



**Rezoning #22CZ07**

Peak 502 at  
Beaver Creek

Chapel Ridge

Hempstead at  
Beaver Creek



## PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Chapel Ridge North  
Address(es): See attached Exhibit A  
PIN(s) See attached Exhibit A

\_\_\_\_\_ Acreage: 22.71 acres  
Current Zoning: Rural Residential (RR) Proposed Zoning: Planned Unit Development Conditional Zoning (PUD-CZ)  
Current 2045 LUM Designation: Medium Density Residential

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes  No

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use:	Acreage:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

### Applicant Information

Name: High Street District Development, Inc., c/o Matthew Carpenter  
Address: 301 Fayetteville Street, Suite 1400  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 835-4032 E-mail: matthewcarpenter@parkerpoe.com

### Owner Information

Name: See attached Exhibit A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent Information

Name: Josh Dix, High Street District Development, Inc.  
Address: 555 Fayetteville Street, Suite 300  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 835-4032 E-mail: JDix@trammellcrow.com

Other contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Exhibit A**  
**Trammell Crow PUD-CZ**  
**Owner Information Addendum**

**Parcel 1**

Site Address: 1200 Chapel Ridge Road  
PIN: 0732256180  
Deed Reference (book/page): 12343/2193  
Acreage: 5.27  
Owner: Su Yueh Kao and Chi Chang Ho  
Owner Address: 1200 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 2**

Site Address: 1204 Chapel Ridge Road  
PIN: 0732249869  
Deed Reference (book/page): 8218/1726  
Acreage: 1.71  
Owner: Michael P. Mohan and Catherine A. Mohan  
Owner Address: 1204 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 3**

Site Address: 1205 Chapel Ridge Road  
PIN: 0732352538  
Deed Reference (book/page): 12171/2059  
Acreage: 2.48  
Owner: Douglas Cox and Carrie Cox  
Owner Address: 1205 Chapel Hill Road, Apex, NC 27502-8502

**Parcel 4**

Site Address: 1209 Chapel Ridge Road  
PIN: 0732354594  
Deed Reference (book/page): 6236/386  
Acreage: 3.0  
Owner: Ronald L. Stringari, and Katherine L. Stringari  
Owner Address: 1209 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 5**

Site Address: 1220 Chapel Ridge Road  
PIN: 0732343920  
Deed Reference (book/page): 4168/302  
Acreage: 2.88  
Owner: Larry L. Carlson and Kathi E. Carlson  
Owner Address: 1220 Chapel Ridge Road, Apex, NC 27502-8502



**Parcel 6**

Site Address: 1225 Chapel Ridge Road

PIN: 0732347912

Deed Reference (book/page): 9720/361

Acreage: 2.13

Owner: Tigh M. Cundieff and Diane Cundieff

Owner Address: 1225 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 7**

Site Address: 1512 Clark Farm Road

PIN: 0732340602

Deed Reference (book/page): 5351/223

Acreage: 2.34

Owner: David D. Sherry and Ethel V. Sherry

Owner Address: 1512 Clark Farm Road, Apex, NC 27502-8500

**Parcel 8**

Site Address: 1213 Chapel Ridge Road

PIN: 0732356305

Deed Reference (book/page): 14563/1075

Acreage: 2.09

Owner: Michael J. Bishop

Owner Address: 1213 Chapel Ridge Road, Apex, NC 27502-8502



## PLANNED UNIT DEVELOPMENT APPLICATION

Application #: \_\_\_\_\_

Submission Date: March 1, 2022

### PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

### LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

Although the proposed development contemplates greater density than recommended by the property's Medium Density Residential Land Use Map ("LUM") designation, it is generally consistent with the purposes, goals, objectives, and policies of the Apex Comprehensive Plan (the "Comp Plan"). The proposed development will place additional housing density in close proximity to existing services, transit, restaurants, retail, and future transit; consistent with the Comp Plan goals of providing a variety of housing types, a variety of transportation options to enhance mobility, and walkable, mixed-use developments and pedestrian-oriented streets.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

The proposed development will place housing density in an appropriate location - directly adjacent to the Beaver Creek Shopping Center, within walking distance of a future transit stop, and in close proximity to 540 and US-64. It will offer a density/land use intensity transition from higher intensity commercial uses to the north to lower intensity townhomes and single-family detached homes to the south. Appropriate buffers and Resource Conservation Areas ("RCAs") will be located to mitigate negative effects on neighboring properties.

3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

The proposed PUD-CZ will comply with any applicable standards in UDO Section 4.4.



## PETITION PROCESS INFORMATION

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

Buffers and RCAs have been located to help minimize adverse effects on adjacent properties. Trash, parking and loading, and odors will be screened from adjacent uses as required by the UDO and as set forth in the PUD. The PUD text contains a condition that prevents dumpsters from being placed in close proximity to existing homes to the south. The extension of Chapel Ridge Road to the north will improve connectivity in the area and route traffic north to Beaver Creek Commons Drive rather than south past the existing single-family detached homes on Chapel Ridge. Additionally, the PUD text contains a condition that exterior lighting shall be focused towards the ground.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The property is not within a designated current or future 100 year floodplain but is located within the Beaver Creek Drainage Basin. Accordingly, the property is within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.7. The PUD will include a minimum 20% RCA. Further, the PUD text contains additional environmental commitments including electric vehicle charging stations and installation of pet waste stations.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

The proposed development will improve access to public facilities and services. The Chapel Ridge Road extension will improve traffic circulation in the area and the project will place additional housing in close proximity to a future transit stop. The project will also extend water and sewer infrastructure south along Chapel Ridge Road which may facilitate future connections to Town services.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

The proposed multi-family community will have a positive effect on the health, safety, and welfare of Town residents by providing additional housing types in a well-connected location.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

The proposed multi-family community will not be detrimental to adjacent properties. RCAs and buffers - together with other conditions contained in the PUD text - will help mitigate negative effects on adjacent properties.



## PETITION PROCESS INFORMATION

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

The proposed development will not constitute a nuisance or hazard. Traffic impacts will be mitigated by the northern extension of Chapel Ridge Road. Buffers, RCAs, and conditions on lighting will help mitigate negative effects on adjacent properties.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The PUD will be governed by the regulations contained in the attached PUD Text and Concept Plan. The PUD will comply with all other regulations of the UDO to the extent they do not conflict with the PUD regulations.



## DEVELOPMENT NAME APPROVAL APPLICATION

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500\*

### Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

### Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.\*

\*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

### Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

\*excludes names with Green Level



**DEVELOPMENT NAME APPROVAL APPLICATION**

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

**Proposed Subdivision/Development Information**

Description of location: 1200; 1204; 1205; 1209; 1213; 1220; & 1225 Chapel Ridge Road and 1512 Clark Farm F

Nearest intersecting roads: Chapel Ridge Road/Ackerman Hill Drive

Wake County PIN(s): See attached Application Exhibit A

Township: White Oak

**Contact Information (as appropriate)**

Contact person: High Street District Development, inc., c/o Matthew Carpenter

Phone number: (919) 835-4032 Fax number: N/A

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

E-mail address: matthewcarpenter@parkerpoe.com

Owner: See attached Application Exhibit A

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**Proposed Subdivision/Development Name**

1<sup>st</sup> Choice: Chapel Ridge North

2<sup>nd</sup> Choice (Optional): \_\_\_\_\_

**Town of Apex Staff Approval:**

\_\_\_\_\_  
Town of Apex Planning Department Staff

\_\_\_\_\_  
Date



**TOWN OF APEX UTILITIES OFFER AND AGREEMENT**

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

**Town of Apex  
73 Hunter Street  
P.O. Box 250 Apex, NC 27502  
919-249-3400**

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

1200; 1204; 1205; 1209; 1213; 1220; & 1225 Chapel Ridge Road  
\_\_\_\_\_  
and 1512 Clark Farm Road  
\_\_\_\_\_  
(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

High Street District Development, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: High Street District Development, Inc.

TOWN OF APEX

BY:   
Authorized Agent

BY: \_\_\_\_\_  
Authorized Agent

DATE: 8/29/2022

DATE: \_\_\_\_\_



### AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Michael J. Bishop \_\_\_\_\_ is the owner\* of the property for which the attached application is being submitted:

- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1213 Chapel Ridge Road

The agent for this project is: Josh Dix

I am the owner of the property and will be acting as my own agent


Agent Name: Josh Dix

Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:  
  
994521D44BB9418...

8/24/2022

Michael J. Bishop

Date

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.



# AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Larry L. Carlson and Kathi E. Carlson is the owner\* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1220 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

I am the owner of the property and will be acting as my own agent

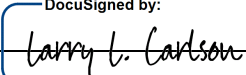
Agent Name: Josh Dix


Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:  
  
\_\_\_\_\_  
Larry L. Carlson AF7F6591C7A7416... March 1, 2022  
Type or print name Date

DocuSigned by:  
  
\_\_\_\_\_  
Kathi E. Carlson BE5DD374CDBC4E0... March 1, 2022  
Type or print name Date

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

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**AGENT AUTHORIZATION FORM**

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

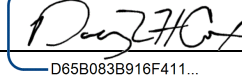
Douglas Cox and Carrie Cox is the owner\* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1205 Chapel Ridge Road, Apex, NC 27502-8502The agent for this project is: Josh Dix I am the owner of the property and will be acting as my own agentAgent Name: Josh DixAddress: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601Telephone Number: (919) 835-4032E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:



D65B083B916F411...

Douglas CoxMarch 1, 2022

Type or print name

Date

DocuSigned by:



15AFD993F11F4FA...

Carrie CoxMarch 1, 2022

Type or print name

Date

Attach additional sheets if there are additional owners.

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# AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Tigh M. Cundieff and Diane Cundieff is the owner\* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1225 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

I am the owner of the property and will be acting as my own agent

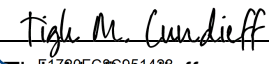
Agent Name: Josh Dix

Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

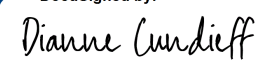
E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:  
  
 Tigh M. Cundieff  
F1720FC8C951423...

February 28, 2022  
Date

Type or print name

DocuSigned by:  
  
 Dianne Cundieff  
F1720FC8C951423...

February 28, 2022  
Date

Type or print name

Attach additional sheets if there are additional owners.

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# AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Su Yueh Kao and Chi-Chang Ho is the owner\* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1200 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

I am the owner of the property and will be acting as my own agent

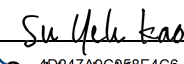
Agent Name: Josh Dix

Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

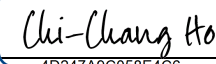
E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:  
  
 Su Yueh Kao  
40247A9C058E4C6...

February 28, 2022  
Date

Type or print name

DocuSigned by:  
  
 Chi-Chang Ho  
4D247A9C058E4C6...

February 28, 2022  
Date

Type or print name

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

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**AGENT AUTHORIZATION FORM**

Application #:

Submittal Date:

Michael P. Mohan and Catherine A. Mohan

is the owner\* of the property for which the attached

application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1204 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

 I am the owner of the property and will be acting as my own agent

Agent Name: Josh Dix

Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:



9AE7E08C69234D1.....

February 28, 2022

Type or print name

Date

DocuSigned by:



B1A01942099D408...

Catherine A. Mohan

February 28, 2022

Type or print name

Date

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

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**AGENT AUTHORIZATION FORM**

Application #:

Submittal Date:

David D. Sherry and Ethel V. Sherry

is the owner\* of the property for which the attached

application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1512 Clark Farm Road, Apex, NC 27502-8500

The agent for this project is: Josh Dix

 I am the owner of the property and will be acting as my own agent

Agent Name: Josh Dix

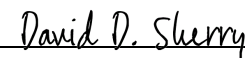
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:

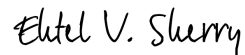
B3F25F01A74C4F4...  
David D. Sherry

February 28, 2022

Type or print name

Date

DocuSigned by:

B3F25F01A74C4F4...  
Ethel V. Sherry

February 28, 2022

Type or print name

Date

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.



### AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Katherine L. Stringari is the owner\* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 1209 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

I am the owner of the property and will be acting as my own agent

Agent Name: Josh Dix

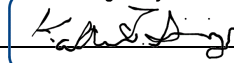
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)\*

DocuSigned by:



7AF31F0B349A412...

Katherine L. Stringari  
Type or print name

March 10, 2022  
Date

\_\_\_\_\_  
Type or print name

\_\_\_\_\_  
Date

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

**AFFIDAVIT OF OWNERSHIP**

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

The undersigned, Joshua Dix of High Street District Development, Inc. (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

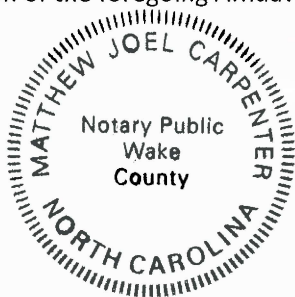
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the authorized agent of all owners of the property described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owners.
4. To Affiant's knowledge, no claim or action has been brought against the owners of the property which questions title or right to possession of the Property nor is any claim or action pending against Affiant or owners in court regarding possession of the Property.
5. This the 29 day of August, 2022.

*Joshua Dix*

\_\_\_\_\_  
Joshua Dix (seal)

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Josh M. Dix, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's ID, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

*Matthew J. Carpenter*

\_\_\_\_\_  
Notary Public  
State of North Carolina  
My Commission Expires: 2/7/2024

**Exhibit A**  
**to Affidavit of Ownership**  
**Legal Description**

Being all of lots 1, 2, 5, and 6 with no right-of-way taking as shown on book of maps 1987, page 556 in the Wake County Register of Deeds; all of lot 8 with no right-of-way taking as shown on book of maps 1987, page 1272 in the Wake County Register of Deeds; all of lot 10 with no right-of-way taking as shown on book of maps 1986, page 1627 in the Wake County Register of Deeds; and a portion of lot 3 as shown on book of maps 1987, page 556 with a right-of-way taking described in deed book 15527, page 772 in the Wake County Register of Deeds. Being more particularly described as follows.

Beginning at a point on the southern right-of-way line of Ackerman Hill Drive as shown on book of maps 2017, page 467, being the common corner of lands now or formally owned by MREC DT Beaver Creek LLC to the east as shown on book of maps 2006, page 1567; thence with the western line of MREC DT Beaver Creek LLC South 02°41'18" East a distance of 67.48 feet to an iron pipe, thence South 89°20'41" East a distance of 74.94 feet to an iron pipe, thence South 09°36'18" East a distance of 299.04 feet to an iron pipe, being the common corner of lands now or formally owned by MREC DT Beaver Creek LLC to the northeast and Daniel E. Corey, Et.Al. to the south as shown on book of maps 1987, page 1272; thence with the northern line of Daniel E. Corey, Et.Al. North 89°32'41" West a distance of 270.13 feet to an iron pipe, being the common corner on the eastern right-of-way line of Chapel Ridge Road as shown on book of maps 1987, page 1272; thence along the eastern right-of-way line of Chapel Ridge Road with a curve to the right a radius of 405.00 feet, an arc length of 50.19 feet, a chord bearing of South 03°10'24" East, a chord length of 50.16 feet to a point, thence North 89°32'50" West a distance of 50.00 feet to a point on the western right-of-way line of Chapel Ridge Road, being the common corner of land now or formally owned by James Patrick Serino and Melinda Busi to the south as shown on book of maps 1986, page 1627; thence leaving the right-of-way along the northern line of James Patrick Serino and Melinda Busi North 89°32'50" West a distance of 345.06 feet to an iron pipe, thence along the western line of the aforesaid land owners South 18°59'36" West a distance of 180.00 feet to a point, being the common corner of lands now or formally owned by James Patrick Serino and Melinda Busi to the northeast and Rita L. and Raymond V. Boykin Jr to the southeast as shown on book of maps 1986, page 1627; thence along the western line of Rita L. and Raymond V. Boykin Jr. South 18°59'39" West a distance of 269.66 feet to a point, being the common corner on the northern right-of-way line of Clark Farm Road as shown on book of maps 1986, page 1627; thence along the northern right-of-way line of Clark Farm Road with a curve to the left a radius of 2407.57 feet, an arc length of 172.19 feet, a chord bearing of North 71°16'12" West, a chord length of 172.15 feet to a point, thence with a curve to the right a radius of 25.00 feet, an arc length of 15.09 feet, a chord bearing of North 56°01'37" West, a chord length of 14.86 feet to a point, being the common corner of land now or formally owned by Christine and Frank A. Bria III to the west as shown on book of maps 1986, page 1627; thence leaving the northern right-of-way line with the eastern line of Christine and Frank A. Bria III North 01°00'50" West a distance of 364.22 feet to a point, thence along the northern line of the aforesaid land owners North 89°32'50" West a distance of 78.77 feet to a point, thence North 89°32'50" West a distance of 435.45 feet to a point, being the common corner of land now or formally owned by Christine and Frank A. Bria III to the south on the eastern right-of-way line of NC 540 HWY; thence along the eastern right-of-way line North 12°30'06" West a distance of 163.69 feet to a concrete monument; thence North 27°30'03" West a distance of 31.60 feet to a point, being the common corner of land now or formally owned by Shee Gopalprabhu LLC to the north, as described in deed book 18530, page 244, on the eastern right-of-way line of NC 540 HWY; thence leaving the right-of-way along the eastern line of Shee Gopalprabhu LLC



North 36°50'22" East a distance of 21.14 feet to a point, thence North 38°51'36" East a distance of 40.28 feet to a point, thence North 38°00'37" East a distance of 83.84 feet to a point, thence North 38°19'59" East a distance of 53.41 feet to a point, thence North 34°12'14" East a distance of 64.39 feet to a rebar, being the common corner of lands now or formally owned by Shee Gopalprabhu LLC to the west and Jordan Lutheran Church LLC to the northeast as shown on book of maps 1987, page 556; thence with the southern line of Jordan Lutheran Church LLC South 89°18'34" East a distance of 516.36 feet to an iron pipe, thence North 84°43'51" East a distance of 165.05 feet to an iron pipe, being the common corner on the southern right-of-way line of Chapel Ridge Road; thence along the right-of-way line with a curve to the right a radius of 50.00 feet, an arc length of 62.76 feet, a chord bearing of North 30°41'41" East, a chord length of 58.72 feet to a point, being the common corner of lands now or formally owned by Jordan Lutheran Church LLC to the west on the aforesaid right-of-way line; thence leaving the right-of-way along the eastern line of Jordan Lutheran Church LLC North 23°21'49" West a distance of 162.27 feet to an iron pipe, thence North 03°08'58" West a distance of 329.33 feet to an iron pipe, being the common corner of lands now or formally owned by Jordan Lutheran Church LLC to the southwest and CTO21 Apex LLC to the north as shown on book of maps 2021, page 1878; thence along the southern line of CTO21 Apex LLC North 88°45'08" East a distance of 388.91 feet to an iron pipe, thence North 88°45'08" East a distance of 47.28 feet to an iron pipe, thence North 88°42'10" East a distance of 177.95 feet to an iron pipe, being the common corner of lands now or formally owned by CTO21 Apex LLC to the northwest and MREC DT Beaver Creek LLC to the east; thence along the western line of MREC DT Beaver Creek LLC South 02°41'18" East a distance of 157.29 feet to a point, being the common corner of lands now or formally owned by MREC DT Beaver Creek LLC to the east and Michael J. Bishop to the south as shown on book of maps 1987, page 556; thence along the northern line of Michael J. Bishop South 51°53'36" West a distance of 297.36 feet to an iron pipe, thence along the western line of the aforesaid land owner South 25°27'10" West a distance of 274.97 feet to a point, being the common corner on the northern right-of-way line of Chapel Ridge Road; thence along the right-of-way line with a curve to the right a radius of 405.00 feet, an arc length of 118.06 feet, a chord bearing of South 56°11'36" East, a chord length of 117.64 feet to a point, thence with a curve to the right a radius of 405.00 feet, an arc length of 45.37 feet, a chord bearing of South 44°36'20" East, a chord length of 45.34 feet to a rebar, being the common corner on the southern right-of-way line of Ackerman Hill Drive and the northern right-of-way line of Chapel Ridge Road; thence leaving the Chapel Ridge Road right-of-way along the Ackerman Hill Drive right-of-way North 45°10'55" East a distance of 115.22 feet to a point, thence with a curve to the right a radius of 199.04 feet, an arc length of 145.84 feet, a chord bearing of North 66°19'50" East, a chord length of 142.60 feet to a point, thence North 87°15'57" East a distance of 28.56 feet to the point and place of beginning, containing an area of 898,352 square feet, 20.62 acres more or less.

