

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 1,097.15 ACRES LOCATED AT 0, 0 (PORTION OF), 0 (PORTION OF), & 3220 OLD HOLLY SPRINGS APEX RD; 0, 0, 0, 0, 0, 0, 0, 0, 0, 0 (PORTION OF), 3142, 3138, 3130, 3134, 3200, 3012, 2945, 3009, 2901, 2937 VERIDEA PKWY; 0 TECHNOLOGY DR (PORTION OF); 6300 KING DAVID CT; 0, 0, 0, 0 US 1 HWY; 0, 0, 0, 0, 1712, 1716 E. WILLIAMS ST FROM SUSTAINABLE DEVELOPMENT-CONDITIONAL ZONING (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08, #25CZ15) TO SUSTAINABLE DEVELOPMENT-CONDITIONAL ZONING (SD-CZ) FOR VERIDEA

#25CZ18

WHEREAS, RXR LEN Apex Owner, LLC; RXR MTF Apex Vehicle. LLC; Yifei Wang & Hua Mei; APA Veridea Investments, LLC; Wake County Board of Education; and Greenway Waste Solutions of Apex, LLC/Todd Rechler, RXR Realty, owner/applicant (the “Applicant”), submitted a completed application for a conditional zoning on the 1st day of October 2025 (the “Application”). The proposed conditional zoning is designated #25CZ18;

WHEREAS, the Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #25CZ18 before the Planning Board on the 8th day of December 2025;

WHEREAS, the Apex Planning Board held a public hearing on the 8th day of December 2025, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #25CZ18. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #25CZ18;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #25CZ18 before the Apex Town Council on the 9th day of December 2025;

WHEREAS, the Apex Town Council held a public hearing on the 9th day of December 2025. Amanda Bunce, Assistant Planning Director, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #25CZ18 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. This designation on the 2045 Land Use Map includes the zoning district Sustainable Development-Conditional Zoning (SD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning recognizes changes needed due to conditions that have changed since 2011, will provide the flexibility in design standards needed to construct the proposed NCC hospital campus, and require the developer for the remainder of Veridea to provide indoor and outdoor recreation space and a bus transit center; and

WHEREAS, the Apex Town Council by a vote of 4 to 0 approved Application #25CZ18 rezoning the subject tract located at 0, 0 (portion of), 0 (portion of) Old Holly Springs Apex Rd; 0, 0, 0, 0, 0, 0, 0, 0, 0, 0 (portion of), 2901, 2937, 2945, 3009, 3012, 3130, 3134, 3138, 3142, 3200, 3229 Veridea Pkwy; 0 Technology Dr (portion of); 6300 King David Ct; 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St from Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08, #25CZ15) to Sustainable Development-Conditional Zoning (SD-CZ) for Veridea.

Ordinance Amending the Official Zoning District Map #25CZ18

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08, #25CZ15) to Sustainable Development-Conditional Zoning (SD-CZ) for Veridea, subject to the conditions stated herein.

Section 3: The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Veridea SD Plan which are imposed as part of this rezoning, Attachment "C" Veridea Environmental Enhancement Plan, and Attachment "D" Veridea Pattern Book.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member _____

Seconded by Council Member _____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the ____ day of _____ 2026.

TOWN OF APEX

Jacques K. Gilbert
Mayor

ATTEST:

Allen Coleman, CMC, NCCCC
Town Clerk

APPROVED AS TO FORM:

Town Attorney