

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 6 ACRES LOCATED AT 2021 N SALEM STREET FROM RESIDENTIAL AGRICULTURAL (RA) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#22CZ13

WHEREAS, Susan R. Jewett & William C. Mann/Brendie Vega, WithersRavenel, owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 2nd day of May 2022 (the "Application"). The proposed conditional zoning is designated #22CZ13;

WHEREAS, the Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #22CZ13 before the Planning Board on the 14th day of November 2022;

WHEREAS, the Apex Planning Board held a public hearing on the 14th day of November 2022, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #22CZ13. A motion was made by the Apex Planning Board to recommend approval; the motion passed by a vote of 8 to 0 for the application for #22CZ13;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #22CZ13 before the Apex Town Council on the 29th day of November 2022. The public hearing was continued to January 24, 2023;

WHEREAS, the Apex Town Council held a public hearing on the 24th day of January 2023. Amanda Bunce, Current Planning Manager, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #22CZ13 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Medium Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development (PUD-CZ) will maintain the character and appearance of the area and provide a maximum of 6.7 dwelling units per acre, which contributes to an overall density that supports future transit within the Transit Oriented Development (TOD) context area, as adopted with Advance Apex;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will encourage compact infill development, serve future transit with the provision of a bus stop on North Salem Street, provide one affordable housing unit, provide solar systems on at least four homes, complete a sidewalk gap or pay a fee-in-lieu, and make a payment-in-lieu if the historic single-family house onsite is not preserved or relocated; and

WHEREAS, the Apex Town Council by a vote of 3 to 2 approved Application #22CZ13 rezoning the subject tract located at 2021 N Salem Street from Residential Agricultural (RA) to Planned Unit Development-Conditional Zoning (PUD-CZ).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Ordinance Amending the Official Zoning District Map #22CZ13

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Residential Agricultural (RA) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

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

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" 2021 N Salem St PUD which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member _____

Seconded by Council Member _____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the ____ day of _____ 2023.

TOWN OF APEX

Mayor

ATTEST:

Allen Coleman, CMC, NCCCC
Town Clerk

APPROVED AS TO FORM:

Town Attorney