

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 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 18-REZ-22 |
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| LIVE Policies | |
| 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 | |
| WORK Policies | |
| 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 | |
| SHOP Policies | |
| 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 | |
| ENGAGE Policies | |
| PRCR Plan Goal 1 - Maintain a diverse and balanced park and open space system as the Town of Cary grows. | ✓ |

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| 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. | ✓ |
| Cary Public Art Vision: 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 | |
| SHAPE Policies | |
| 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) | |
| Eastern Cary Gateway Special Planning Area Policies | |
| Policy 1: Foster Development of a Compact Mixed Use, and High Density Destination Center | |
| Policy 2: Improve the Visual Experience of Gateway Corridors | |

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| 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) | |
| Downtown Special Planning Area Policies | |
| 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) | |
| Carpenter Special Planning Area Policies | |
| 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) | |
| Green Level Special Planning Area Policies | |
| 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) | |
| MOVE Policies | |
| 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 | ✓ |

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| 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 | ✓ |
| SERVE Policies | |
| 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 | |