

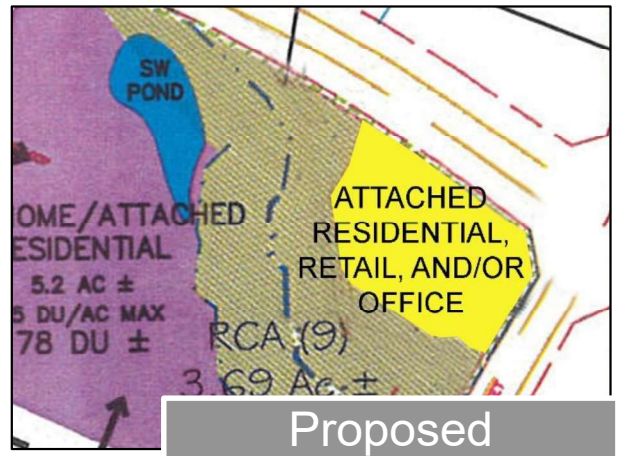
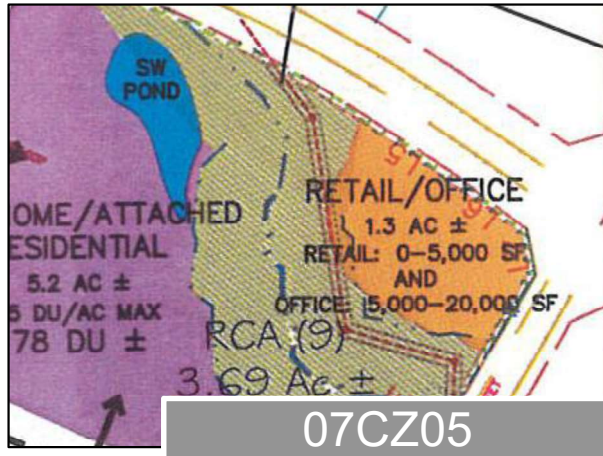


September 1, 2021

To Whom It May Concern:

This application proposes to amend Rezoning Case #14CZ04 Trackside PUD in the following ways:

1. From Rezoning Case #14CZ04 Attachment B, Site Layout Plan sheets C2.1 and C2.3 are amended to designate this property as Attached Residential, Retail, and/or Office.



2. Any multi-family units shall have a maximum of 2 bedrooms.
3. The parking and loading requirements on page 8 of the "PD Plan for PUD-CZ Trackside Development" are amended to state:
 - a. Notwithstanding the foregoing, the parking and loading requirements applicable to the attached residential section of Trackside South shall be calculated at 1.5 spaces per residential unit. This shall not apply to townhomes.
4. The project shall install light timers, motion sensors, or other smart lighting technology for all lighting within the parking lot.
5. The maximum height for mixed-use buildings with a combination of residential and non-residential uses shall be 5 stories (75').
6. First floor residential shall be prohibited along Hunter Street.
7. The project commits to planting only native plants. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision plan review.
8. Parks and Recreation condition #7 is removed. It stated: "A section of public greenway at the corner of Hunter and Laura Duncan will be constructed within the existing 20' sewer easement. A building credit will be provided to the developer as part of the recreation requirement." This will comply with the current Bicycle and Pedestrian System Plan Map and Parks and Recreation Master Plan Map.

No further changes are proposed.

Sincerely,



Curteis Calhoun
Managing Partner, Enclave Holdings

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 #:	<u>21CZ25</u>	Submittal Date:	<u>9/1/2021</u>
Fee Paid	<u>\$</u>	Check #	<u></u>

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Villages of Apex PUD Amendment
Address(es): 0 Laura Duncan Road Apex, NC 27502
PIN(s) 0742621488

Acreage: 3.62
Current Zoning: PUD-CZ Proposed Zoning: PUD-CZ attached residential, retail, office
Current 2045 LUM Designation: Mixed Use: High Density Residential/Medium Density Residential/Office/Commercial
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>3.62</u>
Area proposed as non-residential development:	Acreage:	<u></u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>22%</u>

Applicant Information

Name: Enclave Holdings LLC
Address: 3700 Western Boulevard Suite B
City: Raleigh State: NC Zip: 27606
Phone: 919-924-1553 E-mail: curteis@enclave-holdings.com

Owner Information

Name: Hunter Street LLC
Address: 227 Franconia Way
City: Apex State: NC Zip: 27502
Phone: 415-710-0462 E-mail: lisa.allencc@gmail.com

Agent Information

Name: Curteis Calhoun
Address: 3700 Western Boulevard Suite B
City: Raleigh State: NC Zip: 27606
Phone: 919-924-1553 E-mail: curteis@enclave-holdings.com

Other contacts:

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 21CZ25

Submittal Date: 9/1/2021

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.