Being all of lot 7, as shown on Book of Maps 1987, page 556 in the Wake County Register of Deeds.  
Being more particularly described as:

Beginning at an iron pipe on the northern right of way line of Chapel Ridge Road (a 50 foot public right of way), being the southeast corner of lot 6, as shown on Book of Maps 1987, page 556, the point of beginning; thence with said common line, North 25°27'10" East a distance of 274.97 feet to an iron pipe; thence North 51°53'36" East a distance of 297.36 feet to an iron pipe on the western line of Tract 4, as shown on Book of Maps 2006, page 1567; thence with said common line, South 02°41'18" East a distance of 345.28 feet to an iron pipe on the northern right of way line of Ackerman Hill Drive (a 45 foot public right of way), as shown on Book of Maps 2017, page 461; thence with the northern right of way line of Ackerman Hill Drive, South 87°15'57" West a distance of 28.56 feet to an iron pipe; thence with a curve to the left a radius of 244.04 feet, an arc length of 178.84 feet, a chord bearing of South 66°29'09" West, a chord length of 174.86 feet to an iron pipe; thence South 45°10'55" West a distance of 115.22 feet to an iron pipe on the northern right of way line of Chapel Ridge Road; thence with the northern right of way line of Chapel Ridge Road, with a curve to the left a radius of 405.00 feet, an arc length of 118.06 feet, a chord bearing of North 56°11'36" West, a chord length of 117.64 feet to the point and place of beginning, containing an area of 90,845 square feet or 2.09 acres.

## Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:  
[studentassignment-gis-group@wcpss.net](mailto:studentassignment-gis-group@wcpss.net)

Developer Company Information	
<b>Company Name</b>	High Street District Development, Inc.
<b>Company Phone Number</b>	202-295-3383
<b>Developer Representative Name</b>	Josh Dix
<b>Developer Representative Phone Number</b>	202-295-3383
<b>Developer Representative Email</b>	JDix@trammellcrow.com

New Residential Subdivision Information	
<b>Date of Application for Subdivision</b>	Unknown
<b>City, Town or Wake County Jurisdiction</b>	Town of Apex
<b>Name of Subdivision</b>	Chapel Ridge
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	Chapel Ridge Road
<b>REID(s)</b>	
<b>PIN(s)</b>	0732256180; 0732249869; 0732352538; 0732354594; 0732343920; 0732347912; 0732340602

Projected Dates Information	
<b>Subdivision Completion Date</b>	unknown
<b>Subdivision Projected First Occupancy Date</b>	Approx. 2026

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments	<u>370</u>			<u>222</u>	<u>148</u>					<u>unknown</u>		<u>2026</u>	<u>370</u>				
Other																	



February 16, 2022  
Neighborhood Meeting

# NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

January 31, 2022

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at

See attached Exhibit A

See attached Exhibit A

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at [www.apexnc.org](http://www.apexnc.org). If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="radio"/> Rezoning (including Planned Unit Development)	Town Council
<input type="radio"/> Major Site Plan	Town Council (QJPH*)
<input type="radio"/> Special Use Permit	Town Council (QJPH*)
<input type="radio"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

\*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

**The applicant is proposing to rezone the property to Planned Unit Development - Conditional Zoning District to facilitate the development of an amenitized multi-family community. Additional information will be provided at the meeting.**

Estimated submittal date: March 1, 2022

## MEETING INFORMATION:

Property Owner(s) name(s): See attached Exhibit A

Applicant(s): Josh Dix, Trammell Crow Company c/o Matthew Carpenter

Contact information (email/phone): matthewcarpenter@parkerpoe.com; (919) 835-4032

Electronic Meeting invitation/call in info: See accompanying letter with Zoom instructions

Date of meeting\*\*: February 16, 2022

Time of meeting\*\*: 6:00 PM - 8:00 PM

## MEETING AGENDA TIMES:

Welcome: 6:00 PM Project Presentation: between 6:00 - 8:00 PM Question & Answer: between 6:00 - 8:00 PM

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.

# PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

## Development Contacts:

Project Name: Chapel Ridge Zoning: Rural Residential (RR)  
 Location: See attached Exhibit A  
 Property PIN(s): See attached Exhibit A Acreage/Square Feet: 19.81 acres

Property Owner: See attached Exhibit A  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Trammell Crow Company, c/o Matthew Carpenter  
 Address: 301 Fayetteville Street, Suite 1400  
 City: Raleigh State: NC Zip: 27601  
 Phone: 919-835-4032 Fax: n/a Email: MatthewCarpenter@parkerpoe.com

Engineer: McAdams, attn. Kody Trowbridge  
 Address: One Glenwood, Suite 201  
 City: Raleigh State: NC Zip: 27603  
 Phone: 919-287-0841 Fax: n/a Email: trowbridge@mcadamsco.com

Builder (if known): n/a  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.**

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



**January 31, 2022**

**Re: Notice of Virtual Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on February 16, 2022 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone 7 parcels of land located at 1200 Chapel Ridge Road (PIN 0732256180), 1204 Chapel Ridge Road (PIN 0732249869), 1205 Chapel Ridge Road (PIN 0732352538), 1209 Chapel Ridge Road (PIN 0732354594), 1220 Chapel Ridge Road (PIN 0732343920), 1225 Chapel Ridge Road (PIN 0732347912), and 1512 Clark Farm Road (PIN 0732340602) (collectively, the “Property”). The Property is currently zoned Rural Residential (RR) and is proposed to be rezoned to Planned Unit Development-Conditional Zoning (PUD-CZ).

The applicant is proposing a rezoning to PUD-CZ to facilitate the development of an amenitized multi-family community. During the meeting, the applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcel; (2) a zoning map of the subject area; (3) a preliminary concept plan; (4) a project contact information sheet; and (5) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	893 2645 9717
Enter the following password:	329414

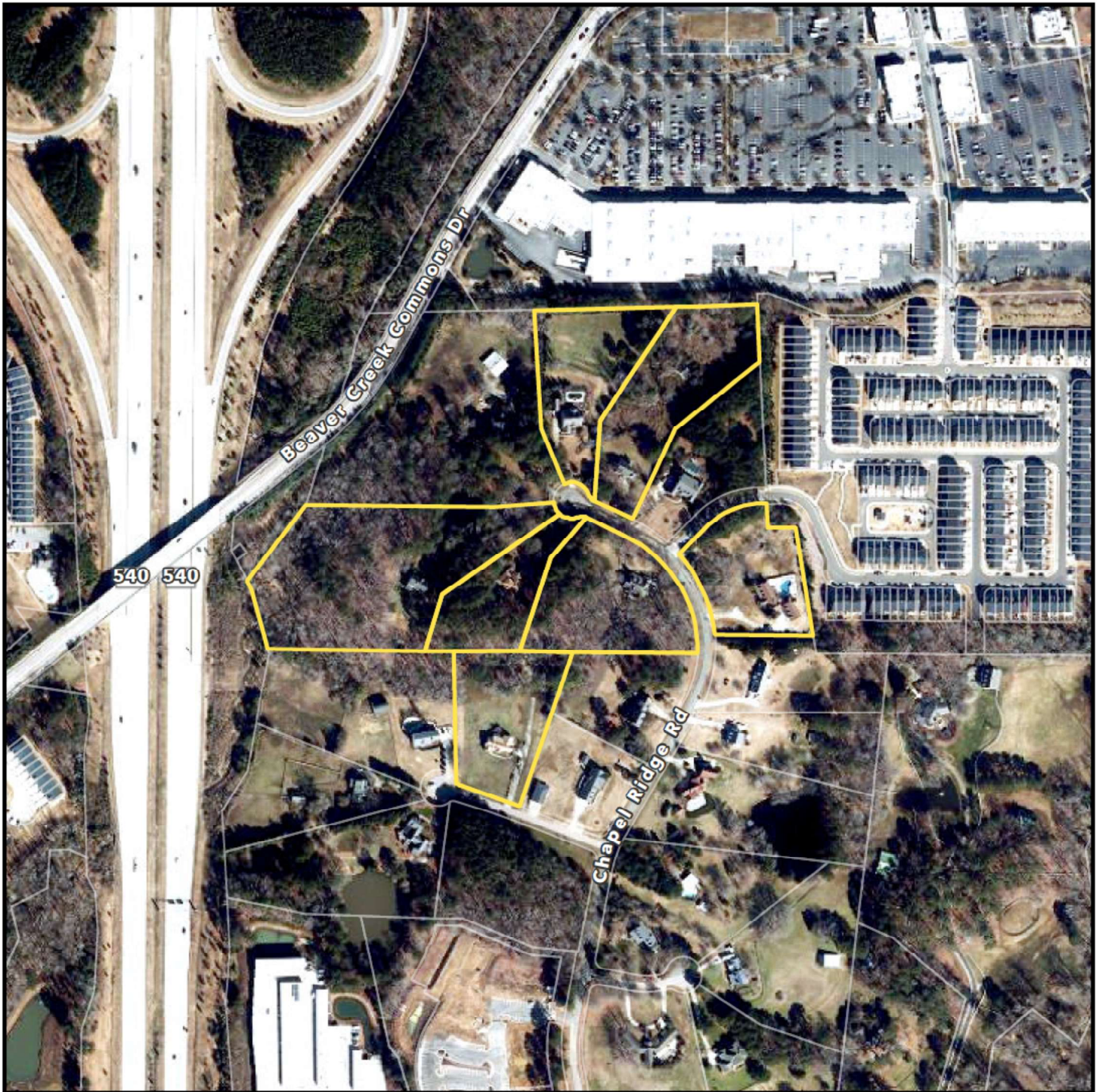
To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	893 2645 9717 #
Enter the Participant ID:	#
Enter the Meeting password:	329414 #

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at [matthewcarpenter@parkerpoe.com](mailto:matthewcarpenter@parkerpoe.com).

Thank you,

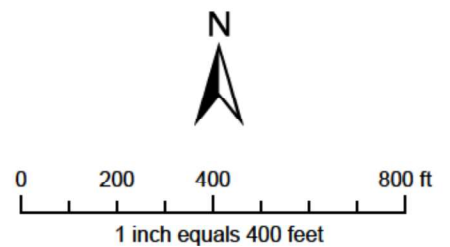
Matthew Carpenter



**Rezoning of:**

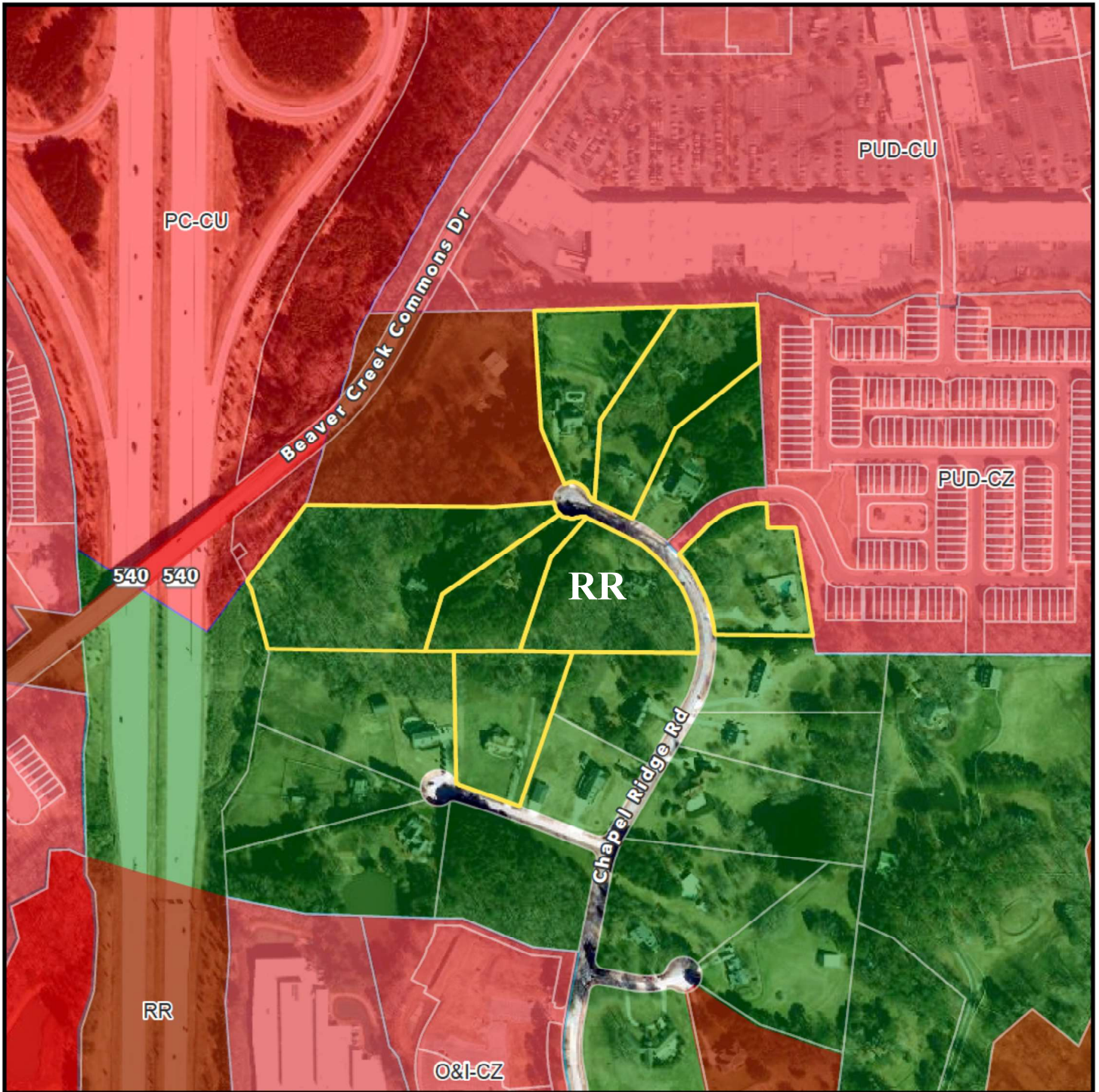
**1220, 1204, 1205, 1209, 1220 and  
1225 Chapel Ridge Road, &  
1512 Clark Farm Road**

**Vicinity Map**



***Disclaimer***  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



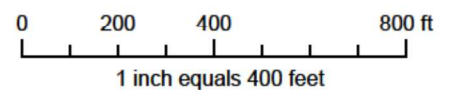


**Rezoning of:**

**1200, 1204, 1205, 1209, 1220 and  
1225 Chapel Ridge Road; &  
1512 Clark Farm Road**

**Zoning Map**

**Current Zoning: RR**



***Disclaimer***  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





**Exhibit A**  
**Trammell Crow PUD-CZ**  
**Owner Information Addendum**

**Parcel 1**

Site Address: 1200 Chapel Ridge Road  
PIN: 0732256180  
Deed Reference (book/page): 12343/2193  
Acreage: 5.27  
Owner: Su Yueh Kao and Chi Chang Ho  
Owner Address: 1200 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 2**

Site Address: 1204 Chapel Ridge Road  
PIN: 0732249869  
Deed Reference (book/page): 8218/1726  
Acreage: 1.71  
Owner: Michael P. Mohan and Catherine A. Mohan  
Owner Address: 1204 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 3**

Site Address: 1205 Chapel Ridge Road  
PIN: 0732352538  
Deed Reference (book/page): 12171/2059  
Acreage: 2.48  
Owner: Douglas Cox and Carrie Cox  
Owner Address: 1205 Chapel Hill Road, Apex, NC 27502-8502

**Parcel 4**

Site Address: 1209 Chapel Ridge Road  
PIN: 0732354594  
Deed Reference (book/page): 6236/386  
Acreage: 3.0  
Owner: Ronald L. Stringari, and Katherine L. Stringari  
Owner Address: 1209 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 5**

Site Address: 1220 Chapel Ridge Road  
PIN: 0732343920  
Deed Reference (book/page): 4168/302  
Acreage: 2.88  
Owner: Larry L. Carlson and Kathi E. Carlson  
Owner Address: 1220 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 6**

Site Address: 1225 Chapel Ridge Road

PIN: 0732347912

Deed Reference (book/page): 9720/361

Acreage: 2.13

Owner: Tigh M. Dundieff and Diane Cundieff

Owner Address: 1225 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 7**

Site Address: 1512 Clark Farm Road

PIN: 0732340602

Deed Reference (book/page): 5351/223

Acreage: 2.34

Owner: David D. Sherry and Ethel V. Sherry

Owner Address: 1512 Clark Farm Road, Apex, NC 27502-8500

### Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at [AllCouncil@apexnc.org](mailto:AllCouncil@apexnc.org).

### Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

### Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



# COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

<b>Construction Traffic:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

<b>Road Damage &amp; Traffic Control:</b>	<b>Water Resources – Infrastructure Inspections</b>	<b>919-362-8166</b>
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

<b>Dirt in the Road:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

<b>Dirt on Properties or in Streams:</b>	<b>James Misciagno</b> <b>Danny Smith</b>	<b>919-372-7470</b> <b><a href="mailto:Danny.Smith@ncdenr.gov">Danny.Smith@ncdenr.gov</a></b>
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith ([danny.smith@ncdenr.gov](mailto:danny.smith@ncdenr.gov)) with the State.

<b>Dust:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

<b>Trash:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

<b>Temporary Sediment Basins:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

<b>Stormwater Control Measures:</b>	<b>Jessica Bolin</b>	<b>919-249-3537</b>
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

<b>Electric Utility Installation:</b>	<b>Rodney Smith</b>	<b>919-249-3342</b>
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

# NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: Online via Zoom

Date of meeting: February 16, 2022 Time of meeting: 6:00

Property Owner(s) name(s): See exhibit A attached to neighbor notice letter

Applicant(s): Josh Dix, Trammell Crow Company

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	<u>See attached attendance list</u>				
2.					
3.					
4.					
5.					
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7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

*Use additional sheets, if necessary.*

**Chapel Ridge PUD  
Neighborhood Meeting Sign-In Sheet  
February 16, 2022**

Mike Bishop  
Rita Boykin  
Sara Grover  
James Faulkner  
Melinda Busi  
Jim Serino  
Nancy Corey  
Prakash Patel  
Mike Mohan  
Michael Merker  
Carrie Cox  
Kathi Carlson  
Jason Buehring  
Scott Kipp  
David Prestrud  
Shree Gopalprabhu LLC  
Russ Overton  
Cat Mohan  
Richard Biseli  
Charles Pope

\*Contact information was received but has been redacted for filing

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): See exhibit A attached to neighbor notice letter

Applicant(s): Josh Dix, Trammell Crow Company

Contact information (email/phone): \_\_\_\_\_

Meeting Address: Online via Zoom

Date of meeting: February 16, 2022 Time of meeting: 6:00

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1: How many units are planned for the project?

Applicant's Response: We expect around 357 apartment units spread across three separate buildings along Chapel Ridge Road, although the final density and acreage will be determined when we file the rezoning application and PUD documents.

Question/Concern #2: Can you look at moving the dumpster currently shown along the southern property line? As shown, the dumpster would be close to my home and I do not want to hear and see garbage trucks pulling in and out.

Applicant's Response: Final dumpster locations will be determined at the site plan stage, but we can look at adding a condition to the PUD text that there won't be a dumpster within x feet of your property line.

Question/Concern #3: Will the extension of Chapel Ridge Road be public right-of-way or a private road? If public right-of-way, will it be maintained by NCDOT or the Town of Apex?

Applicant's Response: The portion of the Chapel Ridge extension north of the existing cul-de-sac, all the way up to the shared property line with Beaver Creek will be public right-of-way. The portion across the Beaver Creek property will be a private road but will be subject to a public access easement. We have had preliminary discussions with Town transportation staff, but do not know definitively at this point whether the public right-of-way portion of Chapel Ridge will be maintained by the Town or NCDOT.

Question/Concern #4: General concerns about traffic, including cut through traffic from residents of the proposed development.

Applicant's Response: We expect the Chapel Ridge Road extension to improve traffic connectivity in the area. We are in the process of completing a Traffic Impact Analysis that examines existing and proposed traffic and will recommend any necessary road improvements. The TIA will be filed with our rezoning application.



**Chapel Ridge North PUD**  
**Summary of Neighborhood Meeting Discussion**  
**February 16, 2022**  
**6:00 PM via Zoom**

Question 1. What is the expected density? Net and gross if you have it.

**Response:** We are currently planning approximately 350 units and an overall density between 17-20 units an acre depending on our final total acreage.

Question 2. Could you further explain the PUD designation? Maybe give more background? Why PUD. Obviously it's zoning adjacent to Beaver Creek. What real flexibility does that give you? Or what are Apex's from a PUD zoning as opposed to something more traditional? And a follow up, how does that fit into Apex's land use plans?

**Response:** Normally when you go for rezoning request, you're asking for a change from the base district, so you could be asking for a change from low density residential to high density residential. So those standards for those districts are outlined in the UDO and so what the PUD does, it allows you to draft your own ordinance for just this property and the idea is you can change certain standards like, provide larger sidewalks or reduce a setback. You can change a lot of different things to allow kind of a unique site design. So, part of the reason we went that route, was because it allows us flexibility as to where to locate buildings, driveways, RCA areas, which we will comply with, which won't be any deviation we don't think anyway. So what the Town looks for when you do a PUD, is in exchange for those separate standards, they look for a development that's higher quality. They look for things like architectural commitments, and conditions in that text that ensure that the Town and the neighbors will get a high quality development in that location. It also adds a lot of conditions and certainty at this stage that you don't see in a regular re-zoning request.

Question 3. I'm at 1213 Chapel Ridge Road, and I just want to make it clear that I don't want to be the "donut hole" in the center of the re-zoning, nor does the town want a donut hole where the property and the town knows So currently my property is for sale for current market value .....

**Response:** Reaching out in next week to better understand what your goals are.

Question 4: It's my understanding that the Toll brothers was denied a permit at the beginning of the neighborhood due to [not] enough resources for school and education purposes, so can you explain what you're doing to alleviate those concerns that the Town posed the Toll Brothers.

**Response:** We don't have a definitive answer on schools right now, but we are aware of the school capacity situation in Apex and we're in the process of doing some research as to what schools in the neighborhood are capped, what schools are under construction, are planned over the next several years, and how those future opening and districting will align with our project. We have had some early discussions as a team about that. We've reached out to Wake County Public Schools, and so it's an ongoing conversation.

Question 5: I assume as part of the traffic studies as well, for what you're proposing it may include a light at Chapel Ridge Road and Old Chapel Road but again I assume you're not quite far enough along to reach those discussion topics.

**Response:** We don't anticipate there will be a light required but we are in the process now of putting together the traffic impact analysis which will be finished by the time we file. So once we're done with that, we will submit it to the Town and the Town's traffic engineers... well first, when you file a TIA you meet with the Town's engineers and agree on the scoping of the study and what your development will look like which will trigger the traffic numbers in the study. So once we file the TIA the Town will review it and their traffic engineers will recommend mitigation efforts or improvements required based on the impact of the traffic impact analysis.

Question 6: Is the Church property going to connect to the proposed Northern access to your development or is it going to have a separate driveway?

**Response:** Right now the plan is for the church to have its own driveway. We have thought about it and have reviewed the plans. First, the Church is well ahead of our planning process and they're moving forward and the last thing we want to do is and the last thing they wanted us to do is derail their process. That became difficult. Second, as you all know there are very strict requirements for RCA areas and greenspace, and so we would struggle to fit a roadway anywhere on their site that would impact their greenspace requirement. In the end it made more sense to route the road to the North across the space that is being used as a pump station pull out drainage pond for the shopping center and that doesn't impact the church or their plans whatsoever.

Question 7: I have a couple of questions on the site plan/layout. The first Question: you have the color that runs over my property line. Could you explain a little about that?

**Response:** This color is actually my way of showing the steam buffer. Not a plan or anything, just trying to identify the buffers.

Question 8: have a concern about that because that site map that you're showing everybody, unless you can expand it, the site plan that was given to us, the Southwest of building 3, there is an existing stream on that property so if you develop that property what's going to happen to that stream in terms of pushing it on to people's property to the south?

**Response:** I can clarify a little on this one. Early on in this process we downloaded GIS data before we could get survey teams and environmental consultants out to the site. And so that line came from GIS data but we have since had natural resource consultants go out and evaluate the environmental features on this site and the stream buffer that has been determined kind of ends about in the middle of that southern parcel where that green line is going through and does not extend. So it's even further west than the ..and down of that far south parcel above that buffer and everything to the right of that has been determined non-jurisdictional. Which The town of Apex , the natural resource consultants are coordinating with them to confirm their initial determination but we do not plan to impact any stream buffers.

Question 9: that leads me into my second question. And thank you for answering that, is on the west side are you keeping that open, I think you called it a park area and all that, there is a large portion of that that is deemed wetlands, okay. I believe it's up and to the left. Are you planning on petitioning to convert any of those wetland at any point in the future. And secondly, no matter what, if you do building #3, are you planning on doing an environmental impact study?

**Response:** We do not plan to have any wetlands impacted by this project. I believe in the most recent determination we received they did not find any jurisdictional wetlands out in that area. And that will still go through coordination through the town and confirmation with Town staff. But the only environmental features determined on this site by our consultant are the stream along the far western property boundary kind of parallel to beaver creek road and then that portion of the southern stream up until about the middle of that southern parcel.

Follow up: ok did I hear that right? You checked and you said it wasn't wetlands?

**Response:** Yes, that's correct. We've had a professional environmental consultant evaluate that area.

Question 10: Russ Overton: Mike asked a question about the traffic study and the signal, but I was wondering about the, at the appropriate time, if it was possible to get a copy of the traffic study just to see what the assumptions are, how much traffic this is actually going to out on Chapel Ridge Road itself, not necessarily a question about a signal or not, just traffic in general.

**Response:** We will actually file that as part of our application. So it will be publicly available.

Question 11: Ok and number of units are one thing, do you have an idea of breakdown of units; if its 1 bedroom, 2 bedroom, 3 bedroom and potentially with that how many people that might end up bringing and also then how many parking spaces would then be required?

**Response:** Obviously Russ, it's a bit in flux as you could imagine, but we're looking at a pretty even mix, about 50/50 or 45/55 between 1's and 2-3s. that's the current plan. I just pulled it up real quick. It looks like we're 45/45/10. So 45% one bedroom, 45% 2, and 3 bedroom 10%. The average size for the units is under 1,000 square feet, 950 across the buildings. We are looking at all surface parking if you can see on this plan, nothing structured and a ratio that will be 1.5 maybe even under that. We will be refining the parking as we refine the bedroom count mix. We like to make sure generally in all developments we do that you have about one parking space per bedroom. So it works out somewhere about that 1.5 a little less.

Question 12: Are you going with the Apex standard parking or are you asking for any special reductions? Does the PUD allow for any reductions as a special condition or anything?

**Response:** The PUD does allow for it, but you know we went in to our initial meeting with the Town and what you see I believe meets the UDO standard, which I think is 1.5 if I remember correctly. But the Town did mention they have a lot of parking lot landscaping requirements that actually exceed what you see here, so that may reduce a couple of spaces. So we're going to be right around what's required maybe a couple spaces less, we don't know for sure yet.

Question 13: I was going to ask you about storm water. I know it's a preliminary concept plan, but is it under the parking? Have you contemplated that yet? How you might treat stormwater?

**Response:** We're planning on the majority of the treatment to be through surface treatment, through most likely a wet pond, essentially a bio retention area but more of your typical surface pond treatment as opposed to large underground vaults.

Question 14: There's like a curve line, it's in the middle, it's probably I'm guessing where the cul-de-sac is, yes right there, So it's a curve and it's a collector and Matthew I was asking you

it's a collector by Apex standards coming out of Hempstead, so the rest of it's a DOT road, are you contemplating some abandonment by DOT, I'm guessing that might be an abandoned right of way that you'd be taking advantage of because you're re-aligning the road and then would that become a private street, an Apex street, how are you dealing with the DOT situation with the current status of the road?

**Response:** We talked to the Town transportation stuff about this and they are open to all of Chapel Ridge being a Town maintained road but we haven't settled on that yet. The majority of the extension would be public Right of way, whether that's DOT or that's the Town of Apex. Right here, you can see that line, shaded in the blue area here, north of that area shaded in blue is the Beaver Creek Commons Property. So what we're going to acquire from them is an easement over this portion and so for that reason that portion of the road is most likely going to be a private drive. What that will look like practically we think, is that will execute a public access easement to the Town so that it will function just like a public right of way, but be maintained by the property owner.

This curve continues there so you can see think pink on the screen and the property line is actually more about right here and so this is intended to have that right of way go to the Town or to NC DOT, and regardless of how it ends up working out, it would be public right of way of some sort from that pink line I'm drawing back down to the existing right of way. So that swath would be right of way. And as Matthew said this (references blue portion) is a little more complicated and we're working with the Town in terms of the best way, the intention is that it's public access no matter what. But what form legally it takes, is still TBD.

Question 15: I have a very minute question that probably pertains alone to my property, but in the building 2 schematics you have there, is there room for negotiation as far as where you have that trash dumpster? I would really like to not go out on my back porch and be smelling trash.

**Response:** Absolutely we can talk about where that can be. Again, I wouldn't get too hung up on a lot of this but it's a valid point and we're happy to talk about that. The Architect and Kody are taking notes. We will take a look we're that can be. The locations of things like dumpsters, will actually be determined at the site plan and so that process happens after the zoning. So locations of things like this are normally sited at site plan, but there's some specific requests like the one you just raised, that we can make sure of that before we go to site plan. We can work on a condition that would limit how close dumpsters can be placed to your property line.

Question 16: Going back to that buffer area to the West of Chapel Ridge Road and the Church property, who would be responsible for whatever would be in that buffer zone as far as planting and that kind of thing. You drew those pink lines to the West...

**Response:** So the intent is that this would all be sidewalks and would be landscaped and would all be done by the development team, by us, and that we would maintain those buffer zones as we would the rest of the property. Commercially landscaped, commercially mowed, things like that.

Question 17: One other question, on the south side under the property line, there's a pond that runs through the property line, what is your consideration of that pond. We can talk offline about it if you would like, but if you have an answer?



**Response:** We currently don't have any plans to use the pond but can discuss this further.

Question 18: My personal feeling, and I'm only speaking for myself, I have always had a hard time with it being maintained by DOT, maintenance whatever, even though it looks great right now because they just repaved it, but just to get some consistency rather than it being segmented. Dot owns that then back to Apex.

**Response:** We don't have strong preferences who maintains it. For example, if you want to have Apex maintain all of Chapel Ridge, we can definitely include you in those discussions, might make them more likely to take over the street.

Question 19: What will be discussed at EAB tomorrow night? Can you give us details? Are you asking them for anything? Proposing something? What do they look for what do they do? Can you clue us into an EAB meeting in Apex?

**Response:** The EAB is the Environmental Advisory Board and it's kind of like, a sub-board for the a planning commission for the environment. What they'll do, we've submitted a request to them saying you know, we've filed this zoning request, here are our initial plans, and they will provide recommendations to us that will provide a certain number of electric vehicle charging stations. They request things like signs that demarcate wetlands, or buffers, solar power. So the initial meeting is going for them to provide recommendations to us as to what they think we should include in our re-zoning application. They're a little unique, they are the only jurisdiction that has this that I know of.

Question 20: Regardless of the traffic study, we're actually living here in this subdivision and have noticed a ridiculous amount of traffic that has come from that Hempstead community, so whether you take over the whole road, or just that small portion, I'd like to strongly encourage the use of speedbumps through there. People are unfortunately using it as a cut through to get to other areas of Apex. I normally take walks, and I'm constantly wondering if I'm going to be hit because people are not driving 25 mph through there. So I would like to strongly suggest your consideration of that.

**Response:** We can explore traffic calming measures but Town transportation staff and NCDOT are normally pretty strict when it comes to traffic calming measures.

Question 21: I have several things, but let me start off by saying (address given) and my husband and I along with our neighbors are opposed to this, strongly. I just want to go ahead and get that out front. I think everyone else probably knows that. First, I noticed at the beginning of the introduction, you showed the overview of everything and you pointed out Beaver Creek, you pointed out Hempstead, you pointed out these neighbors that want to sell and put apartments there, and noticed, I think you may have pointed out, 540, office park and you did the 100 townhomes that are supposed to be possibly developed here. You did not mention the homeowners who are single family homes, who want to stay here. I just thought that was sort of obvious. You talk about everyone else here in the neighborhood but those of us, some of us, living here for over 30 years.

**Response:** There was no nefarious intent there. You all live there.

Question 22: I'm sure there wasn't but you talked about everyone else...but anyway.. I'm going to continue from there, okay? You were going to out forward to the Town of Apex, requesting a rezoning from rural residential, even though the 2045 plan says medium density, to the PUD. Apparently, you are not submitting your own land use map amendment to Apex, you are requesting a PUD – CZ. All that is, is just going around and changing that property from medium to high density. That's all it is. Instead of going in and being straight forward about it and trying to see if you can get it re-zoned ...anyway...you know what I'm talking about. It just doesn't seem quite right. I know that's the way things are done.

**Response:** We are not actually trying to get around anything, that's actually a change in the law recently. You know, before, I think it was last year, we you submitted a rezoning request that was different than the future land use map, you also submitted a future land use map amendment request. And so now, 160D, which is the new statute that governs development and municipalities, when you re-zone properties and the proposed use is different than the land use map, the land use map is automatically amended. So even if we filed a future land use map amendment, the Town wouldn't review it. You know, the Town did that in another case, and the said, you know it happens automatically now, we don't accept these with re-zonings.

