

ATTACHMENT B

Holland Road Mixed Use PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted:

May 3, 2021

Resubmitted: June 10, 2021

Resubmitted: July 9, 2021

Resubmitted: January 14, 2022

PREPARED BY:



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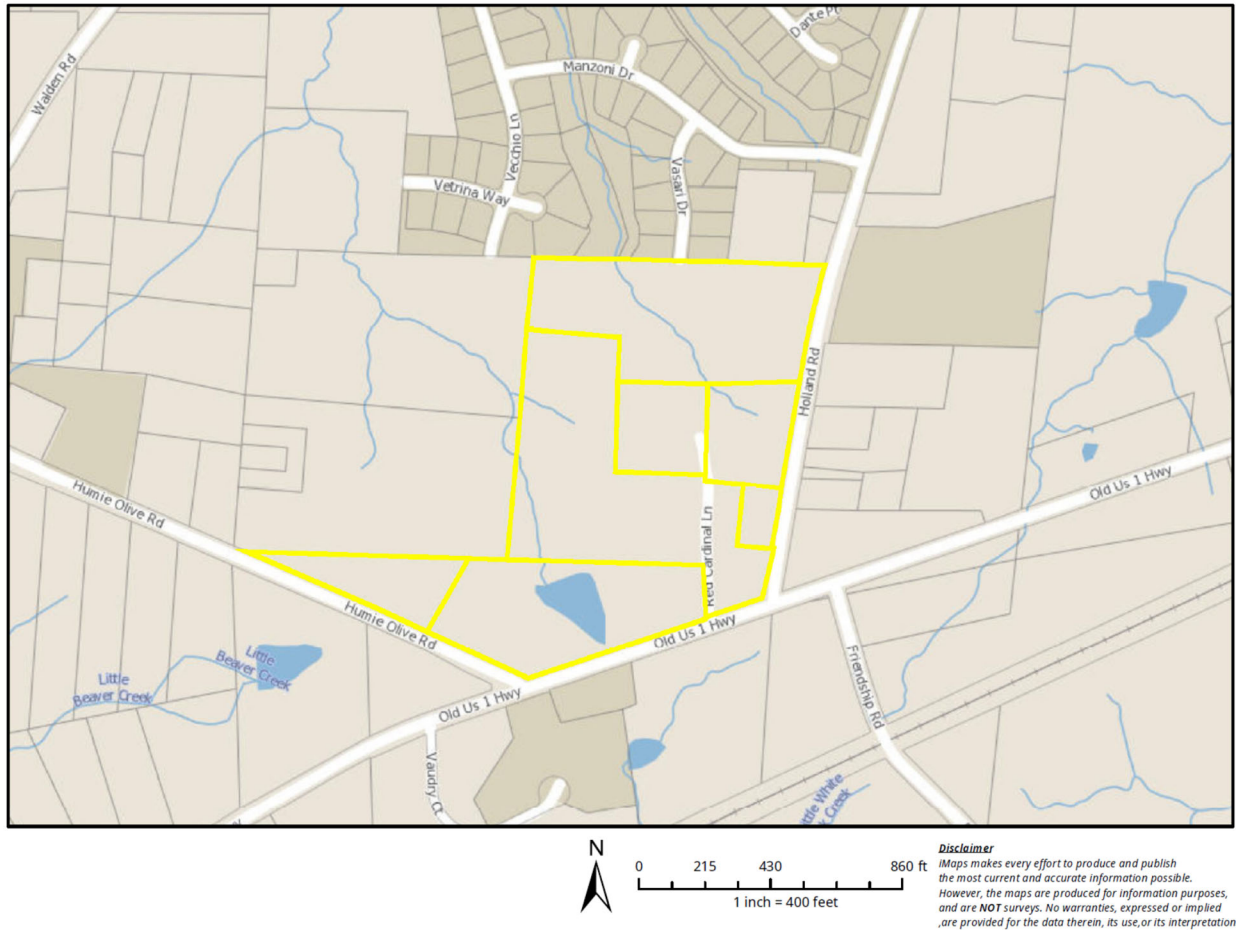
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The Holland Road Mixed Use PUD is located in the Town of Apex, along the west side of Holland Road north of Old US 1 and Humie Olive Road. The subject properties are south of the Bella Casa residential community, and has underdeveloped parcels to the west, east and south. Advance Apex: The 2045 Land Use Map Update calls for nonresidential uses on the southern portion of the property along Old US 1 Highway and medium density development along the northern portion of the property as it transitions to the existing residential community. In that regard, the Holland Road Mixed Use PUD - with up to 76,500 square feet of commercial/retail uses, inclusive of four (4) non-residential outparcels and convenience store with up to ten (10) fueling stations, and a maximum of 110 residential dwelling units developed as medium density - fulfills the long-term planning vision that has existed for these properties for the better part of fifteen years, albeit with a modification to the line between the residential and non-residential uses.

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Section 3: Project Data

A. Name of Project:

Holland Road Mixed Use PUD

B. Property Owners:

David Ray Powell (0720-99-8487)
Johnny and Carolyn M. Pendergraft (0730-09-1779)
Pamela Purefoy, Frances T. Bullock, Ernestine Smith (0730-09-5707)
Joanne Pendergraft Hearn Heirs (0731-00-1087)
RGNC-10, LLC (0731-00-4075)
Billy and Annie P. Stroup (0731-00-3359)
Shelba W Clem, P Diane Williams and Lisa W. Krummel (0720-99-2587)

C. Prepared By:

Jason Barron, Partner
Morningstar Law Group
421 Fayetteville St | Ste 530
Raleigh, NC 27601

D. Current Zoning Designation:

Rural Residential (RR)

E. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

F. Current 2045 Land Use Map Designation:

Commercial Services; Medium Density Residential; Medium-High Density Residential

G. Proposed 2045 Land Use Map Designation:

Commercial Services and Medium Density Residential (with revised boundaries)

H. Proposed Use

Up to 76,500 square feet of commercial/retail uses, inclusive of four (4) non-residential outparcels and convenience store with up to ten (10) fueling stations, and a maximum of 110 residential dwelling units

I. Size of Project

A total of +/- 28.68 acres

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Section 4: Purpose Statement

The Holland Road Mixed Use PUD will be a mix of non-residential and medium density residential uses in keeping with the Town's long-range plans for a mix of such uses, with a modification to the boundaries for the same. The southern portion of the Property as identified on the PUD Plans will permit the development of up to 76,500 square feet of commercial/retail uses, four (4) non-residential outparcels, a convenience store with up to ten (10) fueling stations. The northern portion of the property is permitted for up to 110 residential dwelling units, with a minimum of 10 single-family detached dwellings and the remainder comprised of townhouses.

