

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 61.919 ACRES LOCATED AT 4525 GREEN LEVEL WEST ROAD FROM RURAL RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#21CZ04

WHEREAS, Jessie Hardesty with McAdams Co, owner/applicant (the “Applicant”), submitted a completed application for a conditional zoning on the 1st day of March 2021 (the “Application”). The proposed conditional zoning is designated #21CZ04;

WHEREAS, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #21CZ04 before the Planning Board on the 14th day of June 2021;

WHEREAS, the Apex Planning Board held a public hearing on the 14th day of June 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #21CZ04. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #21CZ04;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #21CZ04 before the Apex Town Council on the 22nd day of June 2021;

WHEREAS, the Apex Town Council held a public hearing on the 22nd day of June 2021. Shelly Mayo, Planner II, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #21CZ04 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, 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 continued the vote to the 27th day of July 2021.

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 Low Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development – Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development – Conditional Zoning (PUD-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 will preserve and provide environmental features, provide funding for the Affordable Housing Fund, and permit the development of housing that is compatible with that to the east and south of the site. The rezoning will encourage compatible development of the property and increase the tax base; and

WHEREAS, the Apex Town Council by a unanimous vote of approved Application #21CZ04 rezoning the subject tract located at 4525 Green Level West Road from Rural Residential (RR) to Planned Unit Development – Conditional Zoning (PUD-CZ).

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.”

Ordinance Amending the Official Zoning District Map #21CZ04

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 Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Director of Planning and Community Development 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" Williams Farm PUD which are imposed as part of this rezoning.

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 _____ 2021.

TOWN OF APEX

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

WILLIAMS TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 01°32'22" WEST 672.98 FEET TO AN IRON PIPE; THENCE SOUTH 01°31'22" WEST 1361.14 FEET TO A STAKE; THENCE SOUTH 56°33'17" WEST 368.90 FEET TO AN IRON PIPE; THENCE SOUTH 88°32'13" WEST 421.25 FEET TO AN IRON PIPE; THENCE SOUTH 66°10'21" WEST 554.69 FEET TO AN IRON PIPE; THENCE NORTH 10°48'22" WEST 715.81 FEET TO A POINT IN THE COUNTY LINE BETWEEN CHATHAM AND WAKE COUNTY; THENCE SAID COUNTY LINE NORTH 15°51'13" EAST 2040.73 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 73.21 FEET, WITH A RADIUS OF 630.00 FEET, WITH A CHORD BEARING OF SOUTH 51°48'57" EAST, WITH A CHORD LENGTH OF 73.17 FEET TO A POINT; THENCE SOUTH 48°29'13" EAST 203.90 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 272.48 FEET, WITH A RADIUS OF 320.00 FEET, WITH A CHORD BEARING OF SOUTH 72°52'50" EAST, WITH A CHORD LENGTH OF 264.32 FEET TO A POINT; THENCE NORTH 82°43'32" EAST 98.78 FEET TO A POINT; THENCE NORTH 80°33'13" EAST 310.74 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2,697,206 SQUARE FEET, 61.919 ACRES.

Attachment B:



WILLIAMS FARM PLANNED UNIT DEVELOPMENT

4525 GREEN LEVEL WEST RD
APEX, NORTH CAROLINA | PD PLAN



WILLIAMS FARM

Planned Unit Development
Prepared for The Town of Apex, North Carolina

Submittal Dates

First Submittal:	March 1, 2021
Second Submittal:	April 9, 2021
Third Submittal:	May 15, 2021
Fourth Submittal:	May 27, 2021
Fifth Submittal:	June 14, 2021