Question 23: You have an area on Barnside lane and that area is approximately a little over 21 acres. And you're dealing with a little over 19. They have gone to the Town of Apex, and first of all I think they were request 116 townhomes. That did not pass by the Town council, because of schooling and I think a few other issues. You on the other hand, are looking at little over 19 acres and are proposing, now well was 344, now I think its 350 approximately on just about the same acreage. I mean that's going from 4 plus units an acre down her on the Barnside and you're proposing 17-19 units per acre. That's just the extreme. I mean what they're proposing at Chapel Ridge Townes is within the medium density, the lower part because medium density for residential is 3-7 units per acre. Why are you coming up with this many? Is it because you're having to pay that much more for the property than they have? I mean when you're talking about putting 4 story apartment buildings next to single story family homes, it's just...abhorrent. It's about the only word I can think of right now. ... I can't understand why one developer is working at 100 units and you're working at 350 on pretty much the same acreage. But, okay, after that, the other thing I want to talk is let's see.. you were talking about traffic. The road coming through here. Well, if you think this is such an ideal situation to the extend Chapel Ridge Road out behind a shopping center, coming in and out at the back of the shopping center then why don't you think about putting a cul de sac right there before your apartment buildings start. And that way you'll have that one entrance and exit. They can also use Hempstead, unless, because you want to put in 350 units you have to have 3 exits, is that why?

**Response:** No, it's not the density. The Town really dis-favors cul de sacs, you know they haven't said this, but my experience in the past they probably wouldn't approve a cul de sac here. They like connectivity and different access points to help with traffic circulation. But that's what this plan does. We differ in that I understand.

Question 24: I understand completely and it makes sense not to put one there, but I do not see 350 units/people or more, wanting to go in an and out of that back entrance from the back of the shopping center. They're going to come in off Chapel Ridge Road. I mean Olive Chapel and it's just going to add to that I mean we have what we have we're dealing with now Hempstead is 193 townhomes I believe. They now want to put 1 00 at the entrance. And you're talking 3 50 more individuals or families I mean that traffic situation is going to be again just a poor just abhorrent.

Absolutely it's going to be a nightmare. We live here. And you don't. Ok you got all this green and it might not be wetlands, but it's wet back there which if you've had anyone traipsing back through there and we have seen surveyors going back there.

They know it's wet. That's an awful lot of land that's not cannot be used I mean you can say it's part of the RCA and you're going to use it for screen buffers and stuff like that and storm retention. That's a lot of acreage that's not being utilized and then you have a Sherry property which is right beside my property and also the Brea's and no ..... You're going to jut out between three homes I mean that's just when you look at that it just makes no sense whatsoever.

**Response:** The Sherry property actually you know they're right now they're no buildings or developments proposed for that lot. So the site, that property is included in the site, but there are no buildings there so it won't jut out at all by your property. It will stop along the edge of the parking lot right there.

Question 25: but what should happen in 10 years? You own the property what's to say it's not going to be developed later on?

**Response:** If we include it as part of our plan, and show it as open space or RCA area, then it won't be. If we cut it off and sold it, it could be re-developed. But it's a small enough lot that it would be tough to support really a separate development on just that parcel because it's not its own space.

Question 26: why even have their why even have that lot in that home in with everything else? I know part of it because I know little bit of what's been going on we have a bunch of neighbors rather than sell their houses individually, decide to get together because they thought they could get more money for their property and the Sherry's said OK let's get in and join it and it just..... I don't know anyway that's not real please pleasant either. Then there's the issue with the lighting. You've got lighting at all on these apartments lights I'm sure on the buildings lights in the parking lot next to single-family homes that's not good. We've had issues with the office park down here. It took nine months to get that straight and it still an awful lot of lights with three more buildings to. So there's a concern. I mean we're talking concern with trash cans, lighting is another concern. Lighting is right next to those people and it's just....

It's a mess I mean you look at something you're going in and putting apartments.

And I want to say 19 acres you're not even utilizing 19 acres and then they're just right next to single-family homes whether it's the Bishops whether for the Coreys it ....it just...It does not look like it's been well thought out and well planned .. um.... I'm trying to think there's anything else I wanted to ask because I've got notes here and there. It is not wanted. When you take a look at the chapel the Old Chapel Ridge land map, the original development, which was 22 lots and you look at that now and it wants to be chopped up into six different projects you might say it's not really projects, but you're talking flex 540, you're talking the office Park, you're talking a possible 100 and townhomes at the south end, you're talking about those people who have single-family homes who wish to stay here who do not wish to sell out to developers you have this, your group which wants to put 350 high-rise apartments right next to us.

Question 27: Can I follow up on her.... Rita sparked some questions and I want to get a couple of them to on the cul-de-sac issue and Matthew I know you said with Apex likes but I might would point to ... I think it's the village at Westford apartments. This was brought up

previously. The developer actually built a cul de sac in that and that it's kind of stubbed my opinion from a traffic engineer prospective, which I am one they should've connected through but they didn't for some reason so it's really hard to understand when Apex says things like that why one subdivision gets something in our subdivision get something different.

**Response:** That's fair. What I was referencing is there's language in the PUD section in the UDO that actually says that cul-de-sacs should be avoided. I think what people do, is reference the sentence after that that says, except for some extenuating circumstances and they probably cited those.

Question 28: I'm not trying to call you out with me in particular have pointed some of these inconsistencies out to Apex and we seem to always be at the... so I get Rita's frustration and a lot of frustration in the neighborhood, because we seem to get the deal and I think I mentioned it feels like a death by 1 000 cuts sometimes... well if I can qualify something you said on the Sherry property, you said that property could be included in the CRA? I wanted to... is it included as a CRA or not.

**Response:** Let me be more clear on what we're evaluating there, We're trying to decide whether we're going to include that lot in our re-zoning request in this development at all. And so if we include it, I think, and Kody can correct me if I'm wrong, most of it will be RCA and if we don't include it then it would stay a single-family home and it wouldn't be part of our re-zoning request.

Question 29: The medium density thing is hard to swallow ...a sub-committee of the Town Council invited us to a meeting. Some of the neighbors that wanted to sell, some that don't want to sell, it was a mixed bag from the neighborhood I guess, we all went they were asking us our opinion I guess. We all got to speak. Well, the ones that wanted to speak, because they were changing the plan at the time and ultimately they concluded through a no vote not to change the plan, so I think it's hard to understand you know where Apex is at regardless of what the law allows or doesn't allow it's like there's an open dialogue about keeping the Land use plan at medium density despite what some people may have wanted to change it and they kept it that way so I think that's that again something maybe for us talk to Apex about to get an understanding. For myself, I just want to understand what the neighborhood should or wants to become. And I'll make this my last comment; as I feel like Rita. I'm not supportive of this either.

Question 30: My wife and I are at 1313 Chapel Ridge Rd. which is next-door to Russ across the street from Rita and Melinda and I just wanted to say amen to everything to Rita said. I want it to be understood that she pretty much speaks for all of us who plan to stay here, in her concerns and her frustration with the way things have gone here in in particular what's being proposed here so just want to put that on the table thanks.

# AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Matthew J. Carpenter, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Department of Planning and Community Development, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at online via zoom (location/address) on February 16, 2022 (date) from 6:00 (start time) to 8:00 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

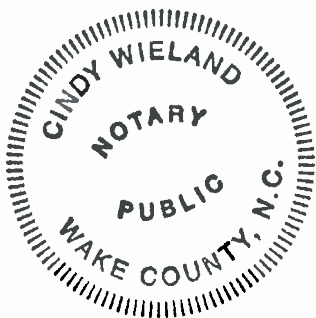
3/1/2022  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Cindy Wieland, a Notary Public for the above State and County, on this the 1<sup>st</sup> day of March, 2022.

SEAL



Cindy Wieland  
Notary Public  
Cindy Wieland  
Print Name

My Commission Expires: 2-22-26



August 22, 2022

## Neighborhood Meeting –

Required to add Bishop property to the case and change the proposed use for the Sherry property.

# NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

August 5, 2022

Date \_\_\_\_\_

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at  
 See attached Exhibit A \_\_\_\_\_ See attached Exhibit A \_\_\_\_\_

Address(es) \_\_\_\_\_ PIN(s) \_\_\_\_\_

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180/Planning-Community-Development>.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type		Approving Authority
<input checked="" type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/>	Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/>	Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

\*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The applicant is proposing to rezone the property to Planned Unit Development - Conditional Zoning

District to facilitate the development of an amenitized multi-family community with one or more single-family detached homes. Additional information will be provided at the meeting.

Estimated submittal date: Application was submitted March 1, 2022

MEETING INFORMATION:	
Property Owner(s) name(s):	<u>See attached Exhibit A</u>
Applicant(s):	<u>Josh Dix, Trammell Crow Company c/o Matthew Carpenter</u>
Contact information (email/phone):	<u>matthewcarpenter@parkerpoe.com; (919) 835-4032</u>
Meeting Address:	<u>Apex Recreation Center; 53 Hunter Street, Apex, NC 27502</u>
Date/Time of meeting**:	<u>August 22, 2022 (6:30 - 8:30 PM)</u>

Welcome: 6:30 PM Project Presentation: between 6:30 - 8:30 PM Question & Answer: between 6:30 - 8:30 PM

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning and Community Development Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning-Community-Development>.

# PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

## Development Contacts:

Project Name: Chapel Ridge Zoning: Rural Residential (RR)

Location: See attached Exhibit A

Property PIN(s): See attached Exhibit A Acreage/Square Feet: 19.81 acres

Property Owner: See attached Exhibit A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Trammell Crow Company, c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: 919-835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

Engineer: McAdams, attn. Kody Trowbridge

Address: One Glenwood, Suite 201

City: Raleigh State: NC Zip: 27603

Phone: 919-287-0841 Fax: N/A Email: trowbridge@mcadamsco.com

Builder (if known): Trammell Crow, c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27603

Phone: 919-835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

**Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.**

Town of Apex Department Contacts	
Planning and Community Development Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

**August 5, 2022**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on August 22, 2022 from 6:30–8:30pm at the Apex Recreation Center, located at 53 Hunter Street, Apex, NC 27502. The purpose of the meeting is to discuss 22-CZ-07, the proposed rezoning of 8 parcels of land located at 1200 Chapel Ridge Road (PIN 0732256180), 1204 Chapel Ridge Road (PIN 0732249869), 1205 Chapel Ridge Road (PIN 0732352538), 1209 Chapel Ridge Road (PIN 0732354594), 1213 Chapel Ridge Road (PIN 0732356305), 1220 Chapel Ridge Road (PIN 0732343920), 1225 Chapel Ridge Road (PIN 0732347912), and 1512 Clark Farm Road (PIN 0732340602) (collectively, the “Property”). The Property is currently zoned Rural Residential (RR) and is proposed to be rezoned to Planned Unit Development-Conditional Zoning (PUD-CZ).

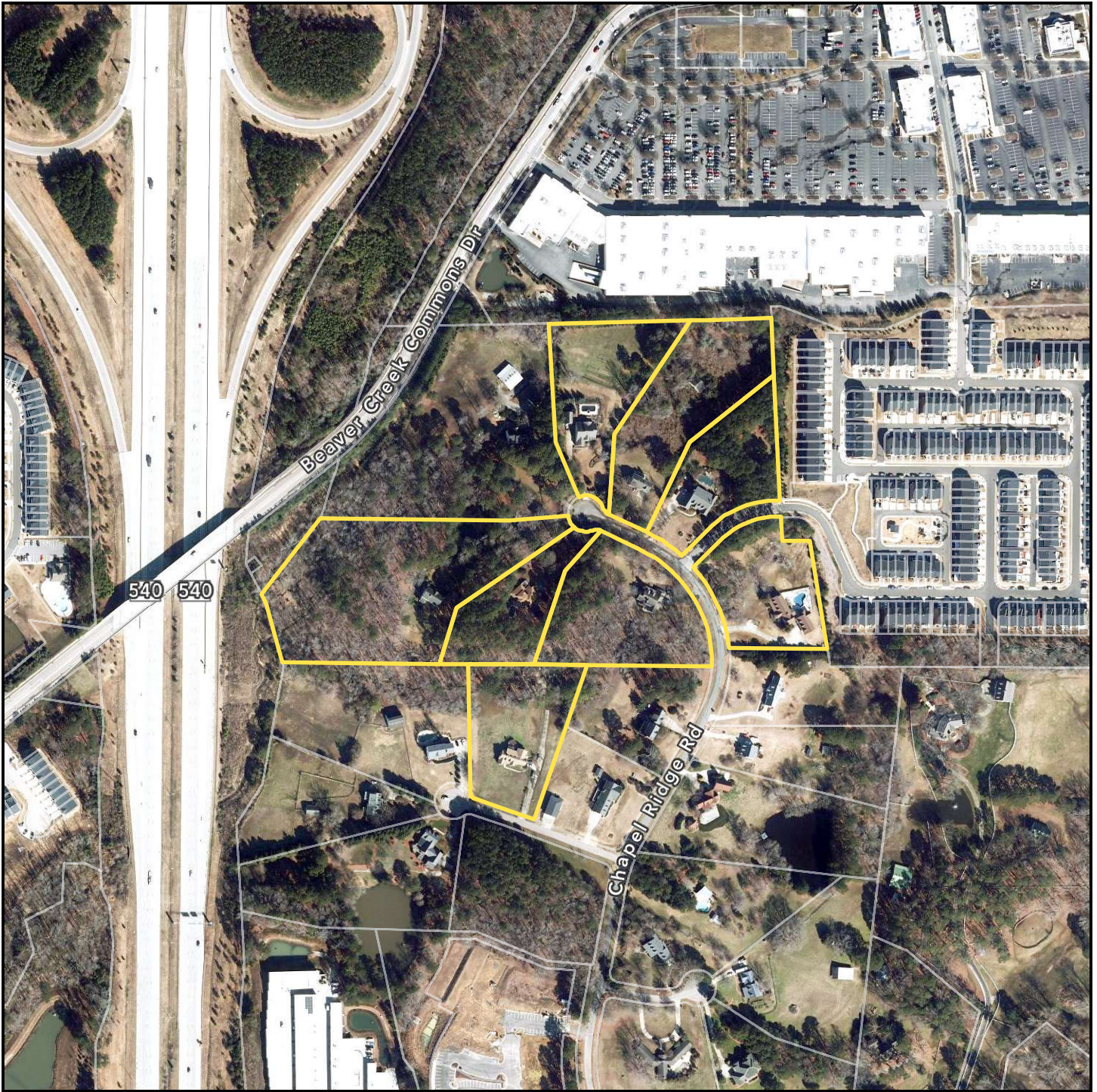
The applicant is proposing a rezoning to PUD-CZ to facilitate the development of an amenitized multi-family community that could include one or more single-family detached homes. During the meeting, the applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcel; (2) a zoning map of the subject area; (3) a preliminary concept plan; (4) a project contact information sheet; and (5) a common construction issues & who to call information sheet.

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at [matthewcarpenter@parkerpoe.com](mailto:matthewcarpenter@parkerpoe.com).

Thank you,

Matthew Carpenter

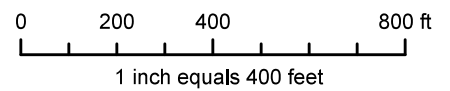




**Rezoning of:**

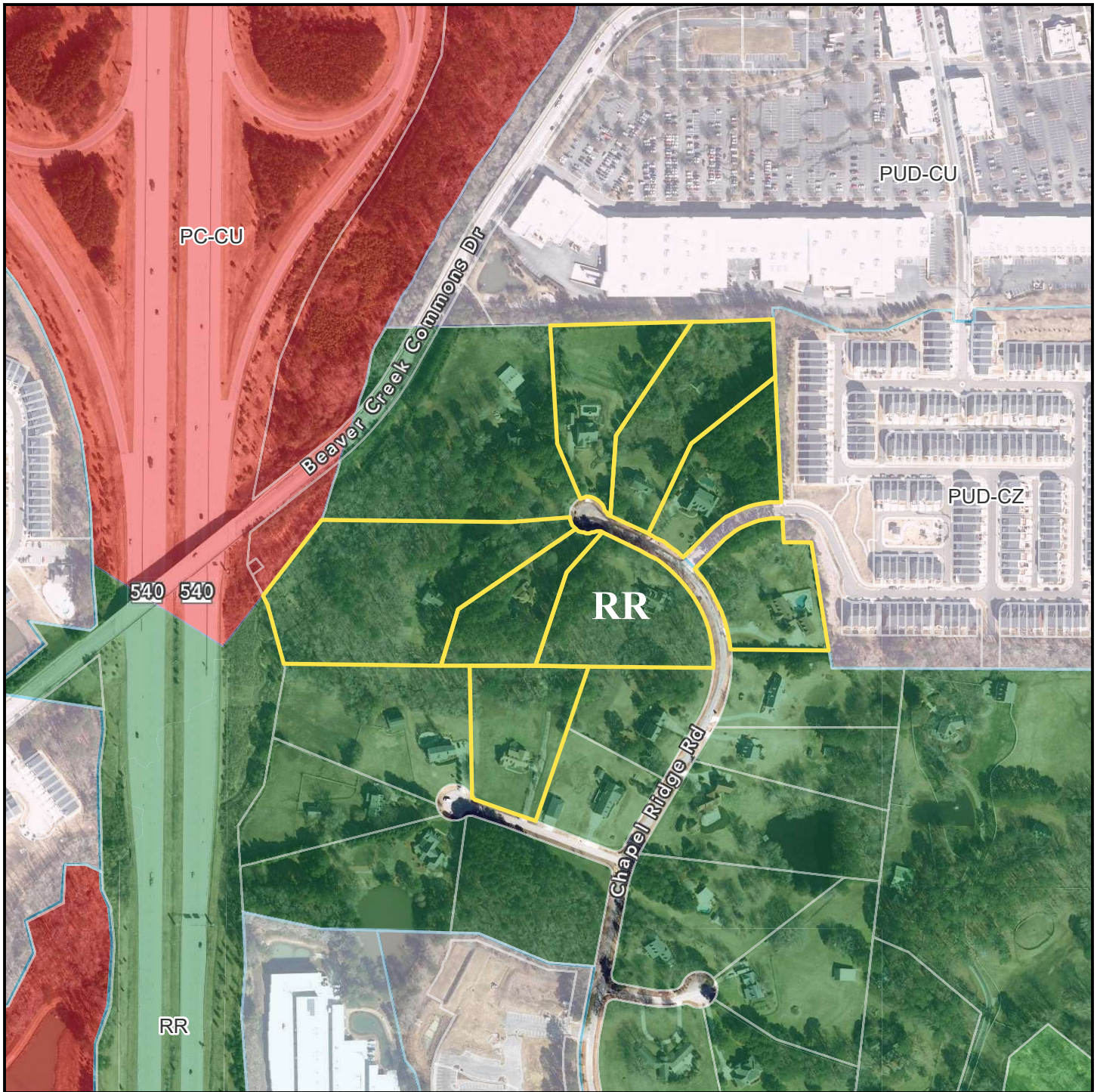
**1220, 1204, 1205, 1209, 1213, 1220 and  
1225 Chapel Ridge Road, &  
1512 Clark Farm Road**