This concept is consistent with the Town's stated PUD goals to provide site-specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. More specifically, this plan shall:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO;
- Provide for the preservation of existing environmentally sensitive areas;
- Provide appropriate buffering and screening from the proposed use to the existing residential areas;
- Offer a mix of medium density residential and commercial uses in an area planned for the same;
- Deliver goods and services within walking and biking distance of planned residences along with existing residences, thereby reducing traffic congestion;
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval;
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles;
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses; and
- Provide open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas.

All site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ) District*, except where noted. The proposed PUD shall provide a development density and intensity that is consistent with principles found throughout *Advance Apex 2045*.

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ENVIRONMENTAL ADVISORY BOARD (EAB) RECOMMENDATIONS:

A meeting was held with the EAB on April 15, 2021 in which the project was discussed. The following notes are provided directly from the EAB. The final zoning conditions have been included in PD Text Section 6 for enforceability:

- Increase design storm for retention basins in flood-prone areas.
 - Option 2: Increase design storm pre- and post-attenuation requirement to the 25-year storm.
- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
 - Eliminate fertilizer near SCM drainage areas.
- Increase biodiversity.
 - Option 1: Plant pollinator-friendly flora.
 - Option 2: Plant native flora (Refer to the Apex Design & Development Manual for approved native species).
- Include landscaping that requires less irrigation and chemical use.
 - Option 1: Plant warm season grasses for drought-resistance.
- Improve soil quality to be amenable for a variety of native and non-invasive plantings.
- Install pet waste stations in neighborhoods.
- Include solar conduit in building design.
- Include energy efficient exterior lighting in building design.
- Install timers or light sensors or smart lighting technology for exterior lighting.
- Include International Dark Sky Association compliance standards.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
- Lighting that minimizes the emission of blue light to reduce glare shall be used. Incorporate natural lighting techniques into building design whether residential or non-residential.
- Maintain connections between RCAs to preserve habitat if possible.
- Move play area to residential side (north side) for better accessibility of open green space.

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Section 5: Permitted Uses and Zoning Conditions

The development shall include office, retail, and residential uses. The Rezoned Lands may be used for, and only for, the uses listed below. The permitted uses are subject to the limitation and regulations stated in the UDO and any additional limitation 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. Specifically, the permitted uses include:

Residential Tract:

- Accessory apartment
- Townhouse (as shown on the PUD Map)
- Single-family (as shown on the PUD Map)
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

Commercial Tract:

- Drop-in or short-term day care
- Botanical garden
- Entertainment, indoor
- Youth or day camps
- Restaurant, drive-through
- Restaurant, general
- Medical or dental office or clinic
- Office, business or professional
- Publishing office
- Artisan Studio
- Barber and beauty shop
- Book store
- Convenience store
- Convenience store with gas sales
- Dry cleaners and laundry service
- Financial institution
- Floral shop
- Greenhouse or nursery, retail
- Grocery, general
- Grocery, specialty
- Health/fitness center or spa
- Laundromat
- Newsstand or gift shop
- Personal service
- Pharmacy
- Printing and copying service
- Real estate sales
- Retail sales, general
- Studio for art
- Tailor shop
- Upholstery shop
- Pet services
- Microbrewery
- Greenway
- Park, active
- Park, passive
- Utility, minor

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The following Zoning conditions shall apply to the project:

- A. A maximum of 100 townhouse dwellings shall be permitted.
- B. A minimum of 10 single-family detached dwellings shall be permitted.
- C. 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 shall provide written notice to the Town, Attn: Housing Program Manager, giving the Town ninety (90) days to identify qualified applicants to enter into a lot or purchase agreement with the Seller of the Affordable Housing Units.
- D. Single-family detached dwellings adjacent to and abutting Wake County PINs 0731-00-1666 and 0731-00-3635 shall be located on lots that are a minimum of 12,000 square feet and oriented to face Vasari Drive.
- E. A signal warrant analysis for the intersection of Holland Road and Old US 1 HWY shall be performed by the developer prior to the platting of the 100th lot within the development and developer shall install a traffic signal if permitted by NCDOT at that time. If a traffic signal is not permitted by NCDOT at that time then the developer shall pay a fee in lieu for the anticipated signal design and construction costs based upon an engineer's estimate for the same, excluding any potential right-of-way acquisition costs.
- F. A maximum of 76,500 square feet of commercial/retail uses, inclusive of up to four (4) non-residential outparcels and a convenience store with up to ten (10) fueling stations.
- G. All single-family detached and non-residential buildings shall provide solar conduit for the installation of rooftop solar panels.
- H. No covenant shall be placed on the property which prohibits accessory apartment as a use.
- I. The uses Restaurant, drive-through and Convenience store with gas sales shall not be permitted within 100' of residential properties within the development.