Real Estate Consultant

Alliance Group of NC
7208 Falls of Neuse Rd Suite 101
Raleigh NC 27615

Builder

Stanley Martin Homes
4020 Westchase Blvd, Suite 470,
Raleigh, NC 27607

Planner, Engineer, Landscape Architect, Surveyor

McAdams
2905 Meridian Parkway
Durham NC 27113

Environmental Consultant

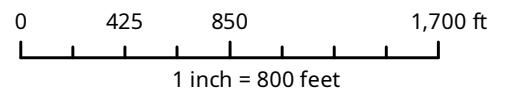
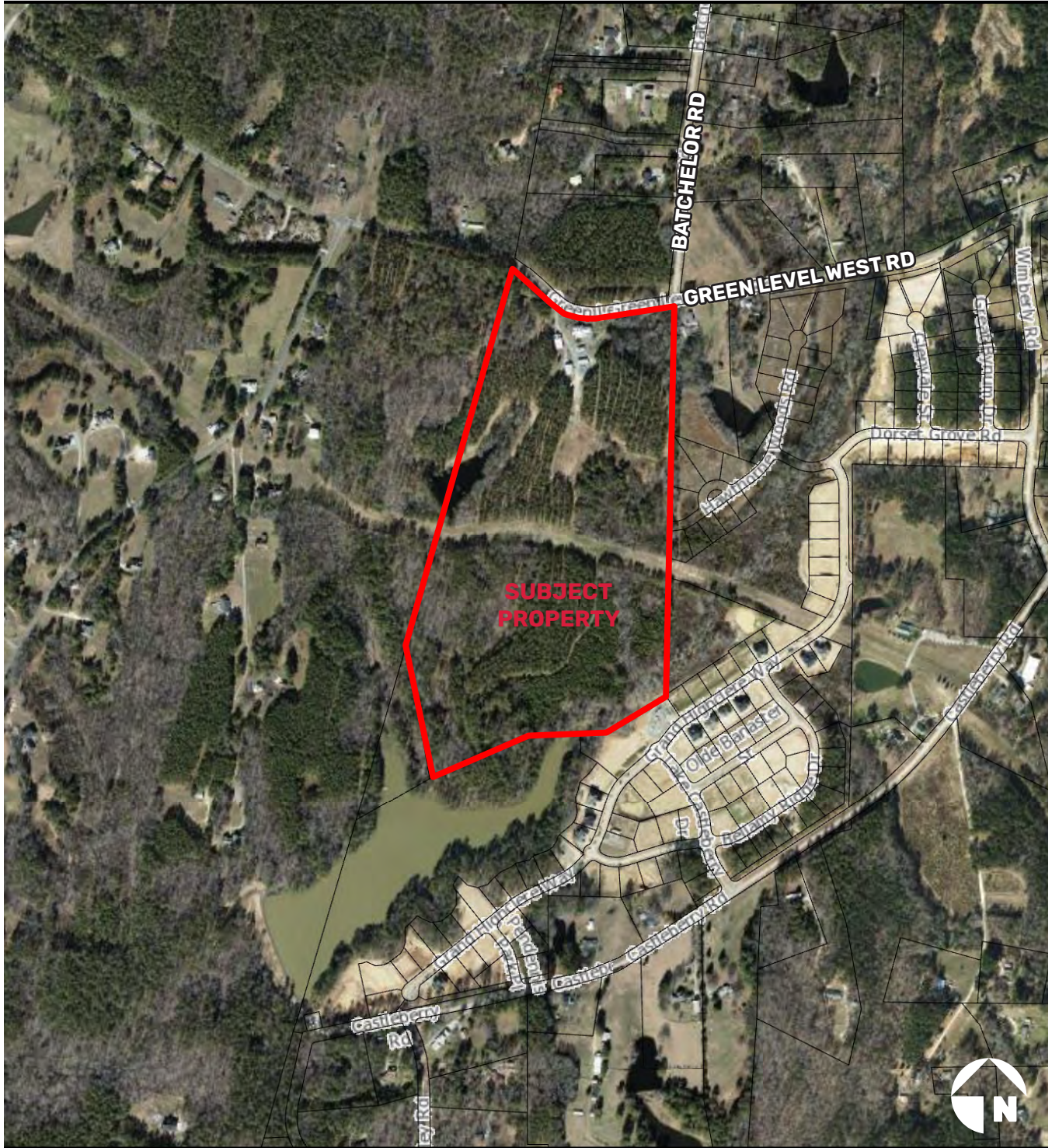
S&EC
8412 Falls of Neuse Road, Suite 104
Raleigh, NC 27615



TABLE OF CONTENTS

1. VICINITY MAP
2. PROJECT DATA
3. PURPOSE STATEMENT
4. PERMITTED USES
5. AFFORDABLE HOUSING
6. DESIGN CONTROLS
7. ARCHITECTURAL STANDARDS
8. PARKING AND LOADING
9. SIGNAGE
10. LANDSCAPING
11. NATURAL RESOURCE AND ENVIRONMENTAL DATA
12. STORMWATER MANAGEMENT
13. PARKS AND RECREATION
14. PRIVATE AMENITIES
15. PUBLIC FACILITIES
16. PHASING PLAN
17. CONSISTENCY WITH LAND USE PLAN
18. COMPLIANCE WITH UDO
19. TRANSPORTATION IMPROVEMENTS

VICINITY MAP



PROJECT DATA

Name of Project:	Williams Farm
Applicant/Real Estate Consultant:	Alliance Group of NC 7208 Falls of Neuse Rd Suite 101 Raleigh NC 27615 919-475-7314
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Low Density Residential
Proposed 2045 Land Use Map Designation:	Low Density Residential
Size of Project:	Approximately 61.919 acres (Acreage may vary based on final alignment of Green Level West Road)
Property Identification Number:	P/O 0713943738

