

STAFF REPORT

Rezoning #21CZ32 Chapel Ridge Towns PUD

March 22, 2022 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: 1400, 1401, 1408, & 1409 Barnside Lane; 1412 Olive Chapel Road; Barnside Lane right-of-way

Applicant/Agent: Toll Brothers, Inc. / Brendie Vega and Ed Tang, WithersRavenel

Owners: Gasiorowski Properties LLC, Kenneth G. and Erica Bunn, Paul A. and Anne H. Cain, Warren R. and Dianne B. Hinson, and Benjamin Arnold and Lesley Ballard Hoch

PROJECT DESCRIPTION:

Acreage: ±21.60 acres

PINs: 0732333570, 0732337537, 0732347080, 0732345135, 0732430661

Current Zoning: Rural Residential (RR)

Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)

2045 Land Use Map Designation: Medium Density Residential

Town Limits: ETJ & Inside

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR)	Single Family Residential (Chapel Ridge)
South:	Medium Density Residential-Conditional Use (MD-CU #94CU09); Medium Density Residential (MD)	Olive Chapel Road; Single Family Residential (Ashley Downs, Chapel Ridge Estates)
East:	Rural Residential (RR)	Single Family Residential (large lot single-family)
West:	Rural Residential (RR); Office & Institutional-Conditional Zoning (O&I-CZ #16CZ11)	Single Family Residential (Chapel Ridge); Office Park (Olive Chapel Professional Park)

EXISTING CONDITIONS:

The site consist of five (5) parcels on the north side of Olive Chapel Road totaling ±21.60 acres. The site has five single family residences, several outbuildings, and Barnside Lane right-of-way.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on November 17, 2021. The neighborhood meeting report is attached.

STAFF REPORT

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WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the elementary and high school grade levels. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

2045 LAND USE MAP:

The 2045 Land Use Map designates the properties as Medium Density Residential. The proposed PUD is consistent with the Land Use Map designation.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

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. 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.

Residential:

- Single Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential:

- Utility, minor
- Park, active
- Park, passive
- Greenway

Proposed Design Controls:

Maximum Density: 4.7 units per acre

Maximum Building Height: 35 feet, 2 stories

Maximum Built-Upon Area: 70%

Setbacks

		Proposed PUD-CZ minimum setbacks	MD zoning district minimum setbacks
Single-family	Front	19' from garage to lot line and 20' from garage to back of sidewalk	25'



	Side	5'	6' min/16' total
	Rear	10'	20'
	Corner side	8'	15'
HDSF zoning district minimum setbacks			
Townhouse, front loaded	Front	19' from garage to lot line and 20' from garage to back of sidewalk	15'
	Side	0', 8' Building to Building	0' (8' between buildings)
	Rear	5'	15'
	Corner side	8'	15'

Buffers

The proposed PUD meets or exceeds the buffers required by the UDO.

Perimeter Buffers:	UDO Required	Proposed
Northern property boundary	20' Type B	20' Type A
Eastern property boundary	20' Type B	20' Type B
Western property boundary	None	20' Type B
Southern property boundary	30' Type B	30' Type B

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. 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 submittal. The following conditions shall apply:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap-around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gables



- Decorative gable
- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

Affordable Housing:

Of the 100 permitted townhouse dwellings, at least two (2) residential restricted median-income affordable housing townhome ownership units (Affordable Housing Units) shall be constructed on-site and sold at a mutually agreeable maximum affordable housing median-income ownership initial sales price (includes unit price and lot price) that is calculated based upon the one-hundred percent (100%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as published by the U.S. Department of Housing and Urban Development (HUD). The Affordable Housing Units shall be occupied by low or median-income households earning no more than one-hundred percent (100%) of the Raleigh, NC MSA AMI, adjusted for family size as published by HUD. A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of ten (10) years shall be recorded against each residential restricted median-income affordable housing townhome ownership unit concurrently at the close of escrow upon the sale of the Affordable Housing Units to memorialize the affordable housing terms and conditions. The two (2) Affordable Housing Unit lots shall be identified on the Master Subdivision Final Plat, which may be amended from time to time. A restrictive covenant (i.e. affordable housing agreement) between the Town and Applicant shall be recorded against the two (2) Affordable Housing Unit lots prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition. Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer. Developer will coordinate with Town staff to determine the maximum affordable housing median-income ownership initial sales prices, marketing, screening and selection process of the Affordable Housing Units.

Parking

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

Age Restriction:

Dwellings constructed on the property shall be age-restricted in compliance with the Fair Housing Act (42 U.S.C Sec 3601, et. Seq.), and the North Carolina State Fair Housing Act (N.C. Gen Stat. 41A-1, et seq.), such that at least 80% of the dwellings shall be occupied by at least one person aged 55 or older.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

Resource Conservation Area

The Chapel Ridge Towns PUD is north and east of NC 540 and outside of Apex Peakway and is therefore required to provide 20% of the gross site as RCA. If any mass grading occurs in the PUD, that portion of the project will be required to provide an additional 5% RCA. They propose to meet the requirements of the UDO.

Public Facilities

All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Public facilities include:



Water/Sanitary Sewer:

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase. Water extension along the frontage will be required. Currently, there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

Other Utilities:

Electric and gas service currently existing on-site and will be improved. Telephone and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Stormwater Management

The properties in the PUD are located in the Primary Watershed Overlay District and the Beaver Creek Basin. The properties do not contain any FEMA designated 100-year flood plain. This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. The following conditions shall apply:

1. The Developer will provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6’ bike lane, constructing curb and gutter along with 5’ sidewalk, and ROW dedication for half of the ultimate 110’ ROW, measured 55’ from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
2. There will be a deceleration taper at the site access on westbound Olive Chapel Road with 50’ of full width deceleration lane and 50’ taper.
3. The Developer will provide frontage improvements on Chapel Ridge Road based on a minimum 27’ curb and gutter roadway with 5’ sidewalks and ROW dedication a minimum of 30’ from roadway centerline.

Pedestrian Facilities

1. The development plan will incorporate sidewalk infrastructure along Olive Chapel Road and Chapel Ridge Road as well as on both sides of the internal street network.

ENVIRONMENTAL ADVISORY BOARD

The Environmental Advisory Board held a meeting with the applicant on November 18, 2021 and accepted the following recommendations as proposed by the applicant.

EAB Suggested Condition	Applicant’s Response
The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.	Included
Install signage near environmentally sensitive areas	Included
Increase biodiversity	Included

STAFF REPORT

Rezoning #21CZ32 Chapel Ridge Towns PUD

March 22, 2022 Town Council Meeting



Implement green infrastructure	Included
Include landscaping that requires less irrigation and chemical use	Included
Include solar conduit in building design	Included
The homebuilder will provide EV charging outlets as an upgrade option to individual units	Included
Install pet waste stations	Included
Include energy efficient lighting in building design	Included

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed this item at their February 23, 2022 meeting and unanimously recommended a fee-in-lieu for the project. The 2022 rate for Single Family Attached units is \$2,528.25, the rate will be set at the time of Town Council approval and is based on 100 units.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a Public Hearing on March 14, 2022 and unanimously voted to recommend approval of the rezoning with the conditions offered by the applicant.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of rezoning #21CZ32 Chapel Ridge Towns PUD 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 designates the site as Medium Density Residential. The proposed PUD is consistent with that land use classification.

Approval of the rezoning is reasonable and in the public interest because the site provides increased perimeter buffers, higher planting standards, a crosswalk on Chapel Ridge Rd from the site to the future transit stop, and sidewalk infrastructure along Olive Chapel Road. In addition, the project proposes to provide two units that will be affordable to median income households earning up to 100% AMI.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.



1. *Planned Unit Development (PUD-CZ) District*

In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

a) *Development parameters*

- (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
- (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of 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 in 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.
- (iii) The dimensional standards in Sec. 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.
- (iv) 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 Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, 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.
- (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
- (vi) 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.
- (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide 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.

- b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.



- c) RCA. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component;
 - (ii) An overall density of 7 residential units per acre or more; or
 - (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
 - b. The installation of a geothermal system for a certain number or percentage of units within the development; or
 - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) *Landscaping.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
 - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
 - (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed



for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.

- (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
- h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
- j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Town Council shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3. F:

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.
- 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 #21CZ32

Beckett Crossing

Clark Farm Rd

540

NC 540 Hwy SB

NC 540 Hwy NB

Olive Chapel Professional Park

540 Flex and Business Park

Barnside Ln

Chapel Ridge

Chapel Ridge Rd

Olive Chapel Rd

Ashley Downs

Pearson Farms

Olde Walker Mill Rd

Ashbark Ct

Ashley Downs Dr

Patterson Grove Rd

Chenworth Dr

0 250 500 Feet

PLANNED UNIT DEVELOPMENT APPLICATION

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 #: # 21CZ 32
Fee Paid: \$ paid

Submittal Date: 12-1-2021
Check #: Credit card

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Chapel Ridge Towns

Address(es): 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

PIN(s) 0732333570, 0732337537, 0732345135, 0732347080, 0732430661

Acreage: 21.6

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Medium Density Residential

Requested 2045 LUM Designation: Medium Density Residential

See next page for LUM amendment

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: Toll Bros, Inc

Address: 900 Perimeter Park Drive, Suite B3

City: Morrisville State: NC Zip: 27560

Phone: 919-801-6851 E-mail: jwestmoreland@tollbrothers.com

Owner Information

Name: See Attached, Multiple

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Agent Information

Name: WithersRavenel

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-535-5212 E-mail: bvega@withersravenel.com

Other contacts: Ed Tang, etang@withersravenel.com

Jason Barron, jbarron@morningstarlawgroup.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: # 21C232

Submittal Date: 12-1-2021

2045 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

 N/A None requested

Current 2045 Land Use Classification: _____

Proposed 2045 Land Use Classification: _____

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 21CZ32

Submittal Date: 12-1-2021

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	See attached	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

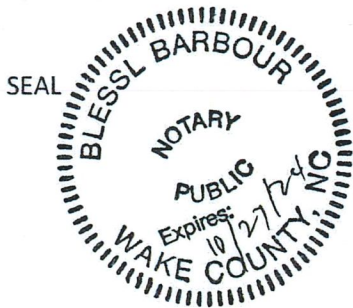
I, Brendie Vega, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 12/1/2021

By: Brendie Vega

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, BLESSL BARBOUR, a Notary Public for the above State and County, on this the 1st day of DECEMBER, 2021.



