All property owners, tenants, and neighborhood associations within 500 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St.

Applicant/Owner: Todd Rechler, RXR Realty/Edward C. Ritenour, Jr.

PROJECT DESCRIPTION:

Acreage: ±23.09

PINs: 740889089, 0740990631, 0740188440, 0740188176, 0740980243, 0740981239, 0740765322, and 0741217259

Current Zoning: Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)

Proposed Zoning: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea

2045 Land Use Map: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment

Town Limits: Within corporate limits and ETJ.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Sustainable Development-Conditional Zoning (SD-CZ #25CZ18); Residential Agricultural (RA); Rural Residential; Planned Unit Development (PUD-CZ #07CZ01);	Future road (under construction); Single-family; School; Vacant
South:	Sustainable Development-Conditional Zoning (SD-CZ #25CZ18); Light Industrial (LI); Rural Residential (RR)	Vacant; NC 55 & NC 540 Hwy
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ32); Sustainable Development-Conditional Zoning (SD-CZ #25CZ18); Light Industrial (LI); Planned Unit Development (PUD-CZ 07CZ01); Rural Residential (RR); Planned Unit Development (PUD-CZ #07CZ01)	E Williams St; Single-family; Vacant; Gas and fuel, wholesale; Vacant; NC 540 Hwy, Single-family
West:	Sustainable Development-Conditional Zoning (SD-CZ #25CZ18); Residential Agricultural (RA); Light Industrial (LI)	Vacant; Office, business or professional

Existing Conditions:

The properties proposed to be rezoned total ±23.09 acres and are located west of E. Williams Street/Hwy 55, south of US Hwy 1, and east of Veridea Pkwy. Several of the properties contain a single-family home while other parcels are heavily wooded and vacant.

Neighborhood Meetings:

The applicant conducted neighborhood meetings on July 29, 2026, and September 10, 2026. The neighborhood meeting reports are attached.

2045 Land Use Map:
The 2045 Land Use Map classifies the subject properties as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. The proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) is consistent with that land use classification.

WCPSS COORDINATION:
A Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning as no additional residential units are requested as part of this rezoning.

Proposed Uses and Zoning Conditions:
Sec. 2.3.16.D of the Unified Development Ordinance (UDO) states in part:

> "…A parcel or parcels (the "Parcel") of any size may be added to an existing Sustainable Development Conditional Zoning District if (i) any portion of the Parcel is within 2,000 feet of such existing district, (ii) the Responsible Person of the existing district consents in writing and (iii) the Town Council approves a rezoning of the Parcel to Sustainable Development Conditional Zoning District SD-CZ in accordance with Secs. 2.3.3 and 2.3.16. In such event the SD Plan approved for the existing SD-CZ District shall be applicable to the Parcel(s) added to such existing district, and the development densities authorized in the existing SD Plan (including number of residential units and authorized square footage of other land uses) shall be increased on a pro-rata basis based on the size of the Parcel(s) added to the district, unless the Town Council provides otherwise with the consent of the Responsible Person."

If the proposed rezoning is approved, the Veridea SD Plan, Environmental Enhancement Plan, and Pattern Book will be applicable to the subject properties. This is why no additional zoning conditions have been offered for this rezoning.

The applicant has indicated that no increase in the number of residential units or square footage for retail, office, and industrial is desired with the addition of these properties. If approved, the development densities will remain as follows:

- Residential dwelling units: 8,000 (no change)
- Retail: 4,122,424.55 sq ft (no change)
- Office/Industrial: 14,131,483 sq ft (no change)

ENVIRONMENTAL ADVISORY BOARD:
This rezoning was presented to the Apex Environmental Advisory Board (EAB) on August 20, 2026. The Board voted 9–1 to recommend approval based on Legislative Condition #5, *"Design minimizes environmental impact."* The vote outcome and comments from the dissenting member are included in the Environmental Advisory Board Report to Town Council and the Planning Board contained within this packet.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of Rezoning #26CZ10 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:
At their October 12, 2026, meeting the Planning Board voted unanimously to recommend approval of the proposed rezoning.

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 classifies the subject properties as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. The proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it will encourage more efficient and compatible development of the property, provide for the same development standards as applicable to the undeveloped adjacent properties, and allow for uses that will generate jobs and increase the tax base.

CONDITIONAL ZONING STANDARDS:
The Town Council shall find the SD-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

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 Map.* The proposed Conditional Zoning 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 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 District use's compliance with Sec 4.4 *Supplemental Standards,* if applicable.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning 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.

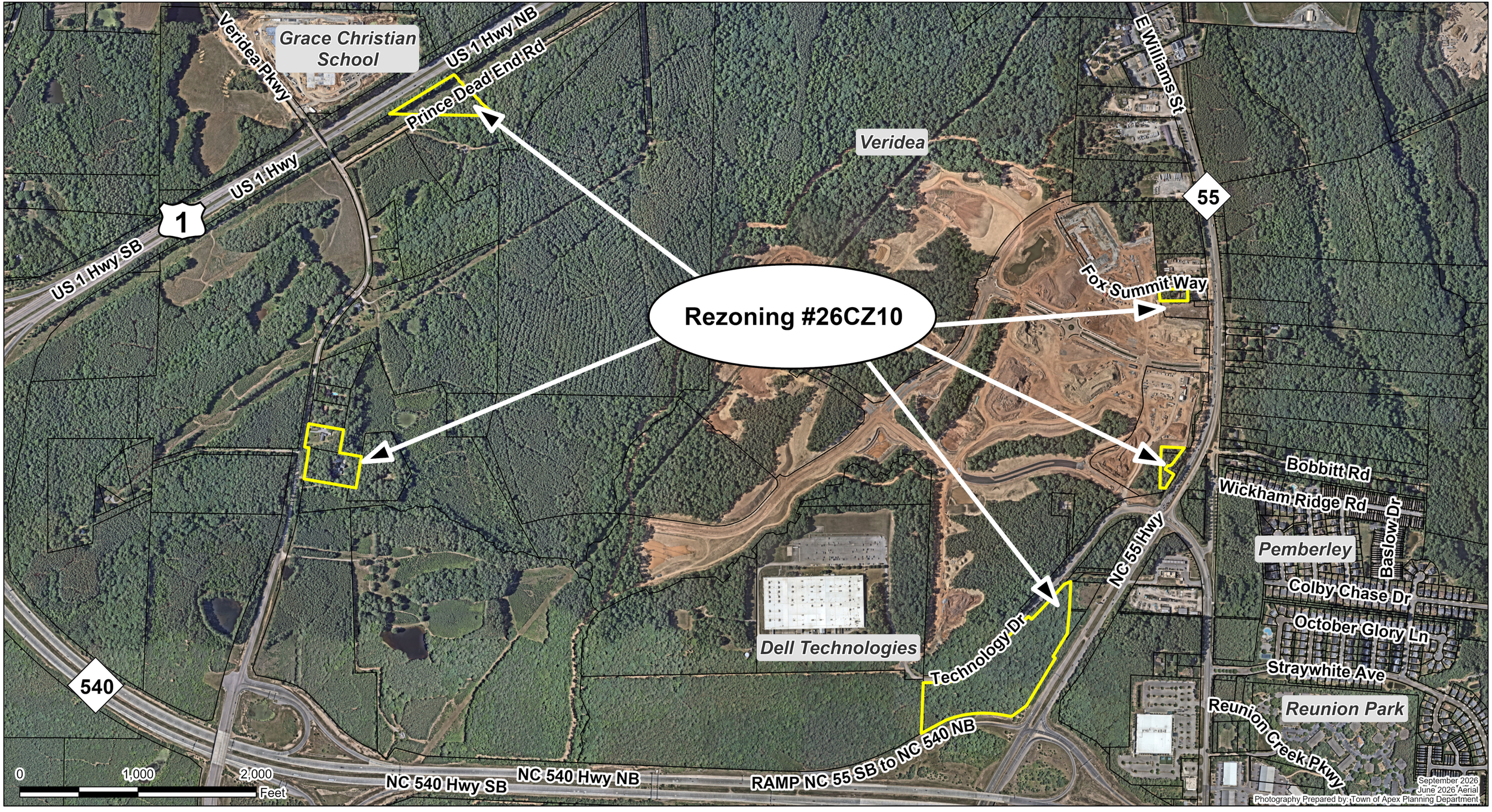
6) *Impact on public facilities.* The proposed Conditional Zoning District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

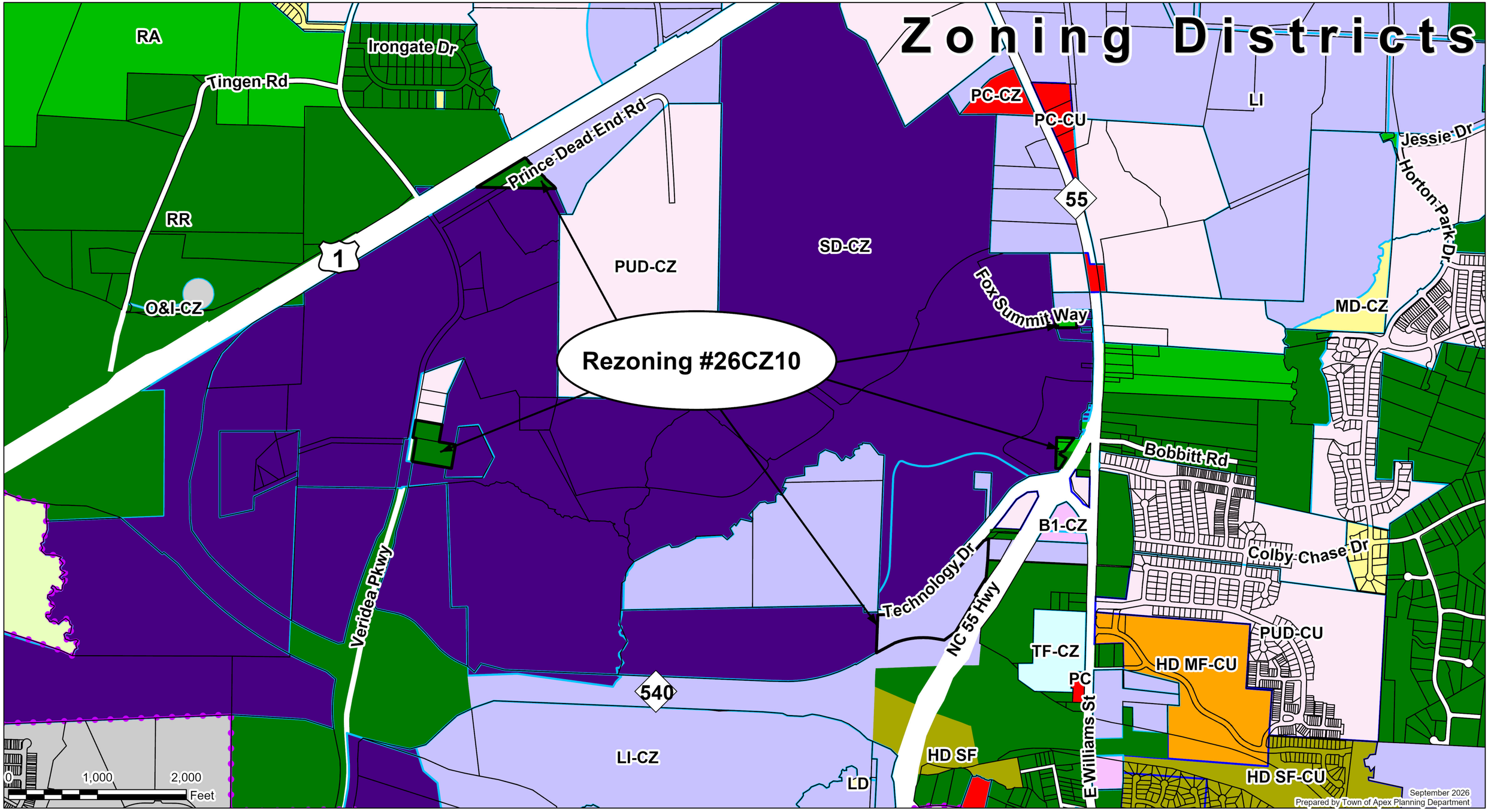
7) *Health, safety, and welfare.* The proposed Conditional Zoning District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

