



PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #:	_____	Submission Date:	March 1, 2022
Fee Paid	\$ _____	Check #	_____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Chapel Ridge
Address(es): See attached Application Exhibit A
PIN(s) See attached Application Exhibit A

_____ Acreage: 20.62 acres
Current Zoning: Rural Residential (RR) Proposed Zoning: Planned Unit Development- Conditional Zoning (PUD-CZ)
Current 2045 LUM Designation: Medium Density Residential

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:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

Applicant Information

Name: High Street District Development, Inc., c/o Matthew Carpenter
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: NC Zip: 27601
Phone: (919) 835-4032 E-mail: matthewcarpenter@parkerpoe.com

Owner Information

Name: See attached Exhibit A
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: Josh Dix, High Street District Development, Inc. a Trammell Crow Company company
Address: 555 Fayetteville Street, Suite 300
City: Raleigh State: NC Zip: 27601
Phone: (919) 835-4032 E-mail: JDix@trammellcrow.com

Other contacts: _____

Exhibit A
To Chapel Ridge PUD-CZ Application
Owner Information Addendum

Parcel 1

Site Address: 1200 Chapel Ridge Road
PIN: 0732256180
Deed Reference (book/page): 12343/2193
Acreage: 5.27
Owner: Su Yueh Kao and Chi Chang Ho
Owner Address: 1200 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 2

Site Address: 1204 Chapel Ridge Road
PIN: 0732249869
Deed Reference (book/page): 8218/1726
Acreage: 1.71
Owner: Michael P. Mohan and Catherine A. Mohan
Owner Address: 1204 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 3

Site Address: 1205 Chapel Ridge Road
PIN: 0732352538
Deed Reference (book/page): 12171/2059
Acreage: 2.48
Owner: Douglas Cox and Carrie Cox
Owner Address: 1205 Chapel Hill Road, Apex, NC 27502-8502

Parcel 4

Site Address: 1209 Chapel Ridge Road
PIN: 0732354594
Deed Reference (book/page): 6236/386
Acreage: 3.0
Owner: Ronald L. Stringari, and Katherine L. Stringari
Owner Address: 1209 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 5

Site Address: 1220 Chapel Ridge Road
PIN: 0732343920
Deed Reference (book/page): 4168/302
Acreage: 2.88
Owner: Larry L. Carlson and Kathi E. Carlson
Owner Address: 1220 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 6

Site Address: 1225 Chapel Ridge Road

PIN: 0732347912

Deed Reference (book/page): 9720/361

Acreage: 2.13

Owner: Tigh M. Dundieff and Diane Cundieff

Owner Address: 1225 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 7

Site Address: 1512 Clark Farm Road

PIN: 0732340602

Deed Reference (book/page): 5351/223

Acreage: 2.34

Owner: David D. Sherry and Ethel V. Sherry

Owner Address: 1512 Clark Farm Road, Apex, NC 27502-8500

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: _____

Submittal Date: March 1, 2022

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

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.

Although the proposed development contemplates greater density than recommended by the property's Medium Density Residential Land Use Map ("LUM") designation, it is generally consistent with the purposes, goals, objectives, and policies of the Apex Comprehensive Plan (the "Comp Plan"). The proposed development will place additional housing density in close proximity to existing services, transit, restaurants, retail, and future transit; consistent with the Comp Plan goals of providing a variety of housing types, a variety of transportation options to enhance mobility, and walkable, mixed-use developments and pedestrian-oriented streets.

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 proposed development will place housing density in an appropriate location - directly adjacent to the Beaver Creek Shopping Center, within walking distance of a future transit stop, and in close proximity to 540 and US-64. It will offer a density/land use intensity transition from higher intensity commercial uses to the north to lower intensity townhomes and single-family detached homes to the south. Appropriate buffers and Resource Conservation Areas ("RCAs") will be located to mitigate negative effects on neighboring properties.

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

The proposed PUD-CZ will comply with any applicable standards in UDO 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.

Buffers and RCAs have been located to help minimize adverse effects on adjacent properties. Trash, parking and loading, and odors will be screened from adjacent uses as required by the UDO and as set forth in the PUD. The PUD text contains a condition that prevents dumpsters from being placed in close proximity to existing homes to the south. The extension of Chapel Ridge Road to the north will improve connectivity in the area and route traffic north to Beaver Creek Commons Drive rather than south past the existing single-family detached homes on Chapel Ridge. Additionally, the PUD text contains a condition that exterior lighting shall be focused towards the ground.

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 property is not within a designated current or future 100 year floodplain but is located within the Beaver Creek Drainage Basin. Accordingly, the property is within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.7. The PUD will include a minimum 20% RCA. Further, the PUD text contains additional environmental commitments including electric vehicle charging stations and installation of pet waste stations.

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.

The proposed development will improve access to public facilities and services. The Chapel Ridge Road extension will improve traffic circulation in the area and the project will place additional housing in close proximity to a future transit stop. The project will also extend water and sewer infrastructure south along Chapel Ridge Road which may facilitate future connections to Town services.

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 proposed multi-family community will have a positive effect on the health, safety, and welfare of Town residents by providing additional housing types in a well-connected location.

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

The proposed multi-family community will not be detrimental to adjacent properties. RCAs and buffers - together with other conditions contained in the PUD text - will help mitigate negative effects on 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 development will not constitute a nuisance or hazard. Traffic impacts will be mitigated by the northern extension of Chapel Ridge Road. Buffers, RCAs, and conditions on lighting will help mitigate negative effects on adjacent properties.

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 PUD will be governed by the regulations contained in the attached PUD Text and Concept Plan. The PUD will comply with all other regulations of the UDO to the extent they do not conflict with the PUD regulations.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

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

Guidelines

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

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

Existing Development Titles, Recurring

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

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: 1200;1204;1205;1209;1220; &1225 Chapel Ridge Road and 1512 Clark Farm Road
Nearest intersecting roads: Chapel Ridge Road/Olive Chapel Road
Wake County PIN(s): See attached Application Exhibit A
Township: White Oak

Contact Information (as appropriate)

Contact person: High Street District Development, Inc., c/o Matthew Carpenter
Phone number: (919) 835-4032 Fax number: N/A
Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601
E-mail address: matthewcarpenter@parkerpoe.com
Owner: See attached Application Exhibit A
Phone number: _____ Fax number: _____
Address: _____
E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: Chapel Ridge
2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____

Submittal Date: _____

**Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400**

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

1200;1204;1205;1209;1220; &1225 Chapel Ridge Road

and 1512 Clark Farm Road

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

High Street District Development, Inc., the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: High Street District Development, Inc.

TOWN OF APEX

BY: _____

[Signature]
Authorized Agent

BY: _____

Authorized Agent

DATE: _____

3/1/2022

DATE: _____

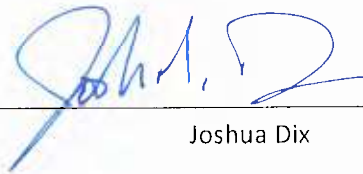
AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Joshua Dix of High Street District Development, Inc. (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 authorized agent of all owners, of the property located 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. Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
4. To Affiant's knowledge, no claim or action has been brought against the owners of the property 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.
5. This the 1st day of March, 2022.



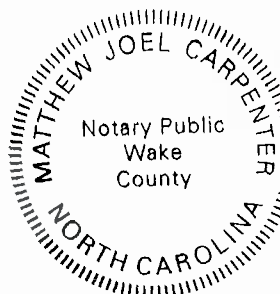
(seal)

Joshua Dix


STATE OF NORTH CAROLINA

COUNTY OF Wake

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



[NOTARY SEAL]


Notary Public Matthew J. Carpenter
State of North Carolina
My Commission Expires: 2/7/2024

AGENT AUTHORIZATION FORM

Application #:

Submittal Date:

Larry L. Carlson and Kathi E. Carlson is the owner* of the property for which the attached application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1220 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

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

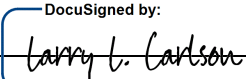

Agent Name: Josh Dix

Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:		
Larry L. Carlson	AF7F6591C7A7416...	March 1, 2022
	Type or print name	Date
DocuSigned by:		
Kathi E. Carlson	BE5DD374CDBC4E0...	March 1, 2022
	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:

Douglas Cox and Carrie Cox is the owner* of the property for which the attached application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1205 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

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

Agent Name: Josh Dix

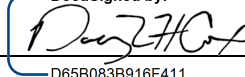
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:



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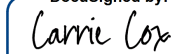
Douglas Cox

Type or print name

March 1, 2022

Date

DocuSigned by:



15AFD993F11F4FA...

Carrie Cox

Type or print name

March 1, 2022

Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #:

Submittal Date:

Tigh M. Cundieff and Diane Cundieff

is the owner* of the property for which the attached

application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1225 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

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

Agent Name: Josh Dix

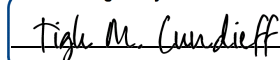
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:



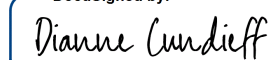
Tigh M. Cundieff

Type or print name

February 28, 2022

Date

DocuSigned by:



Diane Cundieff

Type or print name

February 28, 2022

Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #:

Submittal Date:

Su Yueh Kao and Chi-Chang Ho

is the owner* of the property for which the attached

application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1200 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

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

Agent Name: Josh Dix

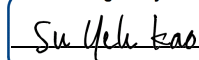
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:



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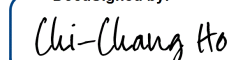
Su Yueh Kao

Type or print name

February 28, 2022

Date

DocuSigned by:



4D247A9C058E4C6...

Chi-Chang Ho

Type or print name

February 28, 2022

Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #:

Submittal Date:

Michael P. Mohan and Catherine A. Mohan

is the owner* of the property for which the attached

application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1204 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

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

Agent Name: Josh Dix

Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:

Michael Mohan

9AE7E08C69234D1...

February 28, 2022

Type or print name

Date

DocuSigned by:

Catherine A. Mohan

B1A01942099D408...