Blessl Barbour
Notary Public
BLESSL BARBOUR
Print Name

My Commission Expires: 10/27/2024

SITE ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	
1600 OLIVE CHAPEL RD	0732235461	540 FLEX & BUSINESS PARK LLC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1505 OLIVE CHAPEL RD	0732322948	AIMAN, PAUL JOHNAS, KEZIA	1505 OLIVE CHAPEL RD	APEX NC 27502-6744
0 OLIVE CHAPEL RD	0732314682	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
1404 ASHLEY DOWNS DR	0732326858	AVIGLIANO, JOSEPH M AVIGLIANO, ELIZABETH H	1404 ASHLEY DOWNS DR	APEX NC 27502-4963
1004 DOUBLE SPRING CT	0732336072	BARFIELD, WILLIAM W BARFIELD, PAMELA M	1004 DOUBLE SPRING CT	APEX NC 27502-4967
1500 CLARK FARM RD	0732342436	BOYKIN, V RAYMOND JR BOYKIN, RITA L	1500 CLARK FARM RD	APEX NC 27502-8500
1304 CHAPEL RIDGE RD	0732343658	SERINO, JAMES PATRICK BUSI, MELINDA	1304 CHAPEL RIDGE RD	APEX NC 27502-8503
1408 BARNSIDE LN	0732345135	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	1408 BARNSIDE LN	APEX NC 27502-8501
1401 BARNSIDE LN	0732337537	CAIN, PAUL A CAIN, ANNE H	1401 BARNSIDE LN	APEX NC 27502-8501
1505 CLARK FARM RD	0732340146	CHAGANTIPATI, RAJ KIRAN VEMURI, JYOTSNA	4016 SYKES ST	CARY NC 27519-7301
1704 ASHBARK CT	0732227949	CONTRERAS-BLANCO, ERICK I WILSON, TYLER E	1704 ASHBARK CT	APEX NC 27502-5298
1005 WILD SONNET CT	0732432055	COOK, MATTHEW A VAISHNAVA, PREMLATA	1005 WILD SONNET CT	APEX NC 27502-9206
1521 OLIVE CHAPEL RD	0732229953	DASHNAU, HEATHER H KAMPANAKIS, PANAGIOTIS	1521 OLIVE CHAPEL RD	APEX NC 27502-6744
1002 TRIBBLE GATE CT	0732338134	DICKSON, DWAYNE W	1002 TRIBBLE GATE CT	APEX NC 27502-9033
1000 ASHLEY DOWNS DR	0732339147	FREITAS, BRIAN FREITAS, PERDANA	1000 ASHLEY DOWNS DR	APEX NC 27502-9541
1409 BARNSIDE LN	0732333570	GASIOROWSKI PROPERTIES LLC	1121 PEMBERTON HILL RD	APEX NC 27502-4280
1313 CHAPEL RIDGE RD	0732347395	GROVER, SARA W PRESTRUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8503
1005 DOUBLE SPRING CT	0732324938	HASSAN, MOHAMMED A FATEMA, ISRAT	1005 DOUBLE SPRING CT	APEX NC 27502-4967
1400 BARNSIDE LN	0732347080	HINSON, WARREN R HINSON, DIANNE B	1400 BARNSIDE LN	APEX NC 27502-8501
1412 OLIVE CHAPEL RD	0732430661	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	1412 OLIVE CHAPEL RD	APEX NC 27502-8511
1702 ASHBARK CT	0732228956	HOUSE, JESSE E HOUSE, REGINA B	1702 ASHBARK CT	APEX NC 27502-5298
1007 DOUBLE SPRING CT	0732334047	KOCHAR, SUMEET KOCHAR, VINITA	717 MANASSAS GAP PL	CARY NC 27519-9618
1001 WILD SONNET CT	0732431210	KUNTARICH, DAVID R KUNTARICH, LAURA A	1001 WILD SONNET CT	APEX NC 27502-9206
1006 DOUBLE SPRING CT	0732336121	LACHES, MICHAEL J LACHES, TRUDIE M	1006 DOUBLE SPRING CT	APEX NC 27502-4967
1000 WILD SONNET CT	0732420976	MARTINDALE, RANDOLPH A MARTINDALE, CANDACE E	1000 WILD SONNET CT	APEX NC 27502-9206
1003 DOUBLE SPRING CT	0732324950	MORAVEC, WENDY	1003 DOUBLE SPRING CT	APEX NC 27502-4967
1700 ASHBARK CT	0732228864	NAVY, FRANK NAVY, CECILIA	1700 ASHBARK CT	APEX NC 27502-5298
1008 DOUBLE SPRING CT	0732335130	NONG, TIEN D NGUYEN, NHAM N	1008 DOUBLE SPRING CT	APEX NC 27502-4967
1400 CHAPEL RIDGE RD	0732239874	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD	APEX NC 27502-4280
1305 CHAPEL RIDGE RD	0732348563	OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503
1003 TRIBBLE GATE CT	0732327999	PEPSNY, THOMAS S PEPSNY, SALLY HANCOCK	1003 TRIBBLE GATE CT	APEX NC 27502-9033
1004 TRIBBLE GATE CT	0732337079	PICKERING, WILLIAM VARSON MINCHER, JESSICA LYNN	1004 TRIBBLE GATE CT	APEX NC 27502-9033
1408 OLIVE CHAPEL RD	0732443421	POPE, CHARLES V POPE, IRIS ISLEY	1408 OLIVE CHAPEL RD	APEX NC 27502-8511
1002 ASHLEY DOWNS DR	0732339048	PROPST, LEE MAURICE	1002 ASHLEY DOWNS DR	APEX NC 27502-9541
1513 OLIVE CHAPEL RD	0732321905	RAO, GANESH K RAO, SUSHMA G TRUSTEE	1513 OLIVE CHAPEL RD	APEX NC 27502-6744
1501 OLIVE CHAPEL RD	0732323917	SAVARD, TODD A SAVARD, JENNIFER	1501 OLIVE CHAPEL RD	APEX NC 27502-6744
1509 OLIVE CHAPEL RD	0732321976	SCHUMAN-HUMBERT, BRITT HUMBERT, GREGOIRE	1509 OLIVE CHAPEL RD	APEX NC 27502-6744
1302 ASHLEY DOWNS DR	0732327829	SHERE, KASHIRAM I SHERE, MANGALA	1302 ASHLEY DOWNS DR	APEX NC 27502-4957
1512 CLARK FARM RD	0732340602	SHERRY, DAVID D SHERRY, ETHEL V	1512 CLARK FARM RD	APEX NC 27502-8500
1310 OLIVE CHAPEL RD	0732439867	SLATE, LYNN S SLATE, TERRY E	1310 OLIVE CHAPEL RD	APEX NC 27502-6743
1517 OLIVE CHAPEL RD	0732320934	THOMAS, ALEXANDER SEBASTIAN RAMONDINO, MARISKA MICHAEL MARIA	1517 OLIVE CHAPEL RD	APEX NC 27502-6744
1004 WILD SONNET CT	0732422942	WALL, VIRGIL M JR WALL, APRIL C	1004 WILD SONNET CT	APEX NC 27502-9206
1003 WILD SONNET CT	0732432148	WENZEL, VALERIE J	1003 WILD SONNET CT	APEX NC 27502-9206
		ASHLEY DOWNS HOA	PO BOX 1117	APEX NC 27523
		CHAPEL RIDGE ESTATES HOA	1001-105 GOODWORTH DR	APEX NC 27539
		Current Tenant	1409 Barnside LN	APEX NC 27502
		Current Tenant	1304 Chapel Ridge	APEX NC 27502
		Current Tenant	1305 Chapel Ridge	APEX NC 27502
		Current Tenant	1313 Chapel Ridge	APEX NC 27502
		Current Tenant	1404 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1424 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1434 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 100	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 110	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 130	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 150	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 170	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 180	APEX NC 27502

	Current Tenant	1600 Olive Chapel RD Suite 416	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 500	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 504	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 508	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 600	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 604	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 608	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 612	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 616	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 620	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 624	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 628	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 700	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 704	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 708	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 712	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 716	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 720	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 724	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 728	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 732	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 736	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 740	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 264	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 338	APEX NC 27502

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 210232

Submittal Date: 12-1-2021

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town’s commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name “Apex” shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex’s jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 21CZ32

Submittal Date: 12-1-2021

Proposed Subdivision/Development Information

Description of location: _____

Nearest intersecting roads: _____

Wake County PIN(s): _____

Township: _____

Contact Information (as appropriate)

Contact person: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: _____

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

PIN	ADDRESS	OWNER	ACREAGE
0732333570	1121 PEMBERTON HILL RD APEX NC 27502-4280	GASIOROWSKI PROPERTIES LLC	6.10
0732337537	1401 BARNSIDE LN APEX NC 27502-8501	CAIN, PAUL A CAIN, ANNE H	4.01
0732347080	1400 BARNSIDE LN APEX NC 27502-8501	HINSON, WARREN R HINSON, DIANNE B	3.26
0732345135	1408 BARNSIDE LN APEX NC 27502-8501	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	3.33
0732430661	1412 OLIVE CHAPEL RD APEX NC 27502-8511	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	4.46
BARNSIDE LANE R/W		NCDOT	.40

AGENT AUTHORIZATION FORM

Application #: 21CZ 3Z

Submittal Date: 12-1-2021

John Gasiorowski

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: 1409 Barnside Lane

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

John Gasiorowski

893B6C0675DA4B8...

John Gasiorowski

12/1/2021

Type or print name

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.

AGENT AUTHORIZATION FORM

Application #: 21CZ32

Submittal Date: 12-1-2021

Paul Cain and Anne Cain 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: 1401 Barnside Lane

The agent for this project is: WithersRavenel

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


Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

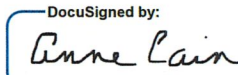
Signature(s) of Owner(s)*


305C914BA24B4BC...
 Paul Cain

12/1/2021

Type or print name

Date

DocuSigned by:

93141A3A371E43D...
 Anne Cain

12/1/2021

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.

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AGENT AUTHORIZATION FORM

Application #: 21CZ 32

Submittal Date: 12-1-2021

Kenneth Bunn and Erica Bunn 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: 1408 Barnside Lane

The agent for this project is: WithersRavenel

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

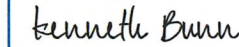
Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s) By:



F3C8E94BD0024B6...

Kenneth Bunn

11/30/2021

Type or print name

Date

DocuSigned by:



3112D234F972477...

Erica Bunn

11/30/2021

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.

AGENT AUTHORIZATION FORM

Application #: 21CZ 3Z

Submittal Date: 12-1-2021

Warren Hinson and Dianne Hinson 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: 1400 Barnside Lane

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

Warren R Hinson

D954A81E4F8B4F8...
Warren Hinson

12/1/2021

Type or print name

Date

DocuSigned by:
Dianne Hinson

D46F796595B6458
Dianne Hinson

12/1/2021

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.

AGENT AUTHORIZATION FORM

Application #: 210232

Submittal Date: 12-1-2021

Ben Hoch and Lesley Hoch 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: 1412 Olive Chapel Road

The agent for this project is: WithersRavenel

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

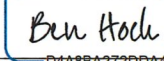
Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*


D4A8BA272DDA4F1...
 Ben Hoch

11/30/2021

Type or print name

Date

DocuSigned by:

0B516D040972493...
 Lesley Hoch

11/30/2021

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 #: 21CZ32

Submittal Date: 12-1-2021

The undersigned, Brendie Vega (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 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road 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 _____, and recorded in the Wake County Register of Deeds Office on _____, in Book _____ Page _____.
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 _____, 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 _____, 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.

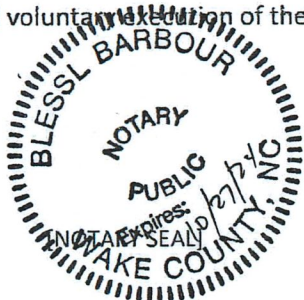
This the 1st day of December, 2021.

Brendie M Vega (seal)
Brendie M Vega, Authorized Agent

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 BRENDIE M. VEGA, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCDL 30523071, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Bless Barbour
Notary Public
State of North Carolina
My Commission Expires: 10/27/2024

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 21C23Z

Submittal Date: 12-1-2021

Insert legal description below.

See attached

Beginning at an existing iron pipe on the eastern right of way of Chapel Ridge Rd (50' Public R/W), said pipe having NC grid coordinates (NAD 83 – 2011) of N=724,296.53, E=2,033,345.72, thence from said beginning point South 83°24'52" East 567.88 feet to an existing iron pipe, thence South 83°21'57" East 99.74 feet to an existing iron pipe, thence South 06°32'09" West 153.92 feet to an existing iron pipe, thence South 73°20'32" East 112.24 feet to an existing iron pipe, thence South 51°49'45" East 259.77 feet to an existing iron pipe, thence South 17°49'15" West 448.39 feet to an existing iron pipe, thence South 06°52'59" West 114.60 feet to an existing iron pipe on the northern right of way of Olive Chapel Road (SR 1160) (Public Variable R/W), thence with said right of way South 81°11'19" West 253.55 feet to an existing iron pipe, thence South 81°09'09" West 256.96 feet to an existing iron pipe, thence South 81°34'12" West 538.21 feet to a new iron pipe, thence South 81°52'03" West 43.17 feet to a new iron pipe, thence leaving said right of way along a curve to the right having a radius of 30.00 feet, an arc length of 51.52 feet, and a chord bearing and distance of North 48°56'05" West 45.42 feet to a new iron pipe on the eastern right of way of Chapel Ridge Road (50' Public R/W), thence with said right of way along a curve to the right having a radius of 177.00 feet, an arc length of 140.62 feet, and a chord bearing and distance of North 23°01'22" East 136.95 feet to a new iron pipe, thence North 45°46'57" East 115.00 feet to a new iron pipe, thence along a curve to the left having a radius of 244.00 feet, an arc length of 253.38 feet, and a chord bearing and distance of North 16°01'55" East 242.15 feet to a new iron pipe, thence along a curve to the right having a radius of 374.54 feet, an arc length of 158.98 feet, and a chord bearing and distance of North 01°33'27" West 157.79 feet to a new iron pipe, thence North 10°36'09" East 78.30 feet to a new iron pipe, thence North 10°36'09" East 95.00 feet to a new iron pipe, thence North 10°46'29" East 230.80 feet to a new iron pipe, thence along a curve to the right having a radius of 400.00 feet, an arc length of 108.42 feet, and a chord bearing and distance of North 18°11'52" East 108.09 feet to the point and place of beginning, containing 21.569 acres (939,562 Sq Ft) more or less.

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

Developer Company Information	
Company Name	Toll Bros., Inc
Company Phone Number	919-321-4800
Developer Representative Name	Jeff Westmoreland
Developer Representative Phone Number	919-321-4800
Developer Representative Email	jwestmoreland@tollbrothers.com

New Residential Subdivision Information	
Date of Application for Subdivision	05.03.2021 (Rezoning)
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Chapel Ridge Towns
Address of Subdivision (if unknown enter nearest cross streets)	Intersection of Olive Chapel Road and Chapel Ridge Road
REID(s)	0732-33-3570, 0732-33-7537, 0732-34-5135, 0732-34-7080, 0732-43-0661
PIN(s)	0157888, 0157887, 0157885, 0157886, 0104759

Projected Dates Information	
Subdivision Completion Date	Q3 - 2025
Subdivision Projected First Occupancy Date	Q3 - 2023

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes	100 (3 BR)							2200	2400	TBD	TBD	2023	30	2024	60	2025	30
Condos																	
Apartments																	
Other																	

RE: CHAPEL RIDGE PLANNED UNIT DEVELOPMENT

Dear Resident or Property Owner:

Please find enclosed an invitation for a neighborhood meeting on **Wednesday, November 17, 2021**, to be held virtually by **WebEx** from **6 pm to 8 pm**. You can join by computer, smartphone, tablet or other internet-enabled device at the meeting link (this will first take you to a registration to collect information required by the Town of Apex for neighborhood meetings):

Please register in advance at <https://bit.ly/3Ew0vJR>

or Use the camera on your smartphone to scan the code, you will be taken to the registration page.