Yes. The proposed zoning is consistent with the 2045 land use map of commercial, high density residential, medium density residential, and office.

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

Yes, the proposed zoning is surrounded by commercial uses and medium density residential town homes.

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

Yes the uses are in compliance with the Supplemental Standards in particular multifamily, retail and office uses.

PETITION PROCESS INFORMATION

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.

Yes, this specific design of uses is proposed due to the commercial intersection upon which it is located. Design has taken into consideration the ingress/egress, placement of trash receptacles and overall aesthetics of the surrounding area.

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.

Yes. There are a stream buffer and wetlands that are being protected in the proposed use.

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.

Yes, with the proposed density impact on public facilities will be minimized to a central building location as opposed to a larger land footprint.

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.

Yes, the health safety and welfare will be enhanced and protected given the proposed use of access to walkable services and recreation.

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

No. The proposed use is consistent with surrounding uses and does not have a detrimental affect of adjacent uses.

PETITION PROCESS INFORMATION

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.

No, the proposed use does not pose a nuisance or hazard as traffic impact and noise has been minimized in the proposed use. Although increased number of persons will be occupying the site it is not to the level of a hazard.

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.

Yes, we are seeking to contribute to the general development and consistency of the surrounding downtown plan and create a space that is mutually beneficial to Apex residents as well as those in use of the proposed development.

DEVELOPMENT NAME APPROVAL APPLICATIONApplication #: 21CZ25Submittal Date: 9/1/2021**Proposed Subdivision/Development Information**Description of location: Northwest corner of Laura Duncan & Hunter Street consisting of 3.62 acresNearest intersecting roads: Laura Duncan and Hunter StreetWake County PIN(s): 0742621488Township: White Oak**Contact Information (as appropriate)**Contact person: Curteis CalhounPhone number: 919-924-1553

Fax number: _____

Address: 3700 Western Boulevard Suite B Raleigh, NC 27606E-mail address: curteis@enclave-holdings.comOwner: Hunter Street LLCPhone number: 415-710-0462

Fax number: _____

Address: 227 Franconia Way Apex, NC 27502E-mail address: lisa.allencc@gmail.com**Proposed Subdivision/Development Name**1st Choice: Peak City Lofts2nd Choice (Optional): _____**Town of Apex Staff Approval:**_____
Town of Apex Planning Department Staff_____
Date

AGENT AUTHORIZATION FORM

Application #: 21CZ25

Submittal Date: 9/1/2021

Hunter Street LLC

_____ 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: 0 Laura Duncan Road Apex, NC 27502

The agent for this project is: Curteis Calhoun

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

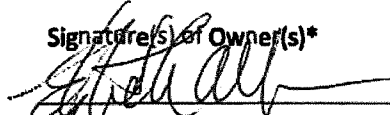
Agent Name: Curteis Calhoun

Address: 3700 Western Boulevard Suite B Raleigh, NC 27606

Telephone Number: 919-924-1553

E-Mail Address: curteis@enclave-holdings.com

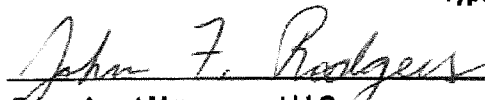
Signature(s) of Owner(s)*


Elizabeth Allen

Type or print name

8/7/21

Date


John F. Rodgers

Prime Asset Management LLC

Type or print name

8/19/21

Date

Attach additional sheets if there are additional owners.