Catherine A. Mohan

February 28, 2022

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

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AGENT AUTHORIZATION FORM

Application #:

Submittal Date:

David D. Sherry and Ethel V. Sherry

is the owner* of the property for which the attached

application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
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- ☐ Other: _____

The property address is: 1512 Clark Farm Road, Apex, NC 27502-8500

The agent for this project is: Josh Dix

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

Agent Name: Josh Dix

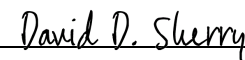
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:

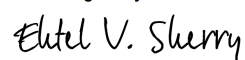
B3F25F01A74C4F4...
David D. Sherry

Type or print name

February 28, 2022

Date

DocuSigned by:



B3F25F01A74C4F4...

Ethel V. Sherry

Type or print name

February 28, 2022

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:

Katherine L. Stringari is the owner* of the property for which the attached application is being submitted:

- ☒ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1209 Chapel Ridge Road, Apex, NC 27502-8502

The agent for this project is: Josh Dix

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

Agent Name: Josh Dix

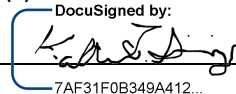
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601

Telephone Number: (919) 835-4032

E-Mail Address: JDix@trammellcrow.com

Signature(s) of Owner(s)*

DocuSigned by:



Katherine L. Stringari

7AF31F0B349A412...

March 10, 2022

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.

Exhibit A
to Affidavit of Ownership
Legal Description

Being all of lots 1, 2, 5, and 6 with no right-of-way taking as shown on book of maps 1987, page 556 in the Wake County Register of Deeds; all of lot 8 with no right-of-way taking as shown on book of maps 1987, page 1272 in the Wake County Register of Deeds; all of lot 10 with no right-of-way taking as shown on book of maps 1986, page 1627 in the Wake County Register of Deeds; and a portion of lot 3 as shown on book of maps 1987, page 556 with a right-of-way taking described in deed book 15527, page 772 in the Wake County Register of Deeds. Being more particularly described as follows.

Beginning at a point on the southern right-of-way line of Ackerman Hill Drive as shown on book of maps 2017, page 467, being the common corner of lands now or formally owned by MREC DT Beaver Creek LLC to the east as shown on book of maps 2006, page 1567; thence with the western line of MREC DT Beaver Creek LLC South 02°41'18" East a distance of 67.48 feet to an iron pipe, thence South 89°20'41" East a distance of 74.94 feet to an iron pipe, thence South 09°36'18" East a distance of 299.04 feet to an iron pipe, being the common corner of lands now or formally owned by MREC DT Beaver Creek LLC to the northeast and Daniel E. Corey, Et.Al. to the south as shown on book of maps 1987, page 1272; thence with the northern line of Daniel E. Corey, Et.Al. North 89°32'41" West a distance of 270.13 feet to an iron pipe, being the common corner on the eastern right-of-way line of Chapel Ridge Road as shown on book of maps 1987, page 1272; thence along the eastern right-of-way line of Chapel Ridge Road with a curve to the right a radius of 405.00 feet, an arc length of 50.19 feet, a chord bearing of South 03°10'24" East, a chord length of 50.16 feet to a point, thence North 89°32'50" West a distance of 50.00 feet to a point on the western right-of-way line of Chapel Ridge Road, being the common corner of land now or formally owned by James Patrick Serino and Melinda Busi to the south as shown on book of maps 1986, page 1627; thence leaving the right-of-way along the northern line of James Patrick Serino and Melinda Busi North 89°32'50" West a distance of 345.06 feet to an iron pipe, thence along the western line of the aforesaid land owners South 18°59'36" West a distance of 180.00 feet to a point, being the common corner of lands now or formally owned by James Patrick Serino and Melinda Busi to the northeast and Rita L. and Raymond V. Boykin Jr to the southeast as shown on book of maps 1986, page 1627; thence along the western line of Rita L. and Raymond V. Boykin Jr. South 18°59'39" West a distance of 269.66 feet to a point, being the common corner on the northern right-of-way line of Clark Farm Road as shown on book of maps 1986, page 1627; thence along the northern right-of-way line of Clark Farm Road with a curve to the left a radius of 2407.57 feet, an arc length of 172.19 feet, a chord bearing of North 71°16'12" West, a chord length of 172.15 feet to a point, thence with a curve to the right a radius of 25.00 feet, an arc length of 15.09 feet, a chord bearing of North 56°01'37" West, a chord length of 14.86 feet to a point, being the common corner of land now or formally owned by Christine and Frank A. Bria III to the west as shown on book of maps 1986, page 1627; thence leaving the northern right-of-way line with the eastern line of Christine and Frank A. Bria III North 01°00'50" West a distance of 364.22 feet to a point, thence along the northern line of the aforesaid land owners North 89°32'50" West a distance of 78.77 feet to a point, thence North 89°32'50" West a distance of 435.45 feet to a point, being the common corner of land now or formally owned by Christine and Frank A. Bria III to the south on the eastern right-of-way line of NC 540 HWY; thence along the eastern right-of-way line North 12°30'06" West a distance of 163.69 feet to a concrete monument; thence North 27°30'03" West a distance of 31.60 feet to a point, being the common corner of land now or formally owned by Shee Gopalprabhu LLC to the north, as described in deed book 18530, page 244, on the eastern right-of-way line of NC 540 HWY; thence leaving the right-of-way along the eastern line of Shee Gopalprabhu LLC

North 36°50'22" East a distance of 21.14 feet to a point, thence North 38°51'36" East a distance of 40.28 feet to a point, thence North 38°00'37" East a distance of 83.84 feet to a point, thence North 38°19'59" East a distance of 53.41 feet to a point, thence North 34°12'14" East a distance of 64.39 feet to a rebar, being the common corner of lands now or formally owned by Shee Gopalprabhu LLC to the west and Jordan Lutheran Church LLC to the northeast as shown on book of maps 1987, page 556; thence with the southern line of Jordan Lutheran Church LLC South 89°18'34" East a distance of 516.36 feet to an iron pipe, thence North 84°43'51" East a distance of 165.05 feet to an iron pipe, being the common corner on the southern right-of-way line of Chapel Ridge Road; thence along the right-of-way line with a curve to the right a radius of 50.00 feet, an arc length of 62.76 feet, a chord bearing of North 30°41'41" East, a chord length of 58.72 feet to a point, being the common corner of lands now or formally owned by Jordan Lutheran Church LLC to the west on the aforesaid right-of-way line; thence leaving the right-of-way along the eastern line of Jordan Lutheran Church LLC North 23°21'49" West a distance of 162.27 feet to an iron pipe, thence North 03°08'58" West a distance of 329.33 feet to an iron pipe, being the common corner of lands now or formally owned by Jordan Lutheran Church LLC to the southwest and CTO21 Apex LLC to the north as shown on book of maps 2021, page 1878; thence along the southern line of CTO21 Apex LLC North 88°45'08" East a distance of 388.91 feet to an iron pipe, thence North 88°45'08" East a distance of 47.28 feet to an iron pipe, thence North 88°42'10" East a distance of 177.95 feet to an iron pipe, being the common corner of lands now or formally owned by CTO21 Apex LLC to the northwest and MREC DT Beaver Creek LLC to the east; thence along the western line of MREC DT Beaver Creek LLC South 02°41'18" East a distance of 157.29 feet to a point, being the common corner of lands now or formally owned by MREC DT Beaver Creek LLC to the east and Michael J. Bishop to the south as shown on book of maps 1987, page 556; thence along the northern line of Michael J. Bishop South 51°53'36" West a distance of 297.36 feet to an iron pipe, thence along the western line of the aforesaid land owner South 25°27'10" West a distance of 274.97 feet to a point, being the common corner on the northern right-of-way line of Chapel Ridge Road; thence along the right-of-way line with a curve to the right a radius of 405.00 feet, an arc length of 118.06 feet, a chord bearing of South 56°11'36" East, a chord length of 117.64 feet to a point, thence with a curve to the right a radius of 405.00 feet, an arc length of 45.37 feet, a chord bearing of South 44°36'20" East, a chord length of 45.34 feet to a rebar, being the common corner on the southern right-of-way line of Ackerman Hill Drive and the northern right-of-way line of Chapel Ridge Road; thence leaving the Chapel Ridge Road right-of-way along the Ackerman Hill Drive right-of-way North 45°10'55" East a distance of 115.22 feet to a point, thence with a curve to the right a radius of 199.04 feet, an arc length of 145.84 feet, a chord bearing of North 66°19'50" East, a chord length of 142.60 feet to a point, thence North 87°15'57" East a distance of 28.56 feet to the point and place of beginning, containing an area of 898,352 square feet, 20.62 acres more or less.

Wake County Residential Development Notification

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

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

Please send any questions about this form to:

studentassignment-gis-group@wcpss.net

Developer Company Information	
Company Name	High Street District Development, Inc.
Company Phone Number	202-295-3383
Developer Representative Name	Josh Dix
Developer Representative Phone Number	202-295-3383
Developer Representative Email	JDix@trammellcrow.com

New Residential Subdivision Information	
Date of Application for Subdivision	Unknown
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Chapel Ridge
Address of Subdivision (if unknown enter nearest cross streets)	Chapel Ridge Road
REID(s)	
PIN(s)	0732256180; 0732249869; 0732352538; 0732354594; 0732343920; 0732347912; 0732340602

Projected Dates Information	
Subdivision Completion Date	unknown
Subdivision Projected First Occupancy Date	Approx. 2026

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	370			222	148					unknown		2026	370				
Other																	

NOTICE OF ELECTRONIC 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.

January 31, 2022

Date

Dear Neighbor:

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

See attached Exhibit A

See attached Exhibit A

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic 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, you may contact the applicant before or after the meeting is held. 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 www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

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

Application Type		Approving Authority
<input checked="" type="radio"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="radio"/>	Major Site Plan	Town Council (QJPH*)
<input type="radio"/>	Special Use Permit	Town Council (QJPH*)
<input type="radio"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The applicant is proposing to rezone the property to Planned Unit Development - Conditional Zoning District to facilitate the development of an amenitized multi-family community. Additional information will be provided at the meeting.