PURPOSE STATEMENT

The Williams Farm PUD will be a residential development consisting of single family homes. The proposed development will set aside required resource conservation areas throughout the 61.919-acre property. Williams Farm's concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance. The Williams Farm PUD is in accordance with the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
 - » **The uses permitted within the Williams Farm PUD are permitted per §4.2.2 of the Town of Apex UDO.**
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*
 - » **Williams Farm is an entirely residential development including a maximum of 176 units.**
- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*
 - » **The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.**
- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*
 - » **Public sidewalks will be constructed along the both sides of all streets as well as along the entire frontage of Green Level West Road, per Town of Apex UDO standards. To encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting residential areas to open space amenities located throughout the development. In addition, the site is located within a half mile of the American Tobacco Trail which may be accessed via public sidewalk connections through the Lake Castleberry neighborhood and ultimately along Green Level West Road.**

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
 - » Williams Farm will create a walkable residential community connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.
- *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*
 - » Williams Farm PUD-CZ is consistent with The Town of Apex's Future Land Use Map and compatible with the surrounding land uses. The parcel is designated as Low Density Residential on the 2045 Land Use Map as are the surrounding properties. Current zoning surrounding the development includes Apex RR and LD-CZ on the eastern side, Wake County R-40W on the northern side, and Chatham County R-1 zoning on the western side of the property. It is important to note that the western boundary of the proposed PUD coincides with the Chatham County line. In addition, land located immediately north is within the Town of Cary's ETJ.
- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.*
 - » All single-family homes will be of a higher quality construction than the typical residential development. Architectural controls and sample elevations illustrating the high-quality appearance of single-family homes are included with the PUD-CZ application.

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts. The proposed PUD will provide a development density consistent with the 2045 Land Use Plan designation of Low Density Residential. The Advance Apex Plan describes Low Density Residential as "intended to provide for single-family residential development or single-family residential development with a mix of duplexes and/or townhomes on lots smaller than those in the rural residential areas...Densities shall not exceed 3 units per acre." The proposed density of this development is 2.89 units per acre.

The proposed development aims to incorporate the history of the site into the design, preserving notable elements such as the stacked stone walls along Green Level West Rd, the champion trees at the entry to the neighborhood, and the old farm pond on the western boundary. The site will dedicate at least 30% of the land for resource conservation areas with an emphasis on protecting the wetlands located heavily on the eastern property boundary. The site is divided by an existing gas easement, but walking trails will wind through the development connecting residential areas, open space, pocket parks, and forested land throughout.

PERMITTED 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.

Permitted uses include:

Residential
Single-Family
Accessory apartment*
Utilities
Utility, minor
Recreational Uses
Greenway
Park, Active
Park, Passive
Recreation Facility, private

* Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

AFFORDABLE HOUSING

The project is committed to helping the Town of Apex advance their Affordable Housing Plan to welcome and attract a diverse population with moderate to low incomes and of different age groups. As such, the developer will contribute \$284.10 per lot to the Apex Affordable Housing Fund, to be paid at plat. Based on 176 lots, the total fee should be \$50,000.

DESIGN CONTROLS

Total Project Area: 61.919 acres

Overall Density Limitations (across 61.919-acre site): 2.89 units per acre

- Maximum number of units (single-family homes): 176

Residential Design Controls

Single-Family

- Minimum Lot Size: 5,000 square feet
- Minimum Lot Width: 40 feet
- Minimum Lot Depth: 100 feet
- Maximum Building Height: 45 feet
- Building Setbacks
 - » Front: 20 feet to garage; 8 feet to building façade
 - » Side: 5 feet
 - » Rear: 20 feet
 - » Alley: 5 feet
 - » Corner: 8 feet

ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Elevations included are limited examples of multiple options available. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan or Site Plan submittal.

Residential areas envisioned for the Williams PUD will be comprised of single-family homes. In order to create rich architectural character along the streetscapes, the project will offer a variety of distinct residential elevations - see examples at the end of this document. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, several common threads will create consistency within the Williams PUD including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. open spaces, gazebos, stacked stone walls, and public art) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

Residential Design Guidelines (all product types):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front-facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
4. On single-family homes, the roof shall be pitched at 5:12 or greater (not to include porches, bay windows, etc.).
5. House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
6. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
7. Four of the following decorative elements shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
8. A varied color palette shall be utilized on single family homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.
9. Solar conduit will be provided on all single-family homes to accommodate the future installation of solar panels.

Proposed Residential Materials and Styles

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

Vinyl siding is not permitted on the exterior of any single-family homes within the project.

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

PARKING AND LOADING

All parking for this PUD will comply with Section 8.3 Off-Street Parking and Loading, of the Town of Apex UDO.

SIGNAGE

All signage for this PUD shall comply with Section 8.7, *Signs*, of the Town of Apex UDO.