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- J. A 20' landscape easement shall be provided between the commercial/retail area and the residential area. This area shall be landscaped to a Type 'A' buffer standard with a berm as permitted by UDO 8.2.6.B.5.
- K. A Type 'A' buffer shall be provided along the northern boundary with the Bella Casa subdivision. The Type 'A' buffer will remove and replace the existing vegetation while permitting the buffer to count towards overall RCA requirements. A berm shall be installed along with additional buffer improvements per UDO Section 8.2.6.B.5.
- L. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
- M. The project shall install one (1) sign near each SCM about cleaning up pet waste.
- N. The project shall increase biodiversity within the development by:
 - a. Selecting and installing tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.; or
 - b. Planting only native plant species as listed in the Apex Design and Development Manual.
- O. The project shall include landscaping that requires less irrigation and chemical use by planting warm season grasses for drought-resistance.
- P. A minimum of three (3) pet waste stations shall be installed within the development located around the SCMs, play lawns, and gathering areas.
- Q. The exterior lighting for all non-residential buildings and parking lots will consist entirely of LED fixtures. The project shall install light timers, motion sensors, or other smart lighting technology for all lighting within the parking lots.
 - a. The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,500 for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.
- R. The developer shall construct and install a sidewalk from the westernmost edge of the property's Humie Olive Road frontage to Friendship Village. In the event there is not sufficient right-of-way for the sidewalk, then the developer shall pay a fee-in-lieu for such construction.
- S. To demonstrate the project's commitment to preserving and re-establishing tree canopy in our region, the developer seeks to replant and restore existing tree canopy that is removed from those portions of the property that are anticipated to contain single family and townhome lots. Prior to recording the first subdivision plat for the property, the developer will provide a donation of \$5,500 to a local non-profit organization with a mission towards tree preservation and replacement.
- T. All residential homes within the development shall be constructed with a two (2) car garage.

Section 6: Proposed Design Controls

A. Non-Residential Design Controls

Parcel Size – +/- 11 acres (approximate size)

Density – The overall maximum non-residential uses permitted upon the property shall be 76,500 square feet inclusive of four (4) outparcels and a convenience store with gas sales with no more than ten (10) fueling stations

Design Controls – At a minimum, all non-residential uses shall comply with the following dimensional standards:

Maximum Built-Upon Area:	70%
Maximum Building Height:	50'
Minimum Building Setbacks:	
Street	20 feet
Rear	20 feet
Side	20 feet
From Buffer/RCA:	10 feet for Buildings 5 feet for Parking Areas

B. Residential Design Controls

Parcel Size – +/-17 acres (approximate size)

Density - The overall gross residential density shall not exceed 110 units

Design Controls – At a minimum, all residential uses shall comply with the following dimensional standards:

Maximum Density:	6.0 Dwelling Units/Acre (Includes RCA and rights-of-way)
Maximum Number of Units:	110
Maximum Built-Upon Area:	60%
Minimum Lot Size:	6,000 square feet for single-family detached
Minimum Lot Width:	50' for single-family detached 22' for townhouse
Maximum Building Height:	Single-family detached: 36' Townhouse: 40'

Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Single-Family Detached:	
Minimum Building Setbacks:	
- Front:	10 feet
- Front (garage):	20 feet
- Side:	5 feet
- Corner side:	10 feet
- Rear:	10 feet
- From Buffer/RCA:	10 feet for Buildings 5 feet for Parking Areas

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Single-family Attached (townhouse): Front Loaded

Minimum Building Setbacks:

- Front: 10 feet
- Front (garage): 20 feet
- Side: 3 feet (0 feet between townhouse units)
- Corner side: 10 feet
- Rear: 10 feet
- From Building to Building: 10 feet
- From Buffer/RCA: 10 feet for Buildings
5 feet for Parking Areas

Single-family Attached (townhouse): Rear/Alley Loaded

Minimum Building Setbacks:

- Front: 10 feet
- Side: 3 feet (0 feet between townhouse units)
- Corner side: 10 feet
- Rear: 5 feet from alley R/W
- From Building to Building: 10 feet
- From Buffer/RCA: 10 feet for Buildings
5 feet for Parking Areas

C. Buffers

	Residential	Non-residential
Northern boundary	Adjacent to Bella Casa: 20' Type A buffer; 20' Type B buffer; OR 30' Type A buffer	
Holland Road	20' Type B	20' Type E
Old US 1	N/A	20' Type E
Humie Olive Road	N/A	30' Type E
Western boundary	10' Type B	Adjacent to PIN 0720-99-3901: 10' Type B buffer is proposed although no buffer is required if a public street or private driveway straddles or is located along the property line between the parcels

Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation shall be used to meet the buffer width and opacity.

Section 7: Proposed Architectural Controls

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 development plan submittal. The following conditions shall apply:

A. Residential Development

Single-family Detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. Primary building materials shall be brick, stone, and fiber cement siding.
3. Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
4. At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
5. A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
7. Front facing garage doors must have windows, decorative details, or carriage-style adornments.
8. Entrances for units with front-facing garages shall have a prominent covered porch/stoop area leading to the front door.
9. Porches constructed with a dwelling unit shall be a minimum of six feet (6') deep.
10. The front façade of any front-loaded garage shall not protrude farther than one foot forward of (i) the front façade of the dwelling unit, or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.

Single-Family Attached (Townhouse):

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. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 1 foot out from the front façade or front porch.
6. Building facades shall have horizontal relief achieved by the use of recesses and projections.
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around windows.

9. At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
10. The visible side of a townhouse on a corner lot facing the public street shall contain at least 3 decorative elements, such as, but not limited to, the follow 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 gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

B. Commercial Development

1. Predominant exterior building materials shall be high quality materials, including brick, wood, stacked stone, other native stone, and tinted/textured concrete masonry units. Materials shall comply with UDO Section 9.3.5.
2. Additional exterior materials may include stone accents, aluminum storefronts with anodized or pre-finished colors, EIFS cornices and parapet trim, and precast concrete.
3. The building shall have more than one (1) parapet height.
4. The building exterior shall have more than one (1) material color.
5. No more than 20% of any building façade may consist of EIFS material.
6. EIFS or synthetic stucco shall not be used in the first 4 feet above grade.
7. Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties.

Section 8: Parking and Loading

Parking for the development shall meet the requirements of UDO Section 8.3.

Section 9: Signage

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

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The properties are all located within the Cape Fear River/Jordan Lake Watershed. The Town's Watershed Protection Overlay District Map shows the property are part of the Primary Watershed within the Beaver Creek Basin.

B. Resource Conservation Areas (RCA) – Required and Provided

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

The site shall provide 25% RCA for the non-residential portion of the development based upon the standards set forth within UDO Section 8.1. The development provides a non-residential component to the development and per UDO Section 2.3.4.F.1.c.i is requesting a RCA reduction to 25% minimum from the 30% minimum required for single-family and townhouse developments. Development shall not be subject to additional RCA requirement for mass grading of single-family detached lots per UDO 7.2.5.B.8.