Estimated submittal date: March 1, 2022

MEETING INFORMATION:

Property Owner(s) name(s):	See attached Exhibit A
Applicant(s):	Josh Dix, Trammell Crow Company c/o Matthew Carpenter
Contact information (email/phone):	matthewcarpenter@parkerpoe.com; (919) 835-4032
Electronic Meeting invitation/call in info:	See accompanying letter with Zoom instructions
Date of meeting**:	February 16, 2022
Time of meeting**:	6:00 PM - 8:00 PM

MEETING AGENDA TIMES:

Welcome: 6:00 PM Project Presentation: between 6:00 - 8:00 PM Question & Answer: between 6:00 - 8:00 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.

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: Chapel Ridge Zoning: Rural Residential (RR)

Location: See attached Exhibit A

Property PIN(s): See attached Exhibit A Acreage/Square Feet: 19.81 acres

Property Owner: See attached Exhibit A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: Trammell Crow Company, c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: 919-835-4032 Fax: n/a Email: MatthewCarpenter@parkerpoe.com

Engineer: McAdams, attn. Kody Trowbridge

Address: One Glenwood, Suite 201

City: Raleigh State: NC Zip: 27603

Phone: 919-287-0841 Fax: n/a Email: trowbridge@mcadamsco.com

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 Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

January 31, 2022

Re: Notice of Virtual Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on February 16, 2022 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone 7 parcels of land located at 1200 Chapel Ridge Road (PIN 0732256180), 1204 Chapel Ridge Road (PIN 0732249869), 1205 Chapel Ridge Road (PIN 0732352538), 1209 Chapel Ridge Road (PIN 0732354594), 1220 Chapel Ridge Road (PIN 0732343920), 1225 Chapel Ridge Road (PIN 0732347912), and 1512 Clark Farm Road (PIN 0732340602) (collectively, the “Property”). The Property is currently zoned Rural Residential (RR) and is proposed to be rezoned to Planned Unit Development-Conditional Zoning (PUD-CZ).

The applicant is proposing a rezoning to PUD-CZ to facilitate the development of an amenitized multi-family community. During the meeting, the applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcel; (2) a zoning map of the subject area; (3) a preliminary concept plan; (4) a project contact information sheet; and (5) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	893 2645 9717
Enter the following password:	329414

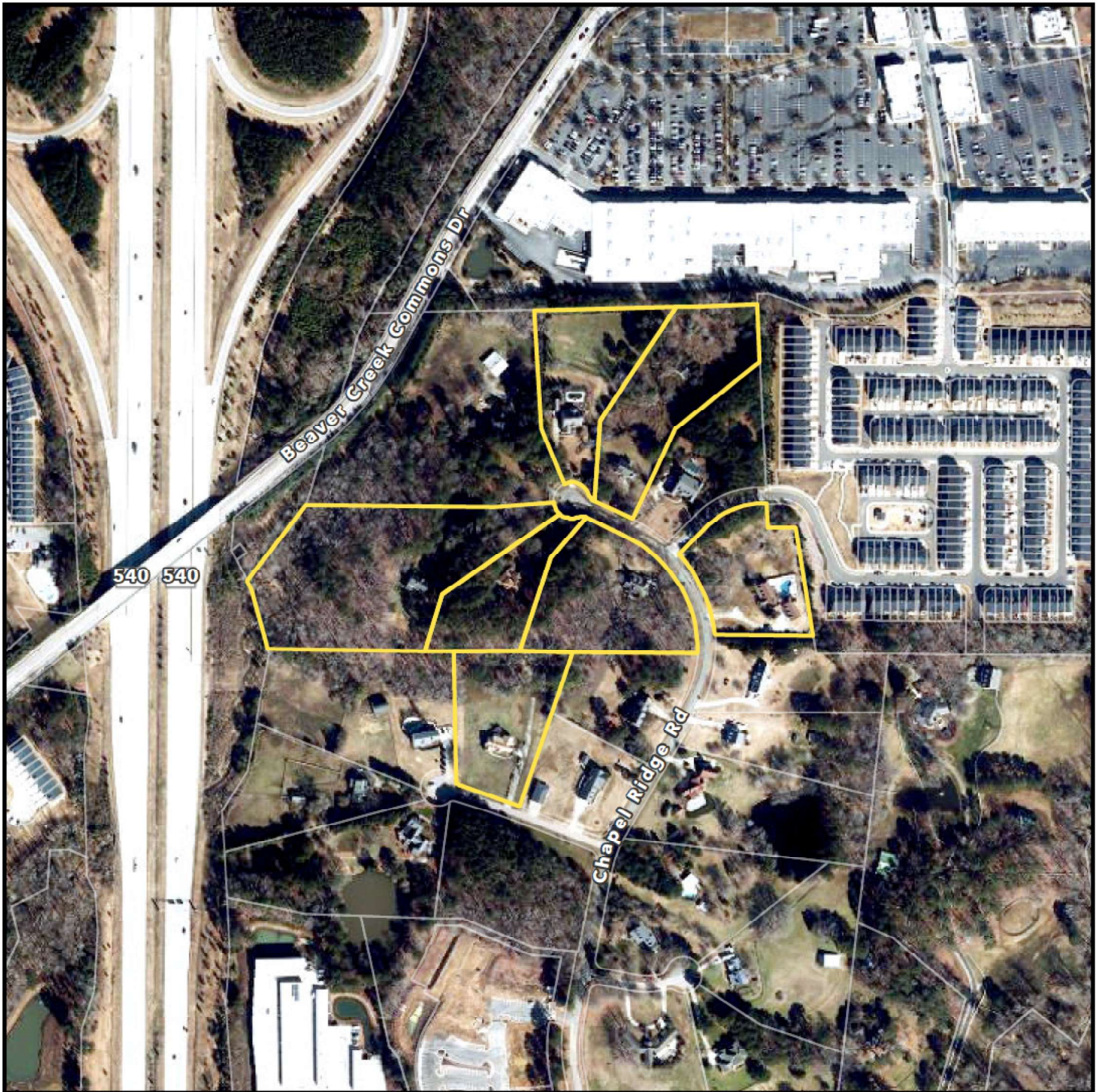
To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	893 2645 9717 #
Enter the Participant ID:	#
Enter the Meeting password:	329414 #

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at matthewcarpenter@parkerpoe.com.

Thank you,

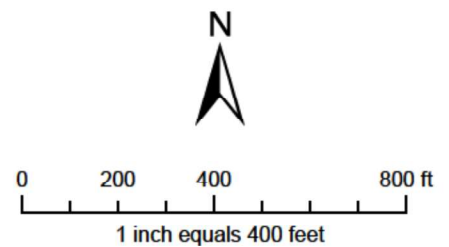
Matthew Carpenter



Rezoning of:

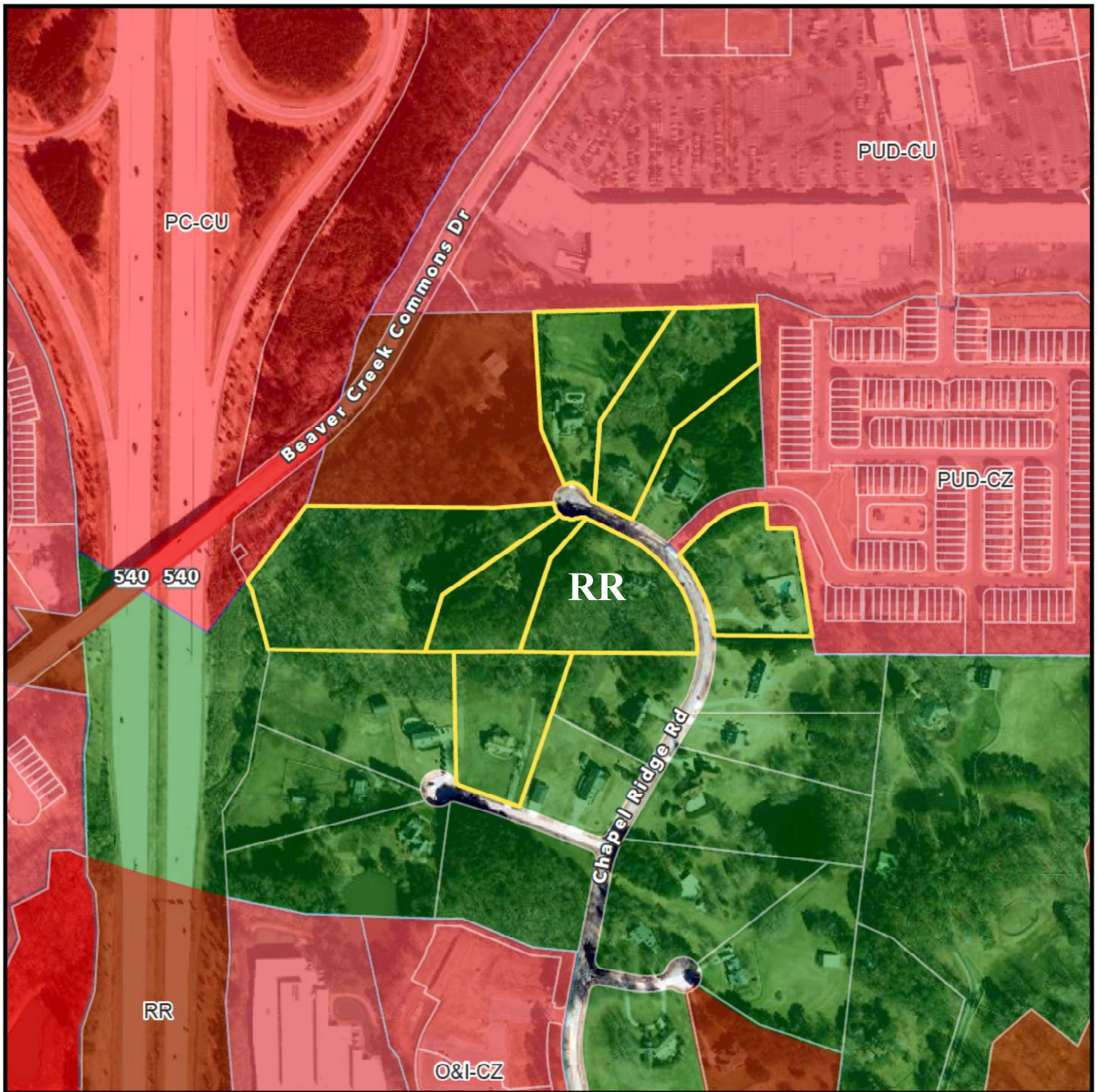
**1220, 1204, 1205, 1209, 1220 and
1225 Chapel Ridge Road, &
1512 Clark Farm Road**

