



**COLEY GROUP**  
RESIDENTIAL OF COMPASS

May 7, 2026

Town of Apex Planning Department  
322 N. Mason Street  
Apex, NC 27502

RE: Salem Street Townhomes PUD Amendment

To Whom it May Concern,

This letter is to inform you of a proposed PUD Amendment to resolve a discrepancy of building setbacks. Per our review of the approved PUD #23CZ14 we identified a discrepancy between the rear setback in the PUD Text and the rear setback shown on the accompanying site layout sheet. To resolve this discrepancy, we propose replacing the 15' rear setback in Section 6 of the PUD Text to "Variable", matching the rear setbacks as shown on Sheet C200 of the approved PUD as set forth in **Exhibit A** and **Exhibit B**. We appreciate your attention to this matter.

Sincerely,

Scott Moore  
Land Acquisitions & Entitlement  
The Coley Group

**Exhibit A**  
**Salem Street Townhomes PUD Amendment**  
**Revision to Section 6 of #23CZ14**

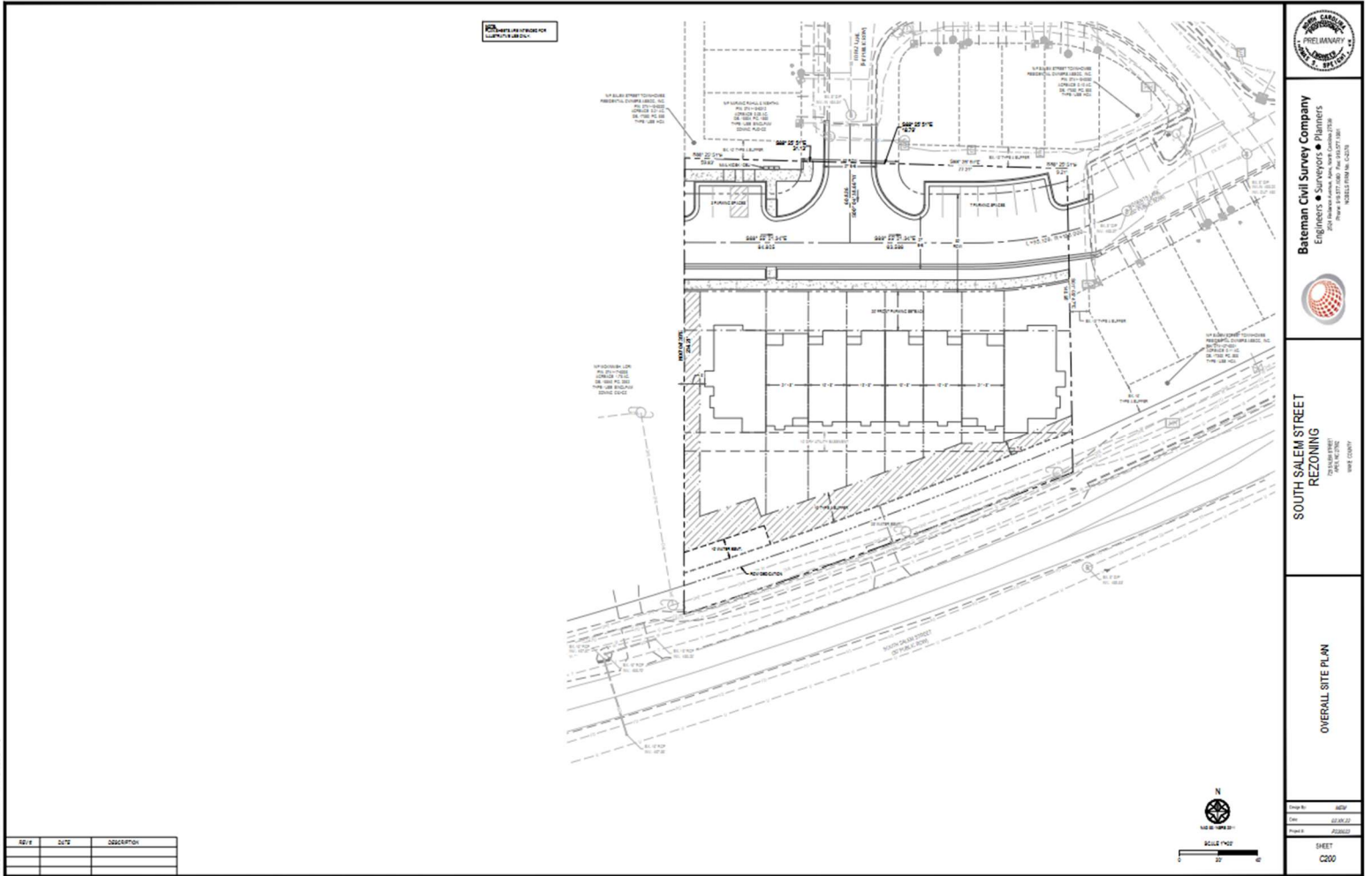
**6. Proposed Design Controls**

- a. Maximum Square Footage per Non-Residential Use: 0 SF
- b. Max Densities per Residential Use: 10 DU/Acre
- c. Lot Sizes for Residential Use: 1,618 SF to 3,779 SF
- d. Maximum Height of Buildings: Max height is 37' from FFE. Number of stories varies from 1.5 to 2.5 stories.
- e. Front, side, and rear setbacks: 15', 0', ~~15'~~ **Variable**
- f. Amount and Percentage of Built Upon Area Allowed: 0.68 Ac., 65%
- g. Amount and Percentage of Built Upon Area: 0.44 Ac., 42.3%

# Exhibit B

## Salem Street Townhomes PUD Amendment

### Approved PUD- Overall Site Plan Sheet C200



NO.	DATE	DESCRIPTION



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners

200 PARKWAY DRIVE, SUITE 100  
DALLAS, TEXAS 75244  
PHONE: 972.346.1111  
FAX: 972.346.1112

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**SOUTH SALEM STREET  
REZONING**

200 PARKWAY DRIVE, SUITE 100  
DALLAS, TEXAS 75244  
PHONE: 972.346.1111  
FAX: 972.346.1112

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**OVERALL SITE PLAN**

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Drawn by: JLD	Date: 02.28.21	Scale: AS SHOWN
Checked by: JLD	Date: 03.02.21	Scale: AS SHOWN
Project: J20000	SHEET	
	C200	