Off-site RCA per 8.1.2.a.1 may be used to comply with the approved RCA standards outlined by the Unified Development Ordinance.

In response to a request from adjacent Bella Casa property owners. the buffer along the northern boundary may be cleared and replanted per previous PD Text conditions and shall count as Resource Conservation Area (RCA) for the development.

The overhead Duke Energy electric line and easements along Humie Olive Road, Old US 1 Highway, and Holland Road shall be counted towards the required RCA and buffer standards as identified within various UDO sections.

C. Historic Structures

As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary.

Section 11: Stormwater Management

This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.

Section 12: Parks and Recreation

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on June 30, 2021 and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision Plan review and approval. The recommendation is based on the 2022 rates and proposed maximum lot count provided:

Single-family detached Units:	\$3,753.89 x 10 = \$37,538.90
Single-family attached Units:	\$2,528.25 x 100 = \$252,825.00
Total residential fee in lieu per current unit count:	\$290,363.90

(Final PRCR amount shall be coordinated with staff during Master Subdivision Plan and Construction Document reviews)

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Per Article 14 of the UDO, credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction. The greenway shall be completed prior to 25% of the total units for the project receiving building permits.

Section 13: Public Facilities

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4.F.1.f and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

A. General Roadway Infrastructure

Developer shall provide minimum dedication of public right-of-way along each of Holland Road, Old US 1, and Humie Olive Road. 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. Sidewalks shall be provided on both sides of streets internal to the site per UDO standards. Refer to the concept plan of the PUD plan for proposed access points, stub streets, and planned vehicular connectivity. All access and circulation is conceptual and shall be finalized at the time of Master Subdivision Plan or Minor Site Plan review and approval.

A 10' side path shall be constructed and installed along Humie Olive Road.

B. Transportation Improvements

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Minor Site Plan, Master Subdivision Plan, and construction plan approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the recommendations of the TIA and approval by Town staff and NCDOT, the final transportation improvement zoning conditions shall be provided.

1. Developer shall widen Holland Road along the project frontage as development occurs based on a minimum 41-foot curb and gutter roadway section with 5-foot sidewalk and dedication based on a minimum 80-foot right-of-way.
2. Developer shall propose a maximum of two (2) access points to Holland Road. A full-movement access shall be located approximately 950 feet north of Old US 1. A right-in/right-out access shall be located approximately 350 feet north of Old US 1 with right-turn channelization designed according to Apex and NCDOT standards.
3. Developer shall provide additional frontage widening along Holland Road to extend the exclusive southbound right turn lane at Old US 1 to the right-in/right-out access when that right-in/right-out access is constructed for an approximate total length of 350 feet.

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4. Developer shall propose a maximum of one (1) access point to Old US 1. The right-in/right-out access point shall be proposed approximately 275 feet west of Holland Road and restricted by installation of a concrete median along the center of Old US 1, based on NCDOT standards.
5. Developer shall widen Old US 1 at the time the access point is constructed by adding a second westbound through-lane starting at Holland Road and terminating at the westbound right-turn lane at Humie Olive Road, and a 6-foot paved shoulder for a future bike lane, with a 5-foot sidewalk, and dedication based on a minimum 110-foot right-of-way.
6. Developer shall widen Humie Olive Road along the project frontage as development occurs based on a minimum 41-foot curb and gutter roadway section with 10-foot side path and dedication based on a minimum 80-foot right-of-way.
7. Developer shall propose a maximum of one (1) access point to Humie Olive Road. The full-movement access point shall be proposed approximately 600 feet west of Old US 1 Highway and Developer shall provide additional widening to construct a westbound right turn lane with 75 feet of storage and an eastbound left-turn lane with 175 feet of storage, plus applicable full-width deceleration and taper length. Developer shall provide separate left- and right-turn lanes exiting the access point with 150 feet of internal protected storage, measured from the edge of Humie Olive Road to the first crossing internal access.
8. Developer shall extend the eastbound left-turn lane on Old US 1 at Humie Olive Road to provide a minimum of 225 feet of storage plus applicable full-width deceleration and taper length prior to the Site Plan Final first certificate of occupancy in the commercial phase.
9. Developer shall extend the northbound left-turn lane on Friendship Road at Old US 1 to provide a minimum of 150 feet of storage plus applicable full-width deceleration and taper length prior to the first certificate of occupancy in the commercial phase.

C. Water and Sanitary Sewer

All development within the project shall be served by the Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of development plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference. All utility infrastructure shall meet current Town water and sewer master plans.

D. Other Utilities

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

Section 14: Phasing Plan

This PUD may be completed in multiple phases, with construction anticipated to begin in 2022-23. Project phasing shall ensure the points of access are provided in accordance with the UDO and emergency services are always available for the property.

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Section 15: Consistency with the 2045 Land Use Map

The proposed land use is consistent with the 2045 Land Use Map as amended by this rezoning.

Section 16: Compliance with the UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined within this document.

Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

Development plan review for any development to be made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time of the development plan approval as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle and Pedestrian System Plan.

HOLLAND ROAD MIXED USE ASSEMBLY

PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING

HOLLAND ROAD @ OLD US 1 HIGHWAY

APEX, NORTH CAROLINA

PROJECT NUMBER: 200304

MAY 3, 2021

ATTACHMENT B

SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Deeded Acreage	DB/Plot Book & Page
David Ray Powell 2236 Old US 1 HWY Apex, NC 27502	0720-99-8487	197638	5.71	DB 5746, PG 146
Johnny & Carolyn M. Pendergraft 1001 Red Cardinal Lane Apex, NC 27502	0730-09-1779	160074	8.96	DB 8718, PG 1292
Pamela Purefoy, Frances T. Bullock & Ernestine Smith 3116 Holland Road Apex, NC 27502	0730-09-5707	70103	0.55	DB 8718, PG 1304
Joann Pendergraft Hearn Heirs 1005 Red Cardinal Lane Apex, NC 27502	0731-00-1087	160076	2.00	DB 16-E, PG 835
RGNC-10 LLC attn: Rich Leonardi 1004 Red Cardinal Lane Apex, NC 27502	0731-00-4075	334537	2.10	DB 18763, PG 1063 BM 2005 Pg 1522
Annie P. & Billy E. Stroup 3104 Holland Road Apex, NC 27502	0731-00-3359	87601	7.36	DB 8718, PG 1301
Shelba W. Clem, P. Diane Williams, Lisa W. Krummel 7528 Humie Olive Road Apex, NC 27502	0720-99-2587	0193211	2.00	DB 16078, PG 0788
Total acreage:			28.68 acres	