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

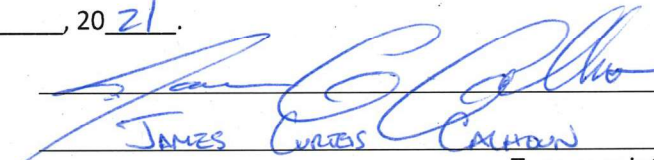
Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIPApplication #: 21CZ25Submittal Date: 9/1/2021

The undersigned, James Curteis Calhoun (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Laura Duncan Rd, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated NA, and recorded in the Wake County Register of Deeds Office on NA, in Book NA Page NA.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on NA, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on NA, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 6th day of August, 2021.


 (seal)
JAMES CURTEIS CALHOUN
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

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




Notary Public
State of North Carolina
My Commission Expires: 2-2025

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

Please see attached.

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in Town of Apex, White Oak Township, Wake County, North Carolina
and described more fully as follows to wit:

BEGINNING at an iron pipe set at the northern public right of way of Hunter Street located South $26^{\circ} 51' 01''$ East, 255.74 feet from a control existing iron pipe #2 bearing NAD 83 (2011) coordinate values of North 722,604.05 feet, East 2,045,781.07 feet (B.M. 2017, PG. 707); thence South $56^{\circ} 29' 51''$ East, 271.13 feet to an existing iron pipe; thence North $81^{\circ} 02' 24''$ East, 63.21 feet to an existing iron pipe at the western public right of way of Laura Duncan Road (NCSR 1308); thence North $39^{\circ} 08' 49''$ East, 215.00 feet to an iron pipe set; thence a curve to the left North $29^{\circ} 47' 45''$ East, 490.16 feet (chord), 1761.82 feet (radius) to an iron pipe set at the western public right of way of Laura Duncan Road; thence leaving the western public right of way of Laura Duncan Road South $49^{\circ} 25' 18''$ West, 350.11 feet to an iron pipe set; thence North $79^{\circ} 37' 44''$ West, 169.41 feet to an iron pipe set; thence South $75^{\circ} 09' 54''$ West, 183.13 feet to an iron pipe set; thence South $15^{\circ} 37' 53''$ West, 216.16 feet to the BEGINNING, containing 3.6242 total acres more or less (157,870 square feet more or less) as shown on a map prepared by Smith & Smith Surveyors, P.A. entitled "Major Subdivision Final Plat Villages Of Apex South, Phase 1 ~ Section 3A ~ Lots 1, 167-168, 177-188, & 204-211", dated June 5, 2015, recorded in B.M. 2017, PG. 707.



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	Enclave Holdings LLC
Company Phone Number	919-924-1553
Developer Representative Name	Curteis Calhoun
Developer Representative Phone Number	919-924-1553
Developer Representative Email	curteis@enclave-holdings.com

New Residential Subdivision Information	
Date of Application for Subdivision	September 1, 2021
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Peak City Lofts
Address of Subdivision (if unknown enter nearest cross streets)	0 Laura Duncan Road, Apex, NC 27502
REID(s)	0445618
PIN(s)	0742621488

Projected Dates Information	
Subdivision Completion Date	May 2023
Subdivision Projected First Occupancy Date	June 2023

Lot by Lot Development Information																
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates				
								Min	Max	Low	High	Year	# Units	Year	# Units	Year
Single Family																
Townhomes																
Condos																
Apartments	90		10	20	60			500	1,100	\$995	\$2,250	2023	90			
Other																

Revised 08/10/2018



August 11, 2021

Dear Neighbor,

You are invited to a neighborhood meeting to review and discuss the development proposal at 0 Laura Duncan Road, Apex North Carolina 27502 with PIN # 0742621488.

In accordance with the Town of Apex Neighborhood Meeting procedures, this meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail.

Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at <http://www.apexnc.org/180/Planning-Community-Development>

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

Application Type

- ☒ Rezoning (including Planned Unit Development)
- ☐ Major Site Plan
- ☐ Special Use Permit
- ☐ Residential Master Subdivision Plan (excludes exempt subdivisions)

Approving Authority

Town Council
Town Council (QJPH*)
Town Council (QJPH*)
Technical Review Committee (staff)

The proposed development will be a four to five story mixed residential and commercial building consistent with the style and construction in the surrounding area.