LANDSCAPING

Minimum perimeter and streetscape landscape buffers are as follows (see PUD Plan Sheet C2.00 for details):

- 30-ft Type B streetscape buffer along Green Level West Rd
- 10-ft Type B perimeter buffer along western and southwestern property boundary
- 20-ft Type B perimeter buffer along southern property boundary
- 20-ft to 40-ft Type B perimeter buffer along eastern property boundary

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

This project is located within the Cape Fear River Basin. This project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

Resource Conservation Areas (RCA) - Required and Provided

This PUD will be subject to, and meet the requirements of, Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The PUD will provide a minimum of 30% of the gross project area as a Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway.

The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).

The existing farm pond shall be preserved, pending an evaluation of the dam. The dam is not located on this property, so the developer will work with the owner to evaluate it.

Educational signage shall be installed relating to wetlands or other on-site environmental features.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720071300K, dated February 2, 2007.

Tree Canopy

Tree canopy areas on the Williams Farm are primarily concentrated around the wetland areas, stream features, perimeter buffers and champion trees which are to be preserved RCA area.

Where trees cannot be preserved, as part of the implementation of this community, the project will re-establish a new tree canopy with vegetated perimeter buffers, pocket parks, community gathering spaces and other open space areas.

Historic Structures

As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary. The JM Williams farmhouse was a Study List Entry in 2016, however, the home burned down on May 22, 2019.

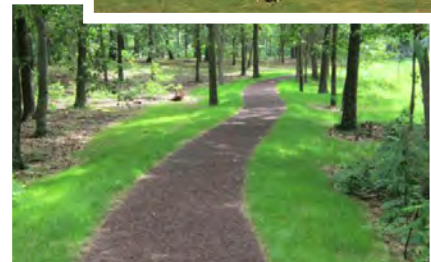
While the farmhouse no longer exists, a number of significant champion trees as well as an iconic stacked stone wall remain as important historical remnants of the past. Pending evaluation of health and safety of the trees, both the trees and stacked stone walls will be preserved and incorporated into the landscape design of the community.

The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.

Environmental Commitments Summary

The following environmental commitments were discussed and approved by the Apex Environmental Advisory Board on February 18, 2021 to include in the Williams Farm development:

- The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).
- The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.
- Tree canopy preservation and replacement (30% of site)
- Two acres of open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.
- All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lane, trail head, greenway or pocket park.
- The project will construct a minimum 1,800 LF of soft surface or paved walking trails in addition to required sidewalks.
- Installation of educational signage related to wetlands or other on-site environmental features
- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- Increased perimeter buffers on the eastern property boundary (see PUD plan)
- Retention of the existing farm pond
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.
- Solar conduit in all single-family homes
- Full cutoff street lighting by Apex Electric



STORMWATER MANAGEMENT

This PUD shall go above the stormwater management requirements for quality and quantity treatment outlined in Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10-year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

The Parks, Recreation and Cultural Resources Advisory Commission unanimously recommended a fee-in-lieu of dedication on March 31, 2021.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
176	Single-Family	\$3,495.24	\$615,162.24
Total	-	-	\$615,162.24

*Final unit count will be determined at the time of Master Subdivision.

**Fees are based upon approval date and runs with project with exception of the increase in total unit count.

PRIVATE AMENITIES

Two acres of private open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.

All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lawn, trail head, greenway or pocket park.

The project will construct a minimum 1,800 LF of soft surface (mulch) or paved walking trails in addition to required sidewalks.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1) (f) and be designed according to sound engineering standards. Road and utility infrastructure shall be as follows:

General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan.

Green Level West Road shall be realigned and widened along the frontage of the property in accordance with NCDOT and Town of Apex Transportation standards. Flattening of this curve will allow for safer entry and exit to and from the neighborhood. It will also improve sight distance and safety for motorists and bicyclists traveling along Green Level West Road. Details of this road realignment will be provided at Master Subdivision Plan.

Proposed access to Green Level West Road shall be located approximately 700 feet west of the intersection with Bachelor Road and include a westbound left turn lane with 50 feet of full width storage, 50 feet of full width deceleration, and a 100-foot taper.

Water and Sanitary Sewer

All lots within the project will be served by Town of Apex for water and sanitary sewer. A portion of the site will be serviced by an on-site pump station in accordance with Town of Apex standards. Preliminary approval for a pump station has been received by Town of Apex Public Utilities. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Williams Farm development:

- Five-foot wide public sidewalks along the south side of Green Level West Road through frontage of property.
- Five-foot wide public sidewalks along both sides of all streets
- Six-foot wide private walking trails throughout the development
- Crosswalks constructed at appropriate street intersections

Other Utilities and Facilities

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context.

PHASING PLAN

This PUD will be completed in up to four phases.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019.

The Future Land Use Map designates this parcel as Low Density Residential, and the proposed land use will stay consistent with this designation allowing single-family homes under 3 dwelling units per acre.

COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

TRANSPORTATION IMPROVEMENTS

The following zoning condition represents the recommendations by Apex staff and NCDOT based on a review of the TIA prepared for the Williams Farm plan.

- Developer shall provide a westbound left turn lane with 50 feet of full width and appropriate deceleration length and taper on Green Level West Road at the location of the proposed public street accessing the subdivision, located approximately 700 feet west of Bachelor Road. No other new points of access are proposed along Green Level West Road. Developer is responsible for any necessary roadway improvements to meet or exceed required sight distance at the proposed access location, subject to NCDOT review and approval.

Additionally, at the time of master subdivision, the developer shall work with the Town of Apex and NCDOT to ensure adequate site distance at the Green Level West Road site access. This may require realignment of Green Level West Road and/or a site distance easement across the frontage of the parcel to the west.

Representative Residential Building Elevations







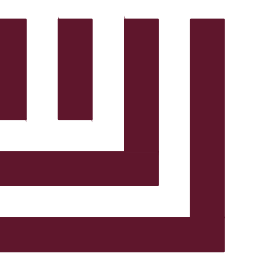












MCADAMS

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CONTACT: BRIAN KETCHUM



REAL ESTATE CONSULTANT
ALLIANCE GROUP OF NORTH CAROLINA
7208 FALLS OF NEUSE ROAD, SUITE 101
RALEIGH, NC 27615
CONTACT: BOB ZUMWALT



OWNER
ELIZA C WILLIAMS
4525 GREEN LEVEL WEST ROAD
APEX, NC 27523

WILLIAMS FARM

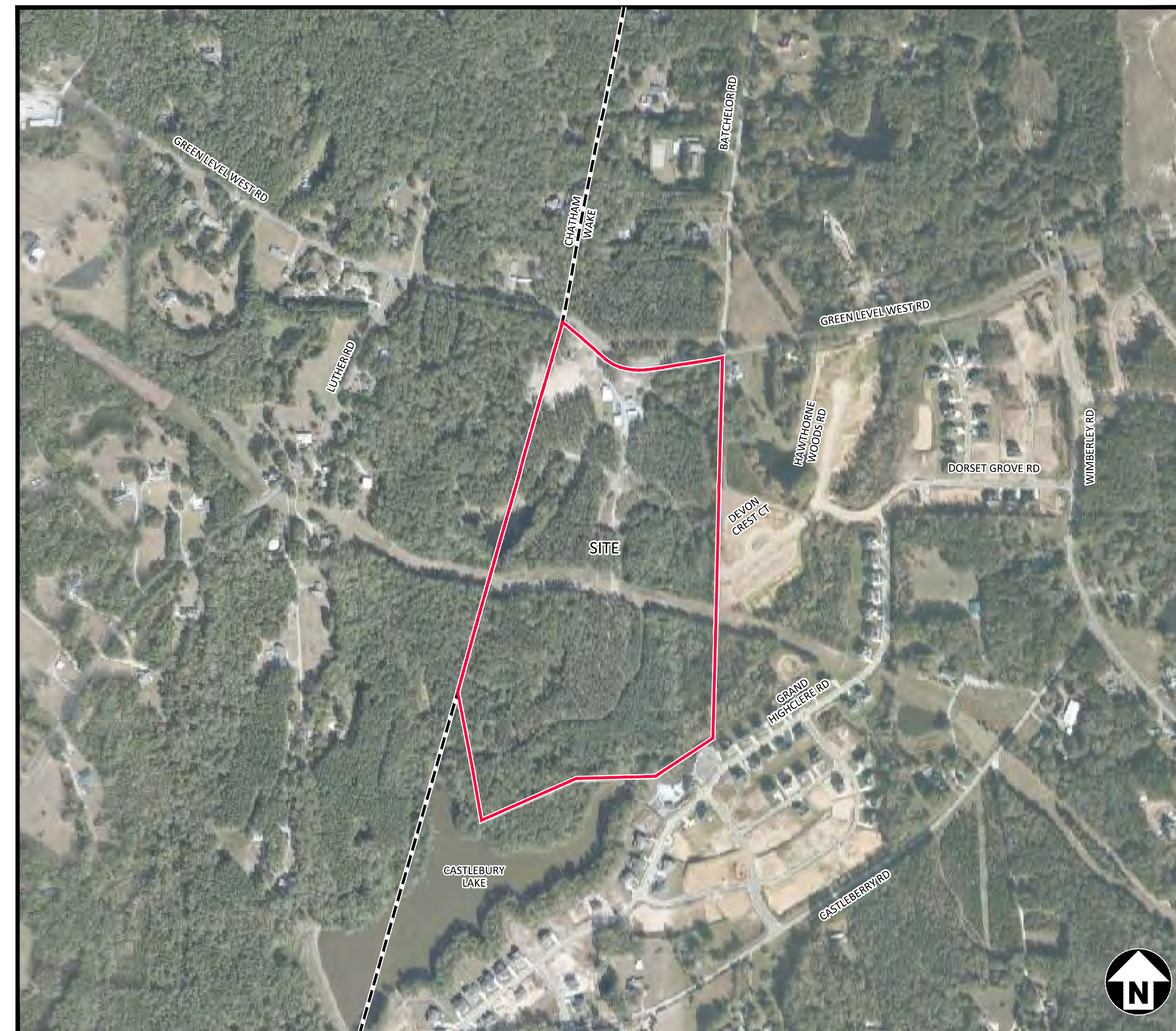
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

