



The Thoroughfare and Collector Street Plan map (last amended March 22, 2022) represents a network of current and future facilities that provide guidance on what is likely to be suitable for long term growth and connectivity. The plan does not require a schedule for implementation nor does it set aside funding for improvements. The purpose of the public hearing is to consider a proposed amendment to the network of planned thoroughfare and collector streets in order to make a decision.

The proposed amendment would shift the planned alignment of Pristine Water Drive, a future Minor Collector street, to the south, as shown in Figure 1.

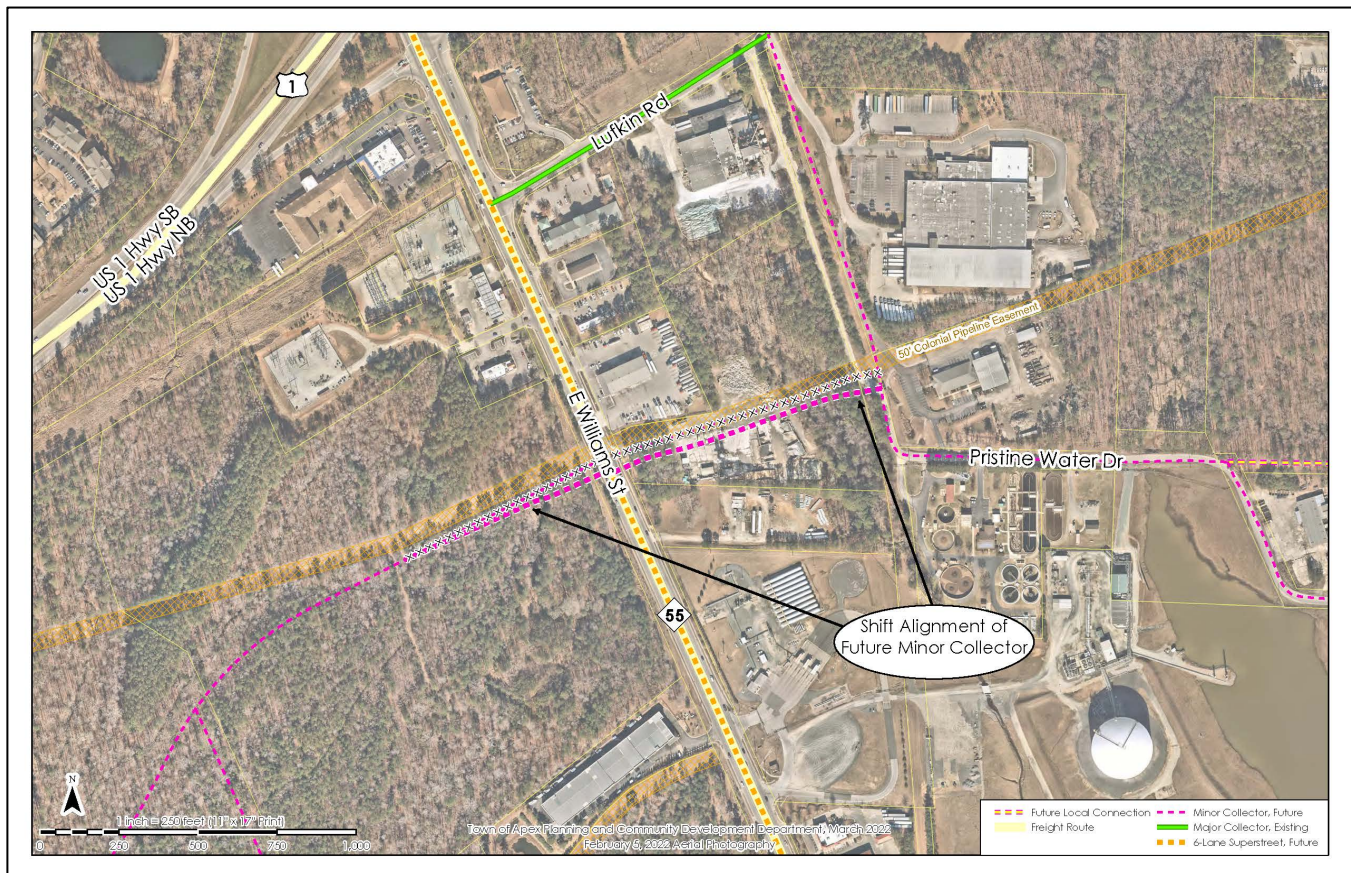


Figure 1. Proposed amendment to the Thoroughfare and Collector Street Plan map

The proposed amendment is requested by the developer of the Aquiline Planned Unit Development and with the support of Planning and Community Development staff. The shift is due to a conflict with the proposed alignment of the future minor collector street and the easement for the Colonial Pipeline. Colonial Pipeline has indicated to the developers of the Aquiline PUD that the roadway cannot be constructed within the easement. Aquiline PUD has secured support from Argos USA, LLC (see Attachment 1) on the east side of NC 55 to allow them to construct the intersection of Pristine Water Drive at NC 55 on the southern alignment, which will allow for a full-movement intersection with NC 55 in this location. The extension of Pristine Water Drive as a public street to the east would occur in the future.

Programmed Projects:

There are no programmed municipal or state projects to construct the full extent of Pristine Water Drive between NC 55 and Burma Drive. The Town's Capital Improvement Program anticipates a segment of Pristine Water Drive between Burma Drive and Lufkin Road will be improved and constructed as a public project. The anticipated timing is FY24, but this project is subject to reprioritization. The Aquiline PUD would construct the intersection of Pristine Water Drive east and west of NC 55 and extend Pristine Water Drive to the west as part of their development project.

Staff Recommendation:

Planning staff recommend supporting the proposed amendment to the Thoroughfare and Collector Street Plan map. Staff from Public Works and Transportation, Fire, and Police are also supportive of the proposed amendment.

Planning Board Recommendation:

The Planning Board will consider the proposed amendment at their April 11, 2022 meeting. Their recommendation will be presented by staff.

Attachment 1 – Letter from Argos USA LLC

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January 6, 2022

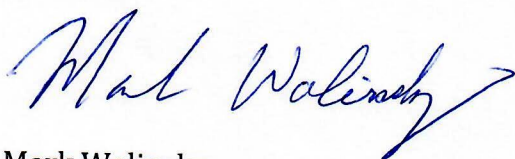
VIA: E-Mail Delivery

RE: Realignment of Pristine Water Drive, Apex, NC

To City of Apex North Carolina Government:

This letter is to confirm that, subject to agreement on the specific terms of development, ownership, and access rights, Argos supports the proposed realignment design as generally described in Exhibit A, attached to page two of this letter, and with the understanding that Madison Apex Owner, LLC performs and pays for the work in accordance with the agreed plans to be approved by the town of Apex.

Sincerely,

A handwritten signature in blue ink that reads "Mark Wolinsky". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Mark Wolinsky
US Real Estate Manager

Exhibit A