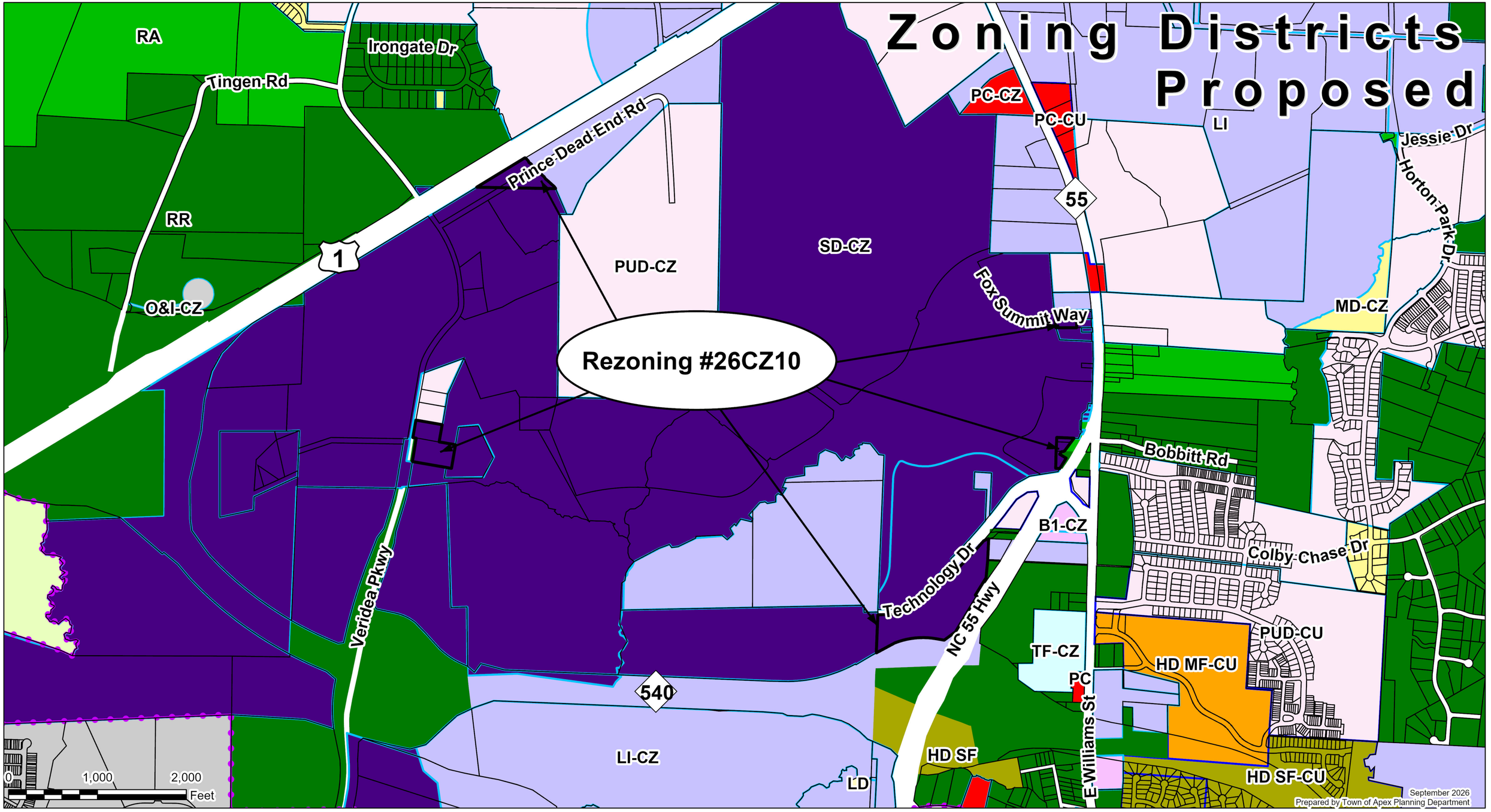
8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning District use is substantially detrimental to adjacent properties.

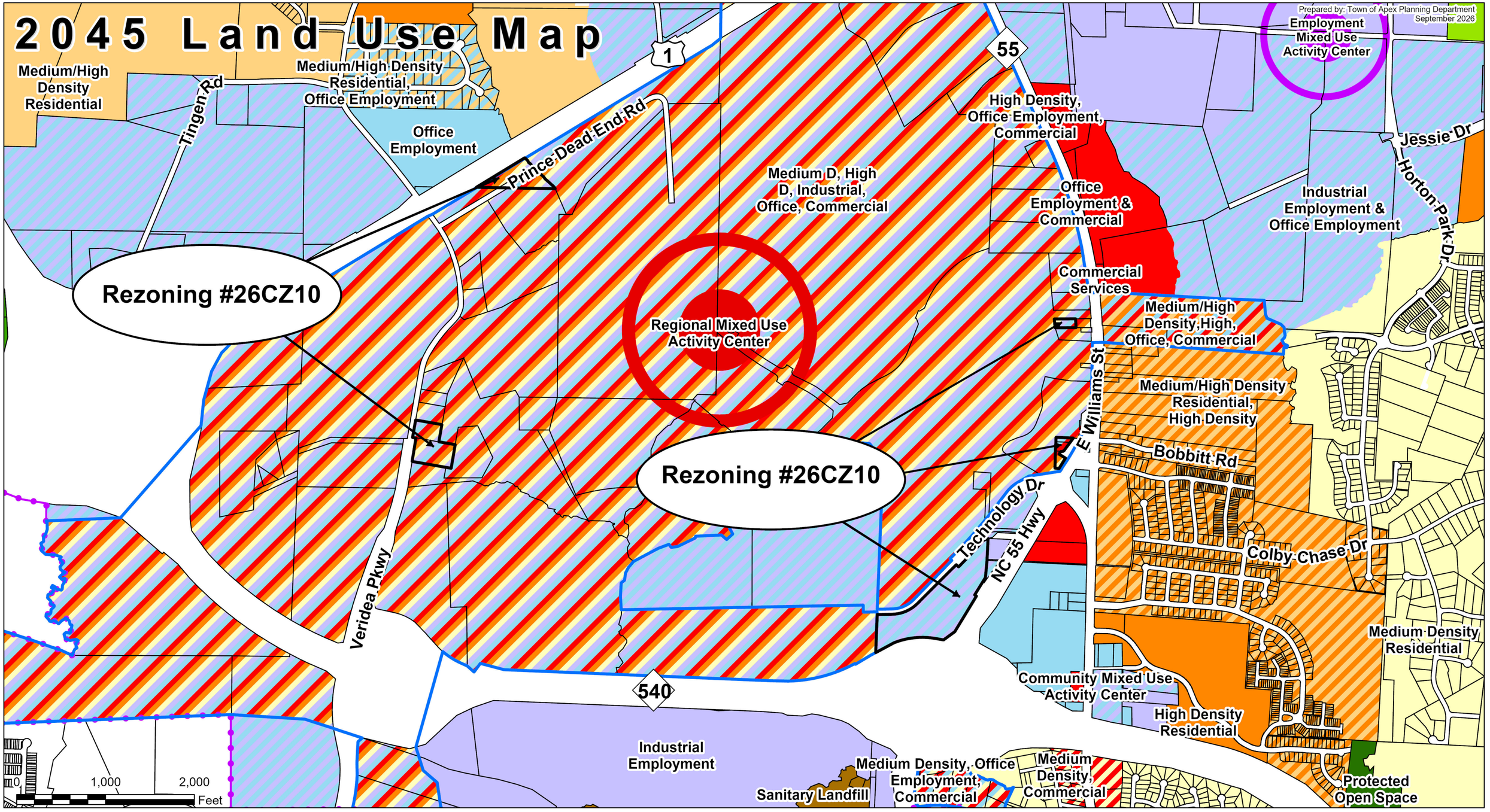
9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning 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 #26CZ10
Grace Christian School
Veridea Pkwy
US 1 Hwy NB
Prince Dead End Rd
US 1 Hwy
US 1 Hwy SB
1
Veridea
E Williams St
55
Fox Summit Way
Bobbitt Rd
Wickham Ridge Rd
Baslow Dr
Pemberley
NC 55 Hwy
Colby Chase Dr
October Glory Ln
Straywhite Ave
Reunion Park
Reunion Creek Pkwy
Dell Technologies
Technology Dr
540
NC 540 Hwy SB
NC 540 Hwy NB
RAMP NC 55 SB to NC 540 NB
0
1,000
2,000
Feet
September 2026
June 2026 Aerial
Photography Prepared by: Town of Apex Planning Department


Zoning Districts
RA
Irongate Dr
Tingen Rd
Prince Dead End Rd
RR
1
O&I-CZ
PUD-CZ
SD-CZ
PC-CZ
PC-CU
LI
55
Jessie Dr
Horton Park Dr
Fox Summit Way
MD-CZ
Rezoning #26CZ10
Bobbitt Rd
B1-CZ
Colby Chase Dr
Technology Dr
NC 55 Hwy
Veridea Pkwy
PUD-CU
TF-CZ
HD MF-CU
PC
540
E Williams St
HD SF
LI-CZ
LD
HD SF-CU
1,000
2,000
Feet
September 2026
Prepared by Town of Apex Planning Department


Zoning Districts Proposed
RA
Irongate Dr
Tingen Rd
Prince Dead End Rd
PC-CZ
PC-CU
LI
Jessie Dr
Horton Park Dr
55
RR
1
SD-CZ
PUD-CZ
Fox Summit Way
MD-CZ
O&I-CZ
Rezoning #26CZ10
Bobbitt Rd
B1-CZ
Colby Chase Dr
Technology Dr
Veridea Pkwy
NC 55 Hwy
PUD-CU
TF-CZ
HD MF-CU
PC
E Williams St
540
HD SF
HD SF-CU
LI-CZ
LD
0
1,000
2,000
Feet
September 2026
Prepared by Town of Apex Planning Department


2045 Land Use Map
Prepared by: Town of Apex Planning Department
September 2026
Rezoning #26CZ10
Rezoning #26CZ10
Medium/High Density Residential
Medium/High Density Residential, Office Employment
Office Employment
Medium D, High D, Industrial, Office, Commercial
Regional Mixed Use Activity Center
High Density, Office Employment, Commercial
Office Employment & Commercial
Commercial Services
Employment Mixed Use Activity Center
Industrial Employment & Office Employment
Medium/High Density, High, Office, Commercial
Medium/High Density Residential, High Density
Community Mixed Use Activity Center
High Density Residential
Medium Density Residential
Industrial Employment
Medium Density, Office Employment, Commercial
Medium Density, Commercial
Sanitary Landfill
Protected Open Space
Tingen Rd
Prince Dead End Rd
Jessie Dr
Horton Park Dr
E Williams St
Bobbitt Rd
Colby Chase Dr
Technology Dr
NC 55 Hwy
Veridea Pkwy
1
55
540
0
1,000
2,000
Feet

(REZONING) PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

REZONING PETITION SUBMISSION:	REZONING PETITION FEES:
Applications and fees are due by 12:00 pm on the first business day of each month. See the Rezoning Schedule on the website for details. **LATE FEE:** $350	Conditional Zoning: $1,000.00 +$25/acre Rezoning: $700.00* +$25/acre *No zoning conditions may be added to address concerns of staff, adjacent property owners, Planning Board, or Town Council

PRE-APPLICATION MEETING: A pre-application meeting with the Technical Review Committee (TRC) is required to be scheduled prior to sending notices for the required pre-application Neighborhood Meeting and prior to submittal of a Rezoning Petition. Pre-application meetings with the TRC are typically scheduled during regular business hours on the 1st, 2nd, and 5th Thursdays of the month. To schedule an appointment for a meeting, the applicant must complete and upload the Rezoning Pre-Application Meeting Request form. Please contact Planner Joshua Killian (joshua.killian@apexnc.org) to finalize the appointment time. All required documents must be uploaded at least five (5) working days prior to the pre-application appointment. The invitation to the meeting will be sent to the applicant and staff once the required information is uploaded.

PURPOSE OF A CONDITIONAL ZONING: Conditional Zoning (CZ) Districts are zoning districts in which the development and use of property is subject to the ordinance standards applicable to the corresponding general use district as well as additional rules, regulations, and conditions that are imposed as part of the legislative decision creating the district. A Conditional Zoning (CZ) District allows particular uses to be established only in accordance with site specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted 2045 Land Use Map, and adopted area plans. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a CZ District, subject to site-specific standards and conditions.

NEIGHBORHOOD MEETING: One (1) neighborhood meeting prior to application submittal and another meeting in the month prior to the anticipated public hearing date are required per UDO Sec. 2.2.7. The applicant is required to notify property owners, tenants, and any neighborhood association that represents citizens that are abutting or within 500 feet of the subject property via first class mail a minimum of 14 days in advance of the neighborhood meeting. The notification list must be obtained by emailing addressing.team@apexnc.org and will be provided within 5-10 business days of the initial request. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. In their initial submittal, the applicant shall submit the "Neighborhood Meeting Packet" forms included in this application packet. The Neighborhood Meeting Packet is located at the very end of this document.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application.

