

February 27, 2025

VIA ELECTRONIC MAIL ONLY

Shannon Cox
Town of Apex Transportation Planning Manager
Shannon.cox@apexnc.org

Re: Rezoning 24CZ16 Lawrence Property PUD – Request for Amendment to Comprehensive Transportation Plan

Dear Shannon,

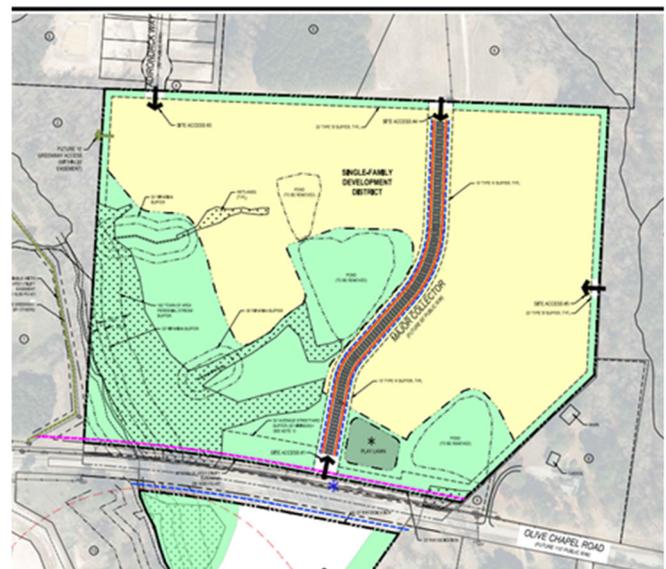
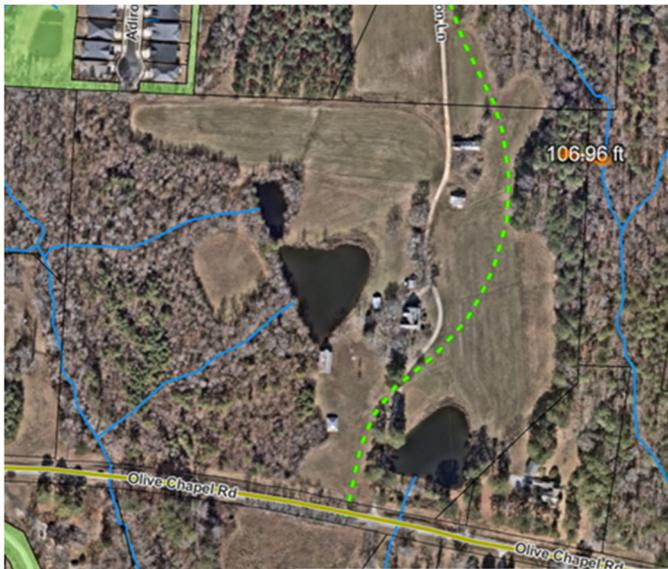
I am contacting you on behalf of our Firm's client Baker Residential, who is the applicant for Rezoning 24CZ16 Lawrence Property PUD, (the "Applicant"). The Lawrence Property PUD is located at 3228 Olive Chapel Road, having Wake County PIN 0712810293 (the "Property"). The Property is divided by Olive Chapel Road and is situated between the intersections of New Hill Olive Chapel Road to the west and Richardson Road to the east as depicted here:



Following the Applicant's February 7, 2025, rezoning resubmittal, staff informed the Applicant that a Comprehensive Transportation Plan Amendment is necessary because the Major Collector Street shown on the PUD Plan below has shifted to the west of where it is shown on the Town's Comprehensive Transportation Plan, affecting historic resources on the property, as well as, the property to the north.

Comprehensive Transportation Plan

PUD Plan



As can be seen from the Comprehensive Transportation Plan, the location of the Major Collector is drawn to avoid the historic house located on the site and other structures. The PUD Plan includes relocating the historic structures and possibly additional outbuildings which would allow the Major Collector Street to shift to the location purposed on the PUD Plan for the following reasons:

- The PUD Plan location shows the Collector street in a less sloped area. The grade starts to slope towards the existing stream located to the east.
- The historic structures located on the property will be relocated to the portion of the property south of Olive Chapel Road.
- The stream located to the east has either a 50ft or 100ft buffer that would not allow for development off of the collector street on the eastern side.
- Lots are not allowed to front off of Major Collector Streets. As such, shifting the Collector street to the west as shown on the PUD Plan would allow for development on the eastern side of the Major Collector.

The Applicant respectfully requests that the Town amend the Comprehensive Transportation Plan allowing this Major Collector to shift to the west as shown on the PUD Plan. The Applicant believes this shift to the west makes the best use of the property given the environmental features located on the site, while effectively accommodating the future transportation needs in this area.

We appreciate you looking into this with us and welcome any questions or comments you may have. Please contact me after you have had a chance to review so that we can plan for next steps on our end.

Best regards,

MORNINGSTAR LAW GROUP



Jason Barron
Partner

cc: June Cowles
June.Cowles@apexnc.org