To join by phone

+1-415-655-0001 US Toll

Access code: 243 578 18796

If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please do not hesitate to contact me.

bvega@withersravenel.com or 919-535-5212

If you have questions for the Town, the Planner on the rezoning case is Liz Loftin:

Liz.Loftin@apexnc.org or 919-249-3439.

Sincerely,

WithersRavenel



Brendie Vega, ACIP, CNU-A
Director of Planning

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.

11/03/2021

Date



Please register in advance with the QR code or at <https://bit.ly/3Ew0vJR>

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road 0732333570, 0732337537, 0732345135,
0732347080, 0732430661

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/Planning-Community-Development>.

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	Town Council (QJPH*)
<input type="checkbox"/>	Special Use Permit	Town Council (QJPH*)
<input type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council 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)):

A rezoning request for a Planned Unit Development for residential units.

Estimated submittal date: December 1, 2021

MEETING INFORMATION:

Property Owner(s) name(s):

Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard

Applicant(s):

WithersRavenel for Toll Bros.

Contact information (email/phone):

Brendie Vega bvega@withersravenel.com 919-535-5212

Meeting Address:

Please register in advance: <https://bit.ly/3Ew0vJR>

Date/Time of meeting**:

November 17, 2021

MEETING AGENDA TIMES:

Welcome: 6 pm Project Presentation: 6:15 pm Question & Answer: 7 pm

**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 and Community Development 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/Planning-Community-Development>.

PROJECT CONTACT INFORMATION

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Development Contacts:

Project Name: Chapel Ridge Towns Zoning: RR to PUD-CZ

Location: 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

Property PIN(s): 0732333570, 0732337537, 0732345135, 0732347090, 0732430661 Acreage/Square Feet: 21.6 acres

Property Owner: Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard

Address: 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

City: Apex State: NC Zip: _____

Phone: _____ Email: _____

Developer: Toll Brothers

Address: 900 Perimeter Park Drive, Suite B3

City: Morrisville State: NC Zip: 27560

Phone: 704-430-9392 Fax: _____ Email: jwestmoreland@tollbrothers.com

Engineer: Ben Mayo

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-238-0341 Fax: _____ Email: bmayo@withersravenel.com

Builder (if known): Toll Brothers

Address: 900 Perimeter Park Drive, Suite B3

City: Morrisville State: NC Zip: 27560

Phone: 704-430-9392 Fax: _____ Email: jwestmoreland@tollbrothers.com

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 and Community Development 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 and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
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
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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
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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
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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
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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
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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
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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
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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
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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
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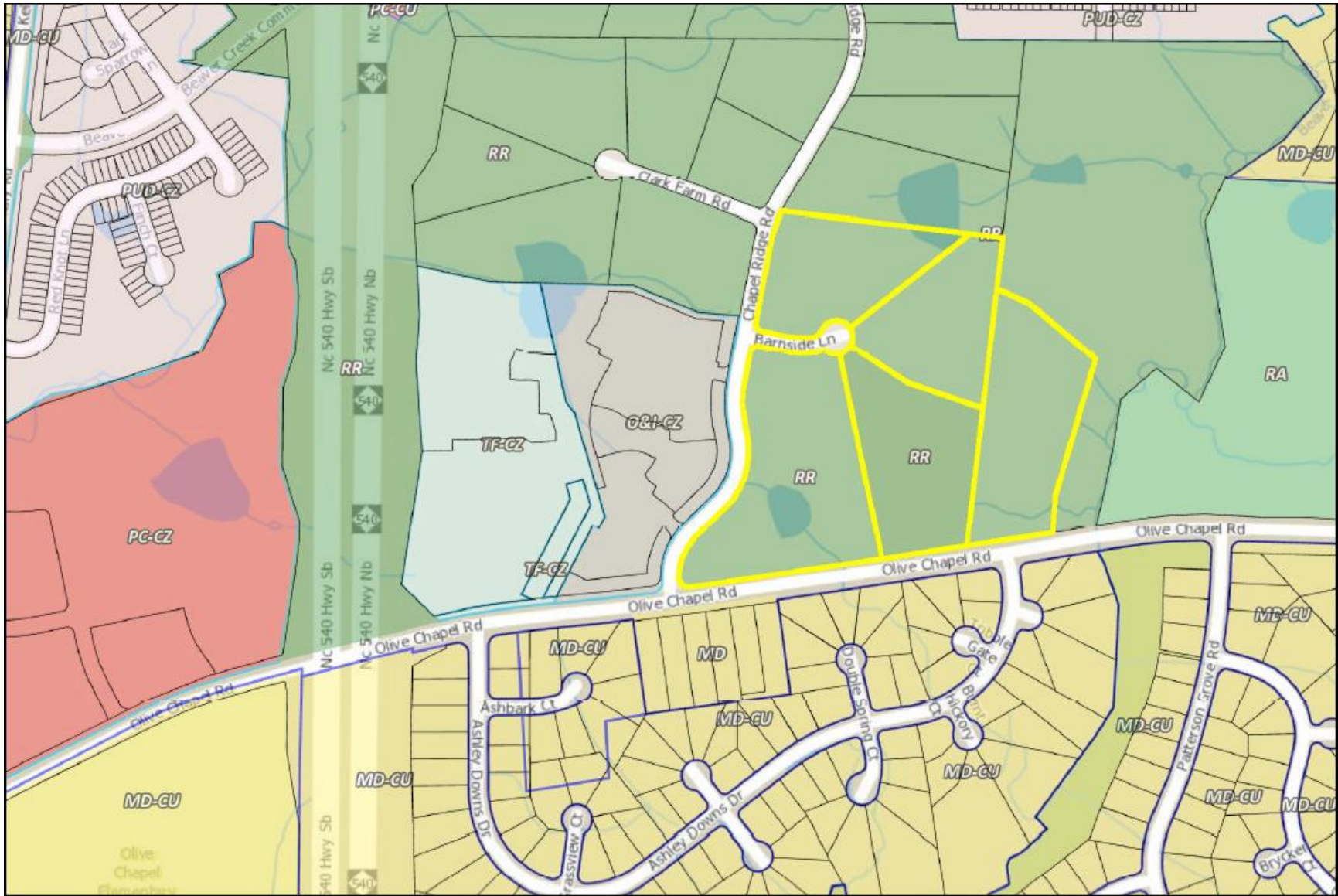
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537
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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
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

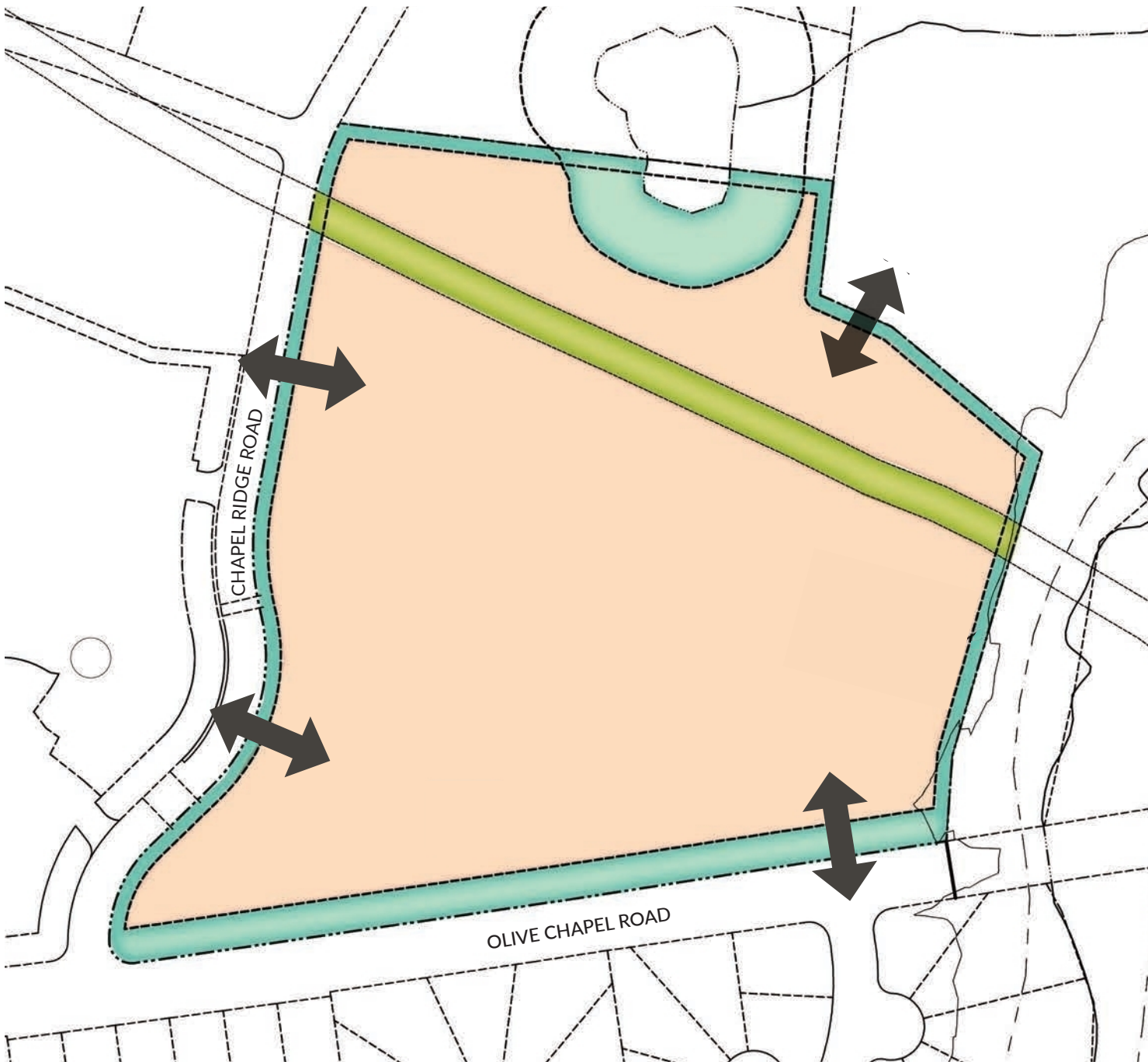


Zoning Map







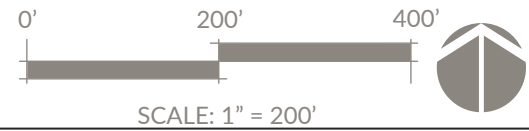
WithersRavenel

Our People. Your Success.