Electronic Submittal Requirements: Submit via the GeoCivix (IDT Plans) Website

- One (1) original Rezoning Petition Application
- Written Metes and Bounds Legal Description
- Agent Authorization Form & Affidavit of Ownership
- Neighborhood Meeting Packet
- WCPSS Residential Development Notice Form
- If applicable: Annexation Petition, map, legal description, and fee uploaded separately
- Notification list including property owners of the land subject to the application, all property owners and tenants abutting and located within 500 feet of the land subject to the application, and any neighborhood association that represents citizens within the notification area. This list must be obtained by emailing addressing.team@apexnc.org and will be provided within 5-10 business days of the initial request.

Hard Copy Submittal Requirements: Submit to Planning Department (322 N. Mason Street, 2nd floor)

- Two (2) sets of envelopes addressed to property owners subject to the application and to those on the notification list.
  - Addresses must be from the notification list obtained by emailing addressing.team@apexnc.org
  - Affixed with first class stamps and the following return address: Town of Apex Planning Department
P.O. Box 250
Apex, NC 27502
- Petition Fee by one of the following forms of payment:
  - Visa or Master Card (online only);
  - Cash (exact amount only); or
  - Check payable to 'Town of Apex'

NEIGHBORHOOD MEETING: One (1) neighborhood meeting prior to application submittal and another meeting in the month prior to the anticipated public hearing date are required per UDO Sec. 2.2.7. The applicant is required to notify property owners, tenants, and any neighborhood association that represents citizens that are abutting or within 500 feet of the subject property via first class mail a minimum of 14 days in advance of the neighborhood meeting. The notification list must be obtained by emailing addressing.team@apexnc.org and will be provided within 5-10 business days of the initial request. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. In their initial submittal, the applicant shall submit the "Neighborhood Meeting Packet" forms included in this application packet. The Neighborhood Meeting Packet is located at the very end of this document.

REVIEW FOR SUFFICIENCY: Incomplete plans will be returned to the applicant and sufficiently complete applications are forwarded to TRC staff for review.

REVIEW BY STAFF: TRC staff reviews the application to determine compliance with the Unified Development Ordinance (UDO). If the application is determined not to be compliant with the UDO, comments will be sent to the applicant. The applicant must address all staff comments before any public hearings are scheduled.

REVIEW BY THE ENVIRONMENTAL ADVISORY BOARD (EAB): For all applications submitted on or after July 1, 2026, the EAB shall make a recommendation to Town Council regarding approval or denial based on the project's ability to comply with UDO Sec. 2.3.3.F.5 *Legislative Considerations, Design minimizes environmental impact*. Applicants that agree to incorporate the EAB's recommended zoning conditions and receive a recommendation of approval at the first meeting do not have to attend a second EAB meeting.

If an applicant needs additional time to consider zoning conditions that can be added, then the applicant can request that the EAB delay making a recommendation until a later date. The applicant must then request to be scheduled for a second EAB meeting as a recommendation from the EAB is required before the rezoning can be scheduled for public hearing.

The EAB recommendation must occur no later than the month prior to the scheduled public hearing date in order to maintain the published schedule. This allows time for staff to review the wording of all proposed zoning conditions.

To request placement on the EAB agenda, applicants must contact Environmental Programs Coordinator Nora Skinner (nora.skinner@apexnc.org) at least five (5) working days prior to the desired EAB meeting. The EAB meets at 6:00 p.m. on the 3rd Thursday of each month unless otherwise noted.

PUBLIC HEARING NOTIFICATION: Notification of the public hearing will take place by three different methods.

1. A written notice will be prepared by Planning staff and sent to property owners, tenants, and neighborhood associations abutting and within 500 feet of the land subject to the application not more than 25 days nor less than 10 days prior to the public hearings, as required by the UDO.
2. A notice will be published on the Town of Apex website (www.apexnc.org) no less than 10 days, but not more than 25 days, prior to the public hearings.
3. A public hearing sign will be posted at the land subject to the application at least 10 days prior to the public hearings.

1ST PUBLIC HEARING/PLANNING BOARD MEETING: The Planning Board will consider the application, relevant support materials, the Staff Report, and public testimony given at the public hearing. After the public hearing the Planning Board will make a recommendation to the Town Council. The Planning Board may recommend approval, approval with conditions, or disapproval. The application is then forwarded to the Town Council. The Planning Board meets at 4:30 p.m. in the Town Hall Council Chambers on the date indicated on the Rezoning Schedule.

2ND PUBLIC HEARING/TOWN COUNCIL MEETING: The Town Council will consider the application, relevant support materials, the Staff Report, the Planning Board recommendation, and public testimony given at the public hearing. After the public hearing the Town Council will either vote to continue action on the application to a subsequent meeting or vote to approve, approve with conditions, or disapprove the rezoning. The Town Council meets at 6:00 p.m. in the Town Council Chamber on the date indicated on the Rezoning Schedule.

PETITION TO AMEND THE OFFICIAL ZONING MAP

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 #: _____ Submittal Date: _____

Fee Paid: _____

Project Information

Project Name: Veridea Expansion V

Address(es): See Attachment A

PIN(s): See Attachment A

Acreage: 23.09

Current Zoning: See Attachment A Proposed Zoning: SD-CZ

Current 2045 LUM Classification(s): Regional Mixed Use

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes ☑ No ☐

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: 23.09

Area proposed as non-residential development: Acreage: TBD

Percent of mixed use area proposed as non-residential: Percent: TBD

Applicant Information

Name: Todd Rechler, RXR Realty

Address: 625 RXR Plaza

City: Uniondale State: NY Zip: 11556

Phone: 516-506-6000 E-mail: trechler@rxr.com

Owner Information

Name: See Attachment A

Address:

City: State: Zip:

Phone: E-mail:

Agent Information

Name: Jason Barron, Morningstar Law Group

Address: 434 Fayetteville St., Suite 2200

City: Raleigh State: NC Zip: 27601

Phone: 919-590-0371 E-mail: jbarron@morningstarlawgroup.com

Other contacts: Leticia Shapiro, Morningstar Law Group

434 Fayetteville St., Suite 2200

Raleigh, NC 27601

919-590-0366, tshapiro@morningstarlawgroup.com

PETITION INFORMATION

Application #: _____ Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from See Attachment A to SD-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED 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.

1	The uses will be consistent with the existing	21	
2	Veridea SD Plan.	22	
3		23	
4		24	
5		25	
6		26	
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8		28	
9		29	
10		30	
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18		38	
19		39	
20		40	

PETITION INFORMATION

Application #: _____ Submittal Date: _____

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

Consistent with UDO Section 2.3.16(D), these parcels are being added to an existing SD-CZ district known as Veridea. The existing SD-CZ Plan for the SD-CZ district shall be applicable to these parcels. The applicant is not requesting a pro-rata increase in the residential units, retail or or office/industrial square feet as otherwise allowed under the Veridea SD Plan. All other provisions contained in the Veridea SD Plan will be applicable to these parcels.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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. Use additional pages as needed.

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.

These parcels are designated Regional Mixed Use (RMU) on the 2045 Land Use Map. SD zoning is allowable in all mixed use centers including RMU. As such, this rezoning is consistent with the land use map designation.

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

The purpose of this proposed conditional zoning is to include these parcels into the existing Veridea Sustainable Development ("Veridea SD"). The Veridea SD surrounds these parcels which will become part of the existing Veridea SD Plan and as such, will be consistent with 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.

These parcels shall become part of the Veridea SD Plan and all uses will be consistent with the standards provided in the Town of Apex UDO, including any applicable supplemental standards in Section 4.4.

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.

The design of the proposed conditional zoning district will be compatible with surrounding uses as the purpose of this rezoning is to add these parcels to the Veridea SD which is adjacent to these parcels. The parcels will become part of the Veridea SD Plan and the overall scheme of the Veridea SD Plan.

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.

The guiding principles of the Veridea SD Plan put coexistence with nature and environmental sustainability first place, minimizing environmental impacts and emphasizing 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.

To the applicant's knowledge, there are sufficient public facilities and services to serve the development of these parcels consistent with the proposed rezoning and the Veridea SD Plan.

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.

The Veridea SD Plan provides a health sustainable mixed use community for Apex residents. A guiding principle is to create a community where humanity and nature co-exist in a healthy, supportive, diverse and sustainable condition.

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

These parcels will become part of the existing Veridea SD Plan and will not be 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.

The proposed rezoning will not create a nuisance or hazard due to traffic or noise. Development of the property shall be provided by the Veridea SD Plan and will be similar in size, scale, and quality of the surrounding uses in the area.

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.

The conditional zoning district will comply with all standards imposed on it by all other applicable provisions of the Apex UDO.

Attachment A

VERIDEA EXPANSION V REZONING PROPERTY LIST

#	ADDRESS/PIN	OWNER	CURRENT ZONING	PROPOSED ZONING	ACRES	DEED BOOK	DEED PAGE	DEED/RECODATION DATE
1	0 Prince Dead End Road 0741217259	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	3.48	020095	01779	12/3/2025; 12/15/2025
2	0 Technology Drive 0740765322	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	LI	SD-CZ	14.09	020009	01511	9/9/2025; 9/10/2025
3	0 E Willams Street 0740981239	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.20	020197	00275	4/10/2026
4	0 E Williams Street 0740980243	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.28	020197	00275	4/10/2026
5	3137 Veridea Pkwy 0740188176	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	2.77	020329	01522	9/3/2026
6	3125 Veridea Pkwy 0740188440	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	1.38	020332	02507	9/9/2026
7	1714 E. Williams St. 0740990631	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	0.54	001107	00549	8/24/2026; 8/25/2026
8	1860 E. Williams St. 0740889089	RITENOUR, EDWARD C JR 108 TORTOISE LN MORRISVILLE NC 27560-7295	RR	SD-CZ	0.35	006453	00736	2/28/1995; 3/1/1995
				Total Acres	23.090			

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

RXR LEN APEX OWNER LLC is the owner* of the property for which the attached application is being submitted:

- ☑ 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: See attached "RXR Property List"

The agent for this project is: Jason Barron and Leticia Shapiro - Morningstar Law Group

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

Agent Name: Jason Barron and Leticia Shapiro - Morningstar Law Group

Address: 434 Fayetteville St., Suite 2200, Raleigh, NC 27601

Telephone Number: 919-590-0371, 919-590-0366

E-Mail Address: jbarron@morningstarlawgroup.com, tshapiro@morningstarlawgroup.com

Signature(s) of Owner(s)* RXR Len Apex Owner LLC

By: _____

Todd Rechler, Authorized Person — Type or print name

September 24, 2026 — 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.

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Todd Rechler c/o RXR LEN APEX OWNER LLC (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 See RXR Property List 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 See RXR Property List, and recorded in the Wake County Register of Deeds Office on See RXR Property List, in Book See RXR Property List Page See RXR Property List.

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 See RXR Property List, 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 See RXR Property List, 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 24th day of September, 20 26.