**Vicinity Map**



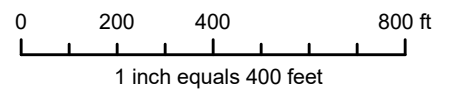
***Disclaimer***  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*





**Rezoning of:**

**1200, 1204, 1205, 1209, 1213, 1220 and  
1225 Chapel Ridge Road; &  
1512 Clark Farm Road**



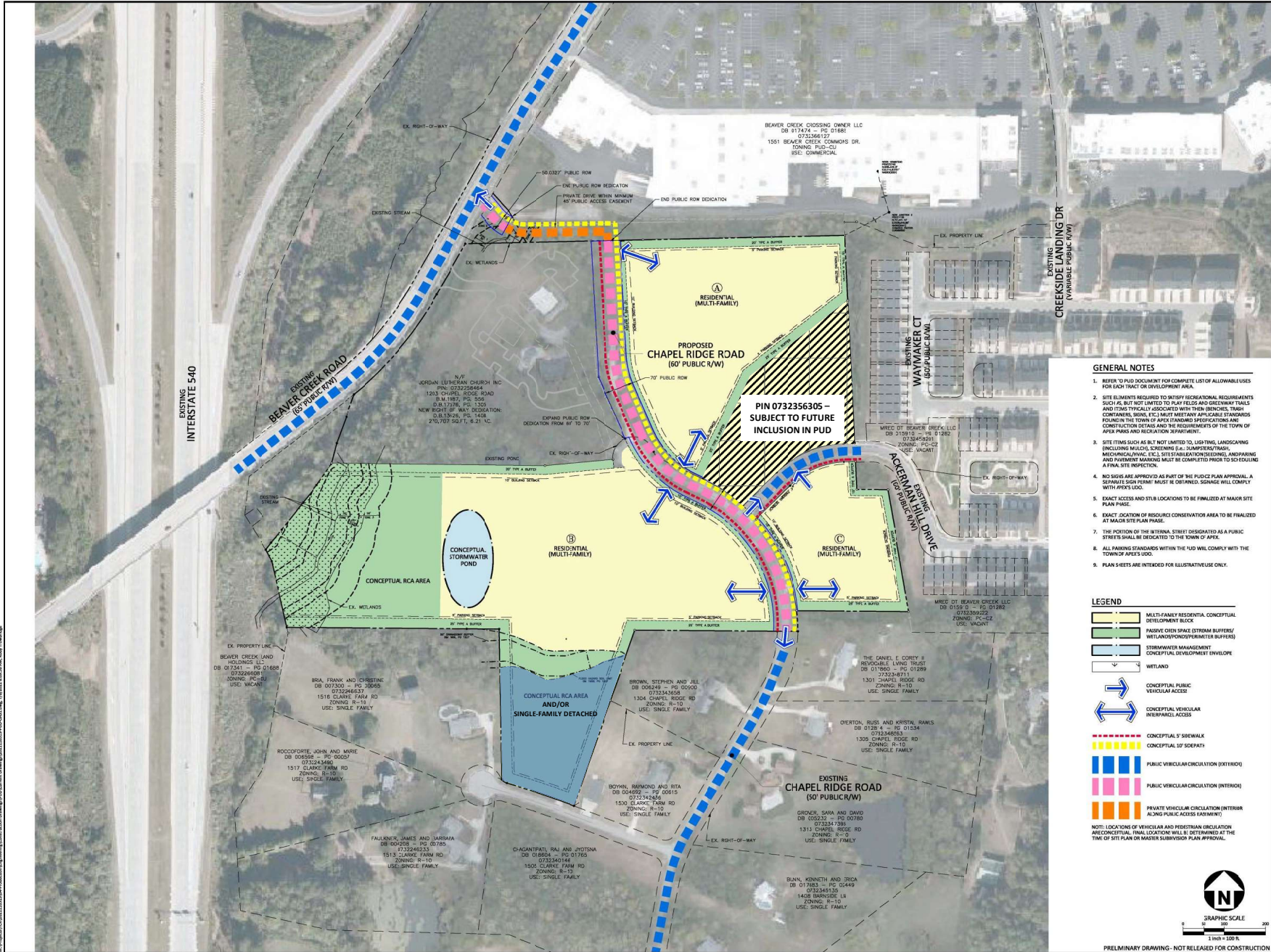
**Zoning Map**

**Current Zoning: RR**

**Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

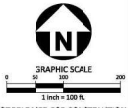




- ### GENERAL NOTES
- REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
  - SITE ELEMENTS REQUIRED TO MEET RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS PROVIDED IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PUBLIC AND RECREATION DEPARTMENT.
  - SITE ITEMS SUCH AS, BUT NOT LIMITED TO LIGHTING, LANDSCAPING (INCLUDING MULCH, SCREENS E.G., DUMPSTER/STASH), MECHANICAL/PLUMBING (E.G., SITE-SERIALIZED DOWNSPROUTING) AND PAVERS AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
  - NO SIGNS ARE APPROVED AS PART OF THE PUD/CCZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APDES UDO.
  - EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT MAJOR SITE PLAN PHASE.
  - EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT MAJOR SITE PLAN PHASE.
  - THE PORTION OF THE INTERNAL STREET DESIGNATED AS A PUBLIC STREET SHALL BE DEDICATED TO THE TOWN OF APEX.
  - ALL FINISH STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
  - PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.

- ### LEGEND
- MULTI-FAMILY RESIDENTIAL/CONCEPTUAL DEVELOPMENT BLOCK
  - MAJOR OPEN DRAIN (STREAM BUFFER)/WETLANDS/POND/PERIMETER BUFFERS
  - STORMWATER MANAGEMENT CONCEPTUAL DEVELOPMENT ENVELOPE
  - WETLAND
  - CONCEPTUAL PUBLIC VEHICULAR ACCESS
  - CONCEPTUAL VEHICULAR INTERPARCEL ACCESS
  - CONCEPTUAL 5' SIDEWALK
  - CONCEPTUAL 10' SIDEWALK
  - PUBLIC VEHICULAR CIRCULATION (EXTERIOR)
  - PUBLIC VEHICULAR CIRCULATION (INTERIOR)
  - PRIVATE VEHICULAR CIRCULATION (INTERIOR ALONG PUBLIC ACCESS (AS SHOWN))

NOTE: LOCATION OF VEHICULAR AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED AT THE TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.

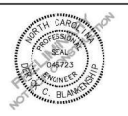


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McAdams**  
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919.823.4300  
fax 919.361.2269  
license number: C-0293, C187  
www.mcafamsc.com

**CLIENT**  
HIGH STREET DISTRICT DEVELOPMENT, INC.  
553 FAYETTEVILLE STREET SUITE 303  
RALEIGH, NC 27601  
CONTACT: JOSH DIX

## CHAPEL RIDGE NORTH PLANNED UNIT DEVELOPMENT PLAN APEX, NORTH CAROLINA



### REVISIONS

NO.	DATE	REVISION OF APLC COMMENTS
1	04.08.2022	REVISION OF APLC COMMENTS
2	05.13.2022	REVISION OF APLC COMMENTS
3	06.10.2022	REVISION OF APLC COMMENTS
4	06.28.2022	REVISION OF APLC COMMENTS
5	07.06.2022	REVISION OF APLC COMMENTS

### PLAN INFORMATION

PROJECT NO. 202-110513  
FILENAME 202-110513-PUD-OAS1  
CHECKED BY DCB  
DRAWN BY KST  
SCALE 1"=100'  
DATE 03.01.2022

### PRELIMINARY LAYOUT PLAN

# C2.00

**Exhibit A**  
**Trammell Crow PUD-CZ**  
**Owner Information Addendum**

**Parcel 1**

Site Address: 1200 Chapel Ridge Road  
PIN: 0732256180  
Deed Reference (book/page): 12343/2193  
Acreage: 5.27  
Owner: Su Yueh Kao and Chi Chang Ho  
Owner Address: 1200 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 2**

Site Address: 1204 Chapel Ridge Road  
PIN: 0732249869  
Deed Reference (book/page): 8218/1726  
Acreage: 1.71  
Owner: Michael P. Mohan and Catherine A. Mohan  
Owner Address: 1204 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 3**

Site Address: 1205 Chapel Ridge Road  
PIN: 0732352538  
Deed Reference (book/page): 12171/2059  
Acreage: 2.48  
Owner: Douglas Cox and Carrie Cox  
Owner Address: 1205 Chapel Hill Road, Apex, NC 27502-8502

**Parcel 4**

Site Address: 1209 Chapel Ridge Road  
PIN: 0732354594  
Deed Reference (book/page): 6236/386  
Acreage: 3.0  
Owner: Ronald L. Stringari, and Katherine L. Stringari  
Owner Address: 1209 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 5**

Site Address: 1220 Chapel Ridge Road  
PIN: 0732343920  
Deed Reference (book/page): 4168/302  
Acreage: 2.88  
Owner: Larry L. Carlson and Kathi E. Carlson  
Owner Address: 1220 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 6**

Site Address: 1225 Chapel Ridge Road

PIN: 0732347912

Deed Reference (book/page): 9720/361

Acreage: 2.13

Owner: Tigh M. Dundieff and Diane Cundieff

Owner Address: 1225 Chapel Ridge Road, Apex, NC 27502-8502

**Parcel 7**

Site Address: 1512 Clark Farm Road

PIN: 0732340602

Deed Reference (book/page): 5351/223

Acreage: 2.34

Owner: David D. Sherry and Ethel V. Sherry

Owner Address: 1512 Clark Farm Road, Apex, NC 27502-8500

**Parcel 8**

Site Address: 1213 Chapel Ridge Road

PIN: 0732356305

Deed Reference (book/page): 14563/1075

Acreage: 2.09

Owner: Michael J. Bishop

Owner Address: 1213 Chapel Ridge Road, Apex, NC 27502-8502

### **Providing Input to Town Council:**

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at [AllCouncil@apexnc.org](mailto:AllCouncil@apexnc.org).

### **Private Agreements and Easement Negotiation:**

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

### **Documentation:**

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



# COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

<b>Construction Traffic:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
------------------------------	------------------------	---------------------

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

<b>Road Damage &amp; Traffic Control:</b>	<b>Water Resources – Infrastructure Inspections</b>	<b>919-362-8166</b>
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
----------------------------	-----------------------------	---------------------

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

<b>Dirt in the Road:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

<b>Dirt on Properties or in Streams:</b>	<b>James Misciagno</b> <b>Danny Smith</b>	<b>919-372-7470</b> <b><a href="mailto:Danny.Smith@ncdenr.gov">Danny.Smith@ncdenr.gov</a></b>
--	--	--

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith ([danny.smith@ncdenr.gov](mailto:danny.smith@ncdenr.gov)) with the State.

<b>Dust:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

<b>Trash:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

<b>Temporary Sediment Basins:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

<b>Stormwater Control Measures:</b>	<b>Jessica Bolin</b>	<b>919-249-3537</b>
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Jessica Bolin at 919-249-3537.

<b>Electric Utility Installation:</b>	<b>Rodney Smith</b>	<b>919-249-3342</b>
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

# NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: Apex Community Center; 53 Hunter Street, Apex, NC 27502

Date of meeting: 8/22/2022 Time of meeting: 6:30-8:30 PM

Property Owner(s) name(s): See Exhibit A attached to neighbor notice letter

Applicant(s): Josh Dix, High Street District Development, Inc.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	<u>See attached sign-in sheet</u>				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

NAME

ADDRESS

E-MAIL

Frank Bria	1576 Clark Farm Rd.	
Suzanne Bwald	1028 Waymaker Ct	
Michael Merker	1201 Chapel Ridge Rd	
Boudewijn "BP" Hanrath	" " " "	
Melinda Busi / James Serino	1304 Chapel Ridge Rd	
Nancy Corey	1301 Chapel Ridge Rd	
Ray + Rita Dyble	1500 Clark Farm Rd.	
Jim + Barbara Faulkner	1513 Clark Farm Rd.	
Erin Schultz	1020 Draymen Pl	
Rupesh Mishra	1025 Brownsmith Dr	
DAVID PESTRU	1313 CHAPEL RIDGE RD	

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): See exhibit A attached to neighbor notice letter

Applicant(s): Josh Dix, High Street District Development, Inc.

Contact information (email/phone): \_\_\_\_\_

Meeting Address: 53 Hunter Street, Apex, NC 27502

Date of meeting: 8/22/2022 Time of meeting: 6:30-8:30

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

See attached.

Applicant's Response:

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Question/Concern #2:

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Applicant's Response:

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Question/Concern #3:

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Applicant's Response:

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Question/Concern #4:

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Applicant's Response:

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**Chapel Ridge North PUD**  
**Summary of Neighborhood Meeting Discussion**  
**August 22, 2022**  
**Apex Recreation Center**

Questions/Comments From Neighbors

- Comment: Neighborhood goals/views are not necessarily in line with goals/views of Town staff.
- Question: Could you consider placing buildings, rather than parking lots, closer to the shared property line with the Coreys and Serinos to reduce noise?
  - ***Applicant response:*** We can look into this. However, building placement will also be determined by factors such as existing tree coverage, topography, and Town setback requirements which are better understood at the Site Plan phase.
- Question: Could you consider a fence along the property's southwestern property line? This area is wooded which will make it difficult to determine where the property line is even after construction is complete. Concerned about apartment residents wandering onto neighboring property.
  - ***Applicant response:*** We previously discussed a fence along the shared property line but believed a natural buffer would be preferred since much of the property line will remain wooded Resource Conservation Area and a fence would disturb tree cover/natural area. We can reconsider it as an option and look into costs.
- Question: Why does the Concept Plan show the side path extending along the frontage of the Corey property? Our understanding was that the side path would only be built along the project's frontage?
  - ***Applicant response:*** This was a drawing error and the side path should stop further north prior to the Corey property. We will revise the Concept Plan to correct this with our next submittal.
- Comment: We generally prefer buildings and density to be pushed as far north as possible.
- Question: What are the Carriage Houses you referred to previously?
  - ***Applicant response:*** These will be separate buildings with one or more units above a garage. They are often two stories and will help provide a transition between your homes and the larger apartment buildings.
- Question: How many people can live in one one-bedroom apartment unit?
  - ***Applicant response:*** This is typically regulated by the Town's ordinance and the building code. Single-family detached homes are subject to the same limitations

and the Fair Housing Act prohibits certain regulations that treat children/families different than other prospective residents.

- Comment: Decreasing height to 3 stories would be better for residents
  - *Applicant response*: We've evaluated planned heights across the site and have agreed to limit height in Area C (as labeled on the Concept Plan) to a maximum of three stories. A condition to this effect will be included in the PUD Text with our next submittal.
  
- Question: Can the bus stop be removed? Staff wants the bus stop but we do not.
  - *Applicant response*: We can discuss removing the bus stop with staff but it is consistent with Transportation staff and Council's long term transit goals.
  
- Question: Would you be willing to help in petitioning NCDOT for traffic calming along Chapel Ridge Road?
  - *Applicant response*: NCDOT has a very specific process for requesting traffic calming. For neighborhoods with no HOA, like Chapel Ridge, NCDOT requires a majority of the owners along the street to join in the petition. Additionally, owners have to agree to be financially responsible for the maintenance and upkeep of traffic calming devices installed in the street. We've printed some information on the petition process we will share with you.
  
- Question: Does the condition prohibiting construction traffic along Chapel Ridge Road require "no construction traffic" signs to be placed at the intersection of Chapel Ridge Road and Olive Chapel?
  - *Applicant response*: As currently written, the condition doesn't include signs at that intersection, but we have no problem posting signs there and will add that sign location to the PUD Text with our next submittal.
  
- Comment: We are generally concerned about the maintenance of the empty homes you are purchasing between the closing and when the homes are actually demolished.
  - *Applicant response*: We hope to have most of our approvals so that there won't be a large timing gap between when we close and when the homes are demolished. However, if there is a period where we own the property prior to demolition, we will maintain the properties and prevent overgrowth.
  
- Comment: I think the bus stop is a great idea and will be vital for residents without cars that need to get to work. I would ride the bus and get on at that stop, especially to get to downtown Apex for events where there is limited parking.

# AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Matthew J. Carpenter, do hereby declare as follows:

Print Name

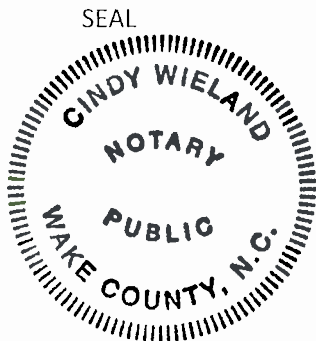
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Department of Planning and Community Development, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 53 Hunter Street, Apex, NC 27502 (location/address) on August 22, 2022 (date) from 6:30 PM (start time) to 8:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

8/24/2022  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Cindy Wieland, a Notary Public for the above State and County, on this the 24th day of August, 2022.