PLANNED DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2020110181

DATE: MARCH 1, 2021

REVISED: JUNE 8, 2021



AERIAL & VICINITY MAP
N.T.S.

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY LAYOUT & UTILITY PLAN

ZONING CONDITIONS

1. DEVELOPER SHALL PROVIDE A WESTBOUND LEFT TURN LANE WITH 50 FEET OF FULL WIDTH AND APPROPRIATE DECELERATION LENGTH AND TAPER ON GREEN LEVEL WEST ROAD AT THE LOCATION OF THE PROPOSED PUBLIC STREET ACCESSING THE SUBDIVISION, LOCATED APPROXIMATELY 700 FEET WEST OF BACHELOR ROAD. NO OTHER NEW POINTS OF ACCESS ARE PROPOSED ALONG GREEN LEVEL WEST ROAD. DEVELOPER IS RESPONSIBLE FOR ANY NECESSARY ROADWAY IMPROVEMENTS TO MEET OR EXCEED REQUIRED SIGHT DISTANCE AT THE PROPOSED ACCESS LOCATION, SUBJECT TO NCDOT REVIEW AND APPROVAL.

SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	PORTION OF 0713-94-3738	
EXISTING ZONING	RR	
PROPOSED ZONING	PUD-CZ	
CURRENT 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL	
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL	
SITE AREA	APPROX. 61.92 AC - GROSS APPROX. 0.27 AC - R/W DEDICATION APPROX. 0.12 AC - RECLAIMED R/W APPROX. 61.77 AC - NET	
EXISTING USE	VACANT	
PROPOSED USE	SINGLE FAMILY LOTS	
DENSITY	MAXIMUM 176 UNITS / 61.77 AC = 2.85 DU/AC	
LOT SIZE	MINIMUM 5,000 SF	
LOT WIDTH	MINIMUM 40'	
LOT DEPTH	MINIMUM 100'	
BUILDING HEIGHT	MAXIMUM 45'	
SETBACKS	FRONT 20' TO GARAGE, 8' TO BUILDING FACADE SIDE 5' REAR 20' ALLEY 5' CORNER 8'	
PARKING	REQUIRED 176 UNITS x 2/UNIT = 352 SPACES PROPOSED 352 SPACES	
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM 43.24 AC (70%)	
RESOURCE CONSERVATION AREA	MINIMUM 18.53 AC (30%)	
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION DISTRICT	
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720071300K, EFFECTIVE 02/02/2007)	
HISTORIC STRUCTURES	NONE	



REVISIONS

NO.	DATE	REVISION
1	04.09.2021	PER TOWN COMMENTS
2	05.14.2021	PER TOWN COMMENTS
3	05.27.2021	PER TOWN COMMENTS
4	06.08.2021	PER TOWN COMMENTS

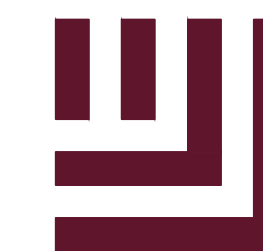
PLANNED DEVELOPMENT

PLAN FOR:

WILLIAMS FARM
APEX, NORTH CAROLINA
PROJECT NUMBER:
2020110181

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WILLIAMS FARM
PLANNED DEVELOPMENT PLAN FOR PUD-CZ
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

