

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 130.74 ACRES LOCATED AT 0, 0, 0, 3142, 3138, 3130, 0, & 3134 VERIDEA PKWY; 0 TECHNOLOGY DR (PORTION OF); AND 6300 KING DAVID CT FROM PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ #07CZ01), RURAL RESIDENTIAL (RR), & LIGHT INDUSTRIAL (LI) TO SUSTAINABLE DEVELOPMENT-CONDITIONAL ZONING (SD-CZ) FOR VERIDEA

#25CZ15

WHEREAS, RXR Len Apex Owner, LLC/Todd Rechler, RXR Realty, owner/applicant (the “Applicant”), submitted a completed application for a conditional zoning on the 2nd of September 2025 (the “Application”). The proposed conditional zoning is designated #25CZ15;

WHEREAS, the Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #25CZ15 before the Planning Board on the 10th day of November 2025;

WHEREAS, the Apex Planning Board held a public hearing on the 10th day of November 2025, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #25CZ15. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #25CZ15;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #25CZ15 before the Apex Town Council on the 13th day of November 2025;

WHEREAS, the Apex Town Council held a public hearing on the 13th day of November 2025. Amanda Bunce, Assistant Planning Director, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #25CZ15 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is not consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates a portion of this area as Office Employment/Industrial Employment and approval of this rezoning will automatically amend the 2045 Land Use Map to Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. This designation on the 2045 Land Use Map includes the zoning district Sustainable Development-Conditional Zoning (SD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will encourage more efficient and compatible development of the properties, provide for the same development standards as applicable to the undeveloped adjacent properties, and allow for uses that will generate jobs and increase the tax base; and

WHEREAS, the Apex Town Council by a vote of 5 to 0 approved Application #25CZ15rezoning the subject tract located at 1712 & 17176 E. Williams Street from Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01), Rural Residential (RR), & Light Industrial (LI)to Sustainable Development-Conditional Zoning (SD-CZ) for Veridea.

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 #25CZ15

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 Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01), Rural Residential (RR), & Light Industrial (LI) to Sustainable Development-Conditional Zoning (SD-CZ) for Veridea, subject to the conditions stated herein.

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

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Veridea SD Plan which are imposed as part of this rezoning, Attachment "C" Veridea Environmental Enhancement Plan, and Attachment "D" Veridea Pattern Book. At the request of the applicant and pursuant to UDO Sec. 2.3.16.D, the zoning of these parcels to the Veridea SD-CZ district shall not increase the permitted number of residential units or square footage of retail or office/industrial uses on a pro-rata basis, based on the size of the parcels added to the district.

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 _____ 2025.

TOWN OF APEX

Jacques K. Gilbert
Mayor

ATTEST:

Allen Coleman, CMC, NCCCC
Town Clerk

APPROVED AS TO FORM:

Town Attorney