

STAFF REPORT

Rezoning #23CZ06 Hunter Street Park Addition

May 23, 2023 Town Council Meeting



All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 1250 Ambergate Station

Applicant/Owner: Angela Reincke, Parks Planning and Project Manager/Town of Apex

PROJECT DESCRIPTION:

Acreage: ±1.7

PIN: 0742531455 (portion of)

Current Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Proposed Zoning: Conservation Buffer-Conditional Zoning (CB-CZ)

2045 Land Use Map: Park-Public or Private

Town Limits: Yes

Adjacent Zoning & Land Uses:

| | Zoning | Land Use |
|---------------|---|---|
| North: | Light Industrial (LI) | Self-service storage (Ample Storage) |
| South: | Conservation Buffer (CB #10RZ08) | Park, active (Hunter Street Park) |
| East: | Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05) | Ambergate Station; School, public or private (Thales Academy) |
| West: | High Density Single-Family-Conditional Use (HDSF-CU #01TRZ08); Office & Institutional-Conditional Use (O&I-CU #97CU07) | Railroad; N Salem St; Single-family residential (Salem Oaks Subdivision); Office, business & professional (The Courtyards at Salem Oaks) |

Existing Conditions:

The property to be rezoned is located north of Hunter Street Park and west of Ambergate Station. This area is undeveloped with trees sparsely populating the eastern and western sides of the property.

Background:

This portion of the Town owned property was originally rezoned to PUD-CZ with the Trackside PUD #07CZ05. The Trackside PUD, now known as The Villages of Apex, dedicated 12.98 acres for a Public Park, including the area to be rezoning and the 10.57 acres that is the current developed area of Hunter Street Park. Hunter Street Park was rezoned in 2011 to Conservation Buffer (CB) to match the zoning of all other existing parks in Town. This final portion of dedicated park space was recombined with the Hunter Street Park parcel in 2021.

Neighborhood Meeting:

The applicant conducted a neighborhood meeting on February 24, 2023. The neighborhood meeting report is attached.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject property as Park-Public or Private. The proposed rezoning to Conservation Buffer-Conditional Zoning (CB-CZ) is consistent with that land use classification.

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PROPOSED ZONING CONDITIONS:

Limitation of Uses:

The Rezoned Lands 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 stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply

Permitted Uses and Limitations:

1. Park, active
2. Park, passive
3. Greenway
4. Botanical garden
5. Utility, minor

Conditions:

1. All invasive species included in the Town of Apex Design and Development Manual shall be removed from the site.
2. The buffer along the northern property line shall be at least 10 feet wide. Where there is existing vegetation, it shall remain undisturbed except where invasive species will be removed. All areas with no existing vegetation and areas where invasive species are removed shall be planted to a 10-foot Type A buffer standard.
3. The buffer along the western property line shall be a minimum of 50 feet wide. Where there is existing is existing vegetation, it shall remain undisturbed except where invasive species will be removed. Any areas where invasive species are removed shall be planted to a Type B buffer standard.
4. A minimum 10-foot Type C buffer shall be planted along Ambergate Station.
5. Undeveloped portions of the property shall be planted with at least 75% native species, including drought tolerant ornamental grasses and shrub species.
6. A minimum of 2 bike racks shall be provided on site with the final location to be determined at the time of site plan submittal.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on February 16, 2023. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

| EAB Suggested Condition | Applicant's Response |
|---|----------------------|
| Remove all invasive species noted on the invasive species list referred to in the Town's Design and Development Manual. | Added |
| Any undeveloped portions of the site shall be planted with at least 75% native species, including drought-tolerant ornamental grasses and shrubs. | Added |
| Install bike racks nearby the bike track area. | Added |

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #23CZ06 with the conditions as offered by the applicant.



PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on May 8, 2023 and unanimously recommended approval with the conditions as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map classifies the subject properties as Park-Public or Private. The proposed rezoning to Conservation Buffer-Conditional Zoning (CB-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it will implement stricter environmental conditions than the UDO requires, update the zoning for this parcel to be consistent with other Town parks, and will provide flexibility for the Town of Apex Parks, Recreation, and Cultural Resources Department to increase the services provided to residents.

CONDITIONAL ZONING STANDARDS:

The Town Council shall find the CB-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

Legislative Considerations

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.

- 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.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 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.
- 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.
- 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.

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



Rezoning #23CZ06

Villages of
Apex (South,
Phase 1)

Metro Sta

Hunter Street
Park

Ambergate Sta

Platform Dr

Villages
of Apex
South Lot 2

Salem Oaks

Tracey Creek Ct

Abbey Oak Ln

Bladestone

Salem Towne Ct

0 150 300
Feet

April 2023
February 2023 Aerial Photography
Prepared by: Town of Apex Planning Department

PETITION TO AMEND THE OFFICIAL ZONING MAP

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 #: 23CZ06 Submittal Date: 03/01/2023
Fee Paid: \$0.00

Project Information

Project Name: Hunter Street Park (Additional Parcel)
Address(es): 1250 AMBERGATE STATION, Apex, NC 27502 (portion of)
PIN(s): 0742531455 (portion of)

Acreage: 1.7
Current Zoning: PUD-CZ Proposed Zoning: CB-CZ
Current 2045 LUM Classification(s): Park

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: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Angela Reincke
Address: 53 Hunter Street Apex
City: Apex State: NC Zip: 27502
Phone: 919-372-7468 E-mail: Angela.Reincke@apexnc.org

Owner Information

Name: Town of Apex
Address: PO Box 250
City: Apex State: NC Zip: 27502-0250
Phone: _____ E-mail: _____

Agent Information

Name: Angela Reincke
Address: 53 Hunter Street, PO Box 250
City: Apex State: NC Zip: 27502
Phone: 919-372-7468 E-mail: Angela.reincke@apexnc.org