Cindy Wieland  
Notary Public  
Cindy Wieland  
Print Name

My Commission Expires: 2-22-26

# Notice List for Neighborhood Meeting

OWNER	MAILING ADDRESS	
APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
ASHOK, VIMAL DEV DEV, SANGITA VIMAL	1015 WAYMAKER CT	APEX NC 27502-4325
ASHRAFI, ZAHRA JOGHATAEI, MAJID	1013 WAYMAKER CT	APEX NC 27502-4325
BEAVER CREEK CROSSINGS OWNER LLC	TYLER COVINGTON	1111 METROPOLITAN AVE STE 700
BEAVER CREEK LAND HOLDINGS LLC	2574 CORLEY WOOD DR	CHARLOTTE NC 28204-3424
BECK, PATRICK A LIU, JANET F	8412 SECRETO DR	RALEIGH NC 27606-4266
BHATTA, HIMANSHU	1004 WAYMAKER CT	RALEIGH NC 27606-0030
BISHOP, MICHAEL J	1213 CHAPEL RIDGE RD	APEX NC 27502-4325
BOYKIN, V RAYMOND JR BOYKIN, RITA L	1500 CLARK FARM RD	APEX NC 27502-8500
BRIA, FRANK A III BRIA, CHRISTINE	1516 CLARK FARM RD	APEX NC 27502-8500
BUNN, KENNETH G, BUNN, ERICA CHRISTINE	1408 BARNSIDE LN	APEX NC 27502-8501
BUWALDA, NATHAN BUWALDA, SUZANNE	1028 WAYMAKER CT	APEX NC 27502-4325
CARLSON, LARRY L CARLSON, KATHI E	1220 CHAPEL RIDGE RD	APEX NC 27502-8502
CARSON, DARREN DWAYNE SR CARSON, REGINA	2045 ACKERMAN HILL DR	APEX NC 27502-5109
CHAGANTIPATI, RAJ KIRAN VEMURI, JYOTSNA	4016 SYKES ST	CARY NC 27519-7301
CHAPEL RIDGE ESTATES HOA	1001-105 GOODWORTH DR	APEX NC 27539
CHIU, CHERIE	2065 ACKERMAN HILL DR	APEX NC 27502-5109
CNG PROPERTIES LLC	1010 GOODWORTH DR	APEX NC 27539-3869
COOPER, DONNA L THE DONNA L COOPER TRUST	2047 OLD CHAPMAN DR	APEX NC 27502-4326
COREY, DANIEL E II THE DANIEL E COREY II REVOCABLE LIVING TRUST	1301 CHAPEL RIDGE RD	APEX NC 27502-8503
COX, DOUGLAS COX, CARRIE	1205 CHAPEL RIDGE RD	APEX NC 27502-8502
CTO21 APEX LLC	1140 N WILLIAMSON BLVD STE 140	DAYTONA BEACH FL 32114-8112
CUNDIEFF, TIGH M CUNDIEFF, DIANE	1225 CHAPEL RIDGE RD	APEX NC 27502-8502
Current Tenant	1561 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1571 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1575 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1583 Creekside Landing DR	APEX NC 27502
Current Tenant	1585 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1587 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1591 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1595 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1611 Beaver Creek DR	APEX NC 27502
Current Tenant	1615 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1200 Chapel Ridge	APEX NC 27502
Current Tenant	1201 Chapel Ridge	APEX NC 27502
Current Tenant	1204 Chapel Ridge	APEX NC 27502
Current Tenant	1205 Chapel Ridge	APEX NC 27502
Current Tenant	1209 Chapel Ridge	APEX NC 27502
Current Tenant	1213 Chapel Ridge	APEX NC 27502
Current Tenant	1220 Chapel Ridge	APEX NC 27502
Current Tenant	1225 Chapel Ridge	APEX NC 27502
Current Tenant	1301 Chapel Ridge	APEX NC 27502
Current Tenant	1304 Chapel Ridge	APEX NC 27502
Current Tenant	1305 Chapel Ridge	APEX NC 27502
Current Tenant	1313 Chapel Ridge	APEX NC 27502
Current Tenant	1500 Clark Farm	APEX NC 27502
Current Tenant	1505 Clark Farm	APEX NC 27502
Current Tenant	1512 Clark Farm	APEX NC 27502
Current Tenant	1513 Clark Farm	APEX NC 27502
Current Tenant	1516 Clark Farm	APEX NC 27502
Current Tenant	1517 Clark Farm	APEX NC 27502
Current Tenant	2000 Creekside Landing DR	APEX NC 27502
Current Tenant	2001 Creekside Landing DR	APEX NC 27502
Current Tenant	2004 Creekside Landing DR	APEX NC 27502
Current Tenant	2005 Creekside Landing DR	APEX NC 27502
Current Tenant	2008 Creekside Landing DR	APEX NC 27502
Current Tenant	2009 Creekside Landing DR	APEX NC 27502
Current Tenant	2012 Creekside Landing DR	APEX NC 27502
Current Tenant	2013 Creekside Landing DR	APEX NC 27502
Current Tenant	2016 Creekside Landing DR	APEX NC 27502
Current Tenant	2017 Creekside Landing DR	APEX NC 27502
Current Tenant	2021 Creekside Landing DR	APEX NC 27502
Current Tenant	2025 Creekside Landing DR	APEX NC 27502
Current Tenant	2026 Creekside Landing DR	APEX NC 27502
Current Tenant	2033 Creekside Landing DR	APEX NC 27502
Current Tenant	2034 Creekside Landing DR	APEX NC 27502
Current Tenant	2037 Creekside Landing DR	APEX NC 27502
Current Tenant	2038 Creekside Landing DR	APEX NC 27502
Current Tenant	2042 Creekside Landing DR	APEX NC 27502
Current Tenant	2045 Creekside Landing DR	APEX NC 27502
Current Tenant	2046 Creekside Landing DR	APEX NC 27502
Current Tenant	2050 Creekside Landing DR	APEX NC 27502
Current Tenant	2053 Old Chapman DR	APEX NC 27502
Current Tenant	1006 Waymaker CT	APEX NC 27502



Current Tenant	1026 Waymaker CT	APEX NC 27502
Current Tenant	1030 Waymaker CT	APEX NC 27502
Current Tenant	2122 Whitesmith DR	APEX NC 27502
Current Tenant	2128 Whitesmith DR	APEX NC 27502
Current Tenant	2049 Ackerman Hill DR	APEX NC 27502
Current Tenant	2051 Ackerman Hill DR	APEX NC 27502
Current Tenant	2058 Ackerman Hill DR	APEX NC 27502
Current Tenant	2059 Ackerman Hill DR	APEX NC 27502
Current Tenant	2063 Ackerman Hill DR	APEX NC 27502
Current Tenant	1521 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1531 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1541 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1551 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1553 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1555 Beaver Creek Commons DR	APEX NC 27502
Current Tenant	1020 Waymaker CT	APEX NC 27502
DAS, BISHNU PRASAD CHATTOPADHYAY, PALLABI	2048 ACKERMAN HILL DR	APEX NC 27502-5109
DAVE, GHANSHYAM	2055 ACKERMAN HILL DR	APEX NC 27502-5109
EBENEZER, CHARLES EBENEZER, JULIANA	1018 WAYMAKER CT	APEX NC 27502-4325
ENGLISH, AMANDA ENGLISH, CORY	2046 ACKERMAN HILL DR	APEX NC 27502-5109
FANG, YUEHONG WANG, YU	105 BRIAR RIDGE CIR	WINSTON SALEM NC 27104-4482
FAULKNER, JAMES V JR FAULKNER, BARBARA B	1513 CLARK FARM RD	APEX NC 27502-8500
GADI, BIPIN PONNAPALLI, VANIPRIYA	2047 ACKERMAN HILL DR	APEX NC 27502-5109
GROVER, SARA W PRESTRUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8503
HEMPSTEAD AT BEAVER CREEK HOMEOWNERS ASSOCIATION,	CHARLESTON MANAGEMENT CORP	PO BOX 97243
HINSLEY, MICHAEL HINSLEY, EMILLEE	2048 ACKERMAN HILL DR	APEX NC 27502-5109
HOECKBERG, ERIC HOECKBERG, ERIKA	2054 ACKERMAN HILL DR	APEX NC 27502-5109
JARIWALA, AJAY H JARIWALA, DIVYABEN S	1032 WAYMAKER CT	APEX NC 27502-4325
JILANI, ATIF B CHOUDHARY, NAJIA	2048 OLD CHAPMAN DR	APEX NC 27502-4326
JORDAN LUTHERAN CHURCH INC	1031 PEMBERTON HILL RD STE 202	APEX NC 27502-4278
KADZIK, MARY	1008 WAYMAKER CT	APEX NC 27502-4325
KAO, SU YUEH HO, CHI CHANG	1200 CHAPEL RIDGE RD	APEX NC 27502-8502
KARUMBALAH, KAVERIAPPA MUDDIYADA RAMESH, NIVEDITA KAMBAYANDA	2056 ACKERMAN HILL DR	APEX NC 27502-5109
KING, JAMES KING, JOANNE	2052 ACKERMAN HILL DR	APEX NC 27502-5109
KOLLASSERY, GANGADHARAN SHELLY SHELLY, HEERA	329 HOLSTEN BANK WAY	CARY NC 27519-7574
KONDATI, VIJAY NUNI, MADHU	1034 WAYMAKER CT	APEX NC 27502-4325
KUMAR, YOGESH KUMARI, MADHU BALA	1000 WAYMAKER CT	APEX NC 27502-4325
LAM, CHRISTOPHER HUANG, WEI	1024 WAYMAKER CT	APEX NC 27502-4325
LI, NAN	6708 MILLORY SPRINGS LN	CARY NC 27519-8500
LU, LIN	647 SEALINE DR	CARY NC 27519-2572
MANI, SURESH SURESH, NIVETHA	2049 OLD CHAPMAN DR	APEX NC 27502-4326
MARIN, MICHAEL	1021 WAYMAKER CT	APEX NC 27502-4325
MCGRAW, BENJAMIN IV	2043 OLD CHAPMAN DR	APEX NC 27502-4326
MOHAN, MICHAEL P MOHAN, CATHERINE A	1204 CHAPEL RIDGE RD	APEX NC 27502-8502
MOHANASUNDARAM, RANJITH KUMAR TRUSTEE MUTHURAMAN, RAJALAKSHMI TRUSTEE	2051 OLD CHAPMAN DR	APEX NC 27502-4326
MONAHAN, RICHARD CHARLES TRUSTEE RICHARD C MONAHAN LIVING TRUST	4225 LOFTY RIDGE PL	MORRISVILLE NC 27560-9586
MREC DT BEAVER CREEK LLC	STE 130	13860 BALLANTYNE CORPORATE PL
MREC DT BEAVER CREEK LLC	11610 N COMMUNITY HOUSE RD STE 100	CHARLOTTE NC 28277-1894
NADELLA, VIDYADHAR PATIBANDLA, ANUSHA	1014 WAYMAKER CT	APEX NC 27502-4325
O'NEAL, BRANDON GRAY	2119 WHITESMITH DR	APEX NC 27502-4327
OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503
PAIDIPALLI, NAVEEN	1010 WAYMAKER CT	APEX NC 27502-4325
POPE, CHARLES V POPE, IRIS ISLEY	1408 OLIVE CHAPEL RD	APEX NC 27502-8511
PUFF, SANDRA PUFF, JOHN	1020 WAYMAKER CT	APEX NC 27502-4325
PULLJALA, TARUN KASHYAP YELLAPRAGADA, LAVANYA	1017 WAYMAKER CT	APEX NC 27502-4325
QIN, DANFENG JIANG, CHUANYAN	2655 BRYANT POND LN	APEX NC 27502-4318
QUE, ROGER	623 HALCYON MEADOW DR	CARY NC 27519-7701
ROCCOFORTE, JOHN A ROCCOFORTE, MARIE F	1517 CLARK FARM RD	APEX NC 27502-8500
SAMUDRAPU, NARASIMHA DASS DANDUMITTA, KRANTHI	1021 WAYMAKER CT	APEX NC 27502-4325
SERINO, JAMES PATRICK BUSI, MELINDA	1304 CHAPEL RIDGE RD	APEX NC 27502-8503
SHAIK, MOHAMMED GHOUSE	2124 WHITESMITH DR	APEX NC 27502-4327
SHAKYA, SUDEEP SHAKYA, NEENA	1023 WAYMAKER CT	APEX NC 27502-4325
SHERRY, DAVID D SHERRY, ETHEL V	1512 CLARK FARM RD	APEX NC 27502-8500
SHREE GOPALPRABHU LLC	3716 LINVILLE GORGE WAY	CARY NC 27519-9619
SIMPSON, SHERIKA S	1010 WOODLANDS CREEK WAY	APEX NC 27502-5250
SMITH, GINNY K SMITH, TIMOTHY J	1000 WAYMAKER CT	APEX NC 27502-4325
SOTO, NOEL MANUEL JR	1025 WAYMAKER CT	APEX NC 27502-4325
STOROZHEVA, MARIA SPIRES, JACKSON P	2041 ACKERMAN HILL DR	APEX NC 27502-5109
STRINGARI, RONALD L STRINGARI, KATHERINE L	1209 CHAPEL RIDGE RD	APEX NC 27502-8502
VATTIGUNTA, SRINIVASA REDDY NARU, CHAITANYA BHARATHI	1027 WAYMAKER CT	APEX NC 27502-4325
VERMA, ANAGH VERMA, SHWETA	2061 ACKERMAN HILL DR	APEX NC 27502-5109
VILLANUEVA, BRIAN D VILLANUEVA, ERIKA L	2126 WHITESMITH DR	APEX NC 27502-4327
WAGNER, KEITH J II	1016 WAYMAKER CT	APEX NC 27502-4325
WILLIAMS, SUSAN L	2053 ACKERMAN HILL DR	APEX NC 27502-5109
YANG, LONGLONG GAN, YOUXIN	1002 WAYMAKER CT	APEX NC 27502-4325

YIN, XINHE  
ZY&L LLC

302 MINTON VALLEY LN  
351 GARTRELL WAY

CARY NC 27519-9105  
CARY NC 27519-8942

# CHAPEL RIDGE NORTH PLANNED UNIT DEVELOPMENT

1225 CHAPEL RIDGE RD  
APEX, NORTH CAROLINA | PD PLAN

REZONING CASE #22CZ07



# CHAPEL RIDGE NORTH

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**Planned Unit Development**  
**Prepared for Town of Apex, North Carolina**

**Submittal Dates**

First Submittal:	March 1, 2022
Second Submittal:	April 8, 2022
Third Submittal:	May 13, 2022
Fourth Submittal:	June 10, 2022
Fifth Submittal:	June 28, 2022
Sixth Submittal:	July 6, 2022
Seventh Submittal:	September 1, 2022
Eight Submittal:	September 19, 2022

**Developer**

High Street Residential  
555 Fayetteville Street, Suite 300  
Raleigh, NC 27601

**Planner, Engineer, Landscape Architect, Surveyor**

McAdams  
2905 Meridian Parkway  
Durham NC 27113

**Attorney**

Parker Poe  
301 Fayetteville St, Suite 1400  
Raleigh, NC 27601

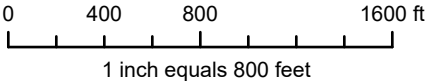
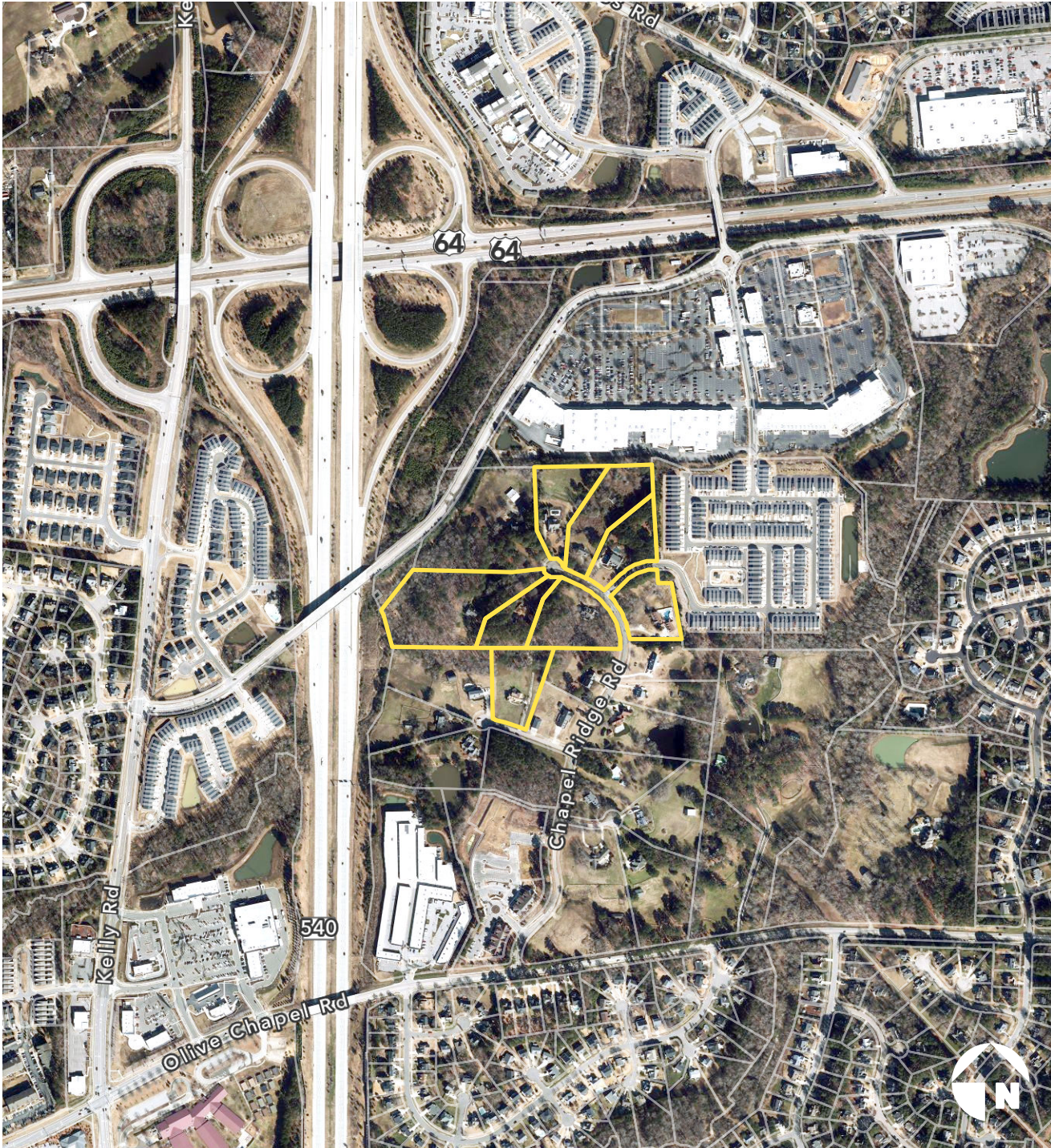


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9. SIGNAGE
10. LANDSCAPING
11. NATURAL RESOURCE AND ENVIRONMENTAL DATA
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# VICINITY MAP





## PROJECT DATA

Name of Project:	Chapel Ridge North
Applicant/Developer:	High Street Residential 555 Fayetteville Street, Suite 300 Raleigh, NC 27601 202-337-1025
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Medium Density Residential
Proposed 2045 Land Use Map Designation:	High Density Residential
Size of Project:	Approximately 22.71 acres
Property Identification Numbers:	0732352538, 0732343920, 0732249869, 0732354594, 0732347912, 0732256180, 0732340602, 0732356305 (the "Property")

## PURPOSE STATEMENT

This document and the accompanying concept plan (the “Concept Plan”) (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development Provisions. Chapel Ridge North will be a fully amenitized apartment community with interior corridors, an elevator, fitness centers, walking paths, and natural areas; it will be conveniently located near future transit and existing employment centers, restaurants, and retail. The Concept Plan offers an efficient site layout, with significant open space preserved in a unified area and appropriate buffers between adjacent uses. Required Resource Conservation Areas are set aside throughout the 22.71-acre property. This PUD is consistent with the Town’s goal to provide site-specific, high-quality neighborhoods that exhibit natural feature preservation and compatibility with surrounding land uses. This development will comply with the PUD Development Parameters outlined in UDO §2.3.4.F.1.a.i-vii. This PUD meets or exceeds the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
  - » **The uses permitted within the Chapel Ridge North PUD are permitted per §4.2.2 of the Town of Apex UDO.**
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*
  - » **Chapel Ridge North is an entirely residential development including a maximum of 370 multi-family units and one single-family unit.**
- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*
  - » **Any deviations from underlying UDO standards are contained in this PUD. Otherwise, Chapel Ridge North will comply with the base standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.**
- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*
  - » **Except the small northern portion of Chapel Ridge Road as shown on the Concept Plan, five-foot wide public sidewalks will be constructed along both sides of all internal streets per UDO standards. Pedestrian improvements along road frontages shall be consistent**

with the Transportation and Bike Ped System Map Plan. See Walkability section for specific details of sidewalk and sidepath locations. To encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting residential areas to open space amenities and RCA areas. In addition, the Property is located within a mile of connections to the Beaver Creek Greenway which may be accessed from the Pearson Farms neighborhood south of Chapel Ridge North.