Vicinity Map



Disclaimer

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

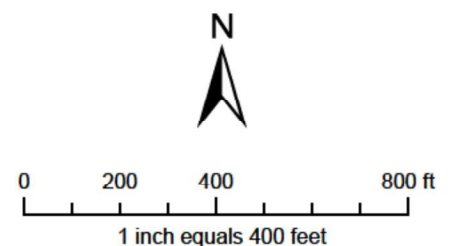


Rezoning of:

**1200, 1204, 1205, 1209, 1220 and
1225 Chapel Ridge Road; &
1512 Clark Farm Road**

Zoning Map

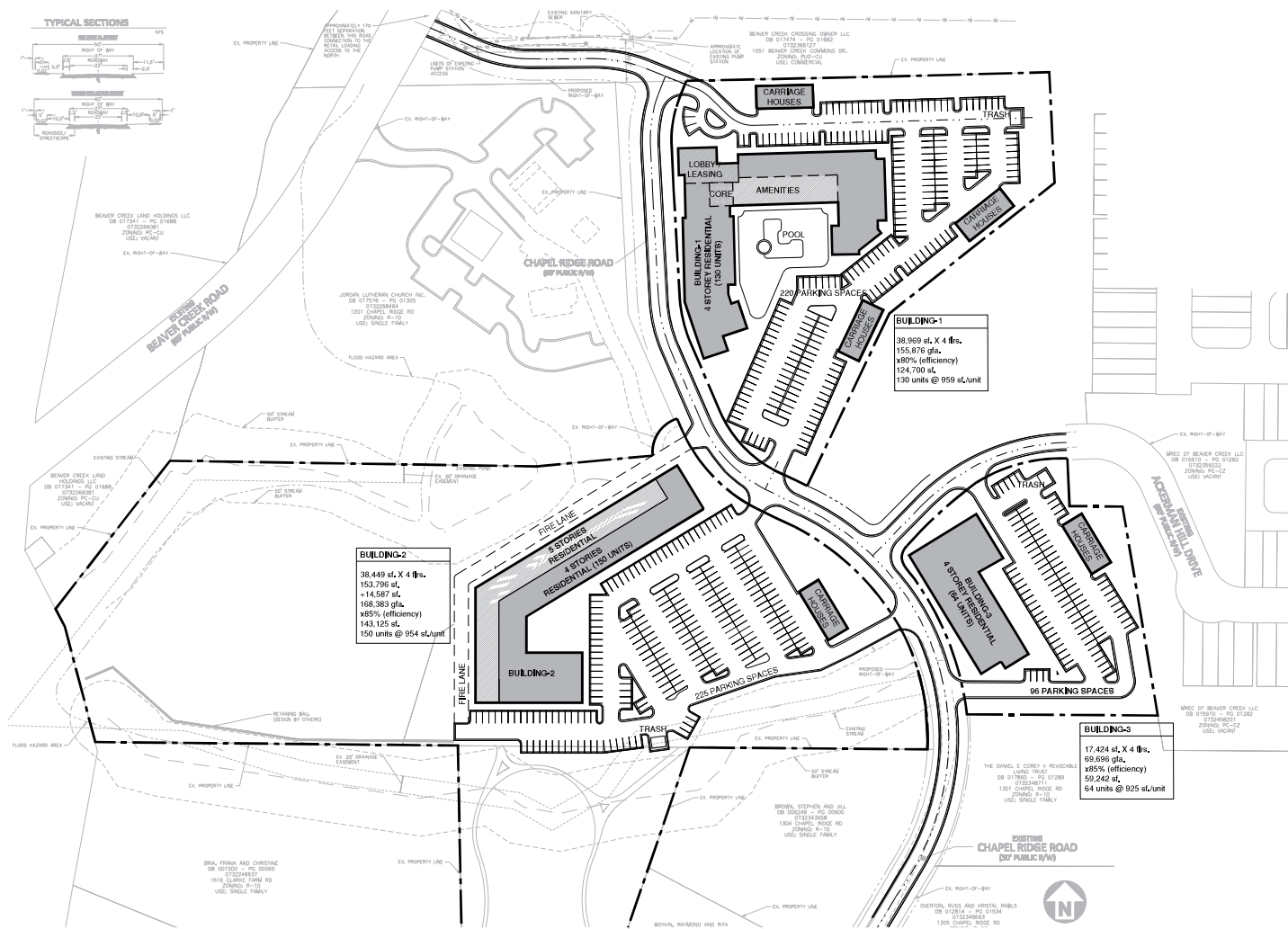
Current Zoning: RR



Disclaimer

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* Preliminary Concept Plan, subject to change



1 SITE PLAN
Scale: 1/64" = 1'-0"



RULE JOY TRAMMELL RUBIO
ARCHITECTURE INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
www.rjtrdesign.com
404.524.1492 (phone) 404.524.1493 (fax)

PRINTED
DATE ISSUE/REVISION

CHAPEL RIDGE RESIDENTIAL
PRELIMINARY SITE PLAN
APEX, NORTH CAROLINA

COMMISSION NO. 2011-185-00
DRAWING NO.

NOT ISSUED FOR CONSTRUCTION
SITE PLAN
A0-01

Exhibit A
Trammell Crow PUD-CZ
Owner Information Addendum

Parcel 1

Site Address: 1200 Chapel Ridge Road
PIN: 0732256180
Deed Reference (book/page): 12343/2193
Acreage: 5.27
Owner: Su Yueh Kao and Chi Chang Ho
Owner Address: 1200 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 2

Site Address: 1204 Chapel Ridge Road
PIN: 0732249869
Deed Reference (book/page): 8218/1726
Acreage: 1.71
Owner: Michael P. Mohan and Catherine A. Mohan
Owner Address: 1204 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 3

Site Address: 1205 Chapel Ridge Road
PIN: 0732352538
Deed Reference (book/page): 12171/2059
Acreage: 2.48
Owner: Douglas Cox and Carrie Cox
Owner Address: 1205 Chapel Hill Road, Apex, NC 27502-8502

Parcel 4

Site Address: 1209 Chapel Ridge Road
PIN: 0732354594
Deed Reference (book/page): 6236/386
Acreage: 3.0
Owner: Ronald L. Stringari, and Katherine L. Stringari
Owner Address: 1209 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 5

Site Address: 1220 Chapel Ridge Road
PIN: 0732343920
Deed Reference (book/page): 4168/302
Acreage: 2.88
Owner: Larry L. Carlson and Kathi E. Carlson
Owner Address: 1220 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 6

Site Address: 1225 Chapel Ridge Road

PIN: 0732347912

Deed Reference (book/page): 9720/361

Acreage: 2.13

Owner: Tigh M. Dundieff and Diane Cundieff

Owner Address: 1225 Chapel Ridge Road, Apex, NC 27502-8502

Parcel 7

Site Address: 1512 Clark Farm Road

PIN: 0732340602

Deed Reference (book/page): 5351/223

Acreage: 2.34

Owner: David D. Sherry and Ethel V. Sherry

Owner Address: 1512 Clark Farm Road, Apex, NC 27502-8500

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 1st and 3rd 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 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	James Misciagno	919-372-7470
------------------------------	------------------------	---------------------

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166
---	---	---------------------

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

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

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	James Misciagno	919-372-7470
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	James Misciagno Danny Smith	919-372-7470 Danny.Smith@ncdenr.gov
--	--	--

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust:	James Misciagno	919-372-7470
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	James Misciagno	919-372-7470
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	James Misciagno	919-372-7470
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537
-------------------------------------	----------------------	---------------------

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation:	Rodney Smith	919-249-3342
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

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: Online via Zoom
Date of meeting: February 16, 2022 Time of meeting: 6:00
Property Owner(s) name(s): See exhibit A attached to neighbor notice letter
Applicant(s): Josh Dix, Trammell Crow Company

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.	<u>See attached attendance list</u>				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

**Chapel Ridge PUD
Neighborhood Meeting Sign-In Sheet
February 16, 2022**

Mike Bishop
Rita Boykin
Sara Grover
James Faulkner
Melinda Busi
Jim Serino
Nancy Corey
Prakash Patel
Mike Mohan
Michael Merker
Carrie Cox
Kathi Carlson
Jason Buehring
Scott Kipp
David Prestrud
Shree Gopalprabhu LLC
Russ Overton
Cat Mohan
Richard Biseli
Charles Pope

*Contact information was received but has been redacted for filing

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 exhibit A attached to neighbor notice letter

Applicant(s): Josh Dix, Trammell Crow Company

Contact information (email/phone): _____

Meeting Address: Online via Zoom

Date of meeting: February 16, 2022

Time of meeting: 6:00

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: How many units are planned for the project?

Applicant's Response: We expect around 357 apartment units spread across three separate buildings along Chapel Ridge Road, although the final density and acreage will be determined when we file the rezoning application and PUD documents.

Question/Concern #2: Can you look at moving the dumpster currently shown along the southern property line? As shown, the dumpster would be close to my home and I do not want to hear and see garbage trucks pulling in and out.

Applicant's Response: Final dumpster locations will be determined at the site plan stage, but we can look at adding a condition to the PUD text that there won't be a dumpster within x feet of your property line.

Question/Concern #3: Will the extension of Chapel Ridge Road be public right-of-way or a private road? If public right-of-way, will it be maintained by NCDOT or the Town of Apex?

Applicant's Response: The portion of the Chapel Ridge extension north of the existing cul-de-sac, all the way up to the shared property line with Beaver Creek will be public right-of-way. The portion across the Beaver Creek property will be a private road but will be subject to a public access easement. We have had preliminary discussions with Town transportation staff, but do not know definitively at this point whether the public right-of-way portion of Chapel Ridge will be maintained by the Town or NCDOT.

Question/Concern #4: General concerns about traffic, including cut through traffic from residents of the proposed development.