Other contacts: _____

PETITION INFORMATION

Application #: 23CZ06 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from PUD-CZ to CB-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands 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 stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

| | | | |
|----|------------------|----|-------|
| 1 | Park, Active | 21 | _____ |
| 2 | Park, Passive | 22 | _____ |
| 3 | Greenway | 23 | _____ |
| 4 | Utility, Minor | 24 | _____ |
| 5 | Botanical Garden | 25 | _____ |
| 6 | _____ | 26 | _____ |
| 7 | _____ | 27 | _____ |
| 8 | _____ | 28 | _____ |
| 9 | _____ | 29 | _____ |
| 10 | _____ | 30 | _____ |
| 11 | _____ | 31 | _____ |
| 12 | _____ | 32 | _____ |
| 13 | _____ | 33 | _____ |
| 14 | _____ | 34 | _____ |
| 15 | _____ | 35 | _____ |
| 16 | _____ | 36 | _____ |
| 17 | _____ | 37 | _____ |
| 18 | _____ | 38 | _____ |
| 19 | _____ | 39 | _____ |
| 20 | _____ | 40 | _____ |

PETITION INFORMATION

Application #: 23CZ06 Submittal Date: _____

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

See attached Sheet

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.

The proposed conditional rezoning is consistent with the 2045 Land Use Map designation.

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 conditional zoning is to expand the Hunter Street park. As the parcel is adjacent to and has been recombined into the park property, the proposed rezoning will be compatible with the character of surrounding land uses.

PETITION INFORMATION

Application #: 23CZ06 Submittal Date: _____

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

All proposed uses will be consistent with the standards provided in the Town of Apex UDO including any applicable supplemental standards.

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.

The design of the proposed conditional zoning district will be compatible with the nearby uses because the purpose of this rezoning is to expand the existing park to provide additional amenities requested by the residents of Apex identified through public engagement opportunities.

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 proposed conditional rezoning expands the footprint of Hunter Street Park and will be developed in a manner consistent with the current park and UDO requirements.

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 rezoning will avoid having adverse impacts on public infrastructure and will provide additional public recreation facilities for residents implementing the Parks, Recreation, Greenways and Open Space Master Plan.

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 conditional rezoning will improve the health and wellness of residents by providing additional recreation programmed space, providing lighting for the existing trail loop in the Park and protecting trees and removing non-native invasive species on the property.

PETITION INFORMATION

Application #: 23CZ06 Submittal Date: _____

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

The proposed conditional rezoning would expand the use of the adjacent park, and would not negatively impact the adjacent school, self service storage and railroad while providing new and requested amenities for residents.

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 conditional rezoning would not be a nuisance or a hazard and would operate in a manner and a schedule consistent with that which is successfully occurring at Hunter Street park.

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 proposed conditional rezoning will comply with all standards and specifications of the Unified Development Ordinance, Parks Standard Specifications and Details, and any other conditions of approval.

AGENT AUTHORIZATION FORM

Application #: 23CZ06

Submittal Date: _____

Town of Apex 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: 1250 Ambergate Station, Apex NC 27502 (portion of)

The agent for this project is: Angela Reincke, ASLA, Parks Planning Project Manager

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

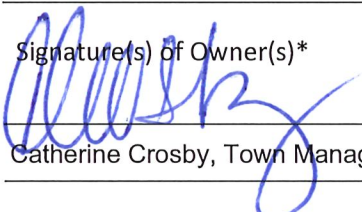
Agent Name: Angela Reincke, ASLA, Parks Planning Project Manager

Address: 53 Hunter Street, PO Box 250, Apex NC 27502

Telephone Number: 919.372.7468

E-Mail Address: angela.reincke@apexnc.org

Signature(s) of Owner(s)*


Catherine Crosby, Town Manager

Type or print name

2/13/23
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

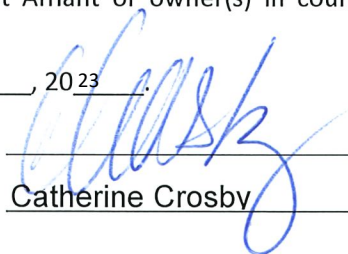
Application #: 23CZ06

Submittal Date: _____

The undersigned, Catherine Crosby (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 sole owner, or is the authorized agent of all owners, of the property located at 1250 Ambergate Station (portion of) and legally 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. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated March 17, 2021, and recorded in the Wake County Register of Deeds Office on March 17, 2021, in Book 18403 Page 1597-1600.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on March 3, 2021, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on March 3, 2021, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 4th day of March, 2023.



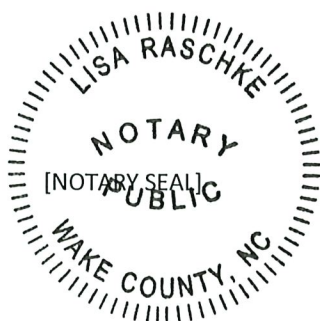
(seal)

Catherine Crosby

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

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





Notary Public

State of North Carolina

My Commission Expires: 04/03/2027

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 23CZ06

Submittal Date: _____

Insert legal description below.

Lying and being in Town of Apex, White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at an existing Parker-Kalon nail located North 64 46' 31" West, 353.27 feet from a 6" nail set having NAD 83 (2011) coordinate values of North 723,832.12 feet, East 2,045,303.29 feet; thence South 87 42' 57" East, 500.08 feet to an existing iron stake (rebar); thence South 02 14' 22" West, 149.98 feet to a magnetic nail set; thence North 87 43' 36" West, 500.20 feet to an existing iron pipe; thence North 02 17' 01" East, 150.07 feet to the BEGINNING, containing 1.7225 total acres (75,034 square feet) more or less being the northern portion of that certain parcel shown on a map entitled "Recombination Plat Town of Apex" by Smith & Smith Surveyors, P.A., dated January 11, 2021 and recorded in B.M. 2021, Pg. 1272

Hunter Street Park (Additional Parcel)

1. All invasive species included in the Town of Apex Design and Development Manual shall be removed from the site.
2. The buffer along the northern property line shall be at least 10 feet wide. Where there is existing vegetation, it shall remain undisturbed except where invasive species will be removed. All areas with no existing vegetation and areas where invasive species are removed shall be planted to a 10-foot Type A buffer standard.
3. The buffer along the western property line shall be a minimum of 50 feet wide. Where there is existing is existing vegetation, it shall remain undisturbed except where invasive species will be removed. Any areas where invasive species are removed shall be planted to a Type B buffer standard.
4. A minimum 10-foot Type C buffer shall be planted along Ambergate Station.
5. Undeveloped portions of the property shall be planted with at least 75% native species, including drought tolerant ornamental grasses and shrub species.
6. A minimum of 2 bike racks shall be provided on site with the final location to be determined at the time of site plan submittal.