RXR Len Apex Owner LLC

By: _____ (seal)

Todd Rechler, Authorized Person

Type or print name

STATE OF NEW YORK
COUNTY OF New York

I, the undersigned, a Notary Public in and for the County of New York, hereby certify that Todd Rechler, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Authorized Person, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL]

JOSEPH B. RABINOW
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Nassau County
01RA6441857
MY COMMISSION EXPIRES 10/03/2026

_____
Notary Public Joseph B. Rabinow
State of New York
My Commission Expires: 10/03/2026

VERIDEA EXPANSION V REZONING - RXR PROPERTY LIST								
#	ADDRESS/PIN	OWNER	CURRENT ZONING	PROPOSED ZONING	ACRES	DEED BOOK	DEED PAGE	DEED/RECODATION DATE
1	0 Prince Dead End Road 0741217259	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	3.48	020095	01779	12/3/2025; 12/15/2025
2	0 Technology Drive 0740765322	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	LI	SD-CZ	14.09	020009	01511	9/9/2025; 9/10/2025
3	0 E Willams Street 0740981239	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.20	020197	00275	4/10/2026
4	0 E Williams Street 0740980243	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.28	020197	00275	4/10/2026
5	1714 E. Williams St. 0740990631	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	0.54	001107	00549	8/24/2026; 8/25/2026
6	3137 Veridea Pkwy 0740188176	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	2.77	020329	01522	9/3/2026
7	3125 Veridea Pkwy 0740188440	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	1.38	020332	02507	9/9/2026

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0741217259 (0 Prince Dead End Road)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20095, page 1779 and further shown as Tract 3 on Book of Maps 2015, page 14 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19947, page 487 and further shown as Tract 2 on Book of Maps 1978, page 731 in the Wake County Register of Deeds, being also on the southern right of way line of U.S. Highway 1, a variable width controlled access right of way as shown on Book of Maps 2010, page 282, the point of beginning; thence from the beginning and with the southern right of way line of U.S. Highway 1, North 58°38'27" East a distance of 637.23 feet to a point in the centerline of a creek, being referenced by an existing iron pipe 15.00 feet before the end of the line; thence leaving the southern right of way line of U.S. Highway 1 and with the centerline of the creek, South 62°56'30" East a distance of 7.57 feet to a point; thence South 51°14'55" East a distance of 3.81 feet to a point; thence South 41°45'21" East a distance of 20.08 feet to a point; thence South 45°39'44" East a distance of 19.48 feet to a point; thence South 21°07'42" East a distance of 15.79 feet to a point; thence South 35°28'59" East a distance of 4.60 feet to a point; thence South 53°54'09" East a distance of 13.56 feet to a point; thence South 54°15'40" East a distance of 12.15 feet to a point; thence South 46°16'38" East a distance of 3.99 feet to a point; thence South 34°32'07" East a distance of 23.63 feet to a point; thence South 33°00'12" East a distance of 10.57 feet to a point; thence South 68°34'25" East a distance of 14.16 feet to a point; thence South 46°51'32" East a distance of 46.39 feet to a point; thence South 42°45'23" East a distance of 21.99 feet to a point; thence South 45°05'03" East a distance of 30.70 feet to a point; thence South 44°29'49" East a distance of 26.49 feet to a point; thence South 48°46'53" East a distance of 32.44 feet to a point; thence South 33°44'54" East a distance of 28.72 feet to a point; thence South 49°58'16" East a distance of 42.31 feet to a point; thence South 47°29'35" East a distance of 50.03 feet to a point; thence South 48°30'55" East a distance of 39.38 feet to a point; thence South 33°54'17" East a distance of 27.24 feet to a point, being the northeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19947, page 487 and further shown as a portion of Tract 3 on Book of Maps 1978, page 731; thence leaving the centerline of the creek and with said common line, North 88°58'01" West a distance of 584.55 feet to an existing iron pipe in the center of Prince Dead End Road, a 60 foot public right of way as shown on Book of Maps 1988, page 283, being referenced by an existing iron pipe 3.69 feet northeast of the corner, passing through an existing iron pipe 570.12 feet before the end of the line; thence leaving the center of Prince Dead End Road and continuing with said common line, North 88°58'01" West a distance of 304.56 feet to the point and place of beginning; containing an area of 151,718 square feet or 3.48 acres.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert Legal Description below:

PIN 0740765322 (0 Technology Dr)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20009, page 1511 in the Wake County Register of Deeds, and also being described as:

Beginning at an existing iron pipe at the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, being on the southern right of way line of Technology Drive, a variable width public right of way as shown on Highway Map 3, page 174, being referenced by an existing concrete monument 2.11' northeast of the corner, the point of beginning; thence from the beginning and with the southern right of way line of Technology Drive, North 88°53'52" East a distance of 168.81 feet to an existing iron pipe; thence with a curve to the left a radius of 411.98 feet, an arc length of 314.04 feet, a chord bearing of North 67°03'44" East, a chord length of 306.49 feet to an existing iron pipe; thence North 44°56'53" East a distance of 463.60 feet to an existing concrete monument; thence North 45°12'15" East a distance of 156.84 feet to an existing iron pipe; thence South 45°56'03" East a distance of 35.56 feet to an existing concrete monument; thence with a curve to the left a radius of 5971.12 feet, an arc length of 405.86 feet, a chord bearing of North 43°02'27" East, a chord length of 405.79 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by Apex-Williams Street Holdings, LLC, as described in Deed Book 20180, page 763; thence leaving the southern right of way line of Technology Drive and with said common line, with a curve to the right a radius of 372.69 feet, an arc length of 59.94 feet, a chord bearing of North 67°34'41" East, a chord length of 59.88 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by Apex-Williams Street Holdings, LLC, as described in Deed Book 16421, page 1964; thence with said common line, South 02°45'29" West a distance of 234.46 feet to an existing iron pipe with a pinched top, being the northwest corner of a 12-foot roadway easement, as shown on Book of Maps 1989, page 1393, being referenced by a bent existing iron pipe 0.22' west of the corner; thence with the western line of said easement, South 01°26'47" West a distance of 12.22 feet to an existing iron pipe with a pinched top, being the northwest corner of lands now or formerly owned by Lee Chu Yang, as described in Deed Book 19413, page 367; thence with said common line, South 05°19'02" West a distance of 193.34 feet to an existing iron pipe on the western right of way line of N.C. Highway 55, a variable width controlled access right of way, as described in Deed Book 19794, page 1125 and shown on Highway Map 3, page 174; thence with the western right of way line of N.C. Highway 55, South 31° 41'56" West a distance of 230.95 feet to an existing iron pipe; thence South 58°18'04" East a distance of 23.82 feet to an existing iron pipe; thence South 31°17'46" West a distance of 469.83 feet to an existing right of way disk; thence South 53°46'53" West a distance of 156.49 feet to an existing right of way disk at the intersection of the western right of way line of N.C. Highway 55 and the northern right of way line of N.C. Highway 540, a variable width controlled access right of way as shown on Highway Map 4, page 241; thence with the northern right of way line of N.C. Highway 540, North 80°00'41" West a distance of 90.23 feet to an existing right of way disk; thence with a curve to the left a radius of 865.00 feet, an arc length of 475.17 feet, a chord bearing of South 84°16'29" West, a chord length of 469.21 feet to an existing right of way disk; thence South 61°42'52" West a distance of 236.34 feet to an existing iron pipe, being the southeast corner of lands now or formerly owned by Greenway Waste Solutions of Apex, LLC, as described in Deed Book 9099, page 1045; thence leaving the northern right of way line of N.C. Highway 540 and with said common line, North 02°16'38" East a distance of 429.35 feet to the point and place of beginning, containing an area of 613,741 square feet or 14.09 acres.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0740981239 (0 E Williams St.)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20197, page 275 and further shown on Book of Maps 1948, page 18 in the Wake County Register of Deeds, being more particularly described as:

Commencing from an existing rebar with cap, having local site coordinates, Northing: 707,827.75 feet and Easting: 2,048,980.82 feet; thence North 20°17'43" West a distance of 172.11 feet to an existing iron pipe; thence North 01°23'44" East a distance of 198.75 feet to a point, being referenced by an existing iron pipe 0.34 feet west of the corner; thence North 01° 23'44" East a distance of 100.12 feet to a point, being referenced by an existing iron pipe 1.09 feet west of the corner, the point of beginning; thence from the beginning, North 01°23'44" East a distance of 48.92 feet to an existing iron pipe; thence South 87°21'16" East a distance of 193.06 feet to a point; thence South 36°36'03" West a distance of 58.63 feet to a point; thence North 87°27'13" West a distance of 159.24 feet to the point and place of beginning; containing an area of 8,589 square feet or 0.20 acres.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0740980243 (0 E Williams St.)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20197, page 275 and further shown on Book of Maps 1948, page 18 in the Wake County Register of Deeds, being more particularly described as:

Commencing from an existing rebar with cap, having local site coordinates, Northing: 707,827.75 feet and Easting: 2,048,980.82 feet; thence North 20°17'43" West a distance of 172.11 feet to an existing iron pipe; thence North 01°23'44" East a distance of 198.75 feet to a point, being referenced by an existing iron pipe 0.34 feet west of the corner, the point of beginning; thence from the beginning, North 01°23'44" East a distance of 100.12 feet to a point, being referenced by an existing iron pipe 1.09 feet west of the corner; thence South 87°27'13" East a distance of 159.24 feet to a point; thence South 36°36'03" West a distance of 120.43 feet to a point; thence North 87°39'31" West a distance of 89.79 feet to the point and place of beginning; containing an area of 12,438 square feet or 0.28 acres.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0740990631 (1714 E Williams St)

Being all of the land now or formerly owned by David E. Page, Heirs, as described in Deed Book 1107, page 549 in the Wake County Register of Deeds, being more particularly described as:

Commencing from a set iron pipe on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being the northeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19821, page 1026; thence leaving the western right of way line of N.C. Highway 55 and with said common line, South 89°36'58" West a distance of 166.91 feet to an existing iron pipe, the point of beginning; thence from the beginning and continuing with said common line, South 02°22'35" East a distance of 99.98 feet to a set iron pipe on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19789, page 32; thence with said common line, South 89°41'49" West a distance of 235.12 feet to a set iron pipe, being an eastern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown as New Tract 4 on Book of Maps 2024, page 630; thence with said common line, North 05°37'02" West a distance of 100.00 feet to a set iron pipe; thence North 89°36'58" East a distance of 240.77 feet to the point and place of beginning, containing an area of 23,734 square feet or 0.54 acres.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0740188176 (3137 Veridea Pkwy)

Being all of the land now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197 less and except that land described in Deed Book 16358, page 754, being further shown on Book of Maps 1989, page 252 in the Wake County Register of Deeds, being more particularly described as:

Beginning at an existing concrete monument on the eastern right of way line of Veridea Parkway, a variable width public right of way, as described in Deed Book 16358, page 74, being also on the southern line of lands now or formerly owned by William Junior Fields and wife, Catherine Adams Fields as described in Deed Book 1876, page 667 and Deed Book 3138, page 93 and further shown on Book of Maps 1983, page 625, the point of beginning; thence from the beginning and with said common line, South 80°03'12" East a distance of 262.84 feet to a point being referenced by an existing iron pipe 0.80 feet east of the corner, being a southwest corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19263, page 2335 and further shown on Book of Maps 2025, page 2368; thence with said common line, South 80°09'19" East a distance of 185.05 feet to an existing iron pipe, being a western corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19737, page 1859 and further shown on Book of Maps 1998, page 1052; thence with said common line, South 09°39'36" West a distance of 270.00 feet to an existing iron pipe; thence North 80°06'44" West a distance of 60.00 feet to an existing iron pipe, being a northeast corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19263, page 2335 and further shown on Book of Maps 2025, page 2368; thence with said common line, North 80°05'31" West a distance of 386.35 feet to a set iron pipe on the eastern right of way line of Veridea Parkway, a variable width public right of way as described in Deed Book 16358, page 754; thence with the eastern right of way line of Veridea Parkway, North 09°19'59" East a distance of 8.02 feet to a set iron pipe; thence North 09° 19'59" East a distance of 10.18 feet to a point; thence North 09°19'59" East a distance of 1.17 feet to a point, passing through an existing rebar with cap 0.41 feet before the end of the line; thence North 09°19'59" East a distance of 250.63 feet to the point and place of beginning; containing an area of 120,679 square feet or 2.77 acres.
The property constitutes the same property described in that deed dated and recorded in the Office of the Register of Deeds Wake County, North Carolina, in Deed Book 4691, page 197 less and except that property conveyed in Deed Book 16358, page 754.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0740188176 (3137 Veridea Pkwy)

Being all of the land now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197 less and except that land described in Deed Book 16358, page 754, being further shown on Book of Maps 1989, page 252 in the Wake County Register of Deeds, being more particularly described as:

Beginning at an existing concrete monument on the eastern right of way line of Veridea Parkway, a variable width public right of way, as described in Deed Book 16358, page 74, being also on the southern line of lands now or formerly owned by William Junior Fields and wife, Catherine Adams Fields as described in Deed Book 1876, page 667 and Deed Book 3138, page 93 and further shown on Book of Maps 1983, page 625, the point of beginning; thence from the beginning and with said common line, South 80°03'12" East a distance of 262.84 feet to a point being referenced by an existing iron pipe 0.80 feet east of the corner, being a southwest corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19263, page 2335 and further shown on Book of Maps 2025, page 2368; thence with said common line, South 80°09'19" East a distance of 185.05 feet to an existing iron pipe, being a western corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19737, page 1859 and further shown on Book of Maps 1998, page 1052; thence with said common line, South 09°39'36" West a distance of 270.00 feet to an existing iron pipe; thence North 80°06'44" West a distance of 60.00 feet to an existing iron pipe, being a northeast corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19263, page 2335 and further shown on Book of Maps 2025, page 2368; thence with said common line, North 80°05'31" West a distance of 386.35 feet to a set iron pipe on the eastern right of way line of Veridea Parkway, a variable width public right of way as described in Deed Book 16358, page 754; thence with the eastern right of way line of Veridea Parkway, North 09°19'59" East a distance of 8.02 feet to a set iron pipe; thence North 09° 19'59" East a distance of 10.18 feet to a point; thence North 09°19'59" East a distance of 1.17 feet to a point, passing through an existing rebar with cap 0.41 feet before the end of the line; thence North 09°19'59" East a distance of 250.63 feet to the point and place of beginning; containing an area of 120,679 square feet or 2.77 acres.
The property constitutes the same property described in that deed dated and recorded in the Office of the Register of Deeds Wake County, North Carolina, in Deed Book 4691, page 197 less and except that property conveyed in Deed Book 16358, page 754.

