

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-03
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.	✓

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	

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	✓

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	