Existing Zoning: RR (Rural Residential)
Proposed Zoning: PUD-CZ (Planned Unit Density - Conditional Zoning)
Current 2045 Land Use Map: Medium and Medium/High Density Residential; Commercial Services
Proposed 2045 Land Use Map: Medium Density Residential, Commercial Services
Existing Use: Vacant and Single Family Residential

Township: Buckhorn

Flood Zone Information: Firm Panel 3720072000J, 3720072100J, 3720073000J and 3720073100J do not show the presence of flood zones on the properties.
Watershed Information: Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin

Historical: No historical structures on site

Residential:

Proposed Uses: Single Family Detached and Attached (Townhomes)

Buildings: 110 total residential lots
Minimum of 10 Single Family Detached
Maximum of 100 Single Family Attached
60%

Maximum BUA:

Single Family Detached:

Maximum Building Height: 36'
Minimum Lot Size: 6,000 SF
Minimum lot width: 50'
Building Setbacks
Front: 10'
Front - Garage: 20'
Rear: 10'
Side: 5'
Side (Corner Lot): 10'

Single Family Attached (Townhomes):

Maximum Building Height: 40' / 3 stories
Minimum lot width: 22'
Front loaded: 10'
Rear/alley loaded: 10'
Front - Garage: 20'
Rear: 10'
Side: 5' (from alley easement or R/W)
Side - unit or corner lot: 3'

Parking Summary:

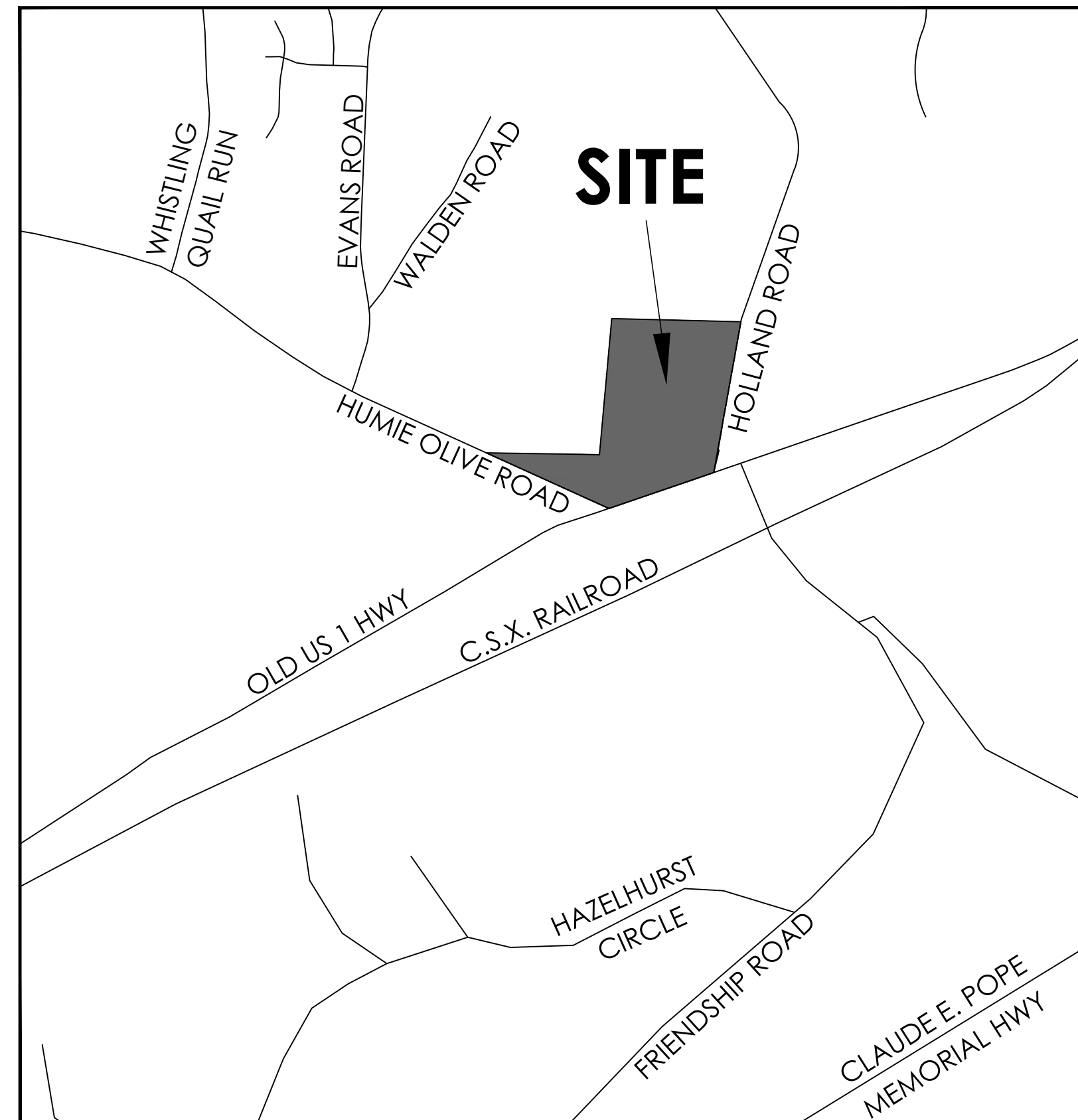
Single Family Detached
Required Spaces: 2 spaces per dwelling unit
10 dwelling units x 2 spaces/unit = 20 spaces
20 spaces (spaces will be provided within garages and driveways)
Proposed Spaces:
Single Family Attached
Required Spaces: 2 spaces per dwelling unit plus .25 per unit for guest parking
2 spaces/unit x 100 units = 200 spaces
.25 spaces/unit x 100 units = 25 spaces
225 spaces required

Commercial / Retail:

Proposed Uses: See PD Text for list of non-residential uses
Non Residential Square Footage: 76,500 SF plus convenience store with no more than ten (10) fueling stations
Maximum Building Height: 50'
Building Setbacks:
Front: 20'
Rear: 20'
Side: 20'
From Buffer/RCA: 10' for Buildings/5' for Parking Areas
Parking: Per UDO Section 8.3



AERIAL MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



DRAWING INDEX:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	CONCEPTUAL SITE PLAN
C200	CONCEPTUAL UTILITY PLAN

OWNER/DEVELOPER

LG INVESTMENTS, INC.