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

RITENOUR, EDWARD C JR is the owner* of the property for which the attached application is being submitted:

- ☑ 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: 1860 E. Williams St., Apex, NC 27539

The agent for this project is: Jason Barron and Leticia Shapiro - Morningstar Law Group

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

Agent Name: Jason Barron and Leticia Shapiro - Morningstar Law Group

Address: 434 Fayetteville St., Suite 2200 Raleigh, NC 27601

Telephone Number: 919-590-0371, 919-590-0366

E-Mail Address: jbarron@morningstarlawgroup.com, tshapiro@morningstarlawgroup.com

Signature(s) of Owner(s)*

Edward C. Ritenour — 7/28/2024

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 #: _____ Submittal Date: _____

RITENOUR, EDWARD C JR is the owner* of the property for which the attached application is being submitted:

- ☑ 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: 1860 E. Williams St., Apex, NC 27539

The agent for this project is: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

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

Agent Name: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counse

Address: 625 RXR Plaza., Uniondale, NY 11556

Telephone Number: 516-506-600

E-Mail Address: trechler@rxr.com

Signature(s) of Owner(s)*

Edward C. Ritenour — Type or print name

7/28/2024 — 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.

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, RITENOUR, EDWARD C JR (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 1860 E Williams St 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 2-28-1995, and recorded in the Wake County Register of Deeds Office on 3-1-1995, in Book 6453 Page 0736.

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 2-28-1995, 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 3-1-1995, 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 28 day of July, 2024.

Edward C. Ritenour (seal)

Edward C. Ritenour

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 EDWARD RITENOUR, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's DRIVERS LICENSE, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

RUSSELL STEWART NOTARY My Comm. Exp. 2-15-2029 PUBLIC WAKE COUNTY, NC
[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 2/15/2029

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

PIN 0740889089 (1860 E Williams St.)

Being all of the land now or formerly owned by Edward C. Ritenour, Jr., as described in Deed Book 6453, page 736 (less and except land conveyed to the North Carolina Department of Transportation recorded in Deed Book 20006, page 1415), being more particularly described as:

Beginning at a set iron pipe on the western right of way of line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being a southern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown as New Tract 5 on Book of Maps 2024, page 630, the point of beginning; thence from the beginning, leaving the western right of way of N.C. Highway 55 and with said common line, North 86°24'46" West a distance of 46.54 feet to an existing iron pipe; thence North 01°23'44" East a distance of 198.75 feet to a point being referenced by an existing iron pipe 0.34 feet west of the corner, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20197, page 275; thence with said common line, South 87°39'31" East a distance of 89.79 feet to a point on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630; thence with the western right of way line of N.C. Highway 55, South 36°36'03" West a distance of 7.37 feet to a point; thence South 84°36'46" West a distance of 25.00 feet to a point; thence South 35°34'06" West a distance of 35.09 feet to a point; thence South 58°31'02" East a distance of 85.50 feet to a point; thence South 31°28'58" West a distance of 136.58 feet to the point and place of beginning, containing an area of 15,130 square feet or 0.35 acres.

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

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

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

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

Developer Company *Information*	
Company *Name*	
Company Phone *Number*	
Developer Representative *Name*	
Developer Representative *Phone Number*	
Developer Representative *Email*	

New Residential Subdivision *Information*	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates *Information*	
Subdivision *Completion Date*	
Subdivision *Projected First Occupancy Date*	

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																	
Condos																	
Apartments																	
Other																	

Revised 08/10/2018

Instruction Packet and Affidavit for
Neighborhood Meetings

Town of Apex
Planning Dept
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-267-4987

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. Planning staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types and any long range plan amendments directly associated with such projects prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7.B. The intent of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application.

A pre-application neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezonings (including Planned Unit Developments);
- Major Site Plans;
- Minor Site Plans for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", and "Convenience store with gas sales";
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning; Major Site Plan; Minor Site Plans for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"; residential Master Subdivision Plan (excluding exempt subdivisions); or Special Use Permit, the applicant must conduct at least one (1) Neighborhood Meeting. **The notices for this Neighborhood Meeting shall not be mailed until after the pre-application meeting with the Technical Review Committee has been held.** This meeting may be held in-person or virtually. Virtual meetings shall provide a dial-in option in addition to a link to participate by internet. The applicant shall submit all forms included in this packet with the initial application submittal.

A second Neighborhood Meeting is required for all Rezonings (including Planned Unit Developments). This meeting shall be held in the month preceding the anticipated public hearing date.

The Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners and tenants abutting and within 500 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, not including the day of mailing. **The applicant shall send an email to addressing.team@apexnc.org to request the notification list as early as possible in order to receive the list in time for the mailing. The list will be provided within 5-10 business days of the initial request.** The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors. An updated list shall be provided by Planning staff prior to the required 2nd meeting for Rezoning applications.

- The applicant shall include with the meeting notice a vicinity map in addition to the materials listed under "Mailing and handout requirements" below.

The meeting must be held within specific timeframes and meet certain requirements:

- For all applications except Rezonings, the meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- For Rezonings, two (2) meetings are required. The first meeting must be held prior to submittal of the application and the second meeting must be held in the month preceding the anticipated public hearing date. The meetings must be held for a minimum of one (1) hour each, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- Meetings cannot be held on Town recognized holidays (http://www.apexnc.org/calendar.aspx).
- In-person meetings:
    - Meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
    - A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Virtual meetings:
    - Meeting shall be held via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant's choice. A dial-in option shall be provided.
    - An attendance sheet must be used to log known attendees at the virtual meeting. Note if no one attended.
- Mailings and handouts must include the following to help facilitate discussion:
    - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ):
        - A vicinity map and existing zoning map of the area; and
        - An exhibit(s) showing any proposed long range plan amendment(s), if applicable.
    - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; Minor Site Plans for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", and "Convenience store with gas sales"; residential Master Subdivision Plans; and Special Use Permits:
        - A vicinity map and preliminary plans of the proposed development. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request. For virtual meetings, the applicant must ask meeting participants if they would like any materials emailed/mailed to them; and
        - An exhibit showing any proposed long range plan amendment(s), if applicable.
    - Printed copies (handouts) must equal the number of notices required to be sent.
    - Contact information for the applicant's representative and Town Staff must be provided on the attached "Project Contact Information" form.
    - "Common Construction Issues & Who to Call" sheet (attached) must be included as part of the mailing/handout.
    - A copy of the handout must be included as part of the Neighborhood Meeting report.

- The agenda of the meeting shall include:
    - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
    - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
    - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by attendees, and responses by the applicant, if any, must be noted. For in-person meetings, provide blank comment sheets or notecards for neighbors to submit written comments. For virtual meetings, copy all questions and answers entered into the meeting's chat feature before closing the meeting and save them into a document. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.
- The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet or who otherwise request to be updated of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to the Planning Department, neighbors, and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One (1) reduced copy of the maps and/or plans included in the invitation and presented to the neighbors at the Neighborhood Meeting.

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.

July 14, 2026
Date

Dear Neighbor:
You are invited to a neighborhood meeting to review and discuss the development proposal at

See Attachment A — Address(es)

See Attachment A — 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. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

	Application Type	Approving Authority
☑	Rezoning (including Planned Unit Development)	Town Council
☐	Major Site Plan	Technical Review Committee (staff)
☐	Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
☐	Special Use Permit	Board of Adjustment (QJPH*)
☐	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

The applicant seeks to rezone the property to Sustainable Development Conditional Zoning (SD-CZ) in order to add these parcels to the Veridea Sustainable Development.

Estimated submittal date: Aug. 3, 2026

MEETING INFORMATION:

Property Owner(s) name(s):	See Attachment A
Applicant(s):	RXR LEN APEX OWNER LLC c/o Leticia Shapiro, Morningstar Law Group
Contact information (email/phone):	Leticia Shapiro; tshapiro@morningstarlawgroup.com/919-590-0366
Meeting Address:	https://morningstarlaw.group/07292026
Date/Time of meeting**:	July 29, 2026 5:30pm-6:30pm

Welcome: 5:30pm-5:35pm Project Presentation: 5:35pm-5:45pm Question & Answer: 5:45pm-6:30pm

**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 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.

PROJECT CONTACT INFORMATION

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.

Development Contacts:

Project Name: Veridea Expansion V Zoning: See Attachment A

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: See Attachment A

Address: See Attachment A

City: See Attachment A State: _____ Zip: _____

Phone: _____ Email: _____

Developer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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 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 Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

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**

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 am to 8:30 pm 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-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	**Infrastructure Inspections**	**919-249-3386**

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:	**Infrastructure Inspections**	**919-249-3386**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	**Non-Emergency Police**	**919-362-8661**

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:	**Water Resources**	**919-362-8166**

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	**Water Resources**	**919-362-8166**

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 by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	**Water Resources**	**919-362-8166**

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	**Water Resources**	**919-362-8166**

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	**Water Resources**	**919-362-8166**

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	**Water Resources**	**919-362-8166**

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

Electric Utility Installation:	**Electric Utilities**	**919-249-3531**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

How to Participate in the July 29, 2026 Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/07292026 to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:

Dial one of the following numbers:

- +1 301 715 8592
- +1 305 224 1968
- +1 309 205 3325
- +1 312 626 6799
- +1 646 931 3860
- +1 929 436 2866
- +1 253 205 0468
- +1 253 215 8782
- +1 346 248 7799
- +1 360 209 5623
- +1 386 347 5053
- +1 507 473 4847
- +1 564 217 2000
- +1 669 444 9171
- +1 669 900 6833
- +1 689 278 1000

REGISTRATION QR

Webinar ID: 880 1214 2191
Passcode: 436318

- For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you may call Leticia Shapiro at **(919) 590-0353** or email **bshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **bshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **bshapiro@morningstarlawgroup.com**.