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.

February 10, 2023

Date

Dear Neighbor:

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

1250 Ambergate Station, Apex, NC 27502

0742531455

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>.

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"/> | Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales" | 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)):

In order to add newly obtained property to Hunter Street Park, this project proposes to rezone that land from PUD-CZ to Conservation

Buffer-Conditional Use (CB-CZ). The permitted uses for the project would include Park, Active, Park Passive, Greenway, Utility, Minor a

Botanical Garden. Approval of a Site Plan and Construction drawings will be required after the rezoning and public engagement will guid

Estimated submittal date: March 1, 2023

MEETING INFORMATION:

Property Owner(s) name(s):

Town of Apex

Applicant(s):

Angela Reincke, Parks Planning Project Manager

Contact information (email/phone):

angela.reincke@apexnc.org 919-372-7468

Meeting Address:

Virtual see next page for instructions on how to join

Date/Time of meeting**:

02/27/2023 7-9pm

Welcome: 7:10pm

Project Presentation: 7:15pm

Question & Answer: 7:30pm-9pm

**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>.



February 10, 2023

RE: HUNTER STREET PARK Rezoning
Virtual Neighborhood Meeting Information

HOW TO JOIN the Virtual Microsoft Teams Call:

Please ensure you have adequate time to log in to the meeting. If you have not used Microsoft Teams you might need to download the application, which usually takes a few minutes.

Type in this link to join the meeting: <https://bit.ly/3Ieo3Vs>

Enter in the Meeting ID and Passcode:

Meeting ID: **266 531 290 199**

Passcode: **awKJx8**

Or you may call in with audio only: [+1 828-552-5717](tel:+18285525717)
Phone Conference ID: **139 921 496#**

You may email Tyler Gumpright at tyler.gumpright@apexnc.org to request the meeting invitation be emailed to you prior to February 24th at 12 noon

If you have difficulties joining the meeting on February 27th, please email or call Tyler at 919-372-7353

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: Hunter Street Park Addition Zoning: CB-CZ

Location: 1250 Ambergate Station

Property PIN(s): 0742531455 Acreage/Square Feet: 1.7

Property Owner: Town of Apex

Address: 73 Hunter Street, PO Box 250

City: Apex State: NC Zip: 27502

Phone: 919-372-7468 Email: angela.reincke@apexnc.org

Developer: Town of Apex

Address: 73 Hunter Street, PO Box 250

City: Apex State: NC Zip: 27502

Phone: 919-372-7468 Fax: Email: angela.reincke@apexnc.org

Engineer: NA

Address:

City: State: Zip:

Phone: Fax: Email:

Builder (if known): NA

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 Planning Project Manager | (919) 372-7468 |
| 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 |
| Matt Echols, Utility Engineering Manager (Water & Sewer) | (919) 372-7505 |
| Electric Utilities Division Rodney Smith, Electric Technical Services Manager | (919) 249-3342 |

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 2nd and 4th 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.

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.

| | | |
|---|-----------------------------|---------------------|
| Noise & Hours of Construction: | Non-Emergency Police | 919-362-8661 |
|---|-----------------------------|---------------------|

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.

| | | |
|------------------------------|------------------------|---------------------|
| Construction Traffic: | James Misciagno | 919-372-7470 |
|------------------------------|------------------------|---------------------|

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).

| | | |
|---|---|---------------------|
| Road Damage & Traffic Control: | Water Resources – Infrastructure Inspections | 919-362-8166 |
|---|---|---------------------|

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.

| | | |
|----------------------------|-----------------------------|---------------------|
| Parking Violations: | Non-Emergency Police | 919-362-8661 |
|----------------------------|-----------------------------|---------------------|

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.

| | | |
|--------------------------|------------------------|---------------------|
| Dirt in the Road: | James Misciagno | 919-372-7470 |
|--------------------------|------------------------|---------------------|

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.

| | | |
|--|--|--|
| Dirt on Properties or in Streams: | James Misciagno Danny Smith | 919-372-7470 Danny.Smith@ncdenr.gov |
|--|--|--|

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) with the State.

| | | |
|--------------|------------------------|---------------------|
| Dust: | James Misciagno | 919-372-7470 |
|--------------|------------------------|---------------------|

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.

| | | |
|---------------|------------------------|---------------------|
| Trash: | James Misciagno | 919-372-7470 |
|---------------|------------------------|---------------------|

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.

| | | |
|-----------------------------------|------------------------|---------------------|
| Temporary Sediment Basins: | James Misciagno | 919-372-7470 |
|-----------------------------------|------------------------|---------------------|

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.

| | | |
|-------------------------------------|----------------------|---------------------|
| Stormwater Control Measures: | Jessica Bolin | 919-249-3537 |
|-------------------------------------|----------------------|---------------------|

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.

