

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING  
Meeting Date: December 9, 2025

## Item Details

Presenter(s): Amanda Bunce, Assistant Planning Director

Department(s): Planning

### Requested Motion

Public Hearing and possible motion to approve Rezoning Application No. 25CZ15 Veridea SD Plan Amendments. The applicant, Todd Rechler, RXR Realty seeks to rezone approximately ±1,097.15 acres from Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08), Rural Residential (RR), Light Industrial (LI), & Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01) to Sustainable Development-Conditional Zoning (SD-CZ) for Veridea. The proposed rezoning is located at 0, 0 (portion of), 0 (portion of), & 3220 Old Holly Springs Apex Rd; **0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0** (portion of), **3142, 3138, 3130, 3134**, 3200, 3012, 2945, 3009, 2901, 2937 Veridea Pkwy; **0 Technology Dr (portion of); 6300 King David Ct**; 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St. Note: The Town Council voted on November 13, 2025, to approve Rezoning No. 25CZ15 which included the 10 parcels shown in bold font above and below from RR, LI & PUD-CZ to SD-CZ for Veridea. That rezoning may become official on December 9, 2025, prior to the public hearing for this rezoning.

### Approval Recommended?

The Planning Department recommends approval.

The Planning Board will hold a public hearing on December 8, 2025. Their recommendation will be presented at the December 9, 2025 Town Council meeting.

### Item Details

The properties to be rezoned are identified as PINs 0730852539, 0730865572, 0730977087, **0730977967**, 0730996270, 0740052449, **0740070950**, **0740078021**, **0740081019**, **0740082199**, **0740082327**, **0740167653**, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), **0740283126**, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, **0740558687 (portion of)**, 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, **0741117192**, 0740389302.

### Attachments

- PH5-A1: Staff Report - Rezoning Case No. 25CZ18 - Veridea SD Plan Amendments
  - Vicinity Map
  - Application
- PH5-A2: Approved SD Plan (Rezoning #09CZ07) - Rezoning Case No. 25CZ18 - Veridea SD Plan Amendments