GENO RAY
5944 CORAL RIDGE DRIVE SUITE 312
CORAL SPRINGS, FL 33076
(754) 875-2975

CIVIL ENGINEER

PEAK ENGINEERING & DESIGN, PLLC

JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
PHONE: (919) 439-0100

SURVEYOR

BATEMENT CIVIL SURVEYING COMPANY

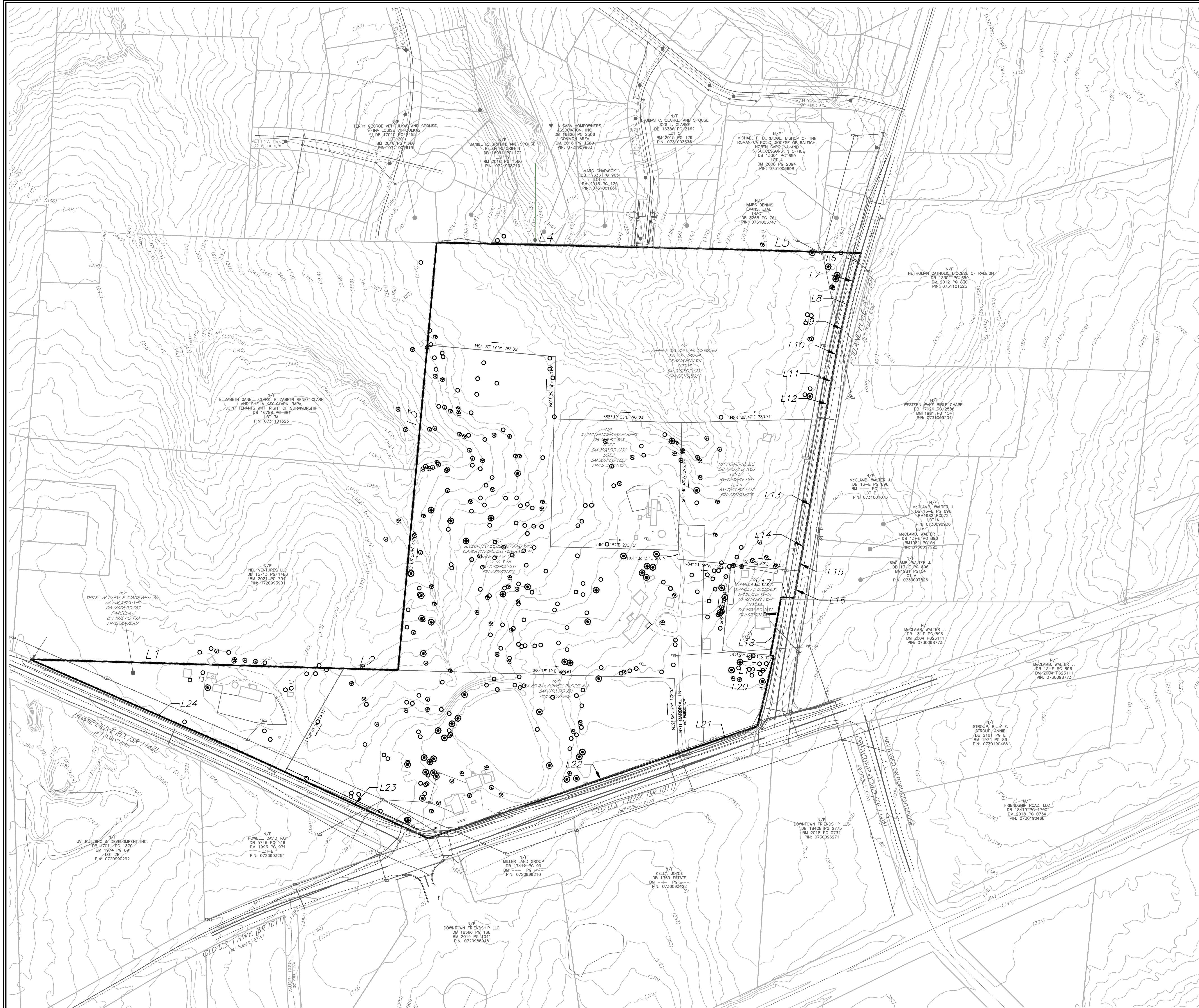
STEVEN CARSON, PLS
2424 RELIANCE AVENUE
APEX, 27539
PHONE: (919) 577-1080
FAX: (919) 577-1081
WEBSITE: www.BatemanCivilSurvey.com

TRANSPORTATION ENGINEER

RAMEY KEMP & ASSOCIATES

RYNAL STEPHENSON, P.E.
5808 FARRINGDON PLACE SUITE 100
RALEIGH, NC 27609
FAX: (919) 872-5115
FAX: (919) 878-5416
WEBSITE: www.RameyKemp.com

NO.	DATE	BY	REVISION
1	JANUARY 14, 2022	JR	TOWN OF APEX ZONING COMMENT REVISIONS



ATTACHMENT B

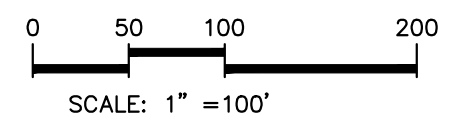
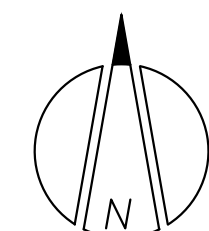
BOUNDARY LINE TABLE