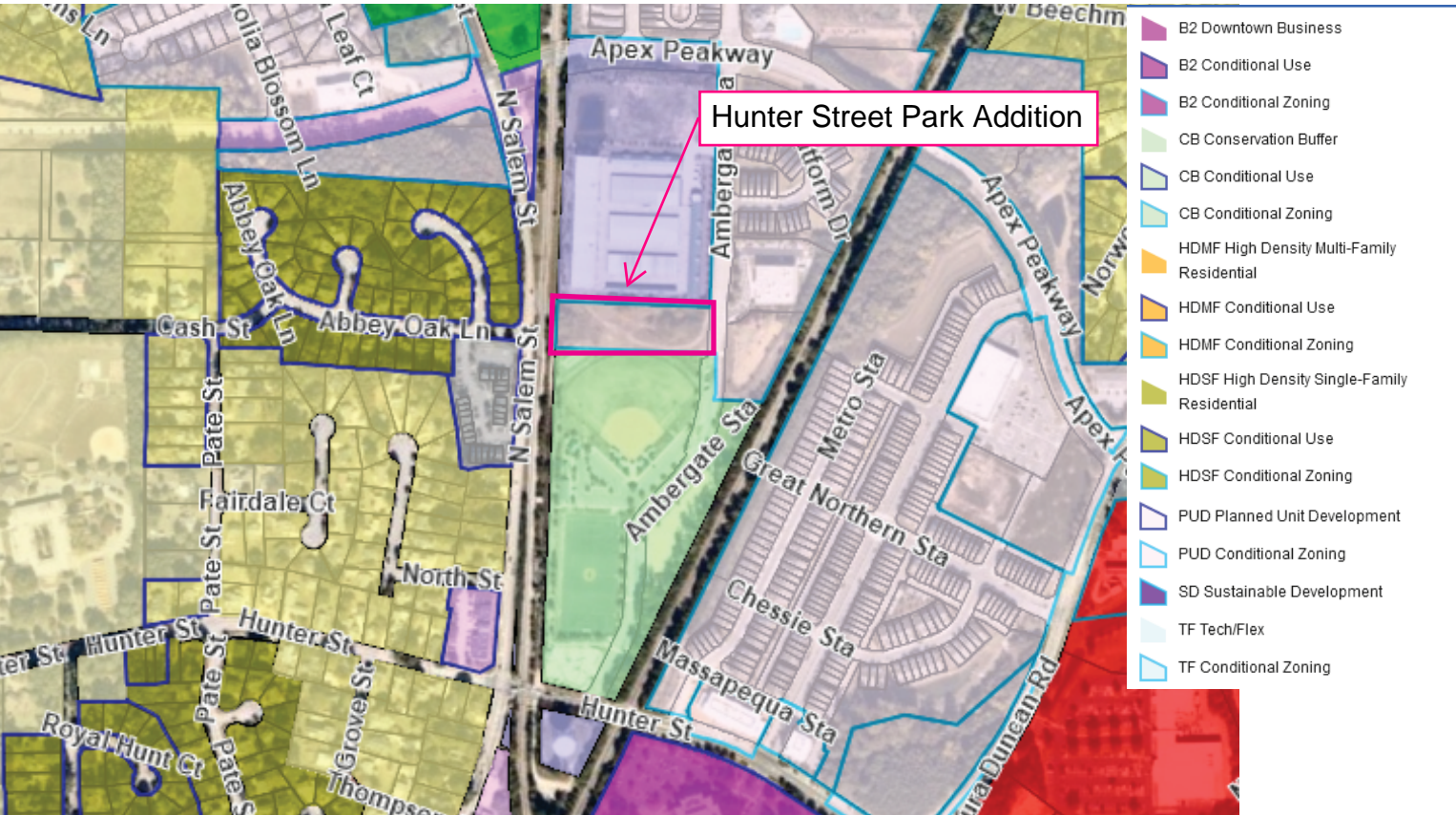
| | | |
|---------------------------------------|---------------------|---------------------|
| Electric Utility Installation: | Rodney Smith | 919-249-3342 |
|---------------------------------------|---------------------|---------------------|

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

Vicinity Map



Zoning Map



HUNTER STREET PARK ADDITION (Proposed buffers)



APEX BIKE TRACK at Hunter Street Park

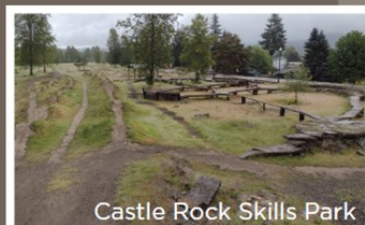
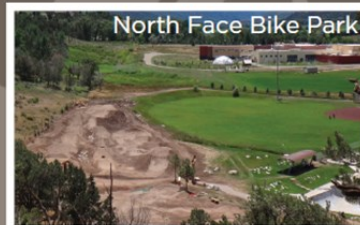
PRECEDENT PROJECT TYPES

pump tracks

skills courses

multiple skill levels

GOALS



Create a skills course suitable for beginner riders to get comfortable with challenges they would find in a mountain bike environment.

Provide an opportunity for residents who have an interest in off-street cycling and off-road bike skills.

Include varying skill level elements for all ages and abilities as user skills progress.

Opportunity to have parallel tracks of varying degrees of difficulty for users to traverse based on each component.

To be constructed using predominantly the soil and timber onsite.

Facility to include jumps and drops as well as different terrain, obstacles, and balance challenges.

Identify and establish partners in the community to assist in the construction labor and also in the future upkeep of the park.

SKILLS COURSE CONCEPT

Log Obstacles



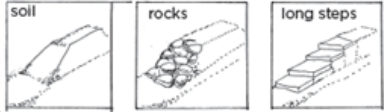
Balance



Rocky Terrain



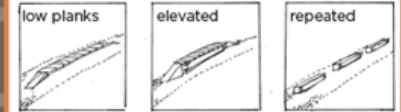
Slope



Terrain

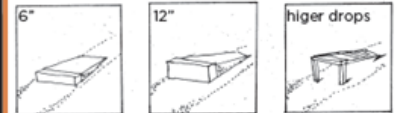


Skinnies

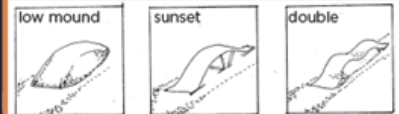


Concentric loops with increasing difficulty. Lanes are spaced so that riders can choose harder or easier lines, or avoid obstacles all together.

