planning Organization (CAMPO), GoTriangle, US Environmental Protection Agency, and Raleigh Durham International Airport.

## Private Developers

Meetings were held with private developers who have experience with transit-oriented development to help better understand the market and financial dynamics associated with TOD development and support the creation of a plan that would be economically feasible. Updates about the status of the project and information about upcoming meetings were also communicated through the Town's developer listserv.

## Public Open House

With a draft vision in place, a public open house was held to share the draft plan and solicit public feedback. The open house was widely advertised on the Town website, through social media, in Next Week in Morrisville, and through the Town's developer listserv.



# 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: 1<sup>st</sup> TOD work session with Houseal Lavigne.**
  - HL collected feedback from key stakeholders, informing the initial design of the project.
- **February & March 2023: 2<sup>nd</sup> 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.

# TOD Development and Zoning Plan

---

- Overview of ATTH 01 - TOD Development and Zoning Plan. The plan provides:
  - Context for creating the TOD and the general vision of the district.
  - A synopsis of considerations that influenced the design of the TOD subarea plan.
  - Descriptions of the planned land uses and building types.
  - Preferred roadway types and desirable streetscape features.
  - Conceptual Plans and models of the three subdistricts.

# Current Step and Request

---

- A public hearing is scheduled tonight.
- Staff will review the TOD Development and Zoning Plan tonight and gather Council's final comments on the subarea plan.
- Action on the Land Use Plan Amendment is scheduled on September 26<sup>th</sup>.
- Town Council is requested to review ATTH 01 - Transit Oriented Development and Zoning Plan and:
  - Approve
  - Approve with changes, or;
  - Deny the proposed Land Use Plan Amendment.

# 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.

# PZB Recommendation

---

At their August 10, 2023 meeting the PZB forwarded a recommendation of approval by a vote of 4-1.

# Action Item

---

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