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
  - » Chapel Ridge North will create a walkable residential community connected by sidewalks, side paths, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development. The northern extension of Chapel Ridge Road will allow residents to walk to the future transit stop on Beaver Creek Commons Drive identified in the Town of Apex Comprehensive Transportation Plan (the “Transportation Plan”). Additionally, residents will be able to walk and/or bike to existing shops, restaurants, and retail at the Beaver Creek Crossings shopping center.
- *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*
  - » The proposed development is compatible with the character of surrounding land uses and will enhance property values in the area. To the north of the Property is Beaver Creek Crossings, an existing shopping center with a mix of commercial uses. Adjacent to the east are the Hempstead Townhomes, a dense townhome community. The proposed apartment community will effectuate a transition down in intensity from the more intense commercial uses to the north to lower density single-family detached homes to the south. Appropriate buffering will be provided between Chapel Ridge North and existing single-family homes to the south.
- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.*
  - » Multi-family buildings will be of high-quality construction. Architectural controls and sample elevations illustrating the high-quality appearance of buildings are included in this PUD.

All site-specific standards and conditions of this PUD shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts.

## PERMITTED USES

The Property may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations of this PUD.

Permitted uses include:

<b>Residential</b>
Multi-family or apartment
Condominiums
Single-family (1 dwelling unit, only permitted as shown on layout sheet)
<b>Utilities</b>
Utility, minor
<b>Recreational Uses</b>
Greenway
Park, Active
Park, Passive
Recreation Facility, private

## AFFORDABLE HOUSING

A minimum of three and a half percent (3.5%) of the total residential units (as shown on the first site plan submittal) shall be designated as restricted low-income affordable housing rental units (the "Affordable Units") for a minimum affordability period of ten (10) years starting from the date of issuance of the first residential Certificate of Occupancy (the "Affordable Restriction Period"). The Affordable Units shall be occupied by low-income households earning no more than sixty percent (60%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI), adjusted for family size, as most recently published by the U.S. Department of Housing and Urban Development (HUD). The Affordable Units shall be one-bedroom units and rented to low-income households during the Affordable Restriction Period at maximum rent limits per bedroom size, no greater than sixty percent (60%) of the Raleigh, NC Area Median Income ("AMI") as most recently published by HUD and stipulated by the most recently published North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credit (LIHTC) Multifamily Tax Subsidy Program (MTSP) income and rent limits for the Wake County Metropolitan Area. If the Affordable Units calculation results in a fraction between 0.00 and 0.49, the number of Affordable Units shall be rounded down to the nearest whole number. If the Affordable Units calculation results in a fraction between 0.50 and 0.99, the number of Affordable Units shall be rounded up to the nearest whole number. Prior to issuance of the first residential Certificate of Occupancy, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions. During the Affordable Restriction Period, the property owner shall be responsible for performing all property management and administration duties to ensure compliance with this affordable housing condition and shall submit annual compliance reports to the Town verifying compliance with this affordable housing condition. Following expiration of the Affordable Restriction Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Affordable Units may freely be marketed and leased at market-rate rents.



## DESIGN CONTROLS

**Total Project Area:** 22.71 acres

- Maximum number of multi-family apartment units: 370
- Maximum number of single-family units: 1

### Multi-Family Design Controls

- Maximum Building Height: 55 feet (5 stories)
  - » Building facades facing PINs 073243658, 0732340602, and 0732348711 shall be limited to a maximum of four stories.
  - » Any buildings located in Area C as shown on the Concept Plan shall be limited to a maximum of three stories.
- Minimum Building Setbacks
  - » Front: 10 feet
  - » Rear: 20 feet
  - » Side: 20 feet
  - » Alley: 5 feet
  - » Corner: 20 feet
  - » From buffer or RCA: 10 feet

### Single-Family Design Controls

- Refer to RR Dimensional Standards set forth in UDO Section 5.1.

### Physical Accessibility

The project shall comply with all applicable accessibility regulations and guidelines issued by the Department of Housing and Urban Development (HUD), the American National Standards Institute (ANSI), and the International Code Council (ICC) including providing braille and approximately 10-15 (final count to be determined at Site Plan) Type A units (the "Accessible Units") which provide reduced counter heights, door swing limitations, grab bar installation, and bathroom lavatory convertibility. Additionally, the Accessible Units shall include flashing strobe devices to aid in emergency notification for hearing impaired residents and additional electric capacity to allow installation of a bed shaker to awake hearing impaired residents in case of fire.

## ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure consistency of character throughout the development. Conceptual elevation examples are included in Section 19 of this PUD. Elevations included are limited examples of multiple style options being considered. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Major Site Plan submittal. In an effort to reflect the unique nature of the existing neighborhood, the architectural style of the buildings shall be classic southern traditional architecture.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. a patio seating area, water feature, pedestrian plaza with benches, planters, public art, decorative bicycle parking, or focal feature) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

### **Design Guidelines:**

1. The project shall use full cutoff LED fixtures that have a maximum color temperature of 3500K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.
2. The project shall be designed to meet the requirements for one of the following green building certifications: LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. Prior to the issuance of building permits, the developer shall hire a third-party consultant to evaluate the project and ensure the design conforms with green building certification requirements. Prior to the issuance of a certificate of occupancy for a building, the developer shall demonstrate to the Town that that building has been certified as a green building by providing a copy of the green building certification.
3. The project shall install at least three (3) pet waste stations across the development locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.

### **Multi-family/Apartments/Condominiums:**

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
3. A minimum of four of the following decorative features shall be used on each building:
  - » Decorative shake
  - » Board and batten
  - » Decorative porch railing/posts
  - » Shutters
  - » Decorative/functional air vents on roof or foundation
  - » Recessed windows

- » Decorative windows
  - » Decorative brick/stone
  - » Decorative gables
  - » Decorative cornices
  - » Tin/metal roof
4. Garage doors must have windows, decorative details, or carriage-style adornments on them.
  5. Siding materials shall be varied in type and/or color on 30% of each façade on each building.
  6. Windows must vary in size and/or type.
  7. Windows that are not recessed must be trimmed.
  8. Solar conduit shall be provided on all buildings to accommodate the future installation of solar panels.

**Proposed Residential Materials and Styles**

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the building products include:

- Cementitious lap, board and batten, and/or shake and shingle siding
- Stone or synthetic stone
- Brick

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Director of Planning and Development to be substantially similar.

**PARKING AND LOADING**

**Apartments/Multi-Family/Condominiums**

Development shall provide the following minimum parking spaces per dwelling unit based on the number of bedrooms:

Bedrooms per unit	Minimum ratio
1 or 2	1.3 spaces per dwelling unit
3	1.8 spaces per dwelling unit

A minimum of 5% of the total parking spaces required by the UDO for the project shall be Electric Vehicle Charging spaces consistent with the standards of UDO Section 8.3.11. At least 6 bicycle parking spaces shall also be provided.

## SIGNAGE

All signage for this PUD shall comply with Section 8.7, *Signs*, of the Town of Apex UDO.

## LANDSCAPING

Minimum perimeter and streetscape landscape buffers are as follows (see PUD Plan Sheet C2.00 for details):

- 15-ft Type A adjacent to townhomes
- 25-ft Type A adjacent to single-family lots
- 20-ft Type A adjacent to church\*
- 20-ft Type A adjacent to retail
- 10-ft Type A adjacent to Chapel Ridge Road\*\*
- 20-ft Type B adjacent to PIN 0732266081
- No buffer shall be required between single-family parcels

\*A fire access lane shall be permitted to encroach into the first 150 feet of the buffer as measured from Chapel Ridge Road west along the shared property line with the church.

\*\*Only required along the public right-of-way fronting the Property. A buffer is not required along the public access easement. Developer shall only be responsible for providing the buffer on property adjacent to the public right-of-way which is within this rezoning.

The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 75% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

No dumpster shall be located within 50 feet of the northern property line of PINs 0732343658 and 0732348711.

A 6-ft tall fence shall be provided along the southern facing property line adjacent to PINs 0732246637, 0732343658, and 0732348711.

## NATURAL RESOURCES AND ENVIRONMENTAL DATA

### River Basins and Watershed Protection Overlay Districts

This project is located within the Cape Fear River Basin. This project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

### Resource Conservation Areas (RCA) - Required and Provided

This PUD will be subject to, and meet the requirements of, Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The PUD will provide a minimum of 20% of the gross project area as a Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenways.

The project shall install a minimum of one sign for each Resource Conservation area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. Signage shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.

Six-foot wide private walking trails may be located throughout the development, including RCA areas. Locations of trails are to be determined at site plan.

### Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720073200J, dated May 2, 2006.

### Tree Canopy

Tree canopy areas in Chapel Ridge North are primarily concentrated around the wetland areas, stream features, and perimeter buffers.

Existing trees greater than 18" in diameter that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative location approved by Town Planning Staff, above and beyond standard UDO requirements.

### Historic Structures

As confirmed by the North Carolina State Historic Preservation Office there are no historic structures present within the project boundary.



## Existing Pond

Pursuant to all applicable Town and State regulations, the developer shall work with the owner of PIN 0732258464 to drain the existing pond on the southern property line of PIN 0732258464 concurrently with the development and construction of the project.

## Environmental Commitments Summary

The applicant team met with the Apex Environmental Advisory Board on February 17, 2022. Below is a summary of the environmental commitments for the Chapel Ridge North development:

- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- The project shall install at least three (3) pet waste stations across the development in locations that are publicly accessible, but outside of public property and/or public easement(s), such as adjacent to amenity centers, sidewalks, greenways, or side paths.
- The project shall use full cutoff LED fixtures that have a maximum color temperature of 3500K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.
- A minimum of 5% of the total parking spaces that the UDO would require for the project shall be Electric Vehicle Charging spaces. Final unit mix and amount of required parking shall be determined at site plan. The EV charging stations shall comply with the standards set forth in the UDO.
- The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 75% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.
- The project shall install signage adjacent to wooded or natural condition Resource Conservation area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. Signage shall be installed in locations that are publically accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
- The project shall be designed to meet the requirements for one of the following green building certifications: LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.
- Solar conduit shall be provided on all multi-family and/or condominium buildings to accommodate the future installation of solar panels.

## STORMWATER MANAGEMENT

This PUD shall go above the stormwater management requirements for quality and quantity treatment outlined in Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10-year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

## PARKS AND RECREATION

This project was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission on April 27, 2022 and fee-in-lieu of dedication was recommended.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
370	Multi-Family	\$2,226.05	\$823,638.50
<b>Total</b>	-	-	<b>\$823,638.50</b>

\*Final unit count will be determined at the time of Master Site Plan.

\*\*Fees are based upon approval date and runs with project with exception of the increase in total unit count.

## PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1) (f) and be designed according to sound engineering standards. Road and utility infrastructure shall be as follows:

### **General Roadway Infrastructure**

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan, unless specifically set forth in the PUD Text.

Chapel Ridge Road shall be extended north to connect to Beaver Creek Commons Drive (the "Road Extension") in the approximate location shown on the Concept Plan. The Road Extension shall be constructed to Town of Apex standards and specifications. At the site plan stage, the portion of the Road Extension shown in pink on the Concept Plan and labeled "Public ROW" shall be dedicated to the Town as public right-of-way (the "Public ROW Section"). The portion of the Public ROW Section south of the shared property line with PIN 0732366134 shall have a minimum ROW width of 60 feet and be constructed to the Minor Collector Street standard. The portion of the Public ROW Section across PIN 0732258769 shall have a minimum ROW width of 50 feet. The portion of the Road Extension shown in orange on the Concept Plan and labeled "Private drive with minimum 45' public access easement" (the "Easement Section") shall be subject to a recorded public access and maintenance agreement with a minimum easement width of 45 feet. The public access and maintenance agreement shall be approved by the Planning Director as to form.

### **Water and Sanitary Sewer**

Apartments within the project will be served by Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Construction Drawing and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer and standard specifications.

Water and sewer lines shall be extended for the length of the Property's frontage along Chapel Ridge Road, and they shall always be extended along any and all natural drainage courses/draws that are located within the property line boundaries of the proposed development. Sewer shall be extended to all adjacent upstream property lines. The portion of the Property fronting Clark Farm Road shall be served by the extension of water and sanitary sewer lines from the north, through the internal portion of the Property. At site plan, water and sewer line easements shall be dedicated to facilitate the extension.

The developer shall provide at least one sewer stub and one water stub to the eastern property line of PIN 0732258464 in locations to be determined at Site Plan and agreed to by the developer and owner of PIN 0732258464.

## Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Chapel Ridge North development:

- Five-foot wide public sidewalk along the western side of Chapel Ridge Road public right-of-way fronting the development.
- Ten-foot wide side path along the eastern and northern side of Chapel Ridge Rd adjacent to land that's a part of this rezoning application (as shown on the Concept Plan).
- Five-foot wide sidewalk along the south side of Ackerman Drive fronting the project.
- A crosswalk will be provided from the future sidewalk on the south side of Ackerman Drive to the existing sidewalk on the north side of Ackerman Drive.
- Six-foot wide private walking trails throughout the development, locations to be determined at site plan.

## Transit

The developer shall design, construct and install a bus stop along the west side of Chapel Ridge Road in a location mutually agreed to by the developer and the Traffic Engineering Manager. The bus stop shall include an 8 x 30-foot pad, bench, and bike rack. Construction costs for the bus stop shall not exceed a maximum of \$25,000 (the "Cost Limit"). In the event construction costs exceed the Cost Limit, the developer may elect to either (a) pay a fee in lieu of \$25,000 for the bus stop, or (b) design and construct the bus stop despite construction costs exceeding the Cost Limit. The bus stop shall be shown on the overall site plan and designed, approved, and constructed concurrently with the project.

## Other Utilities and Facilities

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees, benches, trash receptacles, and street and/or pedestrian lights compatible with their context.

## Construction Traffic

Following construction of the Chapel Ridge Road extension, all heavy duty construction traffic shall enter and exit the site via Beaver Creek Commons Drive. "No Construction Traffic" signs shall be posted along Creekside Landing Drive south of its intersection with Beaver Creek Commons Drive, Ackerman Hill Drive, Chapel Ridge Road at the southern project boundary, and at the intersection of Chapel Ridge Road and Olive Chapel.

## PHASING PLAN

The development will be completed in multiple phases, which will be determined during site or subdivision plan review.

## CONSISTENCY WITH LAND USE PLAN

The proposed development is consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted February 2019. The 2045 Land Use Map designates the Property as Medium Density Residential. Given the high intensity commercial uses to the north, and the existing high density townhome community to the east, higher density is appropriate in this location. Accordingly, this PUD updates the FLUM designation to High Density Residential.

## COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

## TRANSPORTATION IMPROVEMENTS

The following transportation improvements are proposed:

- All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval. This includes proposed access to Chapel Ridge Road and any modifications to Chapel Ridge Road.
- Chapel Ridge Road shall be extended north to connect to Beaver Creek Commons Drive (the "Road Extension") in the approximate location shown on the Concept Plan. The Road Extension shall be constructed to Town of Apex standards and specifications. At the site plan stage, the portion of the Road Extension shown in pink on the Concept Plan and labeled "Public ROW" shall be dedicated to the Town as public right-of-way (the "Public ROW Section"). The portion of the Public ROW Section south of the shared property line with PIN 0732366134 shall have a minimum ROW width of 60 feet and be constructed to the Minor Collector Street standard. The portion of the Public ROW Section across PIN 0732258769 shall have a minimum ROW width of 50 feet. The portion of the Road Extension shown in orange on the Concept Plan and labeled "Private drive with minimum 45' public access easement" (the "Easement Section") shall be subject to a recorded public access and maintenance agreement with a minimum easement width of 45 feet. The public access and maintenance agreement shall be approved by the Planning Director as to form.
- The center turn lane on Beaver Creek Commons Drive shall be restriped to provide 75 feet of southbound left turn storage and 75 feet of taper at the site driveway.