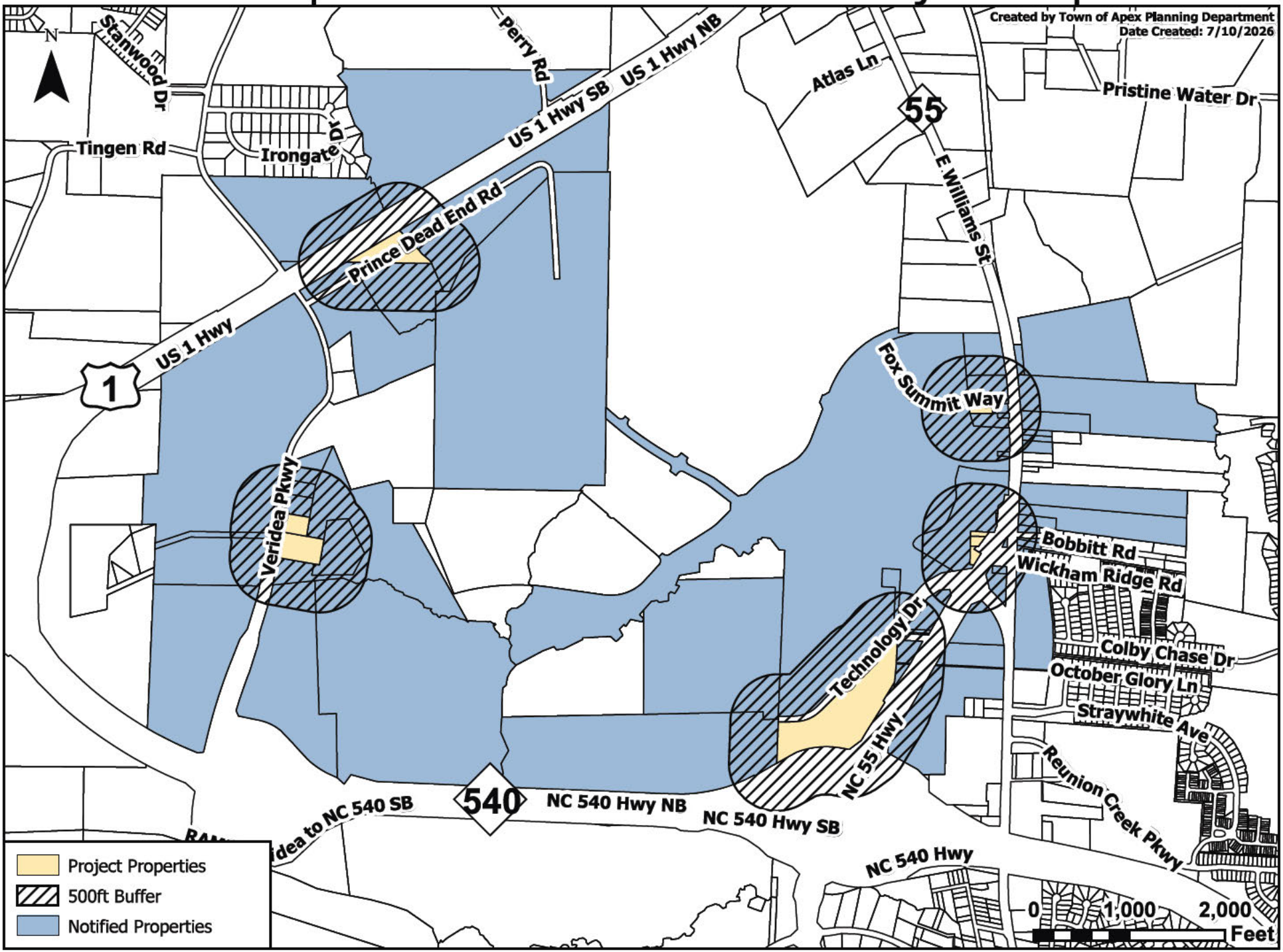
Attachment A

VERIDEA EXPANSION V REZONING

PROPERTY LIST

#	ADDRESS/PIN	OWNER	CURRENT ZONING	PROPOSED ZONING	ACRES	DEED BOOK	DEED PAGE
1	O Prince Dead End Road 0741217259	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	2.92	020095	01779
2	0 Technology Drive 0740765322	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	LI	SD-CZ	14.19	020009	01511
3	0 E Willams Street 0740981239	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.20	020197	00275
4	0 E Williams Street 0740980243	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.28	020197	00275
5	3137 Veridea Pkwy 0740188176	BUSHEE, ROGER W BUSHEE, GLENDA K 3137 VERIDEA PKWY APEX NC 27539-9202	RR	SD-CZ	2.77	004691	00197
6	3125 Veridea Pkwy 0740188440	FIELDS, W J FIELDS, CATHERINE A 3125 VERIDEA PKWY APEX NC 27539-9202	RR	SD-CZ	1.38	003138	00093
7	1714 E William St. 0740990631	PAGE, DAVID E HEIRS ERIN WADE 751 GATEWAY PARK DR APT 310 RALEIGH NC 27601-2160	RA	SD-CZ	0.50	001107	00549
8	1860 E. Williams St. 0740889089	RITENOUR, EDWARD C JR 108 TORTOISE LN MORRISVILLE NC 27560-7295	RR	SD-CZ	0.32	006453	00736
				Total Acres	22.56		

Notified Properties within 500ft of the Project Properties



Registration Report					
Report generated time	7/31/2026 11:36				
Topic	ID	Scheduled Time	Duration (minutes)	# Registrants	# Cancelled registrants
RXR/Veridea Expansion V, Neighborhood Meeting	880 1214 2191	7/29/2026 17:30	60	1	0
Attendee Details					
First Name	Last Name	Email	Registration Time	Approval Status	
Ivory	Barksdale	[redacted]	7/25/2026 12:41	approved	

Neighborhood Meeting Summary – Veridea Expansion V

July 29, 2026 – 5:30pm – 6:30pm

Meeting Overview

Applicant opened the meeting with introduction and an explanation of the purpose of the neighborhood meeting which was to inform nearby property owners of the proposed rezoning and to gather public input prior to submission of the rezoning application.

The presentation explained that the proposal seeks to rezone seven parcels to Sustainable Development Conditional District (SD-CZ). The applicant provided a visual zoning map demonstrating where the seven properties sit in relation to what has already been zoned Sustainable Development District and explained that these seven parcels are being incorporated into the overall Veridea Sustainable Development.

Topics Presented

- Location of the seven subject parcels.
- Existing zoning classifications (Rural Residential, Residential Agricultural, and Light Industrial).
- Proposed rezoning to Sustainable Development Conditional District.
- Relationship of the parcels to the larger Viridia master-planned community.
- Overview of the anticipated development pattern

Rezoning Process

- Explanation of the rezoning process including:
    - Completion of the first neighborhood meeting;
    - Submission of the rezoning application (anticipated August 3);
    - Town staff review;
    - Environmental Advisory Board review;
    - Second neighborhood meeting;
    - Planning Board public hearing;
    - Town Council public hearing and final decision.

Specific Question and Answer Session

1. **Q: The attendee explained that residents of the Pemberley neighborhood are generally concerned about the increasing activity associated with development in the area, particularly the potential for additional noise, traffic, and overall construction impacts, specifically the blasting and dust.**

A.: Thank you for bringing this to my attention. Please take my contact information and provide me with specific concerns and I will forward them to the developer.

2. **Q: What will these properties be zoned for?**

   A: The seven parcels are proposed to be rezoned to Sustainable Development Conditional District (SD-CZ) and incorporated into the Veridea Sustainable Development.

3. **Q: What is planned directly across NC 55 from the Pemberley neighborhood?**

   A: Veridea is a mixed-use development and while I cannot say with certainty what will be directly across from the Pemberley neighborhood, the current master plan shows retail & office, residential and the new Wake Tech Campus on the west side of Hwy 55 in this general area.

4. **Q: Will there be any additional neighborhood meetings?**

   A: Yes. A second neighborhood meeting will be held after Town staff completes its review of the rezoning application, likely within approximately two to three months.

5. **Q: Will this meeting be recorded?**

   A: No; however, the discussion and meeting notes will be included as part of the rezoning application.

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, Leticia Shapiro, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.

2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 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 Virtual - Zoom Platform (location/address) on July 29, 2026 (date) from 5:30pm (start time) to 6:30pm (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.

August 3, 2026
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Leticia Shapiro, a Notary Public for the above State and County, on this the 3rd day of August, 2026.

SEAL

PAULA H. ZORIO
NOTARY PUBLIC
WAKE COUNTY, N.C.

_____
Notary Public

Paula H. Zorio
Print Name

My Commission Expires: 3/26/29

APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions

The Town of Apex Environmental Advisory Board (EAB) offers this general list of suggested rezoning conditions for rezoning applicants to consider before filing a rezoning petition. The purpose of this list is to encourage and recommend implementation of exceptional environmental practices for future development that exceeds Town requirements. The Board will review each rezoning application and expand on suggested conditions by offering specific recommendations on a case-by-case basis.

The decision to include any of the recommendations below is voluntary by the applicant and the Board does not expect applicants to add all of the suggested conditions. Planning staff will include all zoning conditions suggested by this Board and will note which conditions have been added by the applicant in the staff reports to the Planning Board and Town Council. Applicants should review this list before meeting with the Board.

NOTE: Text in green indicates suggested zoning condition language from Planning Staff. Underlined text indicates text or numbers that may be changed based on the specific project. Additional conditions may be suggested by the EAB at the meeting.

Residential and Non-Residential Development Categories and Coverage

Part I applies to all developments; Part II applies exclusively to residential developments, and Part III exclusively to non-residential developments. Your development may include elements of each part.

- **Part I** – Includes suggestions for BOTH residential and non-residential developments (see definitions below).

- **Part II – Residential** applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.

  Part III – Non-Residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas

Please be sure to read and complete the entire document. Please select "Yes" to each zoning condition you are proposing to add to your rezoning application. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.

Part I – Residential AND Non-Residential

The following apply to both Residential **and** Non-Residential developments:

	STORMWATER AND WATER CONSERVATION – WATER QUALITY	YES
1.	The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	☐
2.	No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.	☐
3	No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	☐
4.	The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	☐
5.	The project shall install a minimum of _____Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	☐
6.	At least ___SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.	☐
7.	A ___-foot buffer shall be provided along existing, delineated wetlands that are to be preserved.	☐
8.	**Each option below is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option 7.b should not be selected.** a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance. **OR** b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance.	☐ ☐
	PLANTING AND LANDSCAPING Note: Invasive species are prohibited. Please see the Town's Design and Development Manual for a link to the list of prohibited species and for a list of suggested native species..	YES
9.	Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB's preference is for a minimum of 50%. The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.	☐

10.	Replace canopy (percentage- or DBH size-based) The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space.	☐
11.	To improve energy efficiency by providing shading, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.	☐
12.	To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.	☐
13.	The project shall ensure that _____% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	☐
14.	The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native to the eastern United States or a native of North Carolina.	☐
15.	No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.	☐
16.	HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.	☐
17.	In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.	☐
18.	To preserve and protect existing species, existing ponds shall be preserved if structurally sound.	☐
19.	Implements xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed. The project commits to planting ___% drought tolerant plants, of which ___% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	☐
20.	To reduce irrigation requirements, the project shall select and plant only warm season grasses.	☐

21.	Improve soil quality for a variety of native and non-invasive plantings, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed on each lot and within disturbed common areas.	☐
22.	Increase perimeter buffer requirements, especially in transitional areas (non-residential to residential areas), the project shall provide ____ additional feet of buffer width to that required by the UDO along the perimeter of the property.	☐
23.	Reduce impacts to Resource Conservation Areas (RCAs). a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least 6 inches by 6 inches and mounted at a height of 4 feet above the ground. **OR** b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	☐ ☐
SUSTAINABLE BUILDINGS		**YES**
24.	The project shall be designed to meet the requirements for one of the green building certifications listed above. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.	☐

Part II – Residential

Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights, or exterior architecture.

	STORMWATER AND WATER CONSERVATION – WATER QUALITY The Transportation & Infrastructure Development Department does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.	YES
25.	The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.	☐
26.	The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or homeowner's association.	☐
	WASTE MANAGEMENT	**YES**
27.	If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.	☐
	CLEAN ENERGY	**YES**
28.	A solar PV system of at least 3.5kW shall be installed on at least _____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	☐
29.	A solar PV system shall be installed on a minimum of _____model home. All solar installation required by this condition shall be completed or under construction prior to _____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	☐
30.	Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.	☐

Part III – Non- Residential

Non-residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

	STORMWATER AND WATER CONSERVATION – WATER QUALITY The Transportation & Infrastructure Development Department does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW. Note that number 36 is an exception that can be done in the public ROW.	YES
31.	The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	☐
32.	The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	☐
33.	To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.	☐
34.	May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation. The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Transportation and Infrastructure Development Department.	☐
	WASTE MANAGEMENT	**YES**
35.	The project shall install at least _____ pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	☐

CLEAN ENERGY		YES
36.	a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area. **OR** b. A solar PV system of at least 3.5kW shall be installed on at least _____% of or _____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to _____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time.	☐ ☐
37.	The developer shall provide ____% or ___more EV charging spaces than required by the UDO.	☐
38.	The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3.5kW.	☐
39.	The project shall install conduits for solar energy systems for all non-residential buildings	☐
LIGHTING EFFICIENCY		**YES**
40.	On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.	☐
41.	The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.	☐

Applicant Clarification/Additional Language:
The guiding principles of the Veridea SD Plan put coexistence with nature and environmental sustainability first place, minimizing environmental impacts and emphasizing protection from significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources.

Additional Board Recommendations:

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.

August 27, 2026
Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

See Attachment A — Address(es)

See Attachment A — 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. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

	Application Type	Approving Authority
☑	Rezoning (including Planned Unit Development)	Town Council
☐	Major Site Plan	Technical Review Committee (staff)
☐	Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
☐	Special Use Permit	Board of Adjustment (QJPH*)
☐	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

The applicant seeks to rezone the property to Sustainable Development Conditional Zoning (SD-CZ) in order to add these parcels to the Veridea Sustainable Development.

Estimated submittal date: Submitted Aug. 3, 2026

MEETING INFORMATION:

Property Owner(s) name(s):	See Attachment A
Applicant(s):	RXR LEN APEX OWNER LLC c/o Leticia Shapiro, Morningstar Law Group
Contact information (email/phone):	Leticia Shapiro; tshapiro@morningstarlawgroup.com/919-590-0366
Meeting Address:	https://morningstarlaw.group/09102026
Date/Time of meeting**:	September 10, 2026 5:00pm-6:00pm

Welcome: 5:00pm-5:05pm Project Presentation: 5:05pm-5:20pm Question & Answer: 5:20pm-6pm

**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 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.

PROJECT CONTACT INFORMATION

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.