Drops



Rollers

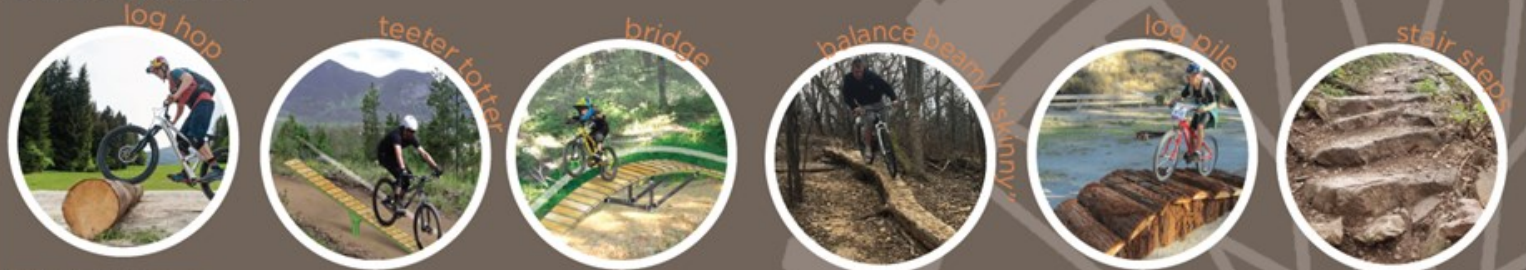


POTENTIAL COURSE COMPONENTS

TEXTURES



OBSTACLES



FEATURES



| | Name/Organization | Address | Phone # | Email | Send Plans & Updates |
|---|-------------------|---|----------------------------|------------|----------------------|
| 1 | Dennis Naue | 613 N. Salem St. Apex NC | | [REDACTED] | Yes |
| 2 | Josh Petersheim | 101 Tracey Ct Apex NC 27502 | | [REDACTED] | |
| 3 | Deva & Jp Brehony | 103 Tracy Creek Court, Apex NC 27502 | 571-296-2937; 703-898-2069 | [REDACTED] | Yes |
| 4 | | | | | |


[2/8 1:38 PM]

Angela Reincke and 2 others **were invited to the meeting.**

[7:05 PM] Craig Setzer

angela.reincke@apexnc.org

[7:06 PM] Dennis Naue (Guest)

Dennis Naue, 613 N Salem St, Apex 

like 1

[7:06 PM] Tyler Gumpright

thanks, Dennis, we have your info.

[7:08 PM] Tyler Gumpright

Angela, I don't have any other requests to join.


[7:24 PM]

Dennis Naue (Guest) left the chat.

[7:55 PM]

Josh Petersheim (Guest) was invited to the meeting.

[8:13 PM] Josh Petersheim (Guest)

Josh Petersheim - 101 Tracey Creek Ct, Apex, NC 27502 - 

[8:16 PM]

Josh Petersheim (Guest) left the chat.

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, Angela Reincke, do hereby declare as follows:
Print Name

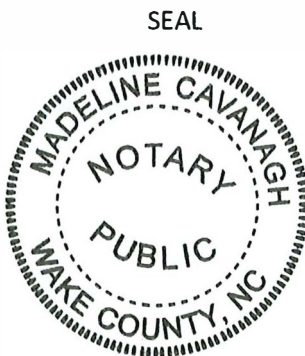
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property 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 Virtual Microsoft Teams Call (location/address) on February 27th, 2023 (date) from 7:00pm (start time) to 9:00pm (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.

4.14.23
Date

By: Angela Reincke

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Madeline Cavanagh, a Notary Public for the above State and County, on this 14 day of April, 2023.