Applicant's Response: We expect the Chapel Ridge Road extension to improve traffic connectivity in the area. We are in the process of completing a Traffic Impact Analysis that examines existing and proposed traffic and will recommend any necessary road improvements. The TIA will be filed with our 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, Matthew J. Carpenter, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Department of Planning and Community Development, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at online via zoom (location/address)
on February 16, 2022 (date) from 6:00 (start time) to 8:00 (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.

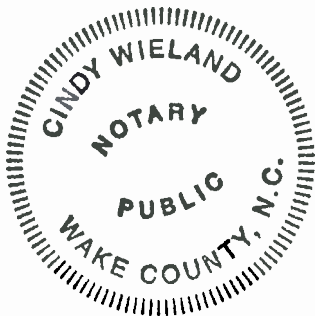
3/1/2022
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Cindy Wieland, a Notary Public for the above State and County, on this the 1st day of March, 2022.

SEAL



Cindy Wieland
Notary Public
Cindy Wieland
Print Name

My Commission Expires: 2-22-26

1

Notice List for Neighborhood Meeting

OWNER	MAILING ADDRESS	MAILING ADDRESS2	MAILING ADDRESS3
APEX TOWN OF	PO BOX 250	APEX NC 27502-0250	
ASHOK, VIMAL DEV DEV, SANGITA VIMAL	1015 WAYMAKER CT	APEX NC 27502-4325	
ASHRAFI, ZAHRA JOGHATAEI, MAJID	1013 WAYMAKER CT	APEX NC 27502-4325	
BEAVER CREEK CROSSINGS OWNER LLC	TYLER COVINGTON	1111 METROPOLITAN AVE STE 700	CHARLOTTE NC 28204-3424
BEAVER CREEK LAND HOLDINGS LLC	2574 CORLEY WOOD DR	RALEIGH NC 27606-4266	
BECK, PATRICK A LIU, JANET F	8412 SECRETO DR	RALEIGH NC 27606-0030	
BHATTA, HIMANSHU	1004 WAYMAKER CT	APEX NC 27502-4325	
BISHOP, MICHAEL J	1213 CHAPEL RIDGE RD	APEX NC 27502-8502	
BOYKIN, V RAYMOND JR BOYKIN, RITA L	1500 CLARK FARM RD	APEX NC 27502-8500	
BRIA, FRANK A III BRIA, CHRISTINE	1516 CLARK FARM RD	APEX NC 27502-8500	
BUNN, KENNETH G, BUNN, ERICA CHRISTINE	1408 BARNSIDE LN	APEX NC 27502-8501	
BUWALDA, NATHAN BUWALDA, SUZANNE	1028 WAYMAKER CT	APEX NC 27502-4325	
CARLSON, LARRY L CARLSON, KATHI E	1220 CHAPEL RIDGE RD	APEX NC 27502-8502	
CARSON, DARREN DWAYNE SR CARSON, REGINA	2045 ACKERMAN HILL DR	APEX NC 27502-5109	
CHAGANTIPATI, RAJ KIRAN VEMURI, JYOTSNA	4016 SYKES ST	CARY NC 27519-7301	
CHIU, CHERIE	2065 ACKERMAN HILL DR	APEX NC 27502-5109	
CNG PROPERTIES LLC	1010 GOODWORTH DR	APEX NC 27539-3869	
COOPER, DONNA L THE DONNA L COOPER TRUST	2047 OLD CHAPMAN DR	APEX NC 27502-4326	
COREY, DANIEL E II THE DANIEL E COREY II REVOCABLE LIVING TRUST	1301 CHAPEL RIDGE RD	APEX NC 27502-8503	
COX, DOUGLAS COX, CARRIE	1205 CHAPEL RIDGE RD	APEX NC 27502-8502	
CTO21 APEX LLC	1140 N WILLIAMSON BLVD STE 140	DAYTONA BEACH FL 32114-8112	
CUNDIEFF, TIGH M CUNDIEFF, DIANE	1225 CHAPEL RIDGE RD	APEX NC 27502-8502	
DAVE, GHANSHYAM	2055 ACKERMAN HILL DR	APEX NC 27502-5109	
EBENEZER, CHARLES EBENEZER, JULIANA	1018 WAYMAKER CT	APEX NC 27502-4325	
ENGLISH, AMANDA ENGLISH, CORY	2046 ACKERMAN HILL DR	APEX NC 27502-5109	
FANG, YUEHONG WANG, YU	105 BRIAR RIDGE CIR	WINSTON SALEM NC 27104-4482	
FAULKNER, JAMES V JR FAULKNER, BARBARA B	1513 CLARK FARM RD	APEX NC 27502-8500	
GADI, BIPIN PONNAPALLI, VANIPRIYA	2047 ACKERMAN HILL DR	APEX NC 27502-5109	
GROVER, SARA W PRESTRUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8503	
HEMPSTEAD AT BEAVER CREEK HOMEOWNERS ASSOCIATION,	CHARLESTON MANAGEMENT CORP	PO BOX 97243	RALEIGH NC 27624-7243
HINSLEY, MICHAEL HINSLEY, EMILLEE	2048 ACKERMAN HILL DR	APEX NC 27502-5109	
HOECKBERG, ERIC HOECKBERG, ERIKA	2054 ACKERMAN HILL DR	APEX NC 27502-5109	
JARIWALA, AJAY H JARIWALA, DIVYABEN S	1032 WAYMAKER CT	APEX NC 27502-4325	
JORDAN LUTHERAN CHURCH INC	1031 PEMBERTON HILL RD STE 202	APEX NC 27502-4278	
KADZIK, MARY	1008 WAYMAKER CT	APEX NC 27502-4325	
KAO, SU YUEH HO, CHI CHANG	1200 CHAPEL RIDGE RD	APEX NC 27502-8502	
KARUMBIAIAH, KAVERIAPPA MUDDIYADA RAMESH, NIVEDITA KAMBAYANDA	2056 ACKERMAN HILL DR	APEX NC 27502-5109	
KING, JAMES KING, JOANNE	2052 ACKERMAN HILL DR	APEX NC 27502-5109	
KOLLASSERY, GANGADHARAN SHELLY SHELLY, HEERA	329 HOLSTEN BANK WAY	CARY NC 27519-7574	
KONDATI, VIJAY NUNI, MADHU	1034 WAYMAKER CT	APEX NC 27502-4325	
LAM, CHRISTOPHER HUANG, WEI	1024 WAYMAKER CT	APEX NC 27502-4325	
LI, NAN	6708 MILLORY SPRINGS LN	CARY NC 27519-8500	
LU, LIN	647 SEALINE DR	CARY NC 27519-2572	
MANI, SURESH SURESH, NIVETHA	2049 OLD CHAPMAN DR	APEX NC 27502-4326	
MARIN, MICHAEL	1021 WAYMAKER CT	APEX NC 27502-4325	
MCGRWV, BENJAMIN IV	2043 OLD CHAPMAN DR	APEX NC 27502-4326	
MOHAN, MICHAEL P MOHAN, CATHERINE A	1204 CHAPEL RIDGE RD	APEX NC 27502-8502	
MOHANASUNDARAM, RANJITH KUMAR TRUSTEE MUTHURAMAN, RAJALAKSHMI TRUSTEE	2051 OLD CHAPMAN DR	APEX NC 27502-4326	
MONAHAN, RICHARD CHARLES TRUSTEE RICHARD C MONAHAN LIVING TRUST	4225 LOFTY RIDGE PL	MORRISVILLE NC 27560-9586	
MREC DT BEAVER CREEK LLC	STE 130	13860 BALLANTYNE CORPORATE PL	CHARLOTTE NC 28277-3167
MREC DT BEAVER CREEK LLC	11610 N COMMUNITY HOUSE RD STE 100	CHARLOTTE NC 28277-1894	
NADELLA, VIDYADHAR PATIBANDLA, ANUSHA	1014 WAYMAKER CT	APEX NC 27502-4325	
OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503	
PAIDIPALLI, NAVEEN	1010 WAYMAKER CT	APEX NC 27502-4325	
POPE, CHARLES V POPE, IRIS ISLEY	1408 OLIVE CHAPEL RD	APEX NC 27502-8511	
PUFF, SANDRA PUFF, JOHN	1020 WAYMAKER CT	APEX NC 27502-4325	
PULIJALA, TARUN KASHYAP YELLAPRAGADA, LAVANYA	1017 WAYMAKER CT	APEX NC 27502-4325	
QIN, DANFENG JIANG, CHUANYAN	2655 BRYANT POND LN	APEX NC 27502-4318	
QUE, ROGER	623 HALCYON MEADOW DR	CARY NC 27519-7701	
ROCCOFORTE, JOHN A ROCCOFORTE, MARIE F	1517 CLARK FARM RD	APEX NC 27502-8500	
SERINO, JAMES PATRICK BUSI, MELINDA	1304 CHAPEL RIDGE RD	APEX NC 27502-8503	
SHAIK, MOHAMMED GHOUSE	2124 WHITESMITH DR	APEX NC 27502-4327	
SHAKYA, SUDEEP SHAKYA, NEENA	1023 WAYMAKER CT	APEX NC 27502-4325	
SHERRY, DAVID D SHERRY, ETHEL V	1512 CLARK FARM RD	APEX NC 27502-8500	
SHREE GOPALPRABHU LLC	3716 LINVILLE GORGE WAY	CARY NC 27519-9619	
SIMPSON, SHERIKA S	1010 WOODLANDS CREEK WAY	APEX NC 27502-5250	
SMITH, GINNY K SMITH, TIMOTHY J	1000 WAYMAKER CT	APEX NC 27502-4325	
SOTO, NOEL MANUEL JR	1025 WAYMAKER CT	APEX NC 27502-4325	
STOROZHEVA, MARIA SPIRES, JACKSON P	2041 ACKERMAN HILL DR	APEX NC 27502-5109	
STRINGARI, RONALD L STRINGARI, KATHERINE L	1209 CHAPEL RIDGE RD	APEX NC 27502-8502	
VATTIGUNTA, SRINIVASA REDDY NARU, CHAITANYA BHARATHI	1027 WAYMAKER CT	APEX NC 27502-4325	
VERMA, ANAGH VERMA, SHWETA	2061 ACKERMAN HILL DR	APEX NC 27502-5109	
VILLANUEVA, BRIAN D VILLANUEVA, ERIKA L	2126 WHITESMITH DR	APEX NC 27502-4327	
WAGNER, KEITH J II	1016 WAYMAKER CT	APEX NC 27502-4325	