REVISIONS

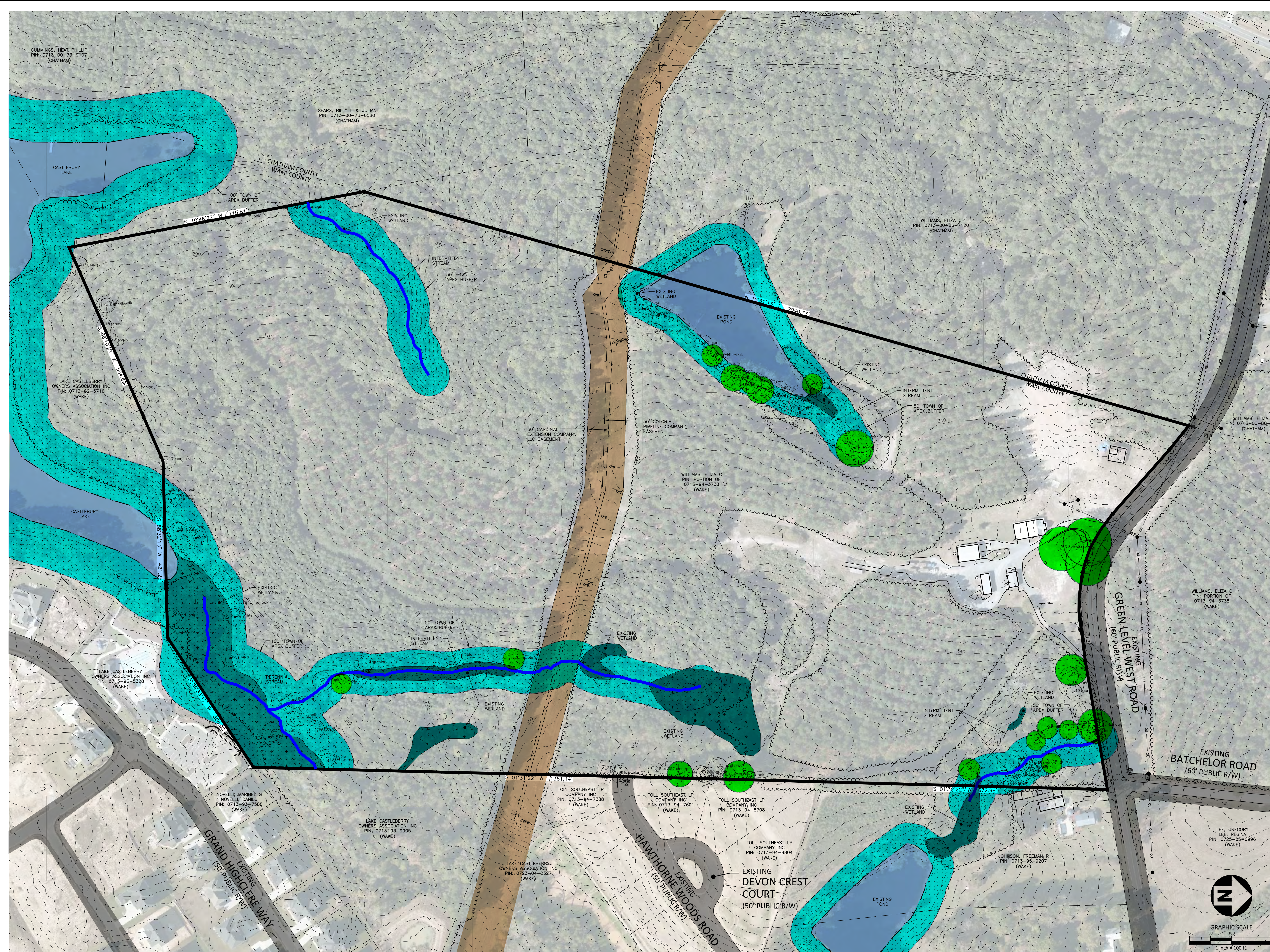
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PLAN INFORMATION

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FILENAME 2020110181-XC1
CHECKED BY JVF
DRAWN BY RLU
SCALE 1"=100'
DATE 03.01.2021

