

Attachment B: Smith Farm Phase 5 PUD Amendment



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Amanda Bunce – Planning Manager
Town of Apex Planning Department
P.O. Box 250
Apex, North Carolina 27502

RE: PUD Amendment Letter
Smith Farms PUD
Pin No.'s 0722-35-8117 & 0722-34-4615

This letter is submitted to the Town of Apex for the purpose of amending Conditional Zoning #15CZ32 Smith Farms, A Planned Unit Development, by the following:

1. Perimeter Buffers under Buffers in Section 6: Design Controls of the PD Plan for PUD-CZ, Smith Farms states; “All perimeter buffers shall be provided in accordance with the Apex UDO”.

The Owner’s requests that the Perimeter Buffers be amended to include the following:

To address the physical challenges with providing connectivity between Smith Farm and Sweetwater that primarily involve topography, the PUD shall permit the eastern perimeter buffer adjacent to PINs 0722454406 and 0722443942 to be graded. Such buffer shall be replanted at the time of development and still count as RCA if a future land use requires a perimeter buffer under Unified Development Ordinance (UDO) Sec. 8.2.6 Table 1 as amended. The buffer type shall be in accordance with the Town of Apex UDO Sec. 8.2.6 Table 1 and in no case shall such buffer exceed 20 feet in width. The seed/plant species used to stabilize the disturbed graded area and replanting, if required, shall be in accordance with the Town of Apex Design & Development Manual.

This PUD Amendment is requested to accommodate the necessary grading by the planned Sweetwater-Phase 10 development for construction of cross-access along Ingold Drive. This cross-access was requested by the Town of Apex as part of the Sweetwater-Phase 10 approval, but existing topography between the adjoining properties requires construction of a significant retaining wall to maintain the required eastern perimeter buffer on the Smith Farms PUD parcels. This PUD Amendment will allow grading between the properties to provide an at-grade extension of Ingold Drive for cross-access.

If you have any questions, please feel free to contact our office at any time.

Regards,

Peter D. Clossen, P.E.

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