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2053 ACKERMAN HILL DR
1002 WAYMAKER CT
302 MINTON VALLEY LN
351 GARTRELL WAY
1001-105 GOODWORTH DR
1561 Beaver Creek Commons DR
1571 Beaver Creek Commons DR
1575 Beaver Creek Commons DR
1583 Creekside Landing DR
1585 Beaver Creek Commons DR
1587 Beaver Creek Commons DR
1591 Beaver Creek Commons DR
1595 Beaver Creek Commons DR
1611 Beaver Creek DR
1615 Beaver Creek Commons DR
1200 Chapel Ridge
1201 Chapel Ridge
1204 Chapel Ridge
1205 Chapel Ridge
1209 Chapel Ridge
1213 Chapel Ridge
1220 Chapel Ridge
1225 Chapel Ridge
1301 Chapel Ridge
1304 Chapel Ridge
1305 Chapel Ridge
1313 Chapel Ridge
1500 Clark Farm
1505 Clark Farm
1512 Clark Farm
1513 Clark Farm
1516 Clark Farm
1517 Clark Farm
2000 Creekside Landing DR
2001 Creekside Landing DR
2004 Creekside Landing DR
2005 Creekside Landing DR
2008 Creekside Landing DR
2009 Creekside Landing DR
2012 Creekside Landing DR
2013 Creekside Landing DR
2016 Creekside Landing DR
2017 Creekside Landing DR
2021 Creekside Landing DR
2025 Creekside Landing DR
2026 Creekside Landing DR
2033 Creekside Landing DR
2034 Creekside Landing DR
2037 Creekside Landing DR
2038 Creekside Landing DR
2042 Creekside Landing DR
2045 Creekside Landing DR
2046 Creekside Landing DR
2050 Creekside Landing DR
2053 Old Chapman DR
1006 Waymaker CT
1026 Waymaker CT
1030 Waymaker CT
2122 Whitesmith DR
2128 Whitesmith DR

[illegible]

CHAPEL RIDGE NORTH PLANNED UNIT DEVELOPMENT

1225 CHAPEL RIDGE RD
APEX, NORTH CAROLINA | PD PLAN

REZONING CASE #22CZ07



CHAPEL RIDGE NORTH

Planned Unit Development
Prepared for Town of Apex, North Carolina

Submittal Dates

First Submittal:	March 1, 2022
Second Submittal:	April 8, 2022
Third Submittal:	May 13, 2022
Fourth Submittal:	June 10, 2022

Developer

High Street Residential
555 Fayetteville Street, Suite 300
Raleigh, NC 27601

Planner, Engineer, Landscape Architect, Surveyor

McAdams
2905 Meridian Parkway
Durham NC 27113

Attorney

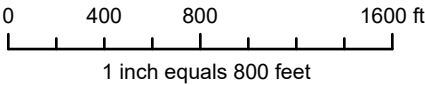
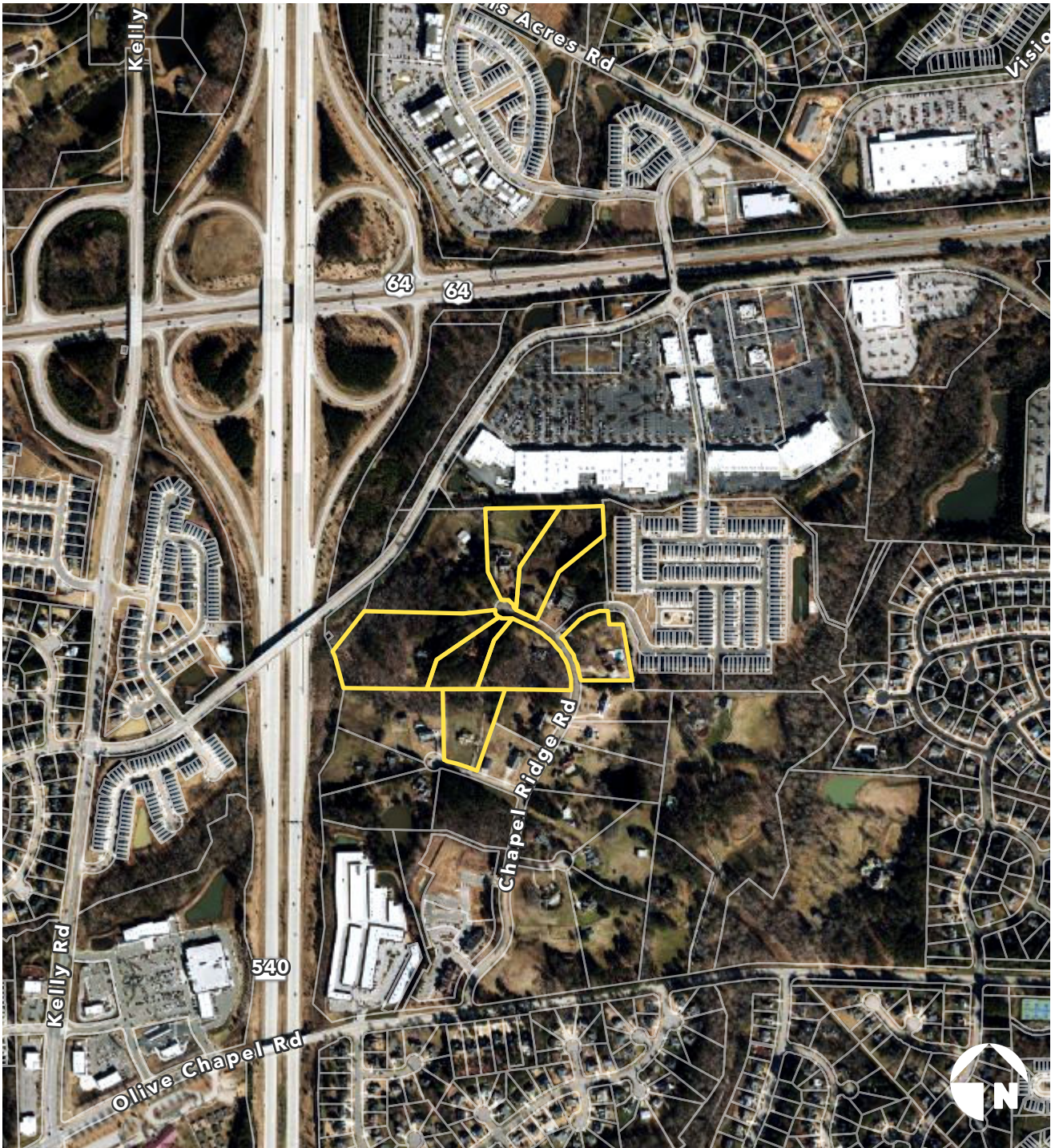
Parker Poe
301 Fayetteville St, Suite 1400
Raleigh, NC 27601



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9. SIGNAGE
10. LANDSCAPING
11. NATURAL RESOURCE AND ENVIRONMENTAL DATA
12. STORMWATER MANAGEMENT
13. PARKS AND RECREATION
14. PUBLIC FACILITIES
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VICINITY MAP



PROJECT DATA

Name of Project:	Chapel Ridge North
Applicant/Developer:	High Street Residential 555 Fayetteville Street, Suite 300 Raleigh, NC 27601 202-337-1025
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Medium Density Residential
Proposed 2045 Land Use Map Designation:	High Density Residential
Size of Project:	Approximately 20.62 acres
Property Identification Numbers:	0732352538, 0732343920, 0732249869, 0732354594, 0732347912, 0732256180, 0732340602 (the "Property")

PURPOSE STATEMENT

This document and the accompanying concept plan (the “Concept Plan”) (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development Provisions. Chapel Ridge North will be a fully amenitized apartment community with interior corridors, an elevator, fitness centers, walking paths, and natural areas; it will be conveniently located near future transit and existing employment centers, restaurants, and retail. The Concept Plan offers an efficient site layout, with significant open space preserved in a unified area and appropriate buffers between adjacent uses. Required Resource Conservation Areas are set aside throughout the 20.62-acre property. This PUD is consistent with the Town’s goal to provide site-specific, high-quality neighborhoods that exhibit natural feature preservation and compatibility with surrounding land uses. This development will comply with the PUD Development Parameters outlined in UDO §2.3.4.F.1.a.i-vii. This PUD meets or exceeds the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
 - » The uses permitted within the Chapel Ridge North PUD are permitted per §4.2.2 of the Town of Apex UDO.
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*
 - » Chapel Ridge North is an entirely residential development including a maximum of 370 units.
- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*
 - » Any deviations from underlying UDO standards are contained in this PUD. Otherwise, Chapel Ridge North will comply with the base standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*
 - » Except the small northern portion of Chapel Ridge Road as shown on the Concept Plan, five-foot wide public sidewalks will be constructed along both sides of all streets per UDO standards. See Walkability section for specific details of sidewalk and sidepath locations. To

encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting residential areas to open space amenities and RCA areas. In addition, the Property is located within a mile of connections to the Beaver Creek Greenway which may be accessed from the Pearson Farms neighborhood south of Chapel Ridge North.

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
 - » Chapel Ridge North will create a walkable residential community connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development. The northern extension of Chapel Ridge Road will allow residents to walk to the future transit stop on Beaver Creek Commons Drive identified in the Town of Apex Comprehensive Transportation Plan (the "Transportation Plan"). Additionally, residents will be able to walk and/or bike to existing shops, restaurants, and retail at the Beaver Creek Crossings shopping center.
- *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*
 - » The proposed development is compatible with the character of surrounding land uses and will enhance property values in the area. To the north of the Property is Beaver Creek Crossings, an existing shopping center with a mix of commercial uses. Adjacent to the east are the Hempstead Townhomes, a dense townhome community. The proposed apartment community will effectuate a transition down in intensity from the more intense commercial uses to the north to lower density single-family detached homes to the south. Appropriate buffering will be provided between Chapel Ridge North and existing single-family homes to the south.
- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.*
 - » Multi-family buildings will be of high-quality construction. Architectural controls and sample elevations illustrating the high-quality appearance of buildings are included in this PUD.