Madeline Cavanagh
Notary Public
Madeline Cavanagh
Print Name

My Commission Expires: March 19, 2028 me
March 19, 2028

| SITE ADDRESS | | PIN NUMBER | Owner 2 | OWNER | MAILING ADDRESS | Mailing Address : | Mailing Address : | Email |
|---------------------|--|------------|---|---|---------------------------|-----------------------------|--------------------|--------------------------------|
| 117 SALEM TOWNE CT | | 0742437690 | ACTION 2 INSIGHT COUNSELING PLLC | ACTION 2 INSIGHT COUNSELING PLLC | 117 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 1136 N SALEM ST | | 0742542345 | AMPLE STORAGE APEX LLC | AMPLE STORAGE APEX LLC | PO BOX 608 | SMITHFIELD NC 27577-0608 | | |
| 409 N SALEM ST | | 0742426467 | ANGLUM, GREG O ANGLUM, JENNIFER L | ANGLUM, GREG O ANGLUM, JENNIFER L | 6833 PALAVER LN | CARY NC 27519-7581 | | |
| 0 N SALEM ST | | 0742436180 | APEX TOWN OF | APEX TOWN OF | PO BOX 250 | APEX NC 27502-0250 | | |
| 111 SALEM TOWNE CT | | 0742438609 | ASEA PROPERTIES LLC | ASEA PROPERTIES LLC | 104 ATTMORE WAY | CARY NC 27519-2864 | | |
| 118 SALEM TOWNE CT | | 0742436578 | ASHLAND PARTNERS LLC | ASHLAND PARTNERS LLC | 3809 SPARROW POND LN | RALEIGH NC 27606-8505 | | |
| 112 SALEM TOWNE CT | | 0742436665 | BELLANICKALEX LLC | BELLANICKALEX LLC | 5448 APEX PEAKWAY STE 112 | APEX NC 27502-3924 | | |
| 128 SALEM TOWNE CT | | 0742437428 | BILINGUAL THERAPEUTIC RESOURCES INC | BILINGUAL THERAPEUTIC RESOURCES INC | C/O MADELYNE TORRES | 128 SALEM TOWNE CT | APEX NC 27502-2311 | |
| 109 SALEM TOWNE CT | | 0742438701 | C MORRISON LLC | C MORRISON LLC | 302 WESLEY AVE | HAMLET NC 28345-2702 | | |
| 103 SALEM TOWNE CT | | 0742437772 | Robert and Amy Cameron | CAMERON, ROBERT B CAMERON, AMY E | 103 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 1167 PLATFORM DR | | 0742545294 | Robert Caron, Stewart Caron and Melanie Humenik | CARON, ROBERT STEWART CARON, MELANIE HUMENIK | 1167 PLATFORM DR | APEX NC 27502-2536 | | |
| 527 METRO STA | | 0742524833 | Blake Carroll and Emily Barrus | CARROLL, BLAKE BARRUS, EMILY | 527 METRO STA | APEX NC 27502-2474 | | |
| 539 METRO STA | | 0742525923 | Jacob and Jessica Christian | CHRISTIAN, JACOB CHRISTIAN, JESSICA | 539 METRO STA | APEX NC 27502-2474 | | |
| 0 ABBEY OAK LN | | 0742437639 | COURTYARDS AT SALEM OAKS OWNERS ASSO | COURTYARDS AT SALEM OAKS OWNERS ASSOCIATION INC THE | 2509 SOUTHWINDS RUN | APEX NC 27502-6512 | | |
| 124 SALEM TOWNE CT | | 0742436582 | Perry and Debra Cox | COX, PERRY G COX, DEBRA H | 124 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 116 SALEM TOWNE CT | | 0742436691 | CRANFILL INVESTMENTS LLC | CRANFILL INVESTMENTS LLC | 605 GERMAINE ST | APEX NC 27502-2168 | | |
| 104 TRACEY CREEK CT | | 0742446142 | Caroline and Jeremy Croom | CROOM, CAROLINE CROOM, JEREMY | 104 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 604 N SALEM ST | | 0742428513 | CSX TRANSPORTATION | CSX TRANSPORTATION | 500 WATER ST FL 12 | JACKSONVILLE FL 32202-4423 | | |
| 102 TRACEY CREEK CT | | 0742446055 | Suzanne and Duane Donders | DONDERS, SUZANNE HUGHES DONDERS, DUANE JR | 102 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 1163 PLATFORM DR | | 0742546244 | Valeri Doronin and Maryna Doronina | DORONIN, VALERII DORONINA, MARYNA | 1163 PLATFORM DR | APEX NC 27502-2536 | | |
| 602 BLADESTONE CT | | 0742435260 | Barbara Eagles | EAGLES, BARBARA ANNE | 602 BLADESTONE CT | APEX NC 27502-1354 | | |
| 109 TRACEY CREEK CT | | 0742447274 | Frank and Maryann Ehrman | EHRMAN, FRANK B EHRMAN, MARYANN | 109 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 531 METRO STA | | 0742524866 | Leandros Fine | FINE, LEANDROS CHEETARAH | 531 METRO STA | APEX NC 27502-2474 | | |
| 107 SALEM TOWNE CT | | 0742438713 | Todd Gannon | GANNON, TODD | 4701 HYBRID CT | FUQUAY VARINA NC 27526-8479 | | |
| 612 BLADESTONE CT | | 0742436591 | Deloris Haynes | HAYNES, DELORIS W | 612 BLADESTONE CT | APEX NC 27502-1354 | | |
| 120 SALEM TOWNE CT | | 0742437506 | JDM PROPERTIES, INC. | JDM PROPERTIES, INC. | 120 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 105 HUNTER ST | | 0742426647 | Larry and Vanessa Jenkins | JENKINS, LARRY SCOTT JENKINS, VANESSA T | 105 HUNTER ST | APEX NC 27502-1313 | | |
| 101 SALEM TOWNE CT | | 0742437744 | JK3 HOLDINGS LLC | JK3 HOLDINGS LLC | 101 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 400 N SALEM ST | | 0742427268 | JUST FOUR ON SALEM LLC | JUST FOUR ON SALEM LLC | 400 N SALEM ST | APEX NC 27502-1434 | | |
| 113 SALEM TOWNE CT | | 0742437695 | K & J INVESTMENT PROPERTIES OF NC, LLP | K & J INVESTMENT PROPERTIES OF NC, LLP | 113 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 114 SALEM TOWNE CT | | 0742436663 | KAYBRI LLC | KAYBRI LLC | 114 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 107 TRACEY CREEK CT | | 0742447197 | Nina Kazacoff | KAZACOFF, NINA | 107 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 607 N SALEM ST | | 0742437242 | KRS PROPERTY HOLDINGS LLC | KRS PROPERTY HOLDINGS LLC | PO BOX 279 | APEX NC 27502-0279 | | |
| 501 N SALEM ST | | 0742426969 | LIBERTY STATION CONDOMINIUM ASSOC | LIBERTY STATION CONDOMINIUM ASSOC | PO BOX 1982 | APEX NC 27502-1133 | | |
| 610 BLADESTONE CT | | 0742435494 | Scott and Benadette Linden | LINDEN, SCOTT A LINDEN, BERNADETTE | 301 WEDGEMERE ST | CARY NC 27519-5133 | | |
| 411 N SALEM ST | | 0742426577 | Larry and Julia Miller | MILLER, LARRY A MILLER, JULIA A | 101 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 100 TRACEY CREEK CT | | 0742436955 | Lucas and Hannah Miller | MILLER, LUCAS B MILLER, HANNAH P | 100 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 413 N SALEM ST | | 0742427624 | Syeda Munalisa | MUNALISA, SYEDA M Q | 5720 AUTUMN BREEZE LN | INDIANAPOLIS IN 46237-9431 | | |