Estimated submittal date: September 1, 2021

MEETING INFORMATION:

Property Owner name: Hunter Street LLC

Applicant: Curteis Calhoun, Enclave Holdings LLC

Contact information: curteis@enclave-holdings.com 919.924.1553

Meeting Address: 53 Hunter Street, Apex, NC 27502 held in the Summit Room

Date/Time of meeting: August 25, 2021 at 5:00PM EST

MEETING AGENDA TIMES:

Welcome: 5:00pm to 5:30pm Project Presentation: 5:30pm to 6:15pm Q&A: 6:15pm to 7:00pm

Sincerely,

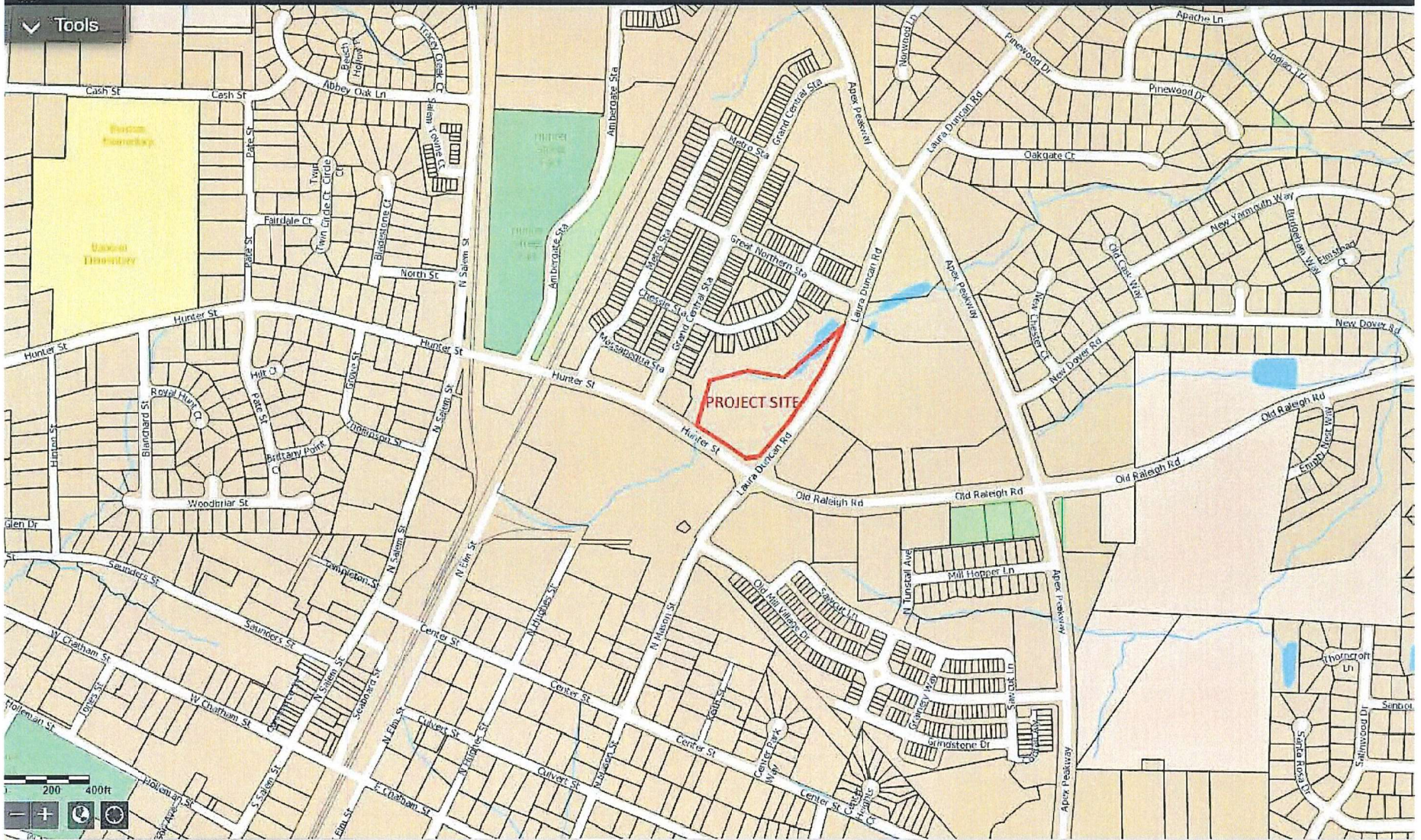
A handwritten signature in blue ink, appearing to read 'Curteis Calhoun', is written over a horizontal line.