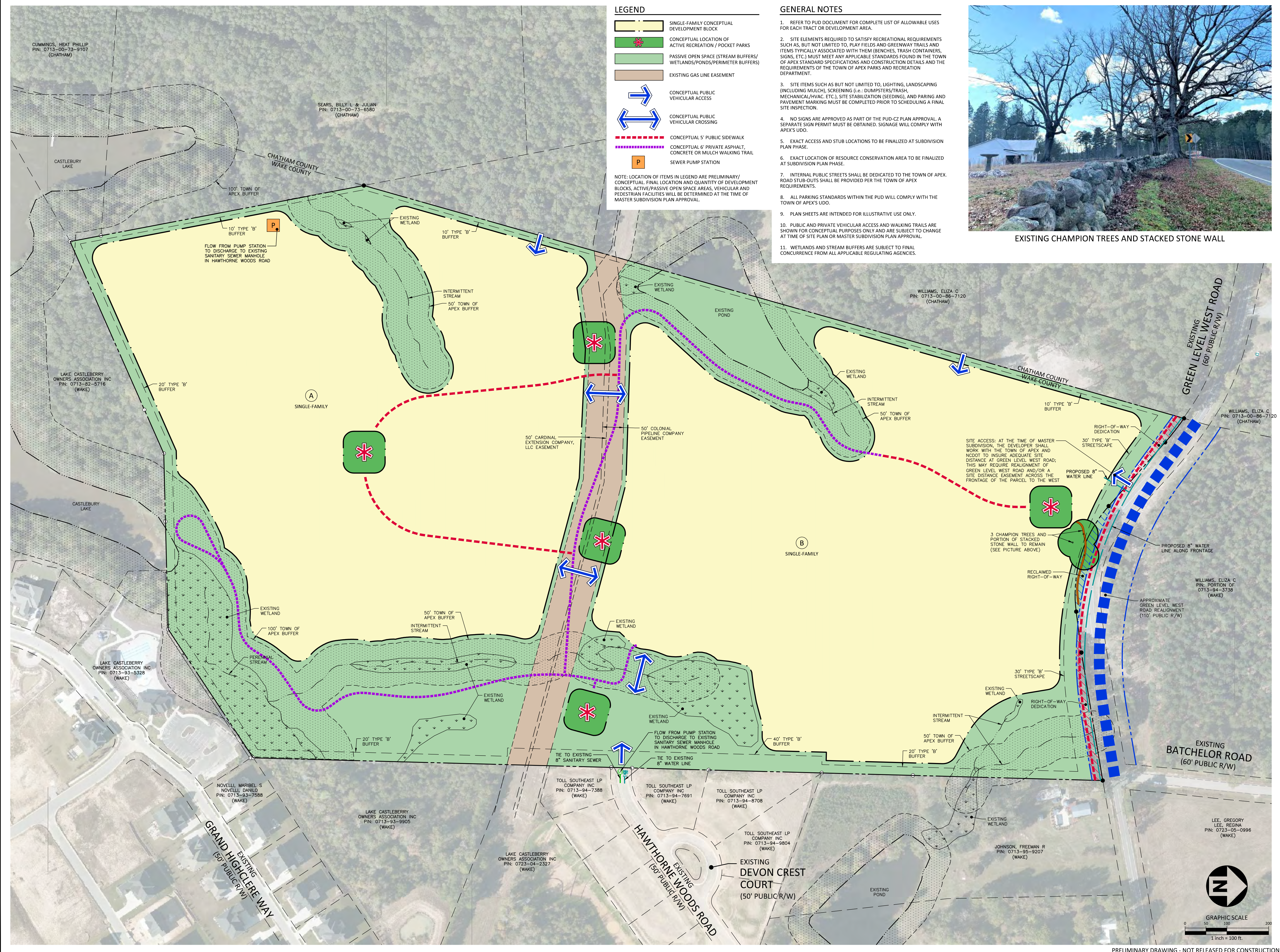
SHEET

EXISTING
CONDITIONS
C1.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LEGEND

- SINGLE-FAMILY CONCEPTUAL DEVELOPMENT BLOCK
- CONCEPTUAL LOCATION OF ACTIVE RECREATION / POCKET PARKS
- PASSIVE OPEN SPACE (STREAM BUFFERS/ WETLANDS/PONDS/PERIMETER BUFFERS)
- EXISTING GAS LINE EASEMENT
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- CONCEPTUAL PUBLIC VEHICULAR CROSSING
- CONCEPTUAL 5' PUBLIC SIDEWALK
- CONCEPTUAL 6' PRIVATE ASPHALT, CONCRETE OR MULCH WALKING TRAIL
- SEWER PUMP STATION

NOTE: LOCATION OF ITEMS IN LEGEND ARE PRELIMINARY/ CONCEPTUAL. FINAL LOCATION AND QUANTITY OF DEVELOPMENT BLOCKS, ACTIVE/PASSIVE OPEN SPACE AREAS, VEHICULAR AND PEDESTRIAN FACILITIES WILL BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLAN APPROVAL.

- GENERAL NOTES**
- REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
 - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
 - SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
 - NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
 - EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
 - EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
 - INTERNAL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF APEX. ROAD STUB-OUTS SHALL BE PROVIDED PER THE TOWN OF APEX REQUIREMENTS.
 - ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
 - PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
 - PUBLIC AND PRIVATE VEHICULAR ACCESS AND WALKING TRAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.
 - WETLANDS AND STREAM BUFFERS ARE SUBJECT TO FINAL CONCURRENCE FROM ALL APPLICABLE REGULATING AGENCIES.



EXISTING CHAMPION TREES AND STACKED STONE WALL

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AGNC
 BROKERAGE | CONSULTING | PLANNING

WILLIAMS FARM
 PLANNED DEVELOPMENT PLAN FOR PUD-CZ
 4525 GREEN LEVEL WEST ROAD
 APEX, NORTH CAROLINA



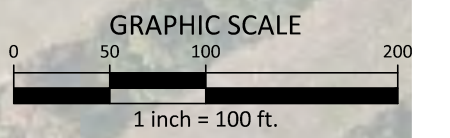
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FILENAME	2020110181-S1
CHECKED BY	JVF
DRAWN BY	RLU
SCALE	1"=100'
DATE	03.01.2021

PRELIMINARY LAYOUT & UTILITY PLAN
C2.00



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