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	724.03'	S88° 19' 24"E	L21	193.15'	N71° 00' 58"E
L2	125.81'	S88° 18' 19"E	L22	610.28'	S71° 12' 44"W
L3	991.75'	N5° 08' 57"E	L23	365.03'	N65° 06' 16"W
L4	630.83'	S88° 41' 36"E	L24	453.23'	N66° 24' 58"W
L5	349.72'	S88° 22' 38"E			
L6	37.39'	S16° 36' 31"W			
L7	56.31'	S14° 47' 09"W			
L8	57.80'	S13° 34' 48"W			
L9	58.93'	S12° 15' 11"W			
L10	57.13'	S10° 51' 46"W			
L11	56.07'	S10° 06' 24"W			
L12	68.29'	S9° 41' 43"W			
L13	228.76'	S9° 41' 43"W			
L14	98.06'	S9° 46' 21"W			
L15	30.07'	S9° 44' 05"W			
L16	62.67'	S9° 56' 33"W			
L17	30.31'	N88° 20' 16"W			
L18	136.11'	N10° 28' 10"E			
L19	7.97'	S84° 27' 46"E			
L20	167.32'	N13° 06' 20"E			

TREE LEGEND

- PINE TREE (18")
- PINE TREE (>18")
- DECIDUOUS TREE

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



1 EXISTING CONDITIONS
C001 SCALE: 1" = 100'

NC License #P-0673

Project:
HOLLAND ROAD MIXED USE ASSEMBLY
HOLLAND ROAD @ OLD US 1 HIGHWAY
APEX, NORTH CAROLINA 27502

seal:

NO.	DATE	REVISION	BY
1	JANUARY 14, 2022	TOWN OF APEX ZONING COMMENT REVISIONS	JR

title:
EXISTING CONDITIONS

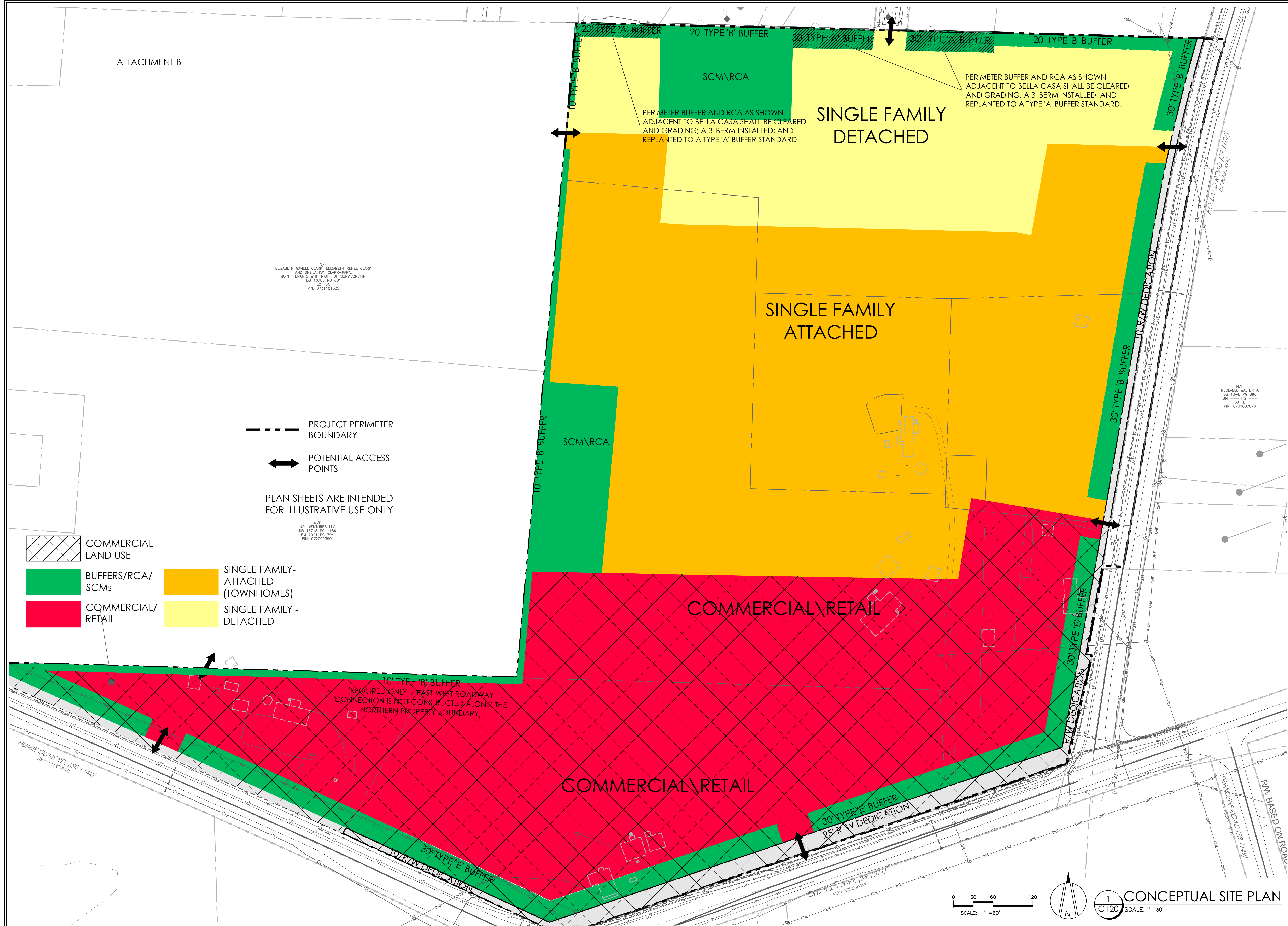
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date: May 3, 2021
dwg by: chkd by: JR
scale: As Noted
sheet:

NO.	DATE	REVISION	BY
1	JANUARY 14, 2022	TOWN OF APEX ZONING COMMENT REVISIONS	JR

title:
**CONCEPTUAL
SITE PLAN**

proj #:
200304
date:
May 3, 2021
dwg by: chkd by:
JE JR
scale:
As Noted
sheet:

C100
ZONING DOCUMENT



ATTACHMENT B

SCM/RCA

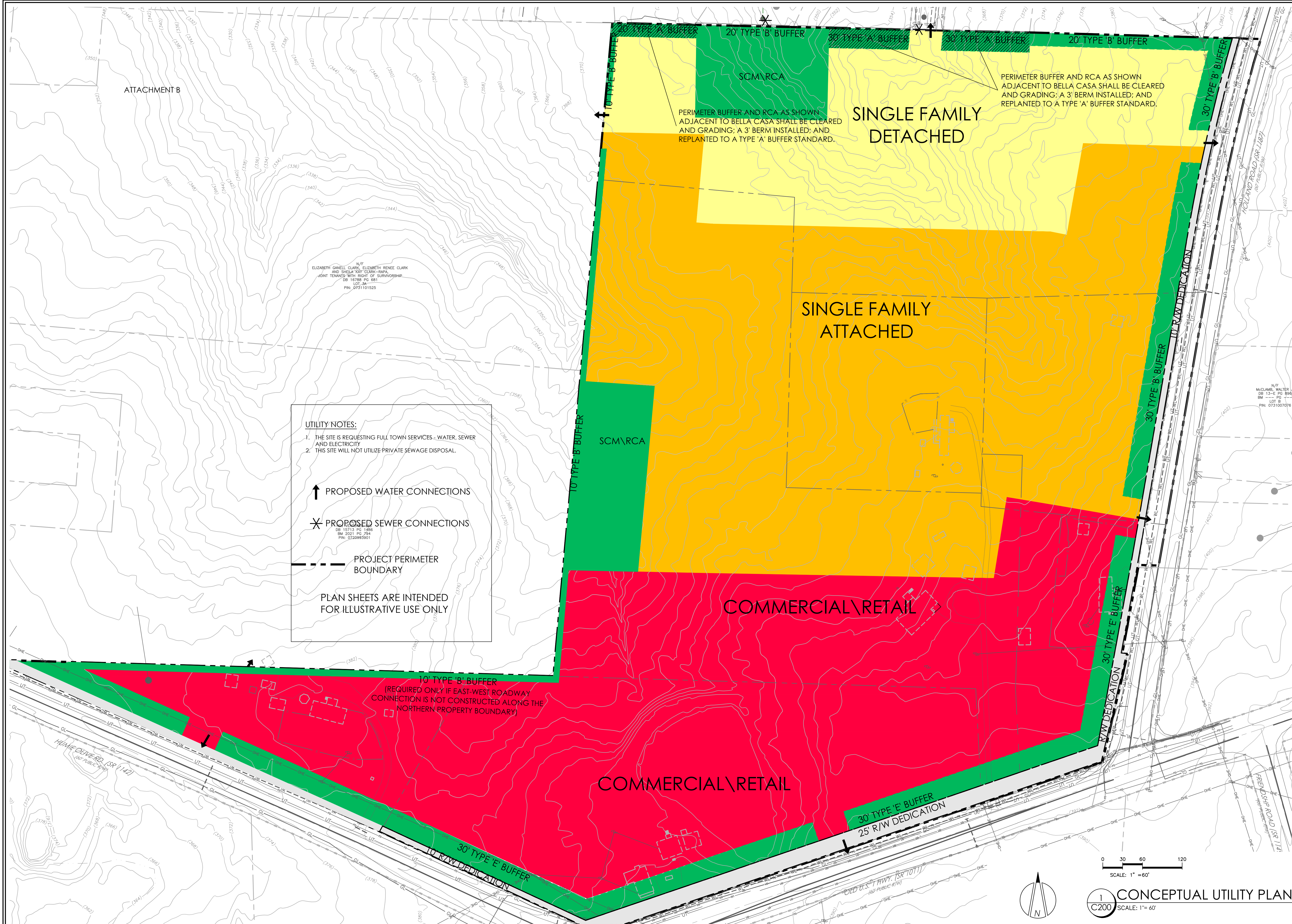
SINGLE FAMILY
DETACHED

SINGLE FAMILY
ATTACHED

COMMERCIAL/RETAIL

COMMERCIAL/RETAIL

CONCEPTUAL SITE PLAN



ATTACHMENT B

UTILITY NOTES:

1. THE SITE IS REQUESTING FULL TOWN SERVICES - WATER, SEWER AND ELECTRICITY
2. THIS SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.

↑ PROPOSED WATER CONNECTIONS

✕ PROPOSED SEWER CONNECTIONS

--- PROJECT PERIMETER BOUNDARY

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

PERIMETER BUFFER AND RCA AS SHOWN ADJACENT TO BELLA CASA SHALL BE CLEARED AND GRADING; A 3' BERM INSTALLED; AND REPLANTED TO A TYPE 'A' BUFFER STANDARD.

SINGLE FAMILY DETACHED

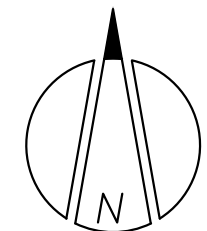
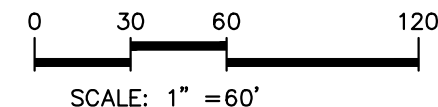
PERIMETER BUFFER AND RCA AS SHOWN ADJACENT TO BELLA CASA SHALL BE CLEARED AND GRADING; A 3' BERM INSTALLED; AND REPLANTED TO A TYPE 'A' BUFFER STANDARD.

SINGLE FAMILY ATTACHED

COMMERCIAL \ RETAIL

COMMERCIAL \ RETAIL

10' TYPE 'B' BUFFER (REQUIRED ONLY IF EAST-WEST ROADWAY CONNECTION IS NOT CONSTRUCTED ALONG THE NORTHERN PROPERTY BOUNDARY)



1 CONCEPTUAL UTILITY PLAN
C200 SCALE: 1" = 60'

NC License #P-0673

project:
HOLLAND ROAD MIXED USE ASSEMBLY
HOLLAND ROAD @ OLD US 1 HIGHWAY
APEX, NORTH CAROLINA 27502

seal:

NO.	DATE	REVISION	BY
1	JANUARY 14, 2022	TOWN OF APEX ZONING COMMENT REVISIONS	JR

title:
CONCEPTUAL UTILITY PLAN

proj #: 200304
date: May 3, 2021
dwg by: chkd by: JR
scale: As Noted
sheet:

C200
ZONING DOCUMENT