LEGEND

-  CONCEPTUAL VEHICULAR ACCESS POINT
-  TOWNHOME/SINGLE FAMILY
-  BUFFER
-  GAS EASEMENT



CHAPEL RIDGE : BUBBLE DIAGRAM

SITE ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	
1600 OLIVE CHAPEL RD	0732235461	540 FLEX & BUSINESS PARK LLC	2000 SOUTHWINDS RUN	APEX NC 27502-6512
1506 OLIVE CHAPEL RD	0732322949	MIAMI PAUL JOHNS KEZA	1506 OLIVE CHAPEL RD	APEX NC 27502-6744
0 OLIVE CHAPEL RD	0732314882	APEX TOWN OF	PO BOX 290	APEX NC 27502-0220
1404 ASHLEY DOWNS DR	0732320888	AVILANOLO, JOSEPH M ANGLIANO, ELIZABETH H	1404 ASHLEY DOWNS DR	APEX NC 27502-4963
1004 DOUBLE SPRING CT	0732336072	BARFIELD, WILLIAM M BARFIELD, PAMELA M	1004 DOUBLE SPRING CT	APEX NC 27502-4967
1500 CLARK FARM RD	0732342436	BOYKIN, V RAYMOND, JR BOYKIN, RITAL	1500 CLARK FARM RD	APEX NC 27502-8500
1304 CHAPEL RIDGE RD	0732343668	BROWN, STEPHEN J BROWN, JILL T	1304 CHAPEL RIDGE RD	APEX NC 27502-8603
1408 BARNSIDE LN	0732345135	BUNN, KENNETH G, BUNN, ERICA CHRISTINE	1408 BARNSIDE LN	APEX NC 27502-8501
1401 BARNSIDE LN	0732337537	CAN, PAN JIA CAN, ANNIE H	1401 BARNSIDE LN	APEX NC 27502-8501
1505 CLARK FARM RD	0732340146	CHAGAPANTI, RAJ KIRAN VEMURU, JYOTSNA	4016 SYKES ST	GARY NC 27519-7301
1704 ASHBARK CT	0732227989	CONTRERAS-BLANCO, ERICK WILSON, TYLER E	1704 ASHBARK CT	APEX NC 27502-5208
1000 WILD SONNET CT	0732432065	COOK, MATTHEW A WASHNAVA, PREMLATA	1000 WILD SONNET CT	APEX NC 27502-9206
1521 OLIVE CHAPEL RD	0732329633	DASHNAU, HEATHER H KAMPANNAIS, PANAGIOTIS	1521 OLIVE CHAPEL RD	APEX NC 27502-6744
1002 TRIBLE GATE CT	0732339134	DIXSON, DWAYNE W	1002 TRIBLE GATE CT	APEX NC 27502-9033
1000 ASHLEY DOWNS DR	0732339147	FREITAS, BRIAN FREITAS, PERDANA	1000 ASHLEY DOWNS DR	APEX NC 27502-6541
1409 BARNSIDE LN	0732333570	GASBOROWSKI PROPERTIES LLC	1121 PEMBERTON HILL RD	APEX NC 27502-4280
1313 CHAPEL RIDGE RD	0732447865	GHOSH, SAKH W PRESTIUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8603
1005 DOUBLE SPRING CT	0732324938	HASSAN, MOHAMMED A FATEMA, ISRAAT	1005 DOUBLE SPRING CT	APEX NC 27502-4967
1400 BARNSIDE LN	0732340780	HINSON, WARREN R HINSON, DIANNE B	1400 BARNSIDE LN	APEX NC 27502-8501
1412 OLIVE CHAPEL RD	0732430661	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	1412 OLIVE CHAPEL RD	APEX NC 27502-8511
1702 ASHBARK CT	0732228956	HOUSE, JESSE E HOUSE, REGINA B	1702 ASHBARK CT	APEX NC 27502-5208
1007 DOUBLE SPRING CT	0732334047	KOCH, SUMET KOCHAR, VINITA	717 MANASSAS GAP PL	GARY NC 27519-9918
1001 WILD SONNET CT	0732431210	KUNTARICH, DAVID R KUNTARICH, LAURA A	1001 WILD SONNET CT	APEX NC 27502-9206
1008 DOUBLE SPRING CT	0732338151	LACHES, MICHAEL J LACHES, TRUDIE H	1008 DOUBLE SPRING CT	APEX NC 27502-4967
1000 WILD SONNET CT	0732420976	MARTINDALE, RANDOLPH A MARTINDALE, CANDACE E	1000 WILD SONNET CT	APEX NC 27502-9206
1003 DOUBLE SPRING CT	0732224960	MICHAEL, WENDY	1003 DOUBLE SPRING CT	APEX NC 27502-4967
1700 ASHBARK CT	0732228664	NAVY, FRANK NAVY, CECILIA	1700 ASHBARK CT	APEX NC 27502-5208
1008 DOUBLE SPRING CT	0732335130	NONG, TIEN N NGUYEN, NHAM N	1008 DOUBLE SPRING CT	APEX NC 27502-4967
1400 CHAPEL RIDGE RD	0732259874	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD	APEX NC 27502-4280
1305 CHAPEL RIDGE RD	0732448663	OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503
1003 TRIBLE GATE CT	0732227989	PEPSONY, THOMAS S PEPSONY, HOLLY HANCOCK	1003 TRIBLE GATE CT	APEX NC 27502-6033
1004 TRIBLE GATE CT	0732337079	PICKERINGS, WILLIAM WARSON MINCHER, JESSICA LYNN	1004 TRIBLE GATE CT	APEX NC 27502-9033
1408 OLIVE CHAPEL RD	0732443421	POPE, CHARLES W POPE, RIS ISLEY	1408 OLIVE CHAPEL RD	APEX NC 27502-8511
1002 ASHLEY DOWNS DR	0732320948	POST, LEE MAURICE	1002 ASHLEY DOWNS DR	APEX NC 27502-9441
1513 OLIVE CHAPEL RD	0732321905	RAO, GANESH K RAO, SUSHMA G	1513 OLIVE CHAPEL RD	APEX NC 27502-6744
1501 OLIVE CHAPEL RD	0732322879	SAHARD, TODD SAHARD, JENNIFFER	1501 OLIVE CHAPEL RD	APEX NC 27502-4280
1509 OLIVE CHAPEL RD	0732321976	SCHULMAN-HUMBERT, BRITT HUMBERT, GREGOIRE	1509 OLIVE CHAPEL RD	APEX NC 27502-6744
1302 ASHLEY DOWNS DR	0732227829	SHERE, KASHIRAM J SHERE, MANGALA	1302 ASHLEY DOWNS DR	APEX NC 27502-4967
1512 CLARK FARM RD	0732340662	SHERREY, DAVID D SHERREY, ETHEL V	1512 CLARK FARM RD	APEX NC 27502-8500
1310 OLIVE CHAPEL RD	0732439887	SLATE, LYNN S SLATE, TERRY E	1310 OLIVE CHAPEL RD	APEX NC 27502-6743
1517 OLIVE CHAPEL RD	0732320585	THOMAS, ALEXANDER SEBASTIAN RAMONINDO, MARISKA MICHAEL MARIA	1517 OLIVE CHAPEL RD	APEX NC 27502-6744
1004 WILD SONNET CT	0732425242	WALL, VIRGIL M JR WALL, APRIL C	1004 WILD SONNET CT	APEX NC 27502-9206
1003 WILD SONNET CT	0732432148	WENZEL, VALERIE J	1003 WILD SONNET CT	APEX NC 27502-6206
		ASHLEY DOWNS HOA	PO BOX 1117	APEX NC 27502-9203
		CHAPEL RIDGE ESTATES HOA	1001-105 GOODWORTH DR	APEX NC 27502-9203
Current Tenant			1408 Barnside Ln	APEX NC 27502
Current Tenant			1304 Chapel Ridge	APEX NC 27502
Current Tenant			1303 Chapel Ridge	APEX NC 27502
Current Tenant			1313 Chapel Ridge	APEX NC 27502
Current Tenant			1454 Chapel Ridge Rd	APEX NC 27502
Current Tenant			1424 Chapel Ridge Rd	APEX NC 27502
Current Tenant			1434 Chapel Ridge Rd	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 100	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 110	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 130	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 150	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 170	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 180	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 200	APEX NC 27502
Current Tenant			1460 Chapel Ridge Rd Suite 220	APEX NC 27502
Current Tenant			1484 Chapel Ridge Rd	APEX NC 27502
Current Tenant			1474 Chapel Ridge Rd	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 100	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 110	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 130	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 150	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 170	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 180	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 200	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 220	APEX NC 27502
Current Tenant			1480 Chapel Ridge Rd Suite 240	APEX NC 27502
Current Tenant			1484 Chapel Ridge Rd	APEX NC 27502
Current Tenant			1505 Clark Farm Rd	APEX NC 27502
Current Tenant			1007 Double Spring Ct	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 100	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 104	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 108	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 112	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 116	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 144	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 140	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 136	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 128	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 120	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 320	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 224	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 404	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 408	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 416	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 504	APEX NC 27502
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Current Tenant			1600 Olive Chapel Rd Suite 612	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 616	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 620	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 624	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 628	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 700	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 704	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 708	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 712	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 716	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 720	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 724	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 728	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 732	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 736	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 740	APEX NC 27502
Current Tenant			1600 Olive Chapel Rd Suite 338	APEX NC 27502
Current Tenant			137 S Wilmington St, Ste 200	RALEIGH NC 27601
Additional mailings added by applicant		JEFF WESTMORELAND	900 Perimeter Park Drive, Suite B3	MORRISVILLE NC 27560
Additional mailings added by applicant		FALKNER, JAMES V JR FALKNER, BARBARA B	1513 CLARK FARM RD	APEX NC 27502-8500
Additional mailings added by applicant		ROCCOFRATE, JOHN A ROCCOFRATE, MARIE F	1517 CLARK FARM RD	APEX NC 27502-8500
Additional mailings added by applicant		BRIA, FRANK A IJERIA, CHRISTINE	1516 CLARK FARM RD	APEX NC 27502-8500
Additional mailings added by applicant		CARLSON, LARRY L CARLSON, KATHI E	1220 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		CORSEY, DANIEL E	1205 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		COX, DOUGLAS COX, CARRIE	1205 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		STRONG, RONALD L STRONG, KATHERINE L	1205 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		BISHOP, MICHAEL J	1213 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		CLUNDFIEF, TIGI H CLUNDFIEF, DIANE	1225 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		CRIDAN LUTHERAN CHURCH INC	1121 PEMBERTON HILL RD STE 202	APEX NC 27502
Additional mailings added by applicant		KAO, SU YUEI HO, CHI CHANG	1200 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		NIKMAN, MICHAEL P NIKMAN, CATHERINE A	1205 CHAPEL RIDGE RD	APEX NC 27502
Additional mailings added by applicant		CARLSON, LARRY L CARLSON, KATHI E	1220 CHAPEL RIDGE RD	APEX NC 27502

Requested By: Brendie Vega
Date Requested: October 4th

Chapel Ridge PUD Neighborhood Meeting via WebEx

Date: November 17, 2021, 6pm to 8 pm

Jason Barron introduced the team and went through the Chapel Ridge Planned Unit Development, the Council's comments through the process, and the changes to the project with the new submittal.

- The density of the overall project will decrease
- The townhomes will be limited to 2-story
- The project will be age-restricted

Russ Overton will send a list of changes, same one from prior version, and would like the questions memorialized in the neighborhood meeting minutes. Wanted to know where the team is in the process. Will submit the rezoning in December, will follow with subdivision plan and construction documents.

The neighbors would like to meet in the neighborhood sooner rather than later. Project team to coordinate with Russ Overton and Rita Boykin.

Rita Boykin asked what was meant by age restricted, Jason confirmed that it meant 55 years old and older. She also asked what the price point and elevations would be. Jason and Jeff noted that the information would not be available by the time of submittal. Jeff explained that this is referred to a carriage home which Toll calls their townhome with a master down. Will push for having a graphic after the holiday season. Will probably have plan graphics with the elevations following.

Rita asked who was at the staff at our pre-application meeting today. Jason responded with Amanda Bunce, Liz Loftin and Russell Dalton.

Rita asked about Council comments, specifically the Council person who was not supportive of the project based on wanting apartments/ higher density. Council member Brett Gantt in previous conversations has said he would not support development here at this density. She also asked how staff felt. Jason said no concerns by traffic, but affordable housing was brought up as a continued Council concern.

Per the PUD schedule, March 14, 2022 **Planning Board Meeting** and March 22, 2022 **Town Council Meeting**. Brendie noted that the schedule could be subject to change if the project moves through the process faster or slower, Jason advised that if it went any sooner we would communicate that to the neighbors.

Several members of the community thanked the team for presenting and then left the meeting. Jason mentioned that someone would be on until 8 pm if anyone thought of anything.

Many on the call left the WebEx at 6:35 pm.



Warren Hinson asked about a Council members' comment on the connection to Beaver Creek. Jason explained that there was no way to make that connection with this project as it does not have control of the parcels needed to make a connection.

The team members left the call with the exception of Brendie Vega.

At 7:30 Charles Pope joined the call, Brendie explained the changes to the project and Charles did not have any questions.

The meeting ended at 8 pm.

