

CHAPTER 5: RECOMMENDATIONS AND PLAN IMPLEMENTATION

5.1 Recommendations of the Southwest Area Plan

The following recommendations are based upon citizen input and community involvement in the development of the SWAP, as well as staff analysis on how best to achieve the community-based goals and objectives of the Plan.

Adopt a Southwest Area Overlay Zoning District for the Conservation Residential areas. Within the Conservation Residential-Low Density area, the overlay district will define how the density bonus provisions outline above will be implemented.

Engage landowners within the Green Level Historic District in a process to develop a detailed master plan for this area. The Town of Cary will work with owners of properties within the Green Level Historic District to create a master plan and implementation strategy for this significant resource area.

Amend the Town’s standard thoroughfare and collector road design standards to permit the construction of “rural collectors” and “rural thoroughfares”. These alternative designs would allow collector and thoroughfare roadways in the Southwest Area to be built without curb and gutter or sidewalks in order for the roadways to be more compatible with the existing rural landscape, and to protect water quality. Bicycles will be accommodated via 4’ wide shoulders on both rural collectors and thoroughfares. These rural standards would apply only within the areas designated as Conservation Residential and Rural.

Conduct a functional alignment study to determine the optimal location for future collector roads in the Southwest Area. This analysis will collect feedback from area landowners and assess current land uses and environmental conditions before proceeding with an alignment selection.

Expand the Town of Cary Design Guidelines. Create an addendum to the existing design guidelines manual to incorporate standards for new construction in the Conservation Residential and Gateway Center areas. The Guidelines will deal with site features such as fences, driveway materials, grass swales, and lighting. Streetscape issues such as the placement and design of mailboxes, public transportation stations, and landscaping will also be addressed.

Request amendment to Wake County Standards for Extension of Extraterritorial Jurisdiction. The Town of Cary will request an amendment to allow the provision of a single utility (water or sewer) within a municipality’s Long-Range Urban Service Area.

5.2 Implementation Steps

Revisions to LDO, Town Policies, or Guidelines

Implementation Task	Agency	Timing
Adopt Southwest Area Overlay Zoning District Ordinance	Town of Cary	Short
Amend Town Standards and Specifications for Road Design	Town of Cary	Short
Create addendum to Cary Design Guidelines Manual	Town of Cary	Short
Amend Thoroughfare Element of the Comprehensive Transportation Plan	Town of Cary	Short

Studies Required

Implementation Task	Agency	Timing
Develop Master Plan for the Green Level Historic District	Town of Cary and/or Consultant	Short

Outreach and Assistance

Implementation Task	Agency	Timing
Request amendment to Wake County Standards for ETJ Extensions	Town of Cary/Wake County	Medium
Continue Conservation workshops for owners of resource-significant land in the Southwest Area	Town of Cary and/or Consultant	Short, Ongoing
Promote Voluntary Agricultural Districts for existing farm and forest land	Town of Cary/Wake County Soil and Water Conservation District	Ongoing