| 604 BLADESTONE CT | | 0742435236 | Sybil Myatt | MYATT, SYBIL C | 604 BLADESTONE CT | APEX NC 27502-1354 | | |
| 613 N SALEM ST | | 0742437359 | Dennis Naue and Pamela Zoe | NAUE, DENNIS ALLAN TRUSTEE NAUE, PAMELA ZOE TRUSTEE | 613 N SALEM ST | APEX NC 27502-1337 | | Dennis Naue <dn0830@gmail.com> |
| 0 METRO STA | | 0742536493 | NC II LP LTD PTNRSP | NC II LP LTD PTNRSP | 2900 LINDEN LN STE 300 | SILVER SPRING MD 20910-1265 | | |
| 105 SALEM TOWNE CT | | 0742437794 | NOOCHES HOLDING CO LLC | NOOCHES HOLDING CO LLC | 105 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 119 SALEM TOWNE CT | | 0742437598 | Thomas Nunez and Suzanne Rosenfeld | NUNEZ, THOMAS F ROSENFELD, SUZANNE | 308 CAPISTRANE DR | CARY NC 27519-5969 | | |
| 608 BLADESTONE CT | | 0742435389 | Emily Pappas | PAPPAS, EMILY COLONA | 608 BLADESTONE CT | APEX NC 27502-1354 | | |
| 1165 PLATFORM DR | | 0742546214 | Lucia Peskova and Jari Olson | PESKOVA, LUCIA OLSON, JARI GYSBERS | 1165 PLATFORM DR | APEX NC 27502-2536 | | |
| 101 TRACEY CREEK CT | | 0742438903 | Joshua Petersheim and Alyxandra Kulp | PETERSHEIM, JOSHUA I KULP, ALYXANDRA M | 101 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 606 BLADESTONE CT | | 0742435392 | Nicholas and Guadalupe Prado | PRADO, NICHOLAS S PRADO, GUADALUPE | 606 BLADESTONE CT | APEX NC 27502-1354 | | |
| 105 TRACEY CREEK CT | | 0742448100 | Robert and Antoinette Reardon | REARDON, ROBERT REARDON, ANTOINETTE | 105 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 535 METRO STA | | 0742525910 | Christie Roberts | ROBERTS, CHRISTIE MARIE | 535 METRO STA | APEX NC 27502-2474 | | |
| 130 SALEM TOWNE CT | | 0742437448 | ROUND HOUND LLC | ROUND HOUND LLC | 130 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 529 METRO STA | | 0742524845 | David Schur | SCHUR, DAVID MURRAY | 529 METRO STA | APEX NC 27502-2474 | | |
| 115 SALEM TOWNE CT | | 0742437682 | SLPM PROPERTIES LLC | SLPM PROPERTIES LLC | 115 SALEM TOWNE CT | APEX NC 27502-2311 | | |
| 122 SALEM TOWNE CT | | 0742436594 | John and Teresa Stewart | STEWART, JOHN T STEWART, TERESA L | 2527 LAINE RD | CHAPEL HILL NC 27516-9321 | | |
| 609 N SALEM ST | | 0742437259 | Lessie Stewart | STEWART, LESSIE NEVON YVONNE | 609 N SALEM ST | APEX NC 27502-1337 | | |
| 134 SALEM TOWNE CT | | 0742437498 | Richard Sullivan and Melissa Petty | SULLIVAN, RICHARD A PETTY, MELISSA | 106 CHAPARRAL CT | CARY NC 27513-4744 | | |
| 533 METRO STA | | 0742524888 | Jessica Tandy | TANDY, JESSICA | 533 METRO STA | APEX NC 27502-2474 | | |
| 0 AMBERGATE STA | | 0742536842 | THALES ACADEMY | THALES ACADEMY | 4641 PARAGON PARK RD | RALEIGH NC 27616-3406 | | |
| 0 METRO STA | | 0742523741 | THE VILLAGES OF APEX MASTER ASSOCIATION | THE VILLAGES OF APEX MASTER ASSOCIATION INC | 4700 HOMEWOOD CT STE 380 | RALEIGH NC 27609-5732 | | |
| 103 TRACEY CREEK CT | | 0742448014 | TRUSTEE OF THE JAMES P & DEBORAH T BREHONY | TRUSTEE OF THE JAMES P & DEBORAH T BREHONY RVCBLE | 103 TRACEY CREEK CT | APEX NC 27502-1397 | | |
| 603 N SALEM ST | | 0742437124 | Robert and Marilyn Tschudi | TSCHUDI, ROBERT TSCHUDI, MARILYN | 4017 DUTCH HARBOR CT | RALEIGH NC 27606-8604 | | |
| 1161 PLATFORM DR | | 0742546264 | Yaping TU and Yaqin LIU | TU, YAPING LIU, YAQIN | 306 ALLIANCE CIR | CARY NC 27519-5527 | | |
| 126 SALEM TOWNE CT | | 0742437408 | Susan Walker and Glynn Wiener | WALKER, SUSAN WALKER, GLYNN WEINER | 3701 MASON RD | NEW HILL NC 27562-9171 | | |
| | | | Current Tenant | Current Tenant | 1136 Ambergate STA | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 1177 Ambergate STA | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 610 Bladestone CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 541 Metro STA | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 1161 Platform DR | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 409 N Salem ST | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 411 N Salem ST | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 413 N Salem ST | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 100 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 101 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 102 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 103 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 104 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 105 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 200 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 201 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 202 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 203 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 204 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST Suite 205 | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 501 N Salem ST | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 603 N Salem ST | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 607 N Salem ST | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 107 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 109 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 111 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 112 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 116 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 118 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 119 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 122 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 126 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 128 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 132 Salem Towne CT | APEX NC 27502 | | |
| | | | Current Tenant | Current Tenant | 134 Salem Towne CT | APEX NC 27502 | | |