All site-specific standards and conditions of this PUD shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts.

PERMITTED USES

The Property 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 of this PUD.

Permitted uses include:

Residential
Multi-family or apartment
Condominiums
Utilities
Utility, minor
Recreational Uses
Greenway
Park, Active
Park, Passive
Recreation Facility, private

AFFORDABLE HOUSING

A minimum of three and a half percent (3.5%) of the total residential units (as shown on the first site plan submittal) shall be designated as restricted low-income affordable housing rental units (the "Affordable Units") for a minimum affordability period of ten (10) years starting from the date of issuance of the first residential Certificate of Occupancy (the "Affordable Restriction Period"). The Affordable Units shall be one-bedroom units and rented to and occupied by low-income households during the Affordable Restriction Period at maximum rent limits per bedroom size, no greater than sixty percent (60%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income ("AMI") as most recently published by the U.S. Department of Housing and Urban Development (HUD) and stipulated by the most recently published North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credit (LIHTC) Multifamily Tax Subsidy Program (MTSP) income and rent limits for the Wake County Metropolitan Area. If the Affordable Units calculation results in a fraction between 0.00 and 0.49, the number of Affordable Units shall be rounded down to the nearest whole number. If the Affordable Units calculation results in a fraction between 0.50 and 0.99, the number of Affordable Units shall be rounded up to the nearest whole number. Prior to issuance of the first residential Certificate of Occupancy, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions. During the Affordable Restriction Period, the property owner shall be responsible for performing all property management and administration duties to ensure compliance with this affordable housing condition and shall submit annual compliance reports to the Town verifying compliance with this affordable housing condition. Following expiration of the Affordable Restriction Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Affordable Units may freely be marketed and leased at market-rate rents.

DESIGN CONTROLS

Total Project Area: 20.62 acres

- Maximum number of units (multi-family apartments): 370

Residential Design Controls

- Maximum Building Height: 55 feet (5 stories)
 - » Building facades facing PINs 073243658, 0732340602, and 0732348711 shall be limited to a minimum of four stories.
- Minimum Building Setbacks
 - » Front: 10 feet
 - » Rear: 20 feet
 - » Side: 20 feet
 - » Alley: 5 feet
 - » Corner: 20 feet
 - » From buffer or RCA: 10 feet

ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure consistency of character throughout the development. Conceptual elevation examples are included in Section 19 of this PUD. Elevations included are limited examples of multiple style options being considered. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Major Site Plan submittal. In an effort to reflect the unique nature of the existing neighborhood, the architectural style of the buildings shall be classic southern traditional architecture.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. a patio seating area, water feature, pedestrian plaza with benches, planters, public art, decorative bicycle parking, or focal feature) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

Design Guidelines:

1. The project shall use full cutoff LED fixtures that have a maximum color temperature of 3500K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.
2. The project shall be designed to meet the requirements for one of the following green building certifications: LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. Prior to the issuance of building permits, the developer shall hire a third-party consultant to evaluate the project and ensure the design conforms with green building certification requirements. Prior to the issuance of a certificate of occupancy for a building, the developer shall demonstrate to the Town that that building has been certified as a green building by providing a copy of the green building certification.
3. The project shall install at least three (3) pet waste stations across the development locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.

Multi-family/Apartments:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
3. A minimum of four of the following decorative features shall be used on each building:
 - » Decorative shake
 - » Board and batten
 - » Decorative porch railing/posts
 - » Shutters
 - » Decorative/functional air vents on roof or foundation
 - » Recessed windows
 - » Decorative windows
 - » Decorative brick/stone
 - » Decorative gables
 - » Decorative cornices
 - » Tin/metal roof
4. Garage doors must have windows, decorative details, or carriage-style adornments on them.
5. Siding materials shall be varied in type and/or color on 30% of each façade on each building.
6. Windows must vary in size and/or type.
7. Windows that are not recessed must be trimmed.
8. Solar conduit shall be provided on all buildings to accommodate the future installation of solar panels.

Proposed Residential Materials and Styles

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the building products include:

- Cementitious lap, board and batten, and/or shake and shingle siding
- Stone or synthetic stone
- Brick

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Director of Planning and Development to be substantially similar.

PARKING AND LOADING

Development shall provide the following minimum parking spaces per dwelling unit based on the number of bedrooms:

Bedrooms per unit	Minimum ratio
1 or 2	1.3 spaces per dwelling unit
3	1.8 spaces per dwelling unit

A minimum of 5% of the total parking spaces required by the UDO for the project shall be Electric Vehicle Charging spaces consistent with the standards of UDO Section 8.3.11. At least 6 bicycle parking spaces shall also be provided.

SIGNAGE

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

LANDSCAPING

Minimum perimeter and streetscape landscape buffers are as follows (see PUD Plan Sheet C2.00 for details):

- 15-ft Type A adjacent to townhomes
- 25-ft Type A adjacent to single family lots
- 20-ft Type A adjacent to church*
- 20-ft Type A adjacent to retail
- 10-ft Type A adjacent to Chapel Ridge Road**

*A fire access lane shall be permitted to encroach into the first 150 feet of the buffer as measured from Chapel Ridge Road west along the shared property line with the church.

**Only required along the public right-of-way fronting the Property. A buffer is not required along the public access easement.

The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

No dumpster shall be located within 50 feet of the northern property line of Lot 12, Chapel Ridge Subdivision, as shown in Book of Maps 1986, Page 1627, Wake County Registry.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

This project is located within the Cape Fear River Basin. This project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

Resource Conservation Areas (RCA) - Required and Provided

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

The PUD will provide a minimum of 20% of the gross project area as a Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenways.

The project shall install a minimum of one sign for each Resource Conservation area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.

Six-foot wide private walking trails may be located throughout the development, including RCA areas. Locations of trails are to be determined at site plan.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720073200J, dated May 2, 2006.

Tree Canopy

Tree canopy areas in Chapel Ridge North are primarily concentrated around the wetland areas, stream features, and perimeter buffers.

Existing trees greater than 18" in diameter that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative location approved by Town Planning Staff, above and beyond standard UDO requirements.

Historic Structures

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

Environmental Commitments Summary

The applicant team met with the Apex Environmental Advisory Board on February 17, 2022. Below is a summary of the environmental commitments for the Chapel Ridge North development:

- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- The project shall install at least three (3) pet waste stations across the development in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
- The project shall use full cutoff LED fixtures that have a maximum color temperature of 3500K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.
- A minimum of 5% of the total parking spaces that the UDO would require for the project shall be Electric Vehicle Charging spaces. Final unit mix and amount of required parking shall be determined at site plan. EV charging stations shall be located such that the charging cables do not cause a tripping hazard for pedestrians using adjacent public sidewalks.
- The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.
- 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.

- The project shall be designed to meet the requirements for one of the following green building certifications: LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. 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.
- Solar conduit shall be provided on all buildings to accommodate the future installation of solar panels.

STORMWATER MANAGEMENT

This PUD shall go above the stormwater management requirements for quality and quantity treatment outlined in Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10-year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

This project was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission on April 27, 2022 and fee-in-lieu of dedication was recommended.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
370	Multi-Family	\$2,226.05	\$823,638.50
Total	-	-	\$823,638.50

*Final unit count will be determined at the time of Master Site Plan.

**Fees are based upon approval date and runs with project with exception of the increase in total unit count.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1) (f) and be designed according to sound engineering standards. Road and utility infrastructure shall be as follows:

General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan, unless specifically set forth in the PUD Text.

Chapel Ridge Road will be extended north (the "Road Extension") to connect to Beaver Creek Commons Drive and right-of-way shall be dedicated to match the 60-foot requirement for Minor Collector Streets. The conceptual location of the Road Extension is shown on Sheet C2.00 of the PUD Plan (the "Conceptual Location"). At the site plan stage, the portion of the Road Extension shown on Sheet C2.00 as "public right-of-way" shall be dedicated to the Town as public right-of-way. The portion of the Road extension shown on Sheet C2.00 as "public easement" (the "Easement Area") will remain a private road. At the site plan stage, the developer shall negotiate with the Town and record a Public Access Easement providing the public with vehicular and pedestrian access rights across the Easement Area. The Easement Area will be a minimum of 40 feet wide and contain a 10 foot wide side path.

Notwithstanding the foregoing, the final location of the Road Extension will be shown at site plan and may differ from the Conceptual Location, provided the Road Extension connects the existing Chapel Ridge Road cul-de-sac to Beaver Creek Commons Drive. Changes to the Conceptual Location of the Road Extension shall not require an amendment to this PUD or any other zoning approval.

Water and Sanitary Sewer

Apartments within the project will be served by Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Construction Drawing and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer and standard specifications.

Water and sewer lines shall be extended for the length of the Property's frontage along Chapel Ridge Road, and they shall always be extended along any and all natural drainage courses/draws that are located within the property line boundaries of the proposed development. Sewer shall be extended to all adjacent upstream property lines. The portion of the Property fronting Clark Farm Road shall be served by the extension of water and sanitary sewer lines from the north, through the internal portion of the Property. At site plan, water and sewer line easements shall be dedicated to facilitate the extension.

Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Chapel Ridge North development:

- Five-foot wide public sidewalk along the western side of Chapel Ridge Road public right-of-way fronting the development.
- Ten-foot wide side path along the eastern and northern side of Chapel Ridge Rd adjacent to land that's a part of this rezoning application.
- Sidewalks along entry drives and parking areas will comply with the UDO.
- Five-foot wide sidewalk along the south side of Ackerman Drive fronting the project.
- A crosswalk will be provided from the future sidewalk on the south side of Ackerman Drive to the existing sidewalk on the north side of Ackerman Drive.
- Six-foot wide private walking trails throughout the development, locations to be determined at site plan.