Name	Attendee Email	Join Time	Leave Time	Attendance Duration
Brendie Vega	raleighwebex@withersravenel.com	2021-11-17 17:49:26	2021-11-17 20:01:10	132 mins
Call-in User_4		2021-11-17 18:21:28	2021-11-17 20:01:05	100 mins
Jeff Westmoreland	jwestmoreland@tollbrothers.com	2021-11-17 18:00:52	2021-11-17 19:17:41	77 mins
Jason Barron	jbarron@morningstarlawgroup.com	2021-11-17 17:55:59	2021-11-17 19:10:27	75 mins
Ed Tang	etang@withersravenel.com	2021-11-17 18:00:27	2021-11-17 19:11:10	71 mins
Call-in User_5		2021-11-17 18:54:33	2021-11-17 20:01:05	67 mins
Barbara	jandbfaulkner@mindspring.com	2021-11-17 17:53:08	2021-11-17 18:40:20	48 mins
Barbara	jandbfaulkner@mindspring.com	2021-11-17 17:53:08	2021-11-17 18:40:20	48 mins
Barbara Faulkner	jandbfaulkner@mindspring.com	2021-11-17 17:56:58	2021-11-17 18:44:55	48 mins
Ben Mayo	bmayo@withersravenel.com	2021-11-17 18:03:27	2021-11-17 18:51:12	48 mins
annecain	annecain@aol.com	2021-11-17 18:00:50	2021-11-17 18:40:46	40 mins
rita boykin	raboykin@bellsouth.net	2021-11-17 17:58:40	2021-11-17 18:35:26	37 mins
Paul Cain	paul_cain@bellsouth.net	2021-11-17 18:01:05	2021-11-17 18:36:19	36 mins
Nancy Corey	icorey@nc.rr.com	2021-11-17 18:02:04	2021-11-17 18:36:25	35 mins
Russ Overton	croverto@att.net	2021-11-17 18:00:24	2021-11-17 18:35:23	35 mins
Sara	sara_grover@bellsouth.net	2021-11-17 18:03:02	2021-11-17 18:37:11	35 mins
larry carlson	llcarlson1@aol.com	2021-11-17 18:03:40	2021-11-17 18:37:28	34 mins
ben hoch	hoch99@gmail.com	2021-11-17 18:02:24	2021-11-17 18:35:20	33 mins
ben hoch	hoch99@gmail.com	2021-11-17 18:02:24	2021-11-17 18:35:20	33 mins
David Prestrud	planaarch@bellsouth.net	2021-11-17 18:06:04	2021-11-17 18:36:05	31 mins
Pam Barfield	billpamb@bellsouth.net	2021-11-17 18:07:41	2021-11-17 18:35:25	28 mins
Warren Hinson	dbhinson@bellsouth.net	2021-11-17 18:25:30	2021-11-17 18:53:07	28 mins
Call-in User_3		2021-11-17 18:09:25	2021-11-17 18:35:14	26 mins
Warren Hinson	dbhinson@bellsouth.net	2021-11-17 18:11:16	2021-11-17 18:26:05	15 mins
Charles Pope	cvpope@bellsouth.net	2021-11-17 19:23:40	2021-11-17 19:29:31	6 mins
Call-in User_2		2021-11-17 18:01:44	2021-11-17 18:05:51	5 mins
Barbara Faulkner	jandbfaulkner@mindspring.com	2021-11-17 17:52:12	2021-11-17 17:53:33	2 mins

Vega, Brendie

From: croverto(ATT) <croverto@att.net>
Sent: Monday, November 22, 2021 8:43 PM
To: Jason Barron; Vega, Brendie
Cc: Russ Overton; Rita Boykin; David Prestrud; David Prestrud; c_bria@hotmail.com; c_bria@hotmail.com; James Faulkner; John A Roccoforte; Dan & Nancy Corey
Subject: Chapel Ridge Neighborhood Meeting Comments
Attachments: Chapel Ridge Toll Bros Nov REZ Comments.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Jason/Brendie:

Attached are a collection of comments from Chapel Ridge neighbors (also copied). I've removed a bunch from last time that probably are no longer relevant and some still on the list may be the same answer as your last rezoning and figured we'd at least give you the opportunity to state that back again since this is a new rezoning. And lastly as stated at the neighborhood meeting we'd appreciate the chance to meet you and the Toll Bros team in the neighborhood again when you have more info like a preliminary layout completed and not too far into the Apex Council process if that's possible.

Thanks.

Comments (in no particular order)

General:

What is the process and timing of approval expected with Apex?

What conditions are you offering?

- How do we know that the Chapel Ridge Towns will remain 55+?

And what is being proposed above minimum standards of Apex?

Does this project address Apex concerns about school capacity from the prior denied rezoning.

What are the home square footage or price points planned for the units?

What is going to happen to the Chapel Ridge Subdivision sign?

- Would you consider moving it or at least giving it back to the residents of Chapel Ridge Subdivision?

Any conditions to building quality or materials?

When are you closing on the property?

How will the existing homes be maintained between the time you buy and the time you build?

- How much time will that be?
- When do you expect to be in front of Town Council or P&Z?

How does Toll Brothers plan on being good neighbors to the existing longtime owners of the Chapel Ridge?

What schools will be served by this new subdivision.

What else can you provide us that is not included in the mailed notice?

What is the proposed width of the new proposed town homes?

Has the sewer capacity study been completed?

Will construction not go beyond Barnside Lane - particularly for turning around?

Lots/Layout:

Can we get a copy of the preliminary lot layout when you get have it?

What is the unit count/yield of each or density of each (units/ac)

What are lot sizes? Or dimensional standards?

What kind of opened space or community amenities are planned?

What are your proposed perimeter buffers?

- Are they the minimums allowable by Apex?
- Commentary: We would prefer to see buffers above the minimums along the northern most property boundary and adjacent to homeowners in Chapel Ridge subdivision (like you proposed towards the end of the last rezoning.)
 - Would you consider a privacy fence and also a protection fence to keep people out of/away from the pond adjacent to and on private property to the north of your site.

What can be developed on/over the Gas Easement?

What else will have to be done along Chapel Ridge Road?

- Example, will you be extending waterline to connect to Hempstead connection?

Are any retaining walls planned for the site?

Please keep the keep the subdivisions recreation/community gathering space internal/central to your site. Please do not place it along an edge or abutting/adjacent to existing Olive Chapel neighboring properties.

- Same statement as above with cluster mailbox units. Consider keeping at a central location to the new subdivision. As this can be a location for a lot of noise with engine start/stops and parking stops. New residents should know what they are buying into rather than placement of such amenities to existing/longtime Olive Chapel neighbors.
- Consider working on private agreement for pond property (as discussed in the last rezoning case)

Transportation/Vehicular Access:

We like the vehicular access point directly onto Olive Chapel Road, specifically how it aligns with Ashley Downs Drive.

- Will this (of can this serve as the main subdivision entrance?
- Will this ultimately be the street connection into the stub of Hempstead? (in the future when the Pope property develops?)
 - In other words will also tie to the northeastern most vehicular access point?
 - And then would that connect into the stub of Hempstead? (in the future when the Pope property develops?)

What transportation improvements will be made to Chapel Ridge Road or Olive Chapel Road?

- Will you consider straitening the intersection and improving the dangerous site distance situations at the Chapel Ridge Road alignment towards Olive Chapel Road?

How do you plan to keep construction traffic off Olive Chapel Road while under construction?

Why do the vehicular access point onto Chapel Ridge Road not align with other intersections? And why 2 separate intersections?

- Commentary: What you are proposing would create 6 different intersections within less than a quarter (0.22) of a miles.
 - This seems like it would create unsafe conditions. Is it even safe?
 - Is that even allowed? How were these locations evaluated?
- That's a lot of intersections for pedestrians to dodge that much traffic at access points.

What traffic will be generated? (provide revised traffic info or at least a comparison summary to the last rezoning once you have it)

Stormwater/Environmental:

What are your stormwater plans?

Are you offering any conditions specific to stormwater?

- What year storm are you designing your features for?
- And just how much new impervious surface area will be added that will be draining off of your site into existing ditches, swales and yards?
- Are considering wet ponds, dry ponds, underground, ect?
- Generally, where will these be located?

How do you plan to keep additional impervious runoff produced from your site for going into the pond north of your property?

- How will the existing pond be protected?
- If additional water goes into the pond, how are you projecting the dam or overflow from deteriorating past pre-development levels?

Any special/compelling environmental/sustainability features being considered?

- What has been discussed with Apex's Environmental Advisory Board?

Opened to another onsite neighborhood meeting, like the last rezoning?

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, Brendie Vega, do hereby declare as follows:
Print Name

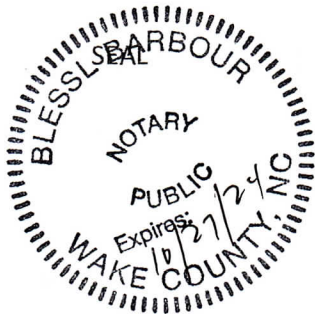
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Department of Planning and Community Development, 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 Web Ex (location/address) on 11/17/2021 (date) from 6pm (start time) to 8pm (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.

12/1/21
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, BLESSL BARBOUR, a Notary Public for the above State and County, on this the 1st day of DECEMBER, 2021.



Blessl Barbour
Notary Public
BLESSL BARBOUR
Print Name

My Commission Expires: 10/27/24

SUMMARY OF DISCUSSION FROM THE 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.

Property Owner(s) name(s): _____

Applicant(s): WithersRavenel for Toll Bros.

Contact information (email/phone): Brendie Vega bvega@withersravenel.com 919-535-5212

Meeting Address: Please register in advance: <https://bit.ly/3Ew0vJR>

Date of meeting: 11/17/21 Time of meeting: _____

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

see attached notes

Question/Concern #1:

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

NEIGHBORHOOD MEETING SIGN-IN SHEET

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.

Meeting Address: Please register in advance: <https://bit.ly/3Ew0vJR>

Date of meeting: 11/17/21 Time of meeting: _____

Property Owner(s) name(s): _____

Applicant(s): WithersRavenel for Toll Bros.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	<i>See attached</i>				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

CHAPEL RIDGE TOWNS

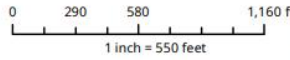
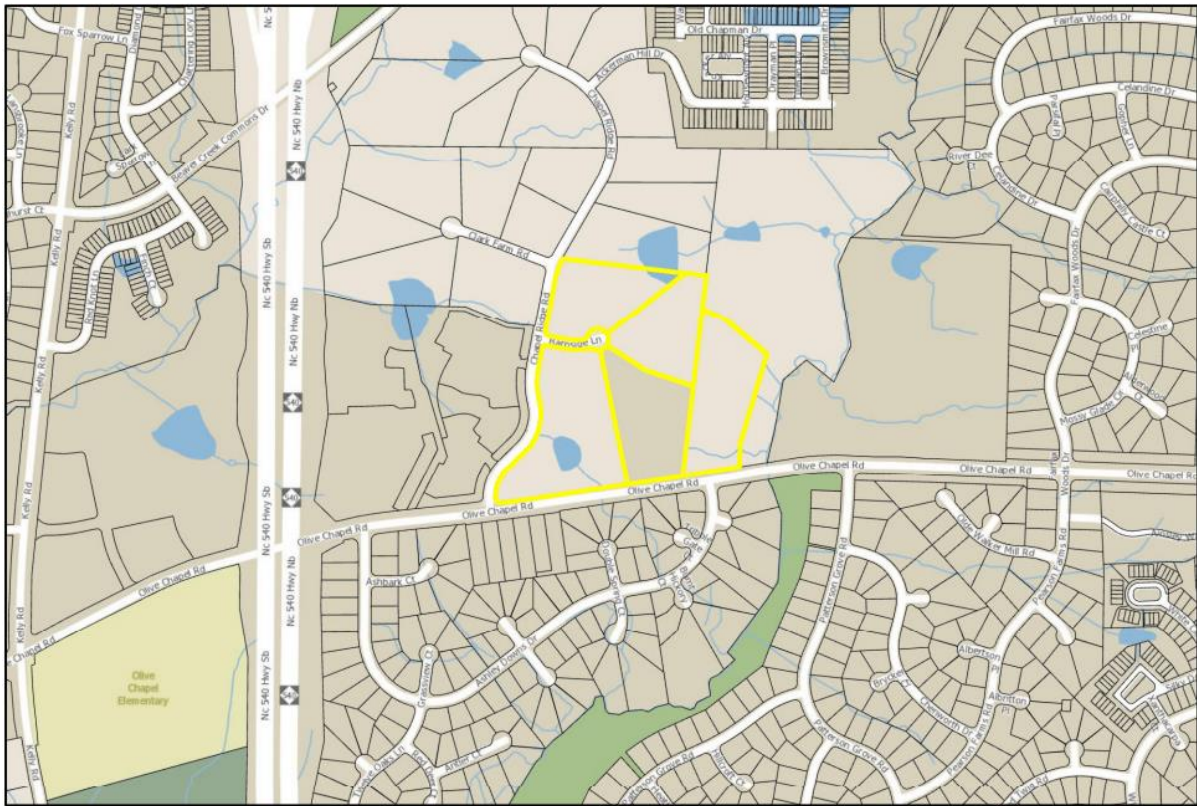
PLANNED UNIT DEVELOPMENT

December 1, 2021
Updated March 15, 2022

CONTENTS

- VICINITY MAP 2
- PROJECT INFORMATION 3
- LIST OF USES..... 4
- PURPOSE STATEMENT 4
- DESIGN CONTROLS..... 6
 - Intensity and Density 6
 - Perimeter Buffers..... 6
 - Additional Buffer Conditions for West Buffer Along Chapel Ridge Road 6
- ARCHITECTURAL CONTROLS 7
- SIGNAGE..... 7
- PARKING..... 7
- ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS 7
- NATURAL RESOURCE AND ENVIRONMENTAL DATA..... 8
 - Watershed..... 8
 - FEMA Floodplain 8
 - Resource Conservation Area..... 8
 - Tree Replanting..... 8
- STORMWATER MANAGEMENT REQUIREMENTS..... 9
- PARKS, RECREATION AND CULTURAL ADVISORY COMMISSION 9
- PUBLIC FACILITIES REQUIREMENTS 9
 - Sanitary Sewer Service 9
 - Water Service 9
 - Gas & Electric Service..... 9
 - Roadways 9
 - Transit 10
 - Pedestrian Facilities 10
- PHASING PLAN 10
- AFFORDABLE HOUSING..... 10
- ELEVATIONS 11
- CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN 11
- CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE 11

VICINITY MAP



Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

PROJECT INFORMATION

Name of Project	Chapel Ridge Towns
PIN(s)	0732333570, 0732337537, 0732347080, 0732345135, 0732430661
Preparer Information	WithersRavenel 115 MacKenan Drive, Cary, NC 27511 Phone: 919.469.3340 Fax: 919.467.6008 Email: bvega@withersravenel.com bmayo@withersravenel.com Attn: Brendie Vega, AICP, CNU-A Ben Mayo, PE
Contract Purchaser	Toll Bros. Inc 900 Perimeter Park Drive, Suite B3, Morrisville, NC 27560 (919) 321-4800 Attn: Jeff Westmoreland, PLA
Attorney	Morningstar Law Group 421 Fayetteville St, Suite 530, Raleigh, NC 27601 (919)590-0371 Attn: Jason L. Barron, Partner
Traffic Consultant	Exult Engineering 304-F West Millbrook Road Raleigh, NC 27609 Attn: Lisa Lundeen, PE
Current Zoning Designation	Rural Residential (RR)
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)
Current 2045 Land Use Map Designation	Medium Density Residential
Proposed 2045 Land Use Map Designation	Medium Density Residential
Area of Tracts (ac.)	21.17 Parcel Area 0.40 Barnside Lane R/W 21.57 Total Rezoning

LIST 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.