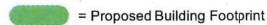
Curteis Calhoun
Managing Partner, Enclave Holdings

SITE_ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	
0 LAURA DUNCAN RD	0742612827	APEX FIRST DEVELOPMENT LLC	56 HUNTER ST STE 110	APEX NC 27502-2325
73 HUNTER ST	0742525172	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
720 LAURA DUNCAN RD	0742628855	BROOKFIELD PROPERTIES LLC	PO BOX 17102	RALEIGH NC 27619-7102
610 LAURA DUNCAN RD	0742629439	BROOKFIELD VINEYARD STATION, LLC	PO BOX 17102	RALEIGH NC 27619-7102
530 GRAND CENTRAL STA	0742528634	BURLEIGH, MARK A BURLEIGH, SYLVIA D	530 GRAND CENTRAL STA	APEX NC 27502-1678
353 GREAT NORTHERN STA	0742635067	BUTLER, DANIEL C	353 GREAT NORTHERN STA	APEX NC 27502-2473
355 GREAT NORTHERN STA	0742635086	CAPUTO, DEAN A	355 GREAT NORTHERN STA	APEX NC 27502-2473
565 CHESSIE STA	0742621910	CARR, ROBERT	565 CHESSIE STA	APEX NC 27502-1677
350 GREAT NORTHERN STA	0742624966	CATES, ELIZABETH BROOKS NESBITT, GARY KENNETH	350 GREAT NORTHERN STA	APEX NC 27502-2473
554 GRAND CENTRAL STA	0742529960	CHAUDHARY, VINITA	3321 OGLE DR	CARY NC 27518-6412
343 GREAT NORTHERN STA	0742634171	CHAUDHRY, RAJAT CHAUDHRY, PUJA SACHDEV	343 GREAT NORTHERN STA	APEX NC 27502-2473
534 GRAND CENTRAL STA	0742528658	CHIGURUPATI, BHAVANA CHIGURUPATI, SRINIVAS	534 GRAND CENTRAL STA	APEX NC 27502-1678
554 CHESSIE STA	0742529795	CHOI, CHRIS C CHOI, SUSAN R	554 CHESSIE STA	APEX NC 27502-1677
582 CHESSIE STA	0742623858	DAIGLE, RYAN	582 CHESSIE STA	APEX NC 27502-1677
566 CHESSIE STA	0742621768	DAY, ANISHA DAY, AARON	4201 ADMIRALS WALK DR	COHOES NY 12047-3658
575 CHESSIE STA	0742622903	DE SOUZA, CLAUDIO DE SOUZA, DENISE	575 CHESSIE STA	APEX NC 27502-1677
563 CHESSIE STA	0742620889	DILEN, GREGG R DILEN, LYNN L	563 CHESSIE STA	APEX NC 27502-1677
533 GRAND CENTRAL STA	0742527713	ENCARNACION, LEONAIRA ANABEL MEJIA, RAFAEL	533 GRAND CENTRAL STA	APEX NC 27502-1678
531 GRAND CENTRAL STA	0742526790	FU, XIAOMING SHU, YI	531 GRAND CENTRAL STA	APEX NC 27502-1678
620 CHESSIE STA	0742636321	GB APEX, LLC	5858 CENTRAL AVE	ST PETERSBURG FL 33707-1720
352 GREAT NORTHERN STA	0742624985	GOYENA, JACQUELINE YUMUL	352 GREAT NORTHERN STA	APEX NC 27502-2473
578 CHESSIE STA	0742623814	GUCCIARDO, KAYREEN	578 CHESSIE STA	APEX NC 27502-1677
348 GREAT NORTHERN STA	0742624947	HABARADAS, ROMEO SOLINAP, MARIA	348 GREAT NORTHERN STA	APEX NC 27502-2473
544 GRAND CENTRAL STA	0742529709	HAIDER, NOREEN HAIDER, AIZAZ	5616 VIRGINIA CHASE DR	CENTREVILLE VA 20120-3443
542 GRAND CENTRAL STA	0742528797	HOUGHTON, KEVIN HOUGHTON, MANDY	542 GRAND CENTRAL STA	APEX NC 27502-1678
345 GREAT NORTHERN STA	0742634190	HUNT, HAL ANDREW HUNT, KRISTIN	345 GREAT NORTHERN STA	APEX NC 27502-2473
0 LAURA DUNCAN RD	0742621488	HUNTER STREET LLC	227 FRANCONIA WAY	APEX NC 27502-8601
76 HUNTER ST	0742525643	HUNTER STREET STATION LLC	106 PINEDALE SPRINGS WAY	CARY NC 27511-5679
346 GREAT NORTHERN STA	0742624928	KADAKIA, SUMIT AJAY BASNYAT, ASHAYA	2330 WEBSTER ST APT 455	OAKLAND CA 94612-3176
552 GRAND CENTRAL STA	0742529858	KASTELLEC, MICHAEL HAHN, HEATHER	552 GRAND CENTRAL STA	APEX NC 27502-1678
536 GRAND CENTRAL STA	0742528761	KELTON, HORACE ANDREW KELTON, GINA ROBINSON	536 GRAND CENTRAL STA	APEX NC 27502-1678
