

## CARY COMMUNITY PLAN CONFORMANCE AND ANALYSIS

The 2040 Cary Community Plan is the comprehensive plan for the Town of Cary, adopted on January 24, 2017. (Please visit [www.townofcary.org](http://www.townofcary.org) to view the plan in its entirety.) The purpose of this report section is to identify policies and elements of the Community Plan that are relevant to a rezoning case, and provide an analysis of the extent a proposed rezoning request conforms to these policies and recommendations.

POLICIES	POLICIES APPLICABLE TO THIS CASE 17-REZ-31
<b>LIVE Policies</b>	
Policy 1: Maintain Neighborhood Character	✓
Policy 2: Provide More Housing Choices for All Residents	✓
Policy 3: Provide for More Housing Options in New Neighborhoods	
Policy 4: Provide the Greatest Variety of Housing Options in Mixed Use Centers	✓
Policy 5: Support Residential Development on Infill and Redevelopment Sites	✓
Policy 6: Encourage and Support the Provision of Affordable Dwellings	
<b>WORK Policies</b>	
Policy 1: Grow A Sustainable and Diversifying Workforce	
Policy 2: Enhance Locational Appeal to Businesses and Workers	
Policy 3: Retain and Grow Existing Cary Businesses	✓
Policy 4: Diversify Cary's Economy	
Policy 5: Attract New, High Value Businesses	
Policy 6: Attract and Nurture Small Businesses	
Policy 7: Ensure the Economic Growth and Vitality of Downtown	
Policy 8: Support the Locational Needs of New and Expanding Firms	
Policy 9: Promote High Quality Education	
Policy 10: Reserve and Provide Employment Sites in Selected Commercial Mixed Use and Destination Centers	✓
Policy 11: Reserve and Provide Employment Sites in Traditional Office Parks	
Policy 12: Transform Selected Office Parks into Employment Mixed Use Campuses	
<b>SHOP Policies</b>	
Policy 1: Facilitate Redevelopment of Underperforming Commercial Centers	
Policy 2: Focus Commercial Uses within Commercial Mixed Use Centers, Destination Centers, Downtown, and Shopping Centers	
Policy 3: Support the Development of a Limited Number of Destination Centers	
<b>ENGAGE Policies</b>	
PRCR Plan Goal 1 - Maintain a diverse and balanced park and open space system as the Town of Cary grows.	✓

PRCR Plan Goal 2 - Provide Cary citizens with a highly functional, safe, well-maintained greenway network that provides recreation, transportation, and education opportunities and wildlife benefits.	✓
PRCR Plan Goal 3 - Provide a mix of recreation and cultural arts programs responsive to a growing and diverse population.	
PRCR Plan Goal 4 - Enhance program planning and market analysis efforts to more strategically deliver services.	
PRCR Plan Goal 5 - Provide an equitable distribution of public indoors recreation spaces in Cary that is sustainable.	
PRCR Plan Goal 6 - Maintain quality cultural arts facilities that celebrate Cary's history and diversity.	
PRCR Plan Goal 7 - Manage the Town's competitive Sports Venues so they are financially sustainable, continue to attract regional and national events, and are considered an asset by all citizens.	
PRCR Plan Goal 8 - Expand special use facilities in response to community needs, trends, and funding and partnership opportunities.	
PRCR Plan Goal 9: Incorporate best management and planning practices to ensure quality services and efficient use of resources.	✓
<b>Cary Public Art Vision:</b> Promote public art through site-specific and community-specific artworks that enhance the public realm, deepen a sense of place and civic identity, stimulate community dialogue and transform Cary's public spaces into vibrant and meaningful places.	
HPMP Goal 1: Establish Fair and Effective Processes and Policies For Preservation	
HPMP Goal 2: Preserve, Protect and Maintain Cary's Historic Resources	
HPMP Goal 3: Preserve Historic Contexts	
HPMP Goal 4: Raise Awareness of Historic Preservation	
HPMP Goal 5: Document, Preserve and Share Cary's Culture & Heritage	
<b>SHAPE Policies</b>	
Policy 1: Distribute Shopping Centers, Commercial Mixed Use Centers, and Destination Centers Across Town	
Policy 2: Focus the Most Intense Types of Development in Strategic Locations	✓
Policy 3: Encourage Mixed Use Development	✓
Policy 4: Support and Facilitate Redevelopment and Infill Development	✓
Policy 5: Support the Revitalization of Targeted Redevelopment Corridors	✓
Policy 6: Provide Appropriate Transitions Between Land Uses	✓
Policy 7: Provide Opportunities for a Limited Set of Non-Residential Uses Outside of Commercial Centers	
Policy 8: Preserve and Maintain Cary's Attractive Appearance and Quality of Development	
Future Growth Framework [Map] and Development Category (plan pages 93-108)	
<b>Eastern Cary Gateway Special Planning Area Policies</b>	
Policy 1: Foster Development of a Compact Mixed Use, and High Density Destination Center	
Policy 2: Improve the Visual Experience of Gateway Corridors	