<u>Residential</u>	<u>Non-Residential</u>
Single-Family	Utility, Minor
Accessory Apartment	Park, Active
Townhouse	Park, Passive
	Greenway

PURPOSE STATEMENT

The Chapel Ridge Towns PUD meets the standards of the Town of Apex UDO Sections 2.3.4.F.1.iv-vi as follows:

- The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways and other transportation systems.
- Sidewalks are provided on all streets throughout the subdivision, as well as sidewalk that will be installed on the frontage of Chapel Ridge and Olive Chapel Road.
- Cul-de-sacs will be avoided and instead will provide connectivity in the form of connections to existing roads and provide stubs to future connection points.
- The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced non-residential uses.
- The site will be across from a proposed transit stop and is walkable to many shopping opportunities in the area.
- The PD Plan proposes architectural standards that are exceptional and provide high quality while incorporating energy saving features.

The Chapel Ridge Towns PD Plan meets the Legislative Considerations as defined in the Town of Apex UDO Sections 2.3.3.F.1-10:

- The PD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for Single-family homes, duplexes, and townhomes.
- The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. The introduction of public water and sewer to a neighborhood currently served by multiple wells and septic systems will improve the facilities on the site as well as to the adjoining parcels. Several of the existing homes contain underground propane tanks, which will be removed. Improvements made to the existing infrastructure as well as new infrastructure will improve the public facilities. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety and welfare of the Town and ETJ residents.
- There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.
- The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment and safety of residents in their homes.
- The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.

DESIGN CONTROLS

Intensity and Density

Maximum Density (du/Acre)	4.7 du/acre		
Maximum Dwelling Units	100		
Maximum Height of Buildings	35 feet, 2 stories		
Setbacks, Townhome:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 0' 8' Building to Building	Rear: 5'
		Corner Side: 8'	
Setbacks, Single Family:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 5'	Rear: 10'
		Corner Side: 8'	
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	Not to exceed 65%		

Perimeter Buffers

North	20' Type A Buffer
East	20' Type B Buffer
South	30' Type B Buffer
West	20' Type B Buffer

Additional Buffer Conditions for West Buffer Along Chapel Ridge Road

- North and South of the proposed access points, the buffer will be increased to a 20' Type A Buffer. *No buffer will be provided along the Colonial Pipeline easement due to planting restrictions.
- Between the two access points, an opaque fence will be placed either along the buffer or aligned with backs of units.

ARCHITECTURAL CONTROLS

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap-around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gables
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

SIGNAGE

All signage on the Chapel Ridge Towns site will comply with the requirements in Section 8.7 of the Town of Apex Unified Development Ordinance.

PARKING

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS

The Environmental Advisory Board held a meeting on November 18, 2021. The following recommendations are proposed by the applicant:

1. The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.
2. The developer shall include signage identifying environmentally sensitive areas to discourage pet waste and chemical use in the vicinity. A minimum of 2 signs will be provided.
3. The development shall provide diverse and abundant pollinator sources (e.g. larval host plants, nectar, pollen, berries and blooming plants) that bloom in succession from spring to fall.
4. Species shall be selected from the Design & Development Manual or otherwise approved by Planning Staff.

5. The development shall provide native species listed in the Design and Development Manual or otherwise approved by Planning Staff to increase the native diversity of hardwood trees on site. No species shall constitute more than 25% of the required plantings for each planting type (trees, shrubs, etc.).
6. All homes shall be pre-configured with conduit for a solar energy system.
7. The builder will provide EV charging outlets as an option to individual units.
8. The developer shall provide at least 2 pet stations.
9. Outdoor lighting shall be full cut off and shielded to prevent glare and light spill over to minimize impact of neighboring residential properties. LED fixtures shall be used, and the lighting temperature shall be a maximum of 3500 Kelvin.

NATURAL RESOURCE AND ENVIRONMENTAL DATA

Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

FEMA Floodplain

The properties are not in a 100-Year FEMA Flood Plain as shown on the existing conditions plan.

Resource Conservation Area

The Site is subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 Planned Developments. The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

Development located north and east of NC 540 and outside Apex Peakway which do not meet the criteria of subsections 8.1.2.C.2, 3, or 10 and which are located north and east of NC 540 and outside existing and future Apex Peakway shall provide buffers and RCA equal to or greater than 20% of the gross site acreage per UDO Section 8.1.2.C.4.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

Tree Replanting

Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

STORMWATER MANAGEMENT REQUIREMENTS

This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION

The project was presented to the Parks, Recreation and Cultural Resources Advisory Commission meeting on February 23, 2022. The recommendation by the Advisory Commission is for a fee-in-lieu of dedication for single family attached units with a 2022 rate of \$2,528.25.

PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

Sanitary Sewer Service

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase.

Water Service

Water extension along the property frontage will be required. Currently there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

Gas & Electric Service

Electric service currently exists on-site and will be improved.

Roadways

A Trip Generation Letter was prepared showing the proposed land use and number of units would be below the threshold for requiring a Traffic Impact Analysis, so recommended improvements are limited to development frontage and proposed access. The Site will require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. Frontage improvements along Olive Chapel Road and Chapel Ridge Road have been identified and will be incorporated into the design of the development, subject to approval by the Town of Apex and NCDOT.

Olive Chapel Road is identified as a 4-lane median divided thoroughfare with 6' bike lanes and 5' sidewalks on 110' ROW.

- Developer shall provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6' bike lane, constructing curb and gutter along with 5' sidewalk, and ROW dedication for half of the ultimate 110' ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
- Developer shall provide a deceleration taper at the site access on westbound Olive Chapel Road with 50' of full width deceleration lane and 50' taper.

Chapel Ridge Road is identified as a minor collector street with 5' sidewalks on 60' ROW.

- Developer shall provide frontage improvements based on a minimum 27' curb and gutter roadway with 5' sidewalk and ROW dedication a minimum of 30' from roadway centerline.

Transit

GoApex Route 1 is planned to include a bus stop at the Olive Chapel Professional Park directly across Chapel Ridge Road from this site and begin service by 2022. The Route will tie into a larger network of transit that provides ridership to downtown Raleigh and the greater Triangle. A crosswalk will be provided across the stop-controlled approach of Chapel Ridge Road at Olive Chapel Road with the addition of sidewalk along the development frontage.

Pedestrian Facilities

Sidewalks shall be provided along the property frontage on Olive Chapel Road and Chapel Ridge Road as well as both sides of all proposed subdivision streets.

PHASING PLAN

Currently the intent is to prepare the site in one phase. More details will be developed at subdivision plan.

AFFORDABLE HOUSING

Of the 100 permitted townhouse dwellings, at least two (2) residential restricted median-income affordable housing townhome ownership units (Affordable Housing Units) shall be constructed on-site and sold at a mutually agreeable maximum affordable housing median-income ownership initial sales price (includes unit price and lot price) that is calculated based upon the one-hundred percent (100%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as published by the U.S. Department of Housing and Urban Development (HUD). The Affordable Housing Units shall be occupied by low or median-income households earning no more than one-hundred percent (100%) of the Raleigh, NC MSA AMI, adjusted for family size as published by HUD. A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of ten (10) years shall be recorded against each residential restricted median-income affordable housing townhome ownership unit concurrently at the close of escrow upon the sale of the Affordable Housing Units to memorialize the affordable housing terms and conditions. The two (2) Affordable Housing Unit lots shall be identified on the Master Subdivision Final Plat, which may be amended from time to time. A restrictive covenant (i.e. affordable housing agreement) between the Town and Applicant shall be recorded against the two (2) Affordable Housing Unit lots prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition. Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer. Developer will coordinate with Town staff to determine the maximum affordable housing median-income ownership initial sales prices, marketing, screening and selection process of the Affordable Housing Units.

AGE RESTRICTION

Dwellings constructed on the Property shall be age-restricted in compliance with the Fair Housing Act (42 U.S.C Sec 3601, et. seq.), and the North Carolina State Fair Housing Act (N.C. Gen. Stat. 41A-1, et seq.), such that at least 80% of the dwellings shall be occupied by at least one person aged 55 or older.

ELEVATIONS

Elevations will comply with the Architectural and Design Controls for the Chapel Ridge Towns PUD. Elevations submitted with this PD Plan are representative of what may be provided. Elevations will be customized to the site and may differ from what is shown in the PD Plan or on other Toll Bros. residential townhome products.

CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN

The PD Plan is consistent with the Advance Apex Plan and Maps as follows:

- The Apex 2045 Future Land Use Map identifies the subject parcels as Medium Density Residential.
- The Transit Plan Map dated April 27, 2021 shows the Future Apex Go Route 1 having a stop at the Olive Chapel Business Park. With close access to the transit stop, residents of this subdivision will be able to take transit locally and connect to the larger transit system.
- The Thoroughfare and Collector Street Plan Map dated March 29, 2021 identifies Chapel Ridge Road as an existing Minor collector Road, and Olive Chapel Road as a 4-Lane with Median, Widening.
- The Bicycle, Pedestrian and Equestrian Plan identifies proposed sidewalks along Chapel Ridge Road, and proposed sidewalks along this section of Olive Chapel Road.

CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.

- NO NGS MONUMENT FOUND WITHIN 2,000 FEET OF THE SITE.
- THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 (GEOID 12B) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT.
 - CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
 - POSITIONAL ACCURACY: 0.03' (H), 0.07' (V)
 - GPS FIELD PROCEDURE: VRS
 - DATE OF SURVEY: 03/31/2021
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
 - PUBLISHED DATE/FIXED CONTROL USED: VRS, NCRD
 - GEOID MODEL: GEOID 12B
 - COMBINED GRID FACTOR: 0.99989615
 - UNITS: U.S. SURVEY FEET
 - GRID/GROUND POINT: (Y/N) 724,296.53 (X/E) 2,033,345.72
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
- PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720073200J DATED MAY 02, 2006.
- LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