Transit

Prior to receiving building permits for the project, the developer shall (1) dedicate to the Town an 8 x 30-foot pad for a bus stop along the west side of Chapel Ridge Road in a location mutually agreed to by the developer and the Traffic Engineering Manager, and (2) pay a fee in lieu for the design, construction, and installation of the bus stop (the "Fee in Lieu"). The Fee in Lieu shall not exceed a maximum amount of \$25,000. The actual design, construction, and installation of the bus stop shall be completed by the Town or its agents.

Other Utilities and Facilities

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

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees, benches, trash receptacles, and street and/or pedestrian lights compatible with their context.

PHASING PLAN

The development will be completed in multiple phases, which will be determined during site or subdivision plan review.

CONSISTENCY WITH LAND USE PLAN

The proposed development is consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted February 2019. The 2045 Land Use Map designates the Property as Medium Density Residential. Given the high intensity commercial uses to the north, and the existing high density townhome community to the east, higher density is appropriate in this location. Accordingly, this PUD updates the FLUM designation to High Density Residential.

COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

TRANSPORTATION IMPROVEMENTS

The following transportation improvements are proposed:

- All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval. This includes proposed access to Chapel Ridge Road and any modifications to Chapel Ridge Road.
- Developer shall construct a realignment and extension of Chapel Ridge Road as a 27-foot back-to-back minor collector street on minimum 60-foot public right-of-way with a minimum 5-foot sidewalk on both sides terminating at the north property boundary and intersecting the site driveway at a stop-controlled intersection.
- Developer shall construct the site driveway based on the minor collector street standard and provide a contiguous public access easement from the extension of Chapel Ridge Road to Beaver Creek Commons Drive, approximately halfway between the Jordan Lutheran Church driveway (200 feet to the south) and the Beaver Creek Crossings service alley (200 feet to the north). The site driveway shall remain open to the public for access between the two public streets once constructed.
- Connection of the site driveway shall include realigning the existing pump station driveway as necessary to combine into a single point of access subject to review and approval by the Utilities Engineering Manager.
- The center turn lane on Beaver Creek Commons Drive shall be restriped to provide 75 feet of southbound left turn storage and 75 feet of taper at the site driveway.

REPRESENTATIVE BUILDING ELEVATIONS



SOUTHERN TRADITIONAL CLASSIC STYLE



Elevations are conceptual in nature.

SOUTHERN / MODERN FARMHOUSE TRANSITIONAL STYLE



Elevations are conceptual in nature.



MODERN FARMHOUSE STYLE



Elevations are conceptual in nature.

CHAPEL RIDGE NORTH

CHAPEL RIDGE ROAD
APEX, NORTH CAROLINA

PLANNED UNIT DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2021110513

DATE: MARCH 01, 2022

REVISED: APRIL 08, 2022

REVISED: MAY 13, 2022

REVISED: JUNE 10, 2022



VICINITY MAP & AERIAL IMAGE
1" = 500'

SHEET INDEX	
C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY LAYOUT PLAN

SITE DATA			
PARCEL IDENTIFICATION NUMBER (PIN)	0732343920, 0732340602, 0732249869, 0732256180, 0732347912, 0732354594, 0732352538		
EXISTING ZONING	RR		
PROPOSED ZONING	PUD-CZ		
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL		
PROPOSED 2045 LAND USE MAP DESIGNATION	HIGH DENSITY RESIDENTIAL		
SITE AREA	APPROX. 20.62 AC - GROSS		
	APPROX. 0.73 - INSIDE R/W		
	APPROX. 19.89 AC - NET		
EXISTING USE	SINGLE FAMILY LOTS		
PROPOSED USE	HIGH DENSITY RESIDENTIAL - APARTMENTS		
DENSITY	MAXIMUM	370 UNITS	
BUILDING HEIGHT	MAXIMUM	55' (5 STORIES) *4 STORY MAX FACING PINS 0732343658, 0732340602 AND 0732348711	
SETBACKS	FRONT	10'	
	SIDE	20'	
	REAR	20'	
	ALLEY	5'	
	CORNER	20'	
SETBACKS FROM REQUIRED BUFFERS	10' (BUILDING) 5' (PARKING)		
PARKING	MINIMUM	1.3 SPACES / 1 OR 2 BEDROOM UNITS	
	MINIMUM	1.8 SPACES / 3 BEDROOM UNITS	
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM	13.93 AC (70%)	
	PROPOSED	LESS THAN 13.93 AC (70%)	
RESOURCE CONSERVATION AREA	MINIMUM	3.98 AC (20%)	
	PROPOSED	MORE THAN 3.98 AC (20%)	
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT		
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720073200, EFFECTIVE 05/02/2006)		
HISTORIC STRUCTURES	NONE		



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555 FAYETTEVILLE STREET SUITE 300
RALEIGH, NC 27601
CONTACT: JOSH DIX



REVISIONS		
NO.	DATE	
1	04.08.2022	PER TOWN OF APEX COMMENTS
2	05.13.2022	PER TOWN OF APEX COMMENTS
3	06.10.2022	PER TOWN OF APEX COMMENTS

**PLANNED UNIT
DEVELOPMENT
PLAN FOR:**
CHAPEL RIDGE APARTMENTS
APEX, NC 27502
PROJECT NUMBER: 2021110513



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CLIENT

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CHAPEL RIDGE NORTH
PLANNED UNIT DEVELOPMENT PLAN
APEX, NORTH CAROLINA



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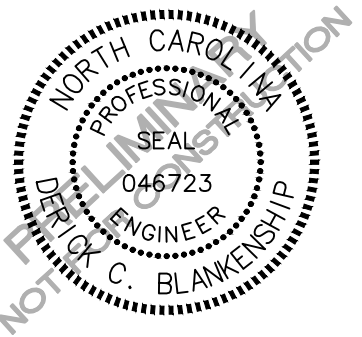
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**CHAPEL RIDGE NORTH
PLANNED UNIT DEVELOPMENT PLAN
APEX, NORTH CAROLINA**



REVISIONS

NO.	DATE	
1	04.08.2022	PER TOWN OF APEX COMMENTS
2	05.13.2022	PER TOWN OF APEX COMMENTS
3	06.10.2022	PER TOWN OF APEX COMMENTS

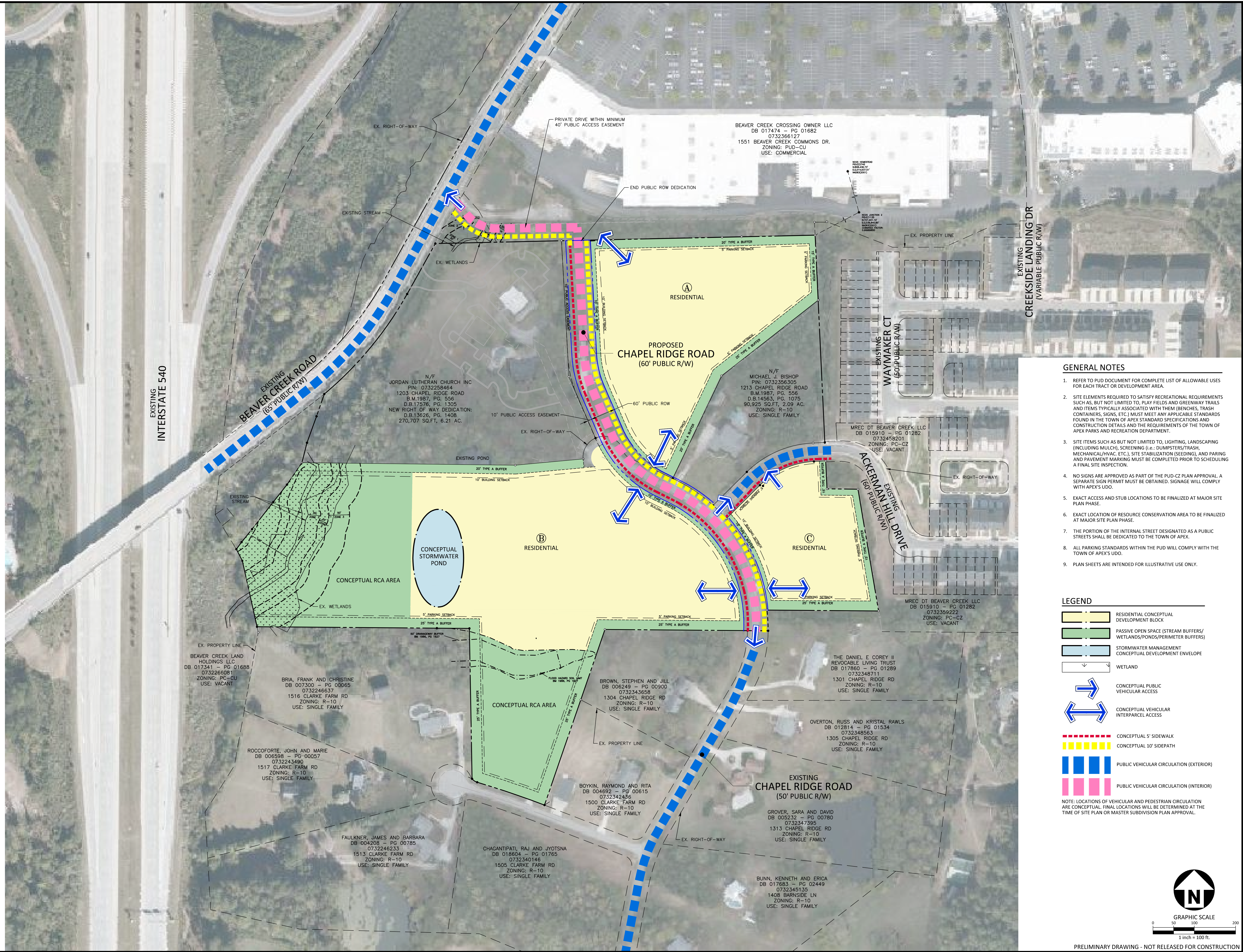
PLAN INFORMATION

PROJECT NO.	2021110513
FILENAME	2021110513-PUD-OAS1
CHECKED BY	DCB
DRAWN BY	KST
SCALE	1"=100'
DATE	03. 01. 2022

SHEET

PRELIMINARY LAYOUT PLAN

C2.00



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