584 CHESSIE STA	0742623970	KRAMER, PATRICIA EILEEN KRAMER, DAVID JOHN	584 CHESSIE STA	APEX NC 27502-1677
349 GREAT NORTHERN STA	0742635028	KUO, HUNG-CHIEH LIU, HSIN-YI	4816 CORAL DR	DURHAM NC 27713-3131
568 CHESSIE STA	0742621789	LAMB, MICHAEL KENT LAMB, AMY DANE	568 CHESSIE STA	APEX NC 27502-1677
570 CHESSIE STA	0742622810	LEAP, KRISTA ELLEN	570 CHESSIE STA	APEX NC 27502-1677
541 GRAND CENTRAL STA	0742527851	LEE, KENNETH LEE, DAISY	541 GRAND CENTRAL STA	APEX NC 27502-1678
580 CHESSIE STA	0742623836	LIU, JUN XIAO, CHUNYU	580 CHESSIE STA	APEX NC 27502-1677
561 CHESSIE STA	0742620868	LUGIANO, JOSEPH LUGIANO, HANNAH	561 CHESSIE STA	APEX NC 27502-1677
540 GRAND CENTRAL STA	0742528774	MARTIN, TIMOTHY MARTIN, ROSEMARIE	540 GRAND CENTRAL STA	APEX NC 27502-1678
572 CHESSIE STA	0742622831	MCLAIN, ADAM BRUCE	209 E WIND LN	CARY NC 27518-9720
564 CHESSIE STA	0742621737	MILLER, ANGELA L. MILLER, PAUL HOWARD	564 CHESSIE STA	APEX NC 27502-1677
537 GRAND CENTRAL STA	0742527737	MOLLIN, DANIEL J	537 GRAND CENTRAL STA	APEX NC 27502-1678
576 CHESSIE STA	0742622893	NAEHRING, DAVID NAEHRING, MARY	576 CHESSIE STA	APEX NC 27502-1677
0 CHESSIE STA	0742620836	NC II LP LTD PTNRSP	THE HALLE COMPANIES	2900 LINDEN LN STE 300
344 GREAT NORTHERN STA	0742624919	NGUYEN, BINH	1114 MAGIC HOLLOW RD	DURHAM NC 27713-5862
56 HUNTER ST	0742528501	NORTH CAROLINA OFFICE I LP	THE HALLE COMPANIES	2900 LINDEN LN STE 300
577 CHESSIE STA	0742622934	NSUBUGA, PETER NSUBUGA, REBECCA JOY	577 CHESSIE STA	APEX NC 27502-1677
330 GREAT NORTHERN STA	0742633023	OWUSU-AFRIYIE, ABENA	330 GREAT NORTHERN STA	APEX NC 27502-2473
562 CHESSIE STA	0742621716	PISCITELLI, DARCY Q PISCITELLI, SCOTT R	6024 BATTLEFORD DR	RALEIGH NC 27612-6628
579 CHESSIE STA	0742622956	PUJALS, DAISY	9 SOUTH ST	MADISON NJ 07940-1509
556 GRAND CENTRAL STA	0742529972	SHUE, DANIEL SHUE, JENNIFER	556 GRAND CENTRAL STA	APEX NC 27502-1678
341 GREAT NORTHERN STA	0742634152	SUN, XIAOCHUN GUAN, CHUNHONG	341 GREAT NORTHERN STA	APEX NC 27502-2473
567 CHESSIE STA	0742621941	SUNDERMAN, PATSY A	567 CHESSIE STA	APEX NC 27502-1677
351 GREAT NORTHERN STA	0742635048	TAFT, JEFFREY PIERCE TAFT, ROSANNE DE VERA	351 GREAT NORTHERN STA	APEX NC 27502-2473
573 CHESSIE STA	0742621972	THE PETER AND CHERYL CHRISTOPOULOS TRUST	6205 HEATHERSTONE DR	RALEIGH NC 27606-8704
0 GRAND CENTRAL STA	0742527801	THE VILLAGES OF APEX MASTER ASSOCIATION INC	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
535 GRAND CENTRAL STA	0742527725	THI INMAN, ANH THU	535 GRAND CENTRAL STA	APEX NC 27502-1678
545 GRAND CENTRAL STA	0742527875	VALENTA, LIBOR	4721 CORRALES DR	SAN JOSE CA 95136-2613
801 OLD RALEIGH RD	0742624236	VINEYARD DEVELOPMENT LLC	PO BOX 17102	RALEIGH NC 27619-7102
556 CHESSIE STA	0742620725	VISHWAKARMA, DINESH VISHWAKARMA, SUNITA	556 CHESSIE STA	APEX NC 27502-1677
347 GREAT NORTHERN STA	0742635009	WHITE, XIOMARA	347 GREAT NORTHERN STA	APEX NC 27502-2473
543 GRAND CENTRAL STA	0742527863	WIGGINS, WILLIAM ROBERT II	543 GRAND CENTRAL STA	APEX NC 27502-1678
342 GREAT NORTHERN STA	0742633090	WILSON, DARLENE A	342 GREAT NORTHERN STA	APEX NC 27502-2473
546 GRAND CENTRAL STA	0742529811	YE, WEIMIN MA, XUEFANG	800 NOWELL RIDGE RD	RALEIGH NC 27607-5176