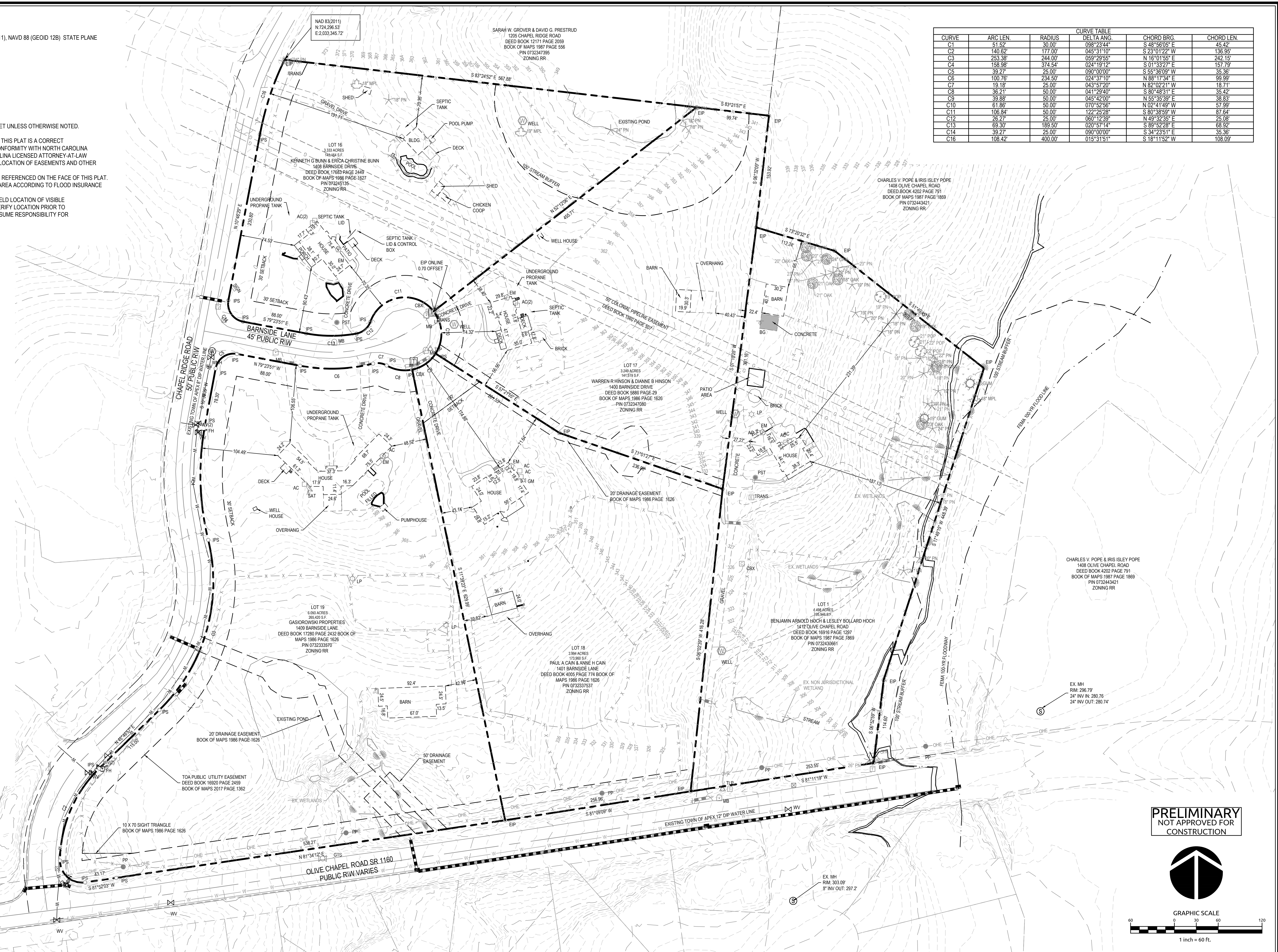
CURVE		CURVE TABLE			
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1	51.57'	30.00'	088°23'41"	S 48°56'05" E	45.42'
C2	140.62'	177.00'	045°31'10"	S 23°01'22" W	136.95'
C3	253.38'	244.00'	059°29'55"	N 16°01'55" E	242.15'
C4	158.98'	374.54'	024°19'12"	S 01°33'27" E	157.79'
C5	39.27'	25.00'	090°00'00"	S 55°36'09" W	35.36'
C6	100.76'	234.50'	024°37'10"	N 89°11'34" E	99.99'
C7	19.18'	25.00'	043°57'20"	N 82°02'21" W	18.71'
C8	36.21'	50.00'	041°29'40"	S 80°48'31" E	35.42'
C9	39.88'	50.00'	045°42'00"	N 55°36'39" E	38.83'
C10	61.86'	50.00'	070°52'56"	N 02°41'49" W	57.99'
C11	105.84'	50.00'	122°25'28"	S 90°38'59" W	87.64'
C12	28.27'	25.00'	060°12'39"	N 49°33'25" E	25.08'
C13	69.30'	189.50'	020°57'14"	S 89°52'28" E	68.92'
C14	38.27'	25.00'	090°00'00"	S 34°23'51" W	35.36'
C16	108.42'	400.00'	015°31'51"	S 18°11'52" W	108.09'

LINETYPES	
PROPERTY LINE	---
ADJOINER LINE	---
OVERHEAD ELECTRIC	--- OHE --- OHE
GAS LINE	--- G --- G
FLOOD LINE	---
BUFFER	---
WATER LINE	--- W --- W
EASEMENT	---
GRAVEL	---
WETLANDS	---
STORM DRAIN	---

LEGEND			
EXISTING IRON PIPE	○ EIP	FIBER OPTIC MARKER	⚡
IRON PIPE SET	○ IPS	WATER MANHOLE	⊙ WMH
SIGN	⊠	BASKETBALL GOAL	⊠ BG
CLEANOUT	⊙ CO	SATELLITE DISH	⊠ SAT
SEWER MANHOLE	⊙ SSMH	AIR CONDITION UNIT	⊠ AC
CATCH BASIN	⊙ CB	POWER POLE	⊙ PP
DROP INLET	⊙ DI	LIGHT POLE	⊙ LP
FLARED END SECTION	⊙ FES	TELEPHONE PEDESTAL	⊠ TLP
WATER SPIGOT	⊙ SPG	TRANSFORMER	⊠ TRANS
TELEPHONE PEDESTAL	⊠ TLP	UNDERGROUND TELEPHONE BOX	⊠ MB
CATV BOX	⊠ CBX	MAILBOX	⊠ MB
GAS VALVE	⊙ GV	WATER VALVE	⊙ WV
WELL	⊙ WELL		
FIRE HYDRANT	⊙ FH		

EXISTING CONDITION NOTES:

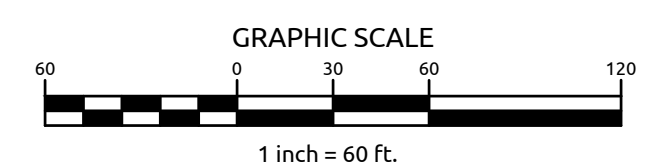
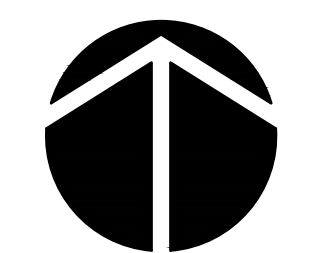
- TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
- WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21. BUFFERS BASED ON TOWN OF APEX STREAM BUFFER DETERMINATION (APEX #20-011).
- REGULATORY FEMA MAPPED FLOODPLAIN EXISTS ON SITE PER FIRM MAP #3720073200J (5/2/06).
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
- TREE INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/21.
- ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.



CHARLES V. POPE & IRIS ISLEY POPE
1408 OLIVE CHAPEL ROAD
DEED BOOK 4202 PAGE 791
BOOK OF MAPS 1987 PAGE 1869
PIN 0732443421
ZONING RR

EX MH
RIM: 296.79'
24" INV IN: 280.76'
24" INV OUT: 280.74'

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**



No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	04/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD
NORTH CAROLINA

EXISTING CONDITIONS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
1

LEGEND

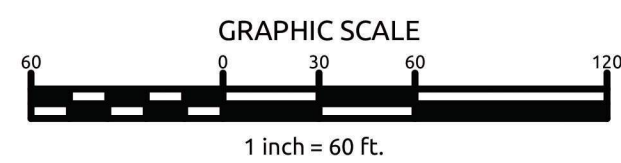
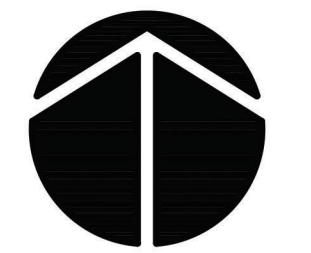
- RESIDENTIAL
- PERIMETER BUFFER
- STREETYARD BUFFER
- STREAM BUFFER
- EXISTING POND
- RIGHT OF WAY DEDICATION
- EXISTING GAS PIPELINE EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING WETLAND
- CONCEPTUAL SCM LOCATION

CURVE TABLE					
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1	51.52	30.00	098°23'44"	S 48°56'05" E	45.42
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C3	253.38	244.00	059°29'55"	N 16°01'55" E	242.15
C4	158.98	374.54	024°19'12"	S 01°33'27" E	157.79
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C14	39.27	25.00	090°00'00"	S 34°23'51" E	35.36
C16	108.42	400.00	015°31'51"	S 18°11'52" W	108.09

- NOTES:**
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
 - PER 2.3.4(F)(VI) OF THE UDO, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
 - EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
 - A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.
 - THIS PROJECT IS LOCATED WITHIN THE UPPER BEAVER CREEK BASIN AND WILL BE REQUIRED TO ATTENUATE THE 1-YEAR, 10-YEAR, AND 25-YEAR STORMS.



**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**



No.	Revision	Date	By
1			

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	12/01/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD
NORTH CAROLINA

CONCEPTUAL LAYOUT PLAN

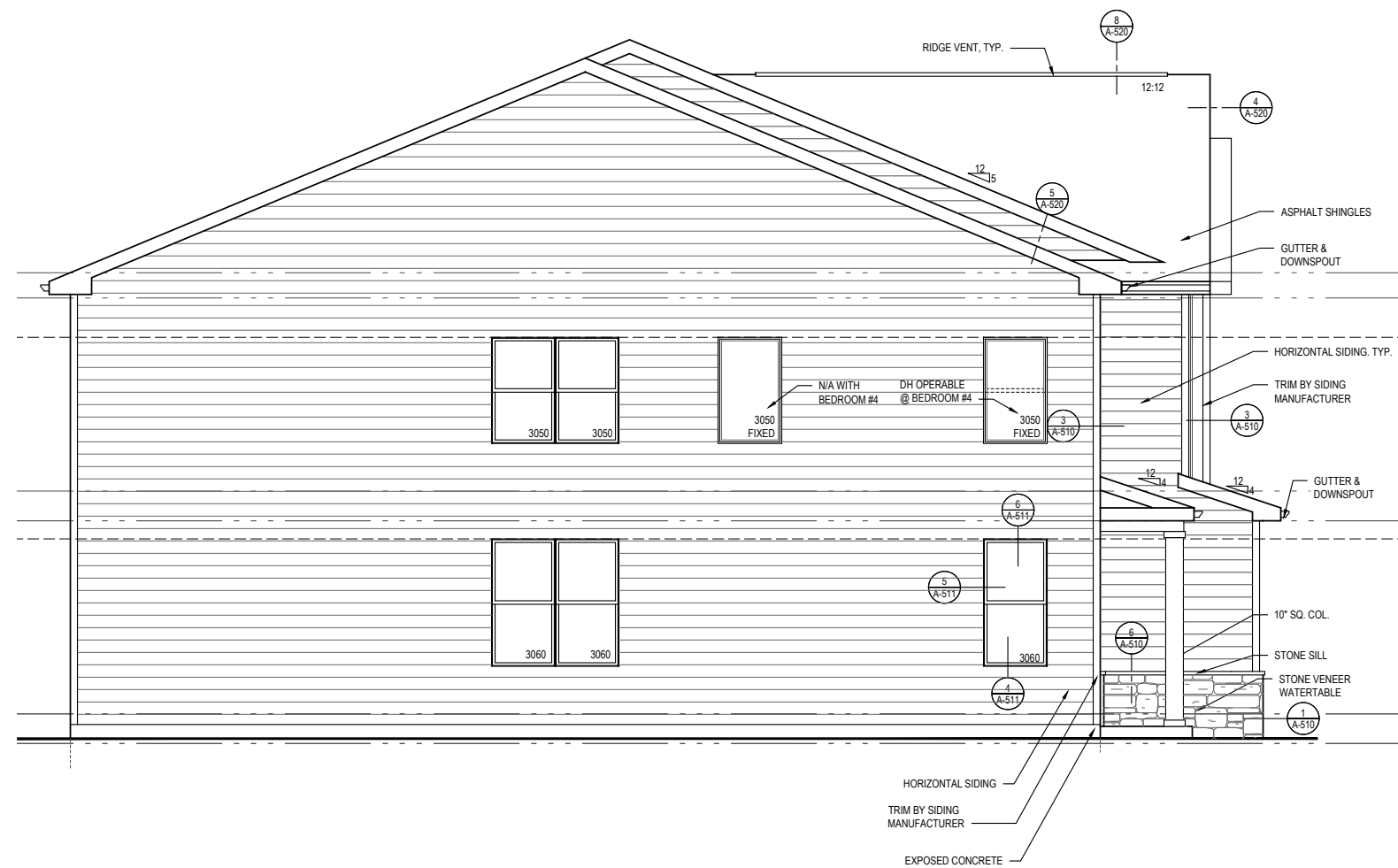
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenzie Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
2