Development Contacts:

Project Name: Veridea Expansion V Zoning: See Attachment A

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: See Attachment A

Address: See Attachment A

City: See Attachment A State: _____ Zip: _____

Phone: _____ Email: _____

Developer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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 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 Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

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

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 am to 8:30 pm 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-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386

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:	Infrastructure Inspections	919-249-3386

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661

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:	Water Resources	919-362-8166

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166

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 by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

How to Participate in the September 10, 2026 Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/09102026 to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:

Dial one of the following numbers:

- +1 301 715 8592
- +1 305 224 1968
- +1 309 205 3325
- +1 312 626 6799
- +1 646 931 3860
- +1 929 436 2866
- +1 253 205 0468
- +1 253 215 8782
- +1 346 248 7799
- +1 360 209 5623
- +1 386 347 5053
- +1 507 473 4847
- +1 564 217 2000
- +1 669 444 9171
- +1 669 900 6833
- +1 689 278 1000

REGISTRATION QR



Webinar ID: 860 6399 3796
Passcode: 359360

- For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you may call Leticia Shapiro at **(919) 590-0353** or email **jogden@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **jogden@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

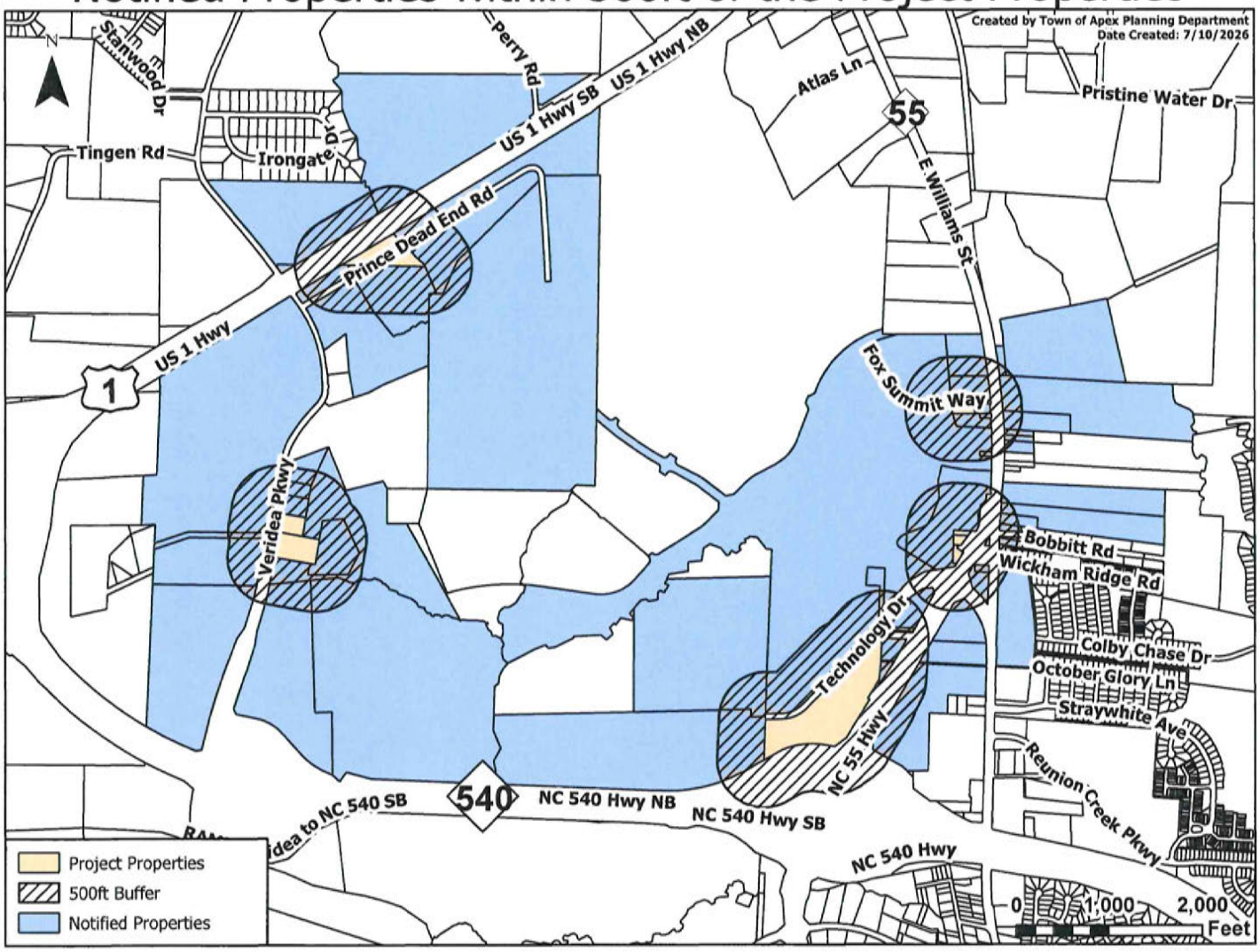
If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **jogden@morningstarlawgroup.com**.

Attachment A
VERIDEA EXPANSION V REZONING
PROPERTY LIST

#	ADDRESS/PIN	OWNER	CURRENT ZONING	PROPOSED ZONING	ACRES	DEED BOOK	DEED PAGE
1	O Prince Dead End Road 0741217259	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RR	SD-CZ	2.92	020095	01779
2	0 Technology Drive 0740765322	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	LI	SD-CZ	14.19	020009	01511
3	0 E Willams Street 0740981239	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.20	020197	00275
4	0 E Williams Street 0740980243	RXR LEN APEX OWNER LLC 625 RXR PLZ UNIONDALE NY 11556-3815	RA	SD-CZ	0.28	020197	00275
5	3137 Veridea Pkwy 0740188176	BUSHEE, ROGER W BUSHEE, GLENDA K 3137 VERIDEA PKWY APEX NC 27539-9202	RR	SD-CZ	2.77	004691	00197
6	3125 Veridea Pkwy 0740188440	FIELDS, W J FIELDS, CATHERINE A 3125 VERIDEA PKWY APEX NC 27539-9202	RR	SD-CZ	1.38	003138	00093
7	1714 E William St. 0740990631	PAGE, DAVID E HEIRS ERIN WADE 751 GATEWAY PARK DR APT 310 RALEIGH NC 27601-2160	RA	SD-CZ	0.50	001107	00549
8	1860 E. Williams St. 0740889089	RITENOUR, EDWARD C JR 108 TORTOISE LN MORRISVILLE NC 27560-7295	RR	SD-CZ	0.32	006453	00736
				Total Acres	22.56		

Notified Properties within 500ft of the Project Properties



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: Virtual - Zoom Platform - https://morningstarlaw.group/09102026

Date of meeting: September 10, 2026 Time of meeting: 5pm-6pm

Property Owner(s) name(s): See Attachment A

Applicant(s): RXR Realty

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.	No attendees				☐
2.					☐
3.					☐
4.					☐
5.					☐
6.					☐
7.					☐
8.					☐
9.					☐
10.					☐
11.					☐
12.					☐
13.					☐
14.					☐

Use additional sheets, if necessary.

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): See Attachment A

Applicant(s): RXR Realty

Contact information (email/phone): tshapiro@morningstarlawgroup.com/919-590-0366

Meeting Address: Virtual - Zoom Platform - https://morningstarlaw.group/09102026

Date of meeting: September 10, 2026 Time of meeting: 5pm-6pm

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.

Question/Concern #1:

No attendees

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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, Leticia L. Shapiro, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.

2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 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 Virtual - Zoom Platform - https://morningstarlaw.group/09102026 (location/address) on September 10, 2026 (date) from 5pm (start time) to 6pm (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.

September 16, 2026
Date

By: _____
Leticia L. Shapiro

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Julia Ogden, a Notary Public for the above State and County, on this the 16 day of September, 2026.

SEAL

JULIA OGDEN
NOTARY PUBLIC
WAKE COUNTY, N.C.

_____
Notary Public

Julia Ogden
Print Name

My Commission Expires: June 23, 2029

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #26CZ10
Veridea Expansion V

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:

Applicants: Todd Rechler, RXR Realty and Edward C. Ritenour, Jr.
Authorized Agents: Jason Barron and Letisha Shapiro, Morningstar Law Group
Property Addresses: 0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St.
Acreage: ±22.56 acres
Property Identification Numbers (PINs): 0740889089, 0740990631, 0740188440, 0740188176, 0740980243, 0740981239, 0740765322, and 0741217259
2045 Land Use Map Designations Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Existing Zoning of Properties Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)
Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ)

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

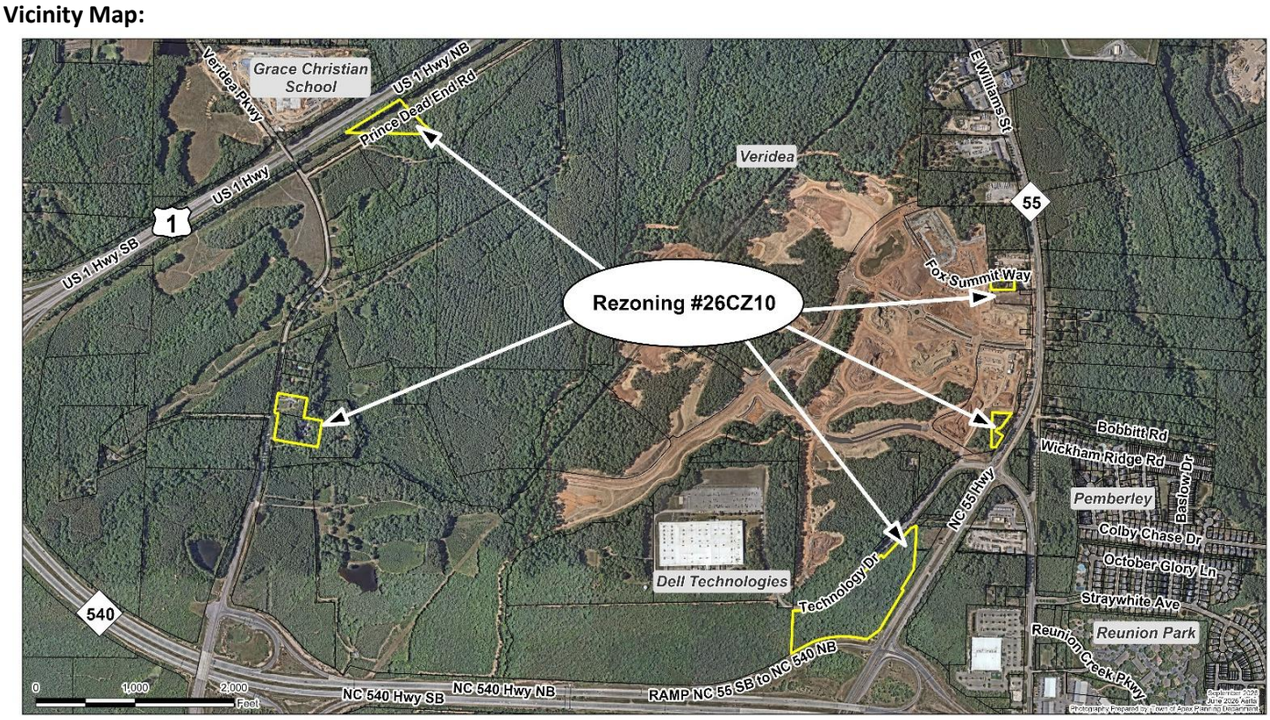
A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Planning Board Public Hearing Date and Time: October 12, 2026, 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 (322 N. Mason 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.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 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, Planning Department, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/55858.

Dianne F. Khin, AICP
Planning Director

Published Dates: September 28 – October 12, 2026

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ10
Veridea Expansion V

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: Todd Rechler, RXR Realty and Edward C. Ritenour, Jr.
Agente autorizado: Jason Barron and Letisha Shapiro, Morningstar Law Group
Dirección de las propiedades: 0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St
Superficie: ± 22.56 acres
Números de identificación de las propiedades: 0740889089, 0740990631, 0740188440, 0740188176, 0740980243, 0740981239, 0740765322, and 0741217259
Designación en el Mapa de Uso Territorial para 2045: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Ordenamiento territorial existente de las propiedades: Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)
Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Fecha y hora de la audiencia pública de la Junta de Planificación: 12 de octubre de 2026 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 secretaría de la Junta de Planificación, Jeri Pederson (322 N. Mason 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.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 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 al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/55858.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 28 de septiembre - 12 de octubre de 2026

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 #26CZ10 Veridea Expansion V
Project Location:	0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St
Applicant or Authorized Agent:	Jason Barron and Leticia Shapiro
Firm:	Morning Star Law Group
Planning Board Public Hearing Date:	October 12, 2026
Project Planner:	Bruce Venable

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on September 28, 2026, 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 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor 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 500' of the land subject to notification.