532 GRAND CENTRAL STA	0742528646	YE, ZHONG HAO, LIFENG	102 MAGNOLIA SONG CT	CARY NC 27519-9119
558 CHESSIE STA	0742620755	YERDEN, ROBIN H	558 CHESSIE STA	APEX NC 27502-1677
		Current Tenant	562 Chessie STA	APEX NC 27502
		Current Tenant	566 Chessie STA	APEX NC 27502
		Current Tenant	572 Chessie STA	APEX NC 27502
		Current Tenant	573 Chessie STA	APEX NC 27502
		Current Tenant	579 Chessie STA	APEX NC 27502
		Current Tenant	532 Grand Central STA	APEX NC 27502
		Current Tenant	544 Grand Central STA	APEX NC 27502
		Current Tenant	545 Grand Central STA	APEX NC 27502
		Current Tenant	546 Grand Central STA	APEX NC 27502
		Current Tenant	554 Grand Central STA	APEX NC 27502
		Current Tenant	344 Great Northern STA	APEX NC 27502
		Current Tenant	346 Great Northern STA	APEX NC 27502
		Current Tenant	349 Great Northern STA	APEX NC 27502
		Current Tenant	10 Hunter ST	APEX NC 27502
		Current Tenant	56 Hunter ST	APEX NC 27502
		Current Tenant	610 Laura Duncan RD	APEX NC 27502
		Current Tenant	750 Laura Duncan RD	APEX NC 27502