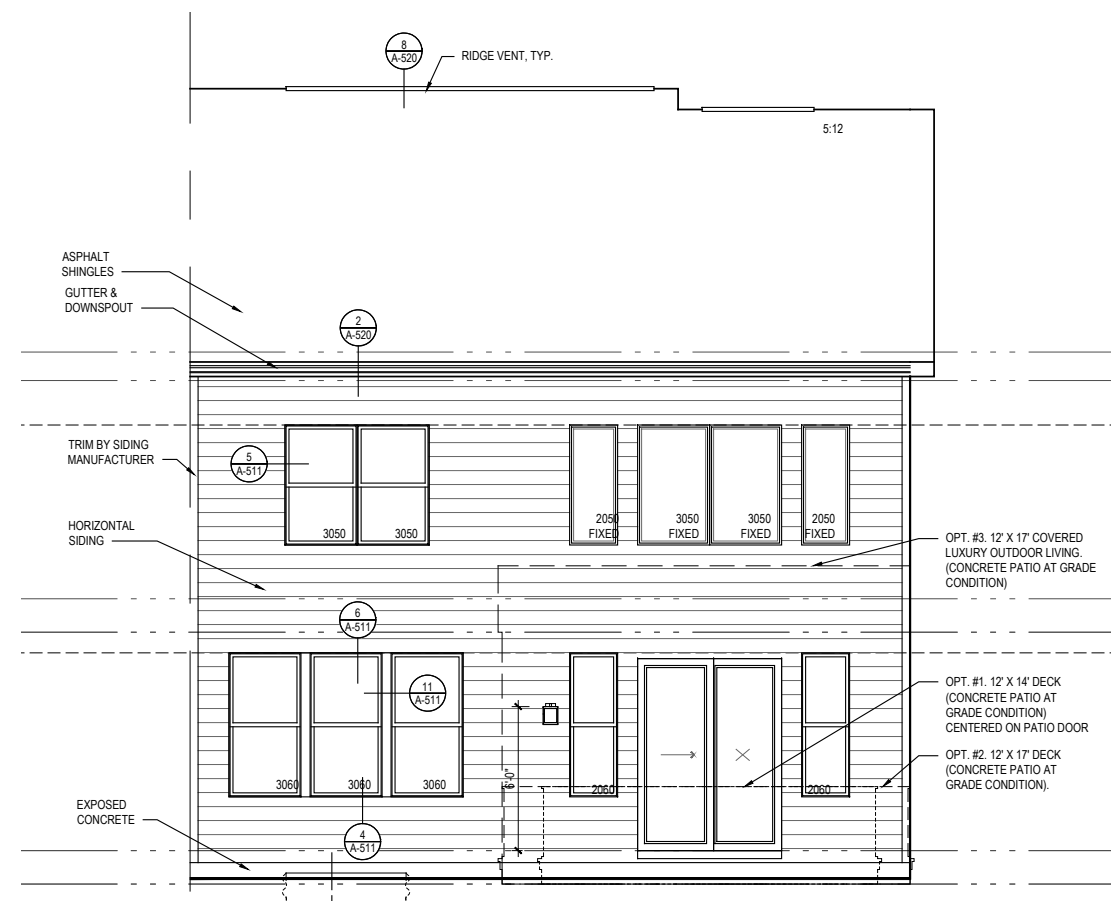
CONCEPTUAL FRONT ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD



CONCEPTUAL SIDE ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD



CONCEPTUAL REAR ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD



TECHNICAL MEMORANDUM

Date: Tuesday, February 1, 2022

To: Russell Dalton, P.E.
Town of Apex
Senior Transportation Engineer

From: Lisa Lundeen, P.E.
Traffic Engineer
Exult Engineering

Subject: Chapel Ridge Tracts Residential Development
Trip Generation Comparison Letter

BACKGROUND

Exult Engineering completed a Trip Generation Letter for the proposed Chapel Ridge Tracts Residential Development in March 2021. At the time the Trip Generation Letter was prepared, the proposed development consisted of 116 residential townhomes. Following the preparation of the Trip Generation Letter, the proposed site plan was revised. The revised site consists of 100 age-restricted residential townhomes. The proposed access remains as studied in the original March 2021 Trip Generation Letter. This addendum includes a trip generation comparison for the revised site plan.

TRIP GENERATION

The proposed development is to consist of 100 age-restricted residential townhomes. The trip generation was based on rates and equations published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. NCDOT Congestion Management Rates vs. Equations spreadsheet was used for guidance. Trip generation comparison is presented below in Table 1 between the revised land use and those presented in the March 2021 Trip Generation Letter.

Table 1: Trip Generation Comparison

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
251: Senior Adult Housing – Single-Family	100	d.u.	594	39	13	26	45	27	18
Trip Generation Submitted in March 2021			838	55	13	42	68	43	25
Change in Trip Generation			-244	-16	0	-16	-23	-16	-7

References: *Trip Generation Manual*, 10th Edition, Institute of Transportation Engineers, September 2017 for March 2021 site plan and *Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers, September 2021 for updated site plan

As shown in Table 1, the proposed development is expected to generate 594 daily trips, 39 AM peak hour trips (13 entering, 26 exiting), and 45 PM peak hour trips (27 entering, 18 exiting). There is a significant

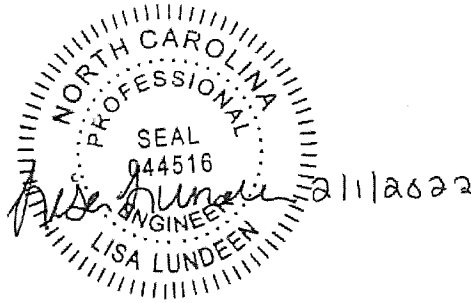
decrease in daily, AM and PM peak hour trips from what was presented in the March 2021 Trip Generation Letter.

The proposed access remains the same as studied in the March 2021 Trip Generation Letter and consists of two full movement driveways on Chapel Ridge Road and one full movement driveway on Olive Chapel Road. Originally, the developer was required to construct an exclusive westbound right-turn lane on Olive Chapel Road at the Proposed Site Driveway due to the estimated trip generation presented in the March 2021 letter. With the revised, lower trip generation, consideration should be given to remove the westbound right-turn lane requirement. Assuming 60% of site traffic will come from the east on Olive Chapel Road based on surrounding land uses and access to primary routes, a maximum of 16 vehicles will utilize the westbound right turn movement during the PM peak hour, which is equivalent to one vehicle every 3.75 minutes. Furthermore, according to NCDOT's *Warrant for Left and Right-Turn Lanes* published in NCDOT's *Policy On Street And Driveway Access to North Carolina Highways* (July 2003), the construction of an exclusive right-turn lane on Olive Chapel Road at the Proposed Site Driveway is not warranted based on the anticipated westbound right-turn volume.

Please let me know if you have any questions or comments.

Sincerely,

Lisa Lundeen, P.E.
Exult Engineering



cc: Sean Brennan, NCDOT
Jeff Westmoreland, Toll Brothers
Brendie Vega, WithersRavenel

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ32 Chapel Ridge Towns PUD

Planning Board Meeting Date: March 14, 2022



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage: ±21.60 acres

PIN(s): 0732333570, 0732337537, 0732347080, 0732345135, 0732430661

Current Zoning: Rural Residential (RR)

Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)

2045 Land Use Map: Medium Density Residential

Town Limits: ETJ & Inside

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

2045 Land Use Map
 Consistent Inconsistent Reason: _____

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

Parks, Recreation, Open Space, and Greenways Plan
 Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ32 Chapel Ridge Towns PUD

Planning Board Meeting Date: March 14, 2022



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 Plan.* 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 Plan.

Consistent Inconsistent Reason: _____

2. *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ32 Chapel Ridge Towns PUD

Planning Board Meeting Date: March 14, 2022



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.

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ32 Chapel Ridge Towns PUD

Planning Board Meeting Date: March 14, 2022



Planning Board Recommendation:

Motion: To recommend approval as presented.

Introduced by Planning Board member: Mark Steele

Seconded by Planning Board member: Keith Braswell

- Approval:* the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.
- Approval with conditions:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions as presented.

- Denial:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 14th day of March 2022.

Attest:

Reginald Skinner, Planning Board Chair

Dianne Khin

Digitally signed by Dianne Khin
Date: 2022.03.14 17:05:32
-04'00'

Dianne Khin, Director of Planning and
Community Development



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ32 Chapel Ridge Towns PUD

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: Toll Brothers, Inc.

Authorized Agents: Brendie Vega and Ed Tang, WithersRavenel

Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way

Acres: ±21.60 acres

Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Rural Residential (RR)

Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Separate comments must be provided for the two public hearings by the deadlines specified below.

Planning Board Public Hearing Date and Time: March 14, 2022 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.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

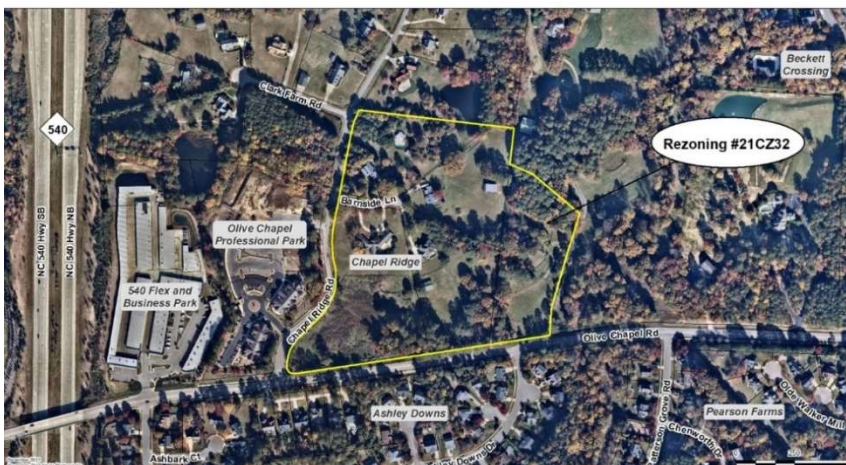
Town Council Public Hearing Date and Time: March 22, 2022 6:00 PM

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 members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

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, Department of Planning and Community Development, with questions or for further information.

To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/37716>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ32
Chapel Ridge Towns PUD

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: Toll Brothers, Inc.

Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel

Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way

Superficie: ±21.60 acres

Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)

Ordenamiento territorial propuesto para las propiedades: Desarrollo de Unidad Planificada-Ordenamiento Territorial Condicional (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 14 de marzo de 2022 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.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Fecha y hora de la audiencia pública del Consejo Municipal: 22 de marzo de 2022 6:00 PM

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 municipal adjunta (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.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.



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 y Desarrollo Comunitario al 919-249-

3426.

Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/37716>.



PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #21CZ32
Chapel Ridge Towns PUD

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:** Toll Brothers, Inc.
- Authorized Agents:** Brendie Vega and Ed Tang, WithersRavenel
- Property Addresses:** 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
- Acreage:** ±21.60 acres
- Property Identification Numbers (PINs):** 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
- 2045 Land Use Map Designation:** Medium Density Residential
- Existing Zoning of Properties:** Rural Residential (RR)
- Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)
- Public Hearing Location:** Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Separate comments must be provided for the two public hearings by the deadlines specified below.

Planning Board Public Hearing Date and Time: March 14, 2022 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.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

Town Council Public Hearing Date and Time: March 22, 2022 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 members prior to their vote. Please include the Public Hearing name in the subject line.

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Vicinity Map:

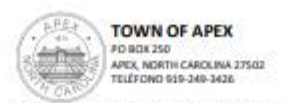


Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://www.apexnc.org/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-349-3426, Department of Planning and Community Development, with questions or for further information.

To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/37716>.

Dianna F. Khin, AICP
Director of Planning and Community Development

Published Dates: February 25-March 22, 2022



NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ32
Chapel Ridge Towns PUD

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 notifica 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:** Toll Brothers, Inc.
- Agente autorizado:** Brendie Vega and Ed Tang, WithersRavenel
- Dirección de las propiedades:** 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
- Superficie:** ±21.60 acres

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2 of 2

Navigation icons: back, forward, search, zoom, print, etc.



application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.rain@nc.gov/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information.

To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/37716>.

Dianne F. Rhin, AICP
Director of Planning and Community Development

Published Dates: February 25-March 22, 2022



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ32
Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifica 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: Toll Brothers, Inc.
Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
Dirección de las propiedades: 1412 Olive Chapel Road, 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Superficie: ±21.60 acres
Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)
Ordenamiento territorial propuesto para las propiedades: Desarrollo de Unidad Planificada-Ordenamiento Territorial Condicional (PUD-CZ)
Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 14 de marzo de 2022 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.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Fecha y hora de la audiencia pública del Consejo Municipal: 22 de marzo de 2022 6:00 PM
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 municipal adjunta (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.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.



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.rain@nc.gov/maps>. 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 y Desarrollo Comunitario al 919-249-3426.

Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/37716>.

Dianne F. Rhin, AICP
Directora de Planificación y Desarrollo Comunitario

Fecha de publicación: 25 de febrero - 22 de marzo de 2022



Rezoning #21CZ32

Beckett Crossing

Chapel Ridge

Clark Farm Rd

Chapel Ridge Rd

Olive Chapel Professional Park

540 Flex and Business Park

Olive Chapel Rd

Pearson Farms

Ashley Downs

Chenworth Dr

Public Hearing Sign Posted By

Mark J
Signature

12/10/21
Date



December 2021
November 2021 Aerial Photography
Prepared by: Town of Apex Planning Department



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 #21CZ32
Chapel Ridge Towns PUD

Project Location: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane &
Barnside Lane right-of-way

Applicant or Authorized Agent: Toll Brothers, Inc.
Brendie Vega and Ed Tang, WithersRavenel

Firm: WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on February 25, 2022, 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 Wake County Tax Assessor information 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.

2-25-22

Date

Amanda Bunch for Dianne Khin

Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above

State and County, this the 25 day of February, 2022.



SEAL

Jeri Chastain Pederson
Notary Public

My Commission Expires: 03/10/2024



Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: December 1, 2021
- Name of development: 21CZ32 Chapel Ridge Towns PUD
- Address of rezoning: 1409, 1401, 1408, 1400 Barnside Lane, 1412 Olive Chapel Road
- Total number of proposed residential units: 100
- Type(s) of residential units proposed: Townhomes

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:
 - Elementary Middle High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- Not applicable – existing school capacity is anticipated to be sufficient.
- School expansion or construction within the next five years is not anticipated to address concerns.
- School expansion or construction within the next five years may address concerns at these grade levels:
 - Elementary Middle High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Glenn Carrozza