Policy 3: Require Connectivity and Accessibility Within and Between Developments	
Policy 4: Partner with the City of Raleigh on Joint Planning Initiatives Supportive of Eastern Cary Gateway and the Larger Area	
Future Growth Framework [Map] for Eastern Cary Gateway SPA (plan pages 124-132)	
<b>Downtown Special Planning Area Policies</b>	
Policy 1: Foster Downtown's Authentic Character	
Policy 2: Encourage All Downtown Subareas to Share a Common Identity	
Policy 3: Foster the Development of Connected and Cohesive Downtown Subareas	
Policy 4: Balance Transportation Investments to Support Accessibility of All Modes	
Policy 5: Encourage Downtown Reinvestment and Redevelopment	
Policy 6: Support a Range of Uses in Downtown	
East Chatham Gateway Subarea recommendations (plan pages 149-143)	
North Academy Subarea recommendations (plan pages 154-158)	
Central Chatham Subarea recommendations (plan pages 159-163)	
South Academy Subarea recommendations (plan pages 164-168)	
West Chatham Gateway Subarea recommendations (plan pages 169-173)	
<b>Carpenter Special Planning Area Policies</b>	
Policy 1: Protect Historic Properties and Places	
Policy 2: Encourage Compatible Infill Development and Uses within the Carpenter Crossroads Area	
Policy 3: Design New Neighborhoods in the Southern Section of the Special Planning Area to Complement the Historic Context	
Policy 4: Design New Neighborhoods in the Northern Section of the Special Planning Area that Complement the Historic Rural Character of Carpenter	
Policy 5: Use Roadway and Streetscape Designs that Reinforce the Historic Character of Carpenter	
Future Growth Framework [Map] for Carpenter SPA (plan pages 187-192)	
<b>Green Level Special Planning Area Policies</b>	
Policy 1: Maintain Land Use Transition	
Policy 2: Respect Heritage and Open Space	
Policy 3: Require Suburban Amenities Along Roadways	
Policy 4: Support Development of a Signature Mixed Use Destination Center	
Future Growth Framework [Map] for Green Level SPA (plan pages 203-206)	
<b>MOVE Policies</b>	
Policy 1: Ensure Safety for All Users and Modes	✓
Policy 2: Apply Multimodal Street Designs	✓
Policy 3: Design Transportation Infrastructure to Address Land Use Context	✓

Policy 4: Focus Investments on Improving Connections and Closing Gaps	
Policy 5: Minimize Thoroughfare Widths	
Policy 6: Improve Pedestrian and Bicycle Crossings	
Policy 7: Target Transit Investments	
Policy 8: Ensure a Well-Maintained System	✓
<b>SERVE Policies</b>	
Policy 1: Provide Services and Facilities for Current and Future Generations That Balance High Quality and Affordability	
Policy 2: Provide Safe, Reliable Water and Wastewater Service	
Policy 3: Encourage Environmentally Responsible Stormwater Management	
Policy 4: Ensure Long-Term, Cost-Effective, and Environmentally-Responsible Disposal of Waste	
Policy 5: Protect and Restore Open Space and the Natural Environment	
Policy 6: Improve Air Quality	
Policy 7: Improve Energy Efficiencies and Sustainable Energy Practices	
Policy 8: Integrate Concepts of Resiliency and Adaptation into Planning Practices	
Policy 9: Preserve and Protect the Urban Tree Canopy	
Policy 10: Support Local Food Systems	
Policy 11: Support Expansive and Cutting-Edge Information Technology Infrastructure	
Policy 12: Provide Exemplary and Timely Emergency Services	