9/28/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 28th day of SEPTEMBER, 2026.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

Notary Public

My Commission Expires: 10/3/2027

https://www.apexnc.org/DocumentCenter/View/56540/26CZ10-Veridea-Exapansion-V-PB-Public-Notices---Combined?bidId=

Update

Team Apex Landin... | Town of Apex, Nor... | Planning Departm... | 2045LUM_0409202... | Development in A... | iMAPS | Home | Books! Online Rec... | PL Team - Internal... | Design and Develo... | Watershed Protecti... | Other favorites

Draw | 1 of 2 | Edit with Acrobat

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

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #26CZ10
Veridea Expansion V

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:

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Existing Zoning of Properties Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)
Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ)

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

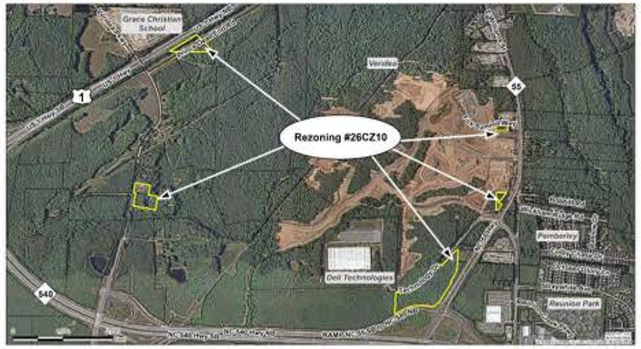
A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Planning Board Public Hearing Date and Time: October 12, 2026, 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 (322 N. Mason 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.

Vicinity Map:



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Dianne F. Khin, AICP
Planning Director

Powered by Adobe Acrobat

66°F Sunny | Search | 10:18 AM 9/28/2026

AGENDA
https://www.apexnc.org/DocumentCenter/View/56540/26CZ10-Veridea-Exapansion-V-PB-Public-Notices---Combined?bidId=
Update
Team Apex Landin... Town of Apex, Nor... Planning Departm... 2045LUM_0409202... Development in A... iMAPS Home Books! Online Rec... PL Team - Internal... Design and Develo... Watershed Protecti... Other favorites
Draw
2 of 2
Edit with Acrobat

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ10
Veridea Expansion V

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:

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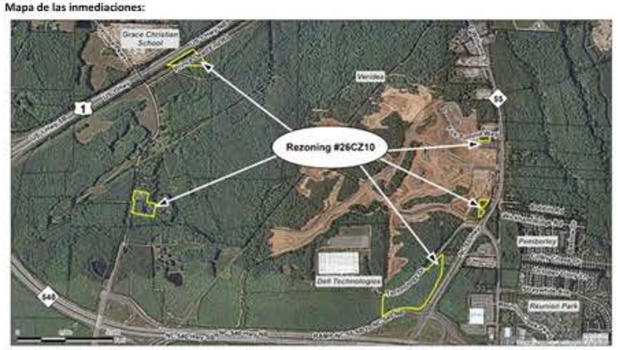
Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Fecha y hora de la audiencia pública de la Junta de Planificación: 12 de octubre de 2026 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 secretaría de la Junta de Planificación, Jeri Pederson (322 N. Mason 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.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 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 al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/55858.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 28 de septiembre - 12 de octubre de 2026

66°F Sunny
Search
10:18 AM 9/28/2026

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #26CZ10
Veridea Expansion V

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:

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Existing Zoning of Properties: Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)
Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ)

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

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: October 27, 2026, 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 prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 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, Planning Department, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/55858.

Dianne F. Khin, AICP
Planning Director

Published Dates: October 2 – October 27, 2026

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ03
Veridea Expansión V

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: Todd Rechler, RXR Realty and Edward C. Ritenour, Jr.
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Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

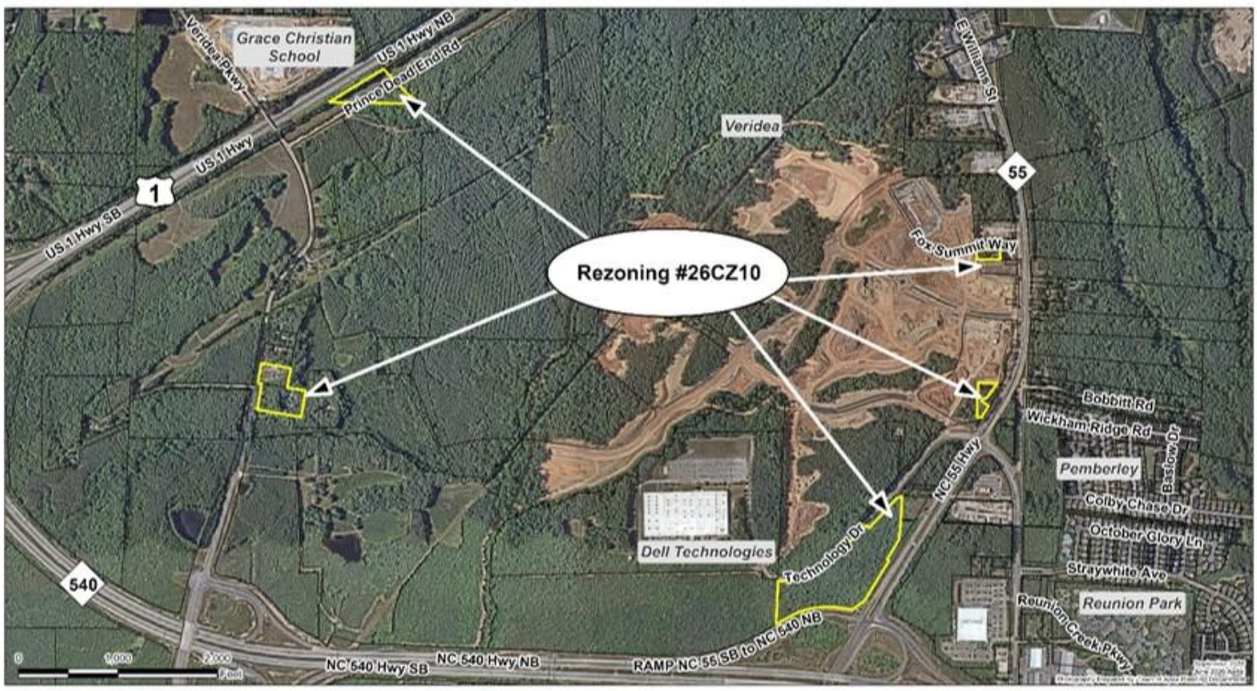
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 27 de octubre de 2026 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 oficina del Secretario Municipal (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.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 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 al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/55858.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 2 de octubre - 27 de octubre de 2026

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 #26CZ10 Veridea Expansion V
Project Location:	0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St.
Applicant or Authorized Agent:	Jason Barron and Letisha Shapiro
Firm:	Morningstar Law Group
Town Council Public Hearing Date:	October 27, 2026
Project Planner:	Bruce Venable

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on October 2, 2026, 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 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor 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 500' of the land subject to notification.

10/2/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 2nd day of OCTOBER, 2026.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

Notary Public

My Commission Expires: 10/3/2027

AGENDA

https://www.apexnc.org/DocumentCenter/View/56614/26CZ10-Veridea-Expansion-V-TC-Public-Notice-Combined?bidId=

Team Apex Landin... | Town of Apex, Nor... | Planning Departm... | 2045LUM_0409202... | Development in A... | iMAPS | Home | Books! Online Rec... | PL Team - Internal... | Design and Develo... | Watershed Protecti... | Other favorites

Draw | 1 of 2 | Edit with Acrobat

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

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #26CZ10
Veridea Expansion V

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:

Applicants: Todd Rechler, RXR Realty and Edward C. Ritenour, Jr.
Authorized Agents: Jason Barron and Letisha Shapiro, Morningstar Law Group
Property Address: 0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St.
Acreage: ± 23.09 acres
Property Identification Numbers (PINs): 0740889089, 0740990631, 0740188440, 0740188176, 0740980243, 0740981239, 0740765322, and 0741217259
2045 Land Use Map Designations: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Existing Zoning of Properties: Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)
Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ)

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

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: October 27, 2026, 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 prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 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, Planning Department, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/55858.

Dianne F. Khin, AICP
Planning Director

Published Dates: October 2 – October 27, 2026

75°F
Mostly sunny
Search
10:20 AM
10/2/2026

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ03
Veridea Expansión V

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: Todd Rechler, RXR Realty and Edward C. Ritenour, Jr.
Agente autorizado: Jason Barron and Letisha Shapiro, Morningstar Law Group
Dirección de las propiedades: 0 Prince Dead End Rd; 0 Technology Dr; 3125 & 3137 Veridea Pkwy; 0, 1714, & 1860 E. Williams St.
Superficie: ± 23.09 acres
Números de identificación de las propiedades: 0740889089, 0740990631, 0740188440, 0740188176, 0740980243, 0740981239, 0740765322, and 0741217259
Designación en el Mapa de Uso Territorial para 2045: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Ordenamiento territorial existente de las propiedades: Rural Residential (RR), Light Industrial (LI), and Residential Agricultural (RA)
Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

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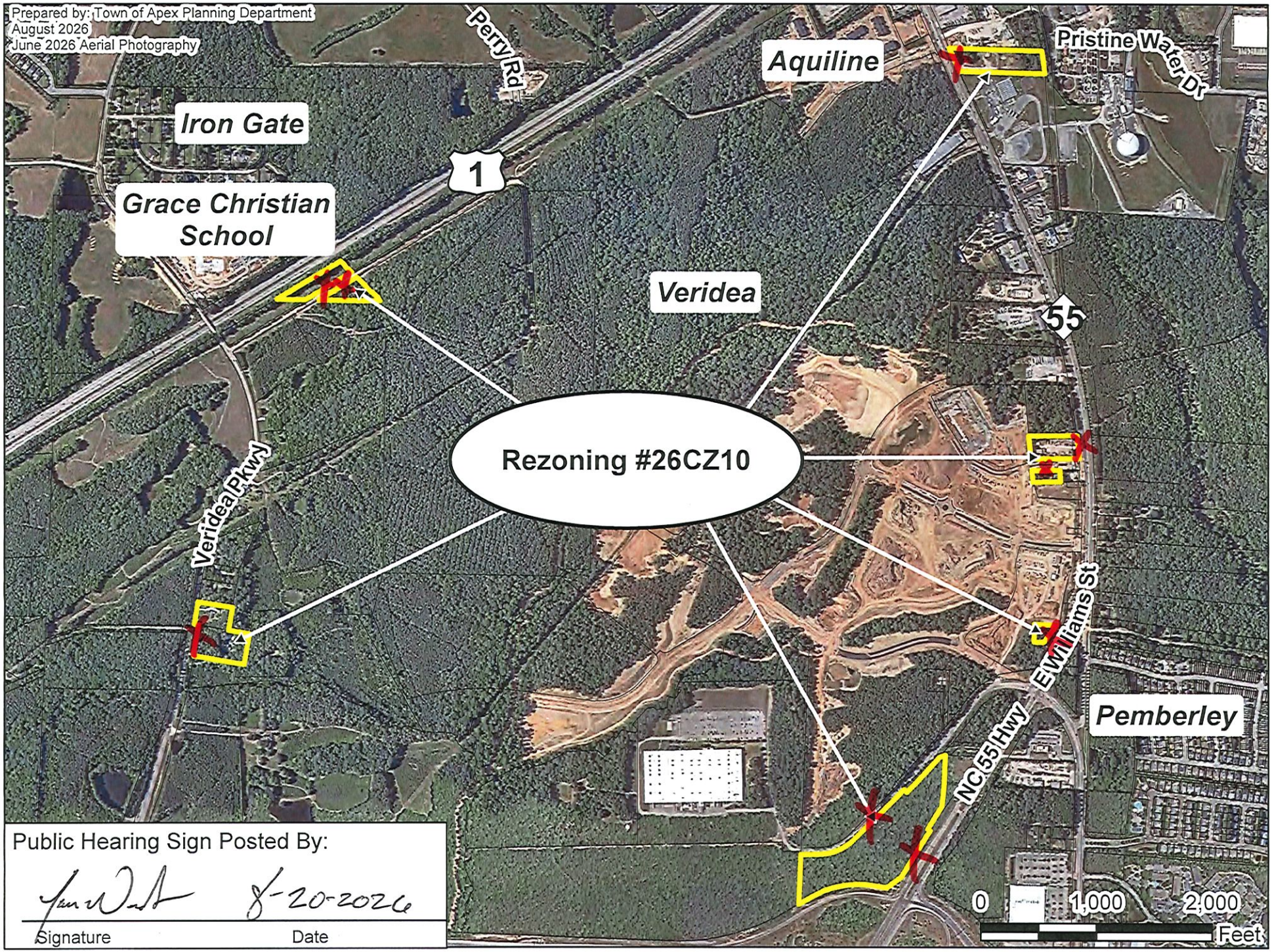
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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 2 de octubre - 27 de octubre de 2026



Public Hearing Sign Posted By:

8-20-2026

Signature Date