## REPRESENTATIVE BUILDING ELEVATIONS



SOUTHERN TRADITIONAL CLASSIC STYLE



*Elevations are conceptual in nature.*



SOUTHERN / MODERN FARMHOUSE TRANSITIONAL STYLE



*Elevations are conceptual in nature.*





MODERN FARMHOUSE STYLE



*Elevations are conceptual in nature.*



# CHAPEL RIDGE NORTH

CHAPEL RIDGE ROAD  
APEX, NORTH CAROLINA

## PLANNED UNIT DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2021110513

DATE: SEPTEMBER 01, 2022



**MCADAMS**

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**CLIENT**

HIGH STREET DISTRICT DEVELOPMENT, INC.  
555 FAYETTEVILLE STREET SUITE 300  
RALEIGH, NC 27601  
CONTACT: JOSH DIX

**SHEET INDEX**

C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY LAYOUT PLAN



**VICINITY MAP & AERIAL IMAGE**

1" = 500'

**SITE DATA**

PARCEL IDENTIFICATION NUMBER (PIN)	0732343920, 0732340602, 0732349869, 0732256180, 0732347912, 0732354594, 0732352538, 0732356305	
EXISTING ZONING	RR	
PROPOSED ZONING	PUD-CZ	
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL	
PROPOSED 2045 LAND USE MAP DESIGNATION	HIGH DENSITY RESIDENTIAL	
SITE AREA	APPROX. 22.71 AC - GROSS APPROX. 0.74 - INSIDE R/W APPROX. 21.97 AC - NET	
EXISTING USE	SINGLE FAMILY LOTS	
PROPOSED USE	HIGH DENSITY RESIDENTIAL - APARTMENTS RURAL RESIDENTIAL - SINGLE FAMILY DETACHED	
DENSITY	MAXIMUM	370 UNITS (APARTMENTS) 1 UNIT (SINGLE-FAMILY)
BUILDING HEIGHT	MAXIMUM	55' (5 STORIES) *4 STORY MAX FACING PINS 0732343658, 0732340602 AND 0732348711
SETBACKS	FRONT	10'
	SIDE	20'
	REAR	20'
	ALLEY	5'
	CORNER	20'
SETBACKS FROM REQUIRED BUFFERS	10' (BUILDING) 5' (PARKING)	
PARKING	MINIMUM	1.3 SPACES / 1 OR 2 BEDROOM UNITS
	MINIMUM	1.8 SPACES / 3 BEDROOM UNITS
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM	15.38 AC (70%)
	PROPOSED	LESS THAN 15.38 AC (70%)
RESOURCE CONSERVATION AREA	MINIMUM	4.39 AC (20%)
	PROPOSED	MORE THAN 4.39 AC (20%)
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT	
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720073200I, EFFECTIVE 05/02/2006)	
HISTORIC STRUCTURES	NONE	



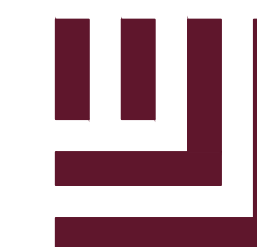
**REVISIONS**

NO. DATE

**PLANNED UNIT DEVELOPMENT PLAN FOR:**

CHAPEL RIDGE APARTMENTS  
APEX, NC 27502  
PROJECT NUMBER: 2021110513





McADAMS

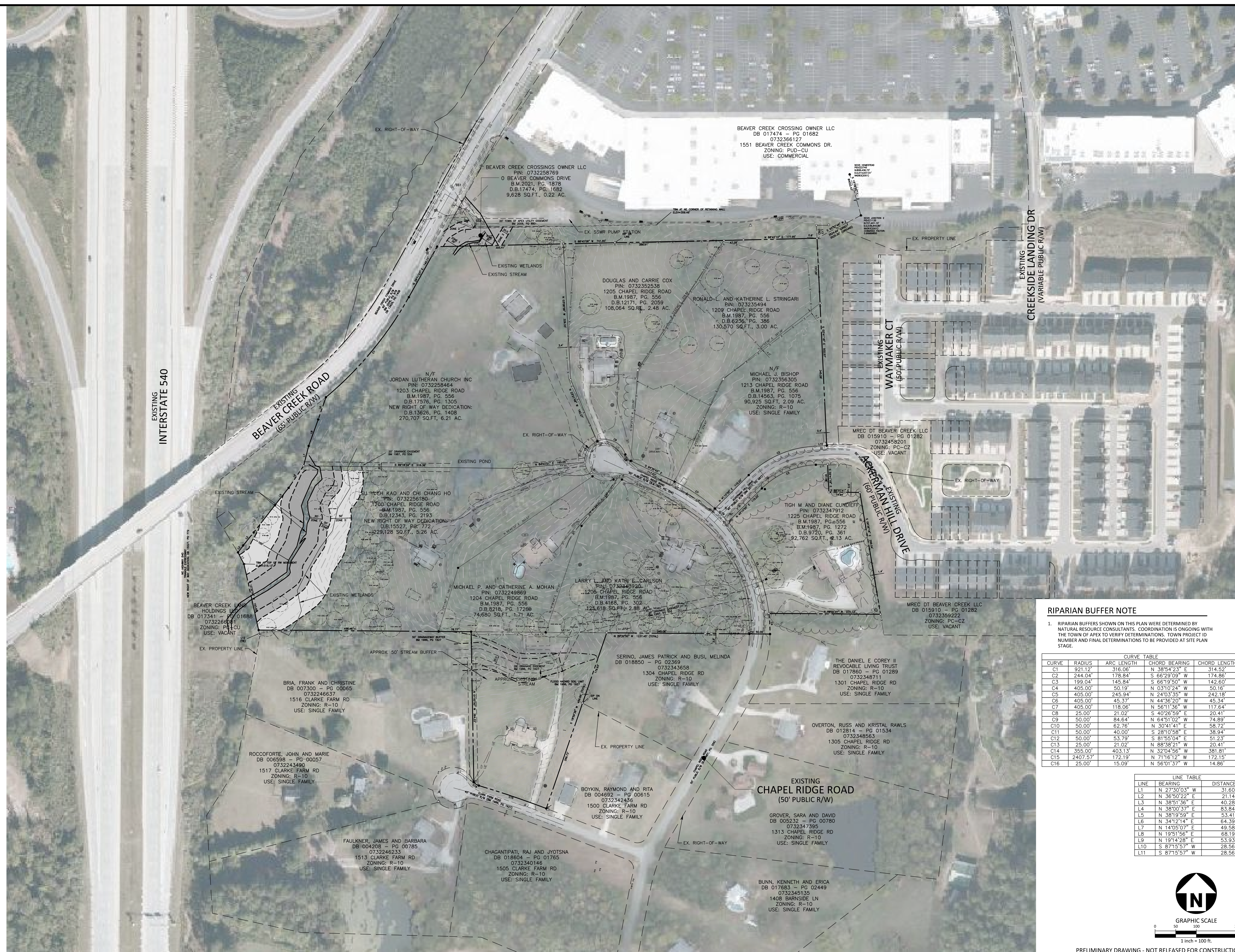
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HIGH STREET DISTRICT DEVELOPMENT, INC.  
555 FAYETTEVILLE STREET SUITE 300  
RALEIGH, NC 27601  
CONTACT: JOSH DIX

CHAPEL RIDGE NORTH  
PLANNED UNIT DEVELOPMENT PLAN  
APEX, NORTH CAROLINA

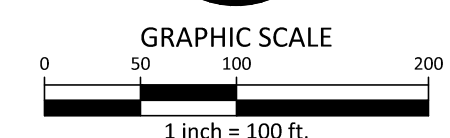


RIPIARIAN BUFFER NOTE

1. RIPIARIAN BUFFERS SHOWN ON THIS PLAN WERE DETERMINED BY NATURAL RESOURCE CONSULTANTS. COORDINATION IS ONGOING WITH THE TOWN OF APEX TO VERIFY DETERMINATIONS. TOWN PROJECT ID NUMBER AND FINAL DETERMINATIONS TO BE PROVIDED AT SITE PLAN STAGE.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	921.12'	316.06'	N 38°42'31" E	314.52'
C2	244.04'	178.84'	S 66°29'09" W	174.86'
C3	199.04'	145.84'	S 66°19'50" W	142.60'
C4	405.00'	50.19'	N 03°10'24" W	50.16'
C5	405.00'	245.94'	N 24°03'35" W	242.18'
C6	405.00'	45.37'	N 44°36'20" W	45.34'
C7	405.00'	118.06'	N 56°11'36" W	117.64'
C8	25.00'	21.02'	S 40°26'59" E	20.41'
C9	50.00'	84.64'	N 64°51'02" W	74.89'
C10	50.00'	62.76'	N 30°41'41" E	58.72'
C11	50.00'	40.00'	S 28°10'58" E	38.94'
C12	50.00'	53.79'	S 81°55'04" E	51.23'
C13	25.00'	21.02'	N 88°38'21" W	20.41'
C14	355.00'	403.13'	N 32°04'56" W	381.81'
C15	2407.57'	172.19'	N 71°16'12" W	172.15'
C16	25.00'	15.09'	N 56°01'37" W	14.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°30'03" W	31.60'
L2	N 36°50'22" E	21.14'
L3	N 38°51'36" E	40.28'
L4	N 38°00'37" E	83.84'
L5	N 38°19'59" E	53.41'
L6	N 34°12'14" E	64.39'
L7	N 14°05'07" E	49.58'
L8	N 19°51'56" E	68.19'
L9	N 19°14'28" E	53.93'
L10	S 87°15'57" W	28.56'
L11	S 87°15'57" W	28.56'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110513  
FILENAME 2021110513-PUD-XC1  
CHECKED BY KST  
DRAWN BY KST  
SCALE 1"=100'  
DATE 09.01.2022

SHEET

EXISTING CONDITIONS PLAN

C1.00

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McADAMS

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CLIENT

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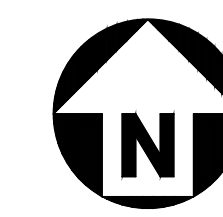
GENERAL NOTES

- REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
- SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
- SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (i.e. DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PAVING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
- NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
- EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT MAJOR SITE PLAN PHASE.
- EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT MAJOR SITE PLAN PHASE.
- THE PORTION OF THE INTERNAL STREET DESIGNATED AS A PUBLIC STREET SHALL BE DEDICATED TO THE TOWN OF APEX.
- ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.

LEGEND

- MULTI-FAMILY RESIDENTIAL CONCEPTUAL DEVELOPMENT BLOCK
- SINGLE-FAMILY RESIDENTIAL CONCEPTUAL DEVELOPMENT BLOCK
- PASSIVE OPEN SPACE (STREAM BUFFERS/WETLANDS/PONDS/PERIMETER BUFFERS)
- STORMWATER MANAGEMENT CONCEPTUAL DEVELOPMENT ENVELOPE
- WETLAND
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- CONCEPTUAL VEHICULAR INTERPARCEL ACCESS
- CONCEPTUAL 5' SIDEWALK
- CONCEPTUAL 10' SIDEWALK
- PUBLIC VEHICULAR CIRCULATION (EXTERIOR)
- PUBLIC VEHICULAR CIRCULATION (INTERIOR)
- PRIVATE VEHICULAR CIRCULATION (INTERIOR ALONG PUBLIC ACCESS EASEMENT)

NOTE: LOCATIONS OF VEHICULAR AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.



GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

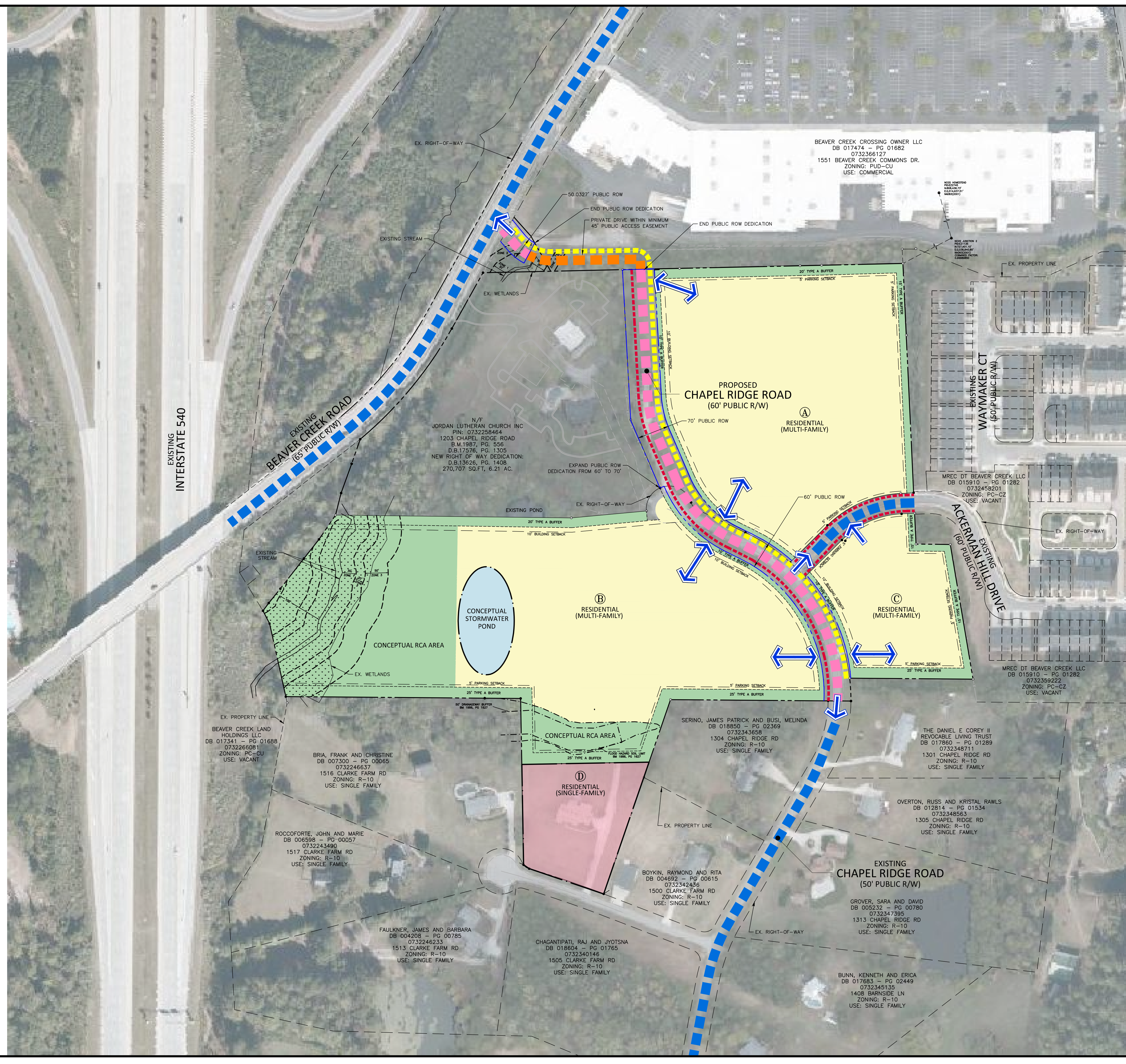
PROJECT NO. 2021110513  
FILENAME 2021110513-PUD-OAS1  
CHECKED BY KST  
DRAWN BY KST  
SCALE 1"=100'  
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SHEET

PRELIMINARY LAYOUT  
PLAN

C2.00

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EXISTING INTERSTATE 540

EXISTING CREEKSIDE LANDING DR (VARIABLE PUBLIC R/W)

EXISTING WAYMAKER CT (50' PUBLIC R/W)

EXISTING ACKERMAN HILL DRIVE (60' PUBLIC R/W)

BEAVER CREEK CROSSING OWNER LLC  
DB 017474 - PG 01682  
0732366127  
1551 BEAVER CREEK COMMONS DR.  
ZONING: PUD-CU  
USE: COMMERCIAL

N/F  
JORDAN LUTHERAN CHURCH INC  
PIN: 0732258464  
1203 CHAPEL RIDGE ROAD  
B.M.1987, PG. 556  
D.B.17576, PG. 1305  
NEW RIGHT OF WAY DEDICATION:  
D.B.13926, PG. 1408  
270,707 SQ.FT, 6.21 AC.

MREC DT BEAVER CREEK LLC  
DB 015910 - PG 01282  
0732458201  
ZONING: PC-CZ  
USE: VACANT

MREC DT BEAVER CREEK LLC  
DB 015910 - PG 01282  
0732359222  
ZONING: PC-CZ  
USE: VACANT

SERINO, JAMES PATRICK AND BUSI, MELINDA  
DB 018850 - PG 02369  
0732343658  
1304 CHAPEL RIDGE RD  
ZONING: R-10  
USE: SINGLE FAMILY

THE DANIEL E COREY II REVOCABLE LIVING TRUST  
DB 017860 - PG 01289  
0732348711  
1301 CHAPEL RIDGE RD  
ZONING: R-10  
USE: SINGLE FAMILY

OVERTON, RUSS AND KRISTAL RAWLS  
DB 012814 - PG 01534  
0732348563  
1305 CHAPEL RIDGE RD  
ZONING: R-10  
USE: SINGLE FAMILY

EXISTING CHAPEL RIDGE ROAD  
(50' PUBLIC R/W)

GROVER, SARA AND DAVID  
DB 005232 - PG 00780  
0732347395  
1313 CHAPEL RIDGE RD  
ZONING: R-10  
USE: SINGLE FAMILY

BUNN, KENNETH AND ERICA  
DB 017683 - PG 02449  
0732345135  
1406 BARNESIDE LN  
ZONING: R-10  
USE: SINGLE FAMILY

BOYKIN, RAYMOND AND RITA  
DB 004692 - PG 00615  
0732342456  
1500 CLARKE FARM RD  
ZONING: R-10  
USE: SINGLE FAMILY

CHAGANTIPATI, RAJ AND JYOTSNA  
DB 018604 - PG 01765  
0732340146  
1505 CLARKE FARM RD  
ZONING: R-10  
USE: SINGLE FAMILY

FAULKNER, JAMES AND BARBARA  
DB 018604 - PG 01765  
0732340146  
1505 CLARKE FARM RD  
ZONING: R-10  
USE: SINGLE FAMILY

ROCCOFORTE, JOHN AND MARIE  
DB 006598 - PG 00057  
0732243490  
1517 CLARKE FARM RD  
ZONING: R-10  
USE: SINGLE FAMILY

BRIA, FRANK AND CHRISTINE  
DB 007300 - PG 00065  
0732246637  
1516 CLARKE FARM RD  
ZONING: R-10  
USE: SINGLE FAMILY

BEAVER CREEK LAND HOLDINGS LLC  
DB 017341 - PG 01688  
0732266081  
ZONING: PC-CU  
USE: VACANT