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ06 Hunter Street Park Addition

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Town of Apex

Authorized Agent: Angela Reincke, Parks Planning and Project Manager

Property Address: portion of 1250 Ambergate Station

Acreage: ±1.7 acres

Property Identification Number (PIN): 0742531455 (portion of)

2045 Land Use Map Designation: Park, Public or Private

Existing Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Proposed Zoning of Property: Conservation Buffer-Conditional Zoning (CB-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: May 8, 2023, 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Planning Director

**TOWN OF APEX**

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #23CZ06
Hunter Street Park Addition**

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Town of Apex

Authorized Agent: Angela Reincke, Parks Planning and Project Manager

Property Address: portion of 1250 Ambergate Station

Acreage: ±1.7 acres

Property Identification Number (PIN): 0742531455 (portion of)

2045 Land Use Map Designation: Park, Public or Private

Existing Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Proposed Zoning of Property: Conservation Buffer-Conditional Zoning (CB-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: May 8, 2023, 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ06

Hunter Street Park Addition

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Town of Apex

Agente autorizado: Angela Reincke, Parks Planning and Project Manager

Dirección des la propiedad: Porcion de 1250 Ambergate Station

Superficie: ±1.7 acres

Números de identificación de la propiedad: Porcion de 0742531455

Designación actual en el Mapa de Uso Territorial para 2045: Park, Public or Private

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Ordenamiento territorial propuesto para las propiedades: Conservation Buffer-Conditional Zoning (CB-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de mayo de 2023 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Directora de Planificación



Published Dates: April 21, 2023 – May 8, 2023



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ06
Hunter Street Park Addition

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Town of Apex

Agente autorizado: Angela Reincke, Parks Planning and Project Manager

Dirección de la propiedad: Porción de 1250 Ambergate Station

Superficie: ±1.7 acres

Números de identificación de la propiedad: Porción de 0742531455

Designación actual en el Mapa de Uso Territorial para 2045: Park, Public or Private

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Ordenamiento territorial propuesto para las propiedades: Conservation Buffer-Conditional Zoning (CB-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de mayo de 2023 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/4278. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #23CZ06
Hunter Street Park Addition

Project Location: 1250 Ambergate Station (portion of)

Applicant or Authorized Agent: Angela Reincke, Parks Planning and Project Manager

Firm: Town of Apex

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on April 21, 2023, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

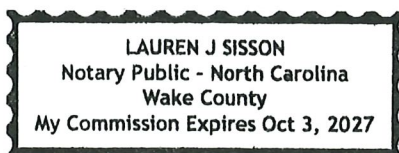
5/1/2023
Date

Shanne F. Khin
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lauren J Sisson, a Notary Public for the above

State and County, this the 1st day of May, 2023.



[Signature]
Notary Public

SEAL

My Commission Expires: 10 / 3 / 2027



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ06 Hunter Street Park Addition

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Town of Apex

Authorized Agent: Angela Reincke, Parks Planning and Project Manager

Property Address: portion of 1250 Ambergate Station

Acreage: ±1.7 acres

Property Identification Number (PIN): 0742531455 (portion of)

2045 Land Use Map Designation: Park, Public or Private

Existing Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Proposed Zoning of Property: Conservation Buffer-Conditional Zoning (CB-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

***Comments received prior to the Planning Board public hearing will not be provided to the Town Council.
Separate comments for the Town Council public hearing must be provided by the deadline specified below.***

Town Council Public Hearing Date and Time: May 23, 2023 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Planning Director



Pursuant to the provisions of North Carolina General Statutes §1600-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Town of Apex
Authorized Agent: Angela Reincke, Parks Planning and Project Manager
Property Address: portion of 1250 Ambergate Station
Acreage: ±1.7 acres
Property Identification Number (PIN): 0742531455 (portion of)
2045 Land Use Map Designation: Park, Public or Private
Existing Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)
Proposed Zoning of Property: Conservation Buffer-Conditional Zoning (CB-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: May 23, 2023 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imagps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ06

Hunter Street Park Addition

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Town of Apex

Agente autorizado: Angela Reincke, Parks Planning and Project Manager

Dirección des la propiedad: Porcion de 1250 Ambergate Station

Superficie: ±1.7 acres

Números de identificación de la propiedad: Porcion de 0742531455

Designación actual en el Mapa de Uso Territorial para 2045: Park, Public or Private

Ordenamiento territorial existente de las propiedad: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Ordenamiento territorial propuesto para las propiedad: Conservation Buffer-Conditional Zoning (CB-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de mayo de 2023 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ06
Hunter Street Park Addition

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Town of Apex

Agente autorizado: Angela Reincke, Parks Planning and Project Manager

Dirección de la propiedad: Porción de 1250 Ambergate Station

Superficie: ±1.7 acres

Números de identificación de la propiedad: Porción de 0742531455

Designación actual en el Mapa de Uso Territorial para 2045: Park, Public or Private

Ordenamiento territorial existente de las propiedad: Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ05)

Ordenamiento territorial propuesto para las propiedad: Conservation Buffer-Conditional Zoning (CB-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de mayo de 2023 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <http://www.apexnc.org/DocumentCenter/View/42394>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 28 de abril-23 de mayo de 2023



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #23CZ06
Hunter Street Park Addition

Project Location: 1250 Ambergate Station (portion of)

Applicant or Authorized Agent: Angela Reincke, Parks Planning and Project Manager

Firm: Town of Apex

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on April 28, 2023, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

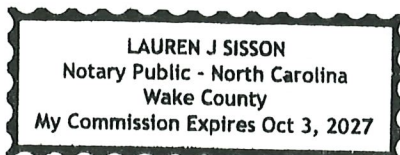
5/11/2023
Date

Maiane F. Khin
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lauren J Sisson, a Notary Public for the above

State and County, this the 1st day of May, 202 3.



[Signature]
Notary Public

SEAL

My Commission Expires: 10 / 3 / 2027

Prepared by: Town of Apex Planning Department
March 2023
February 2023 Aerial Photography



Public Hearing Sign Posted By

Signature

3/8/2023
Date