Tools





DRAFT WORKING
COPY

$$1' + 4' = 5'$$

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: 53 Hunter Street, Apex North Carolina 27502 (Summit Room)

Date of meeting: August 25, 2021 Time of meeting: 5:00PM EST

Property Owner(s) name(s): Hunter Street LLC

Applicant(s): Enclave Holdings LLC (Curteis Calhoun)

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.	Rishi Gandhi (EAGLES)	750 LAURA DUNCAN RD APEX NC			✓
2.	Kevin Houghton	542 Grand Central St			✓
3.	DAVID WAHRING	576 Chessie Station			✓
4.	MARY WAHRING	"			✓
5.	Sylvia Burleigh	530 Grand Central St			✓
6.	Mark Burleigh	" " "			✓
7.	Kent Lamb	566 Chessie Sta			✓
8.	Ang Lamb	"			
9.	Angela Miller	564 Chessie Sta			✓
10.	Paul Miller	" "			✓
11.	Robin Verden	558 Chessie Sta			✓
12.	Hannah Huglow	561 Chessie Sta			✓
13.					
14.					

Use additional sheets, if necessary.

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: Moorhous Site Zoning: PUD-CZ

Location: 0 Laura Duncan Road Apex, NC 27502

Property PIN(s): 0742621488 Acreage/Square Feet: 3.62/157,687

Property Owner: Hunter Street LLC

Address: 227 Fanconia Way

City: Apex State: NC Zip: 27502

Phone: 415-710-0462 Email: lisa.allencc@gmail.com

Developer: Enclave Holdings LLC

Address: 3700 Western Boulevard Suite B

City: Raleigh State: NC Zip: 27606

Phone: 919-924-1553 Fax: _____ Email: curteis@enclave-holdings.com

Engineer: Jones & Cnossen

Address: 221 N. Salem Street Suite 001

City: Apex State: NC Zip: 27502

Phone: 919-387-1174 Fax: _____ Email: peter@jonescnossen.com

Builder (if known): NA

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 and Community Development Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

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): Hunter Street LLC

Applicant(s): Enclave Holdings LLC

Contact information (email/phone): curteis@enclave-holdings.com/919-924-1553

Meeting Address: 53 Hunter Street, Apex NC 27502

Date of meeting: August 25, 2021 Time of meeting: 5:00PM EST

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:

The height of the building 4-5 stories seems high and would be taller than surrounding properties and the amount of units seems to be a lot.

Applicant's Response:

We will try to maintain the height to 4 stories which the previous development was approved at this height. If we can get the desired amount of units in 4 stories we would like to do that. We are also aware of parking requirements and if we need to increase parking and reduce the building footprint we are allowing for the possibility of 5 stories to accommodate parking. The number of units is dictated by the cost for land.

Question/Concern #2:

Water run-off is a concern given the low point of the property at Laura Duncan. What will be done to mitigate the saturation?

Applicant's Response:

The previous development has a retention pond and we will be consistent with the requirements for the water run-off requirements provided by the Water Resource Management engineers. The property is also naturally wet due to a stream and wetlands located on the back portion which we will preserve.

Question/Concern #3:

Lighting from the parking lot is a concern into windows facing the property from the north. What will be done to mitigate light spreading from the area?

Applicant's Response:

We are more than happy to look into down lighting and dark sky lighting and any other technologies that are available to limit the amount of light shed on the area that is feasible for the project.

Question/Concern #4:

Limiting tree removal is a desire from the neighbors and traffic is a concern.

Applicant's Response:

We will do our best to conserve as many trees as possible and will not be cutting any trees in the wetlands area or stream buffer. We are having a traffic impact analysis conducted and will follow all procedure to accommodate for the increased amount of traffic at the site.

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, CURTIS CANTON, 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 53 HUNTER ST, APEX NC 27502 (location/address) on AUGUST 25, 2021 (date) from 5:00 PM (start time) to 7:00 PM (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.

8/27/2021
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Sekhar Pinapaka, a Notary Public for the above State and County, on this the 27 day of AUGUST, 2021.

SEAL

SEKHAR PINAPAKA
Notary Public
Wake Co., North Carolina
My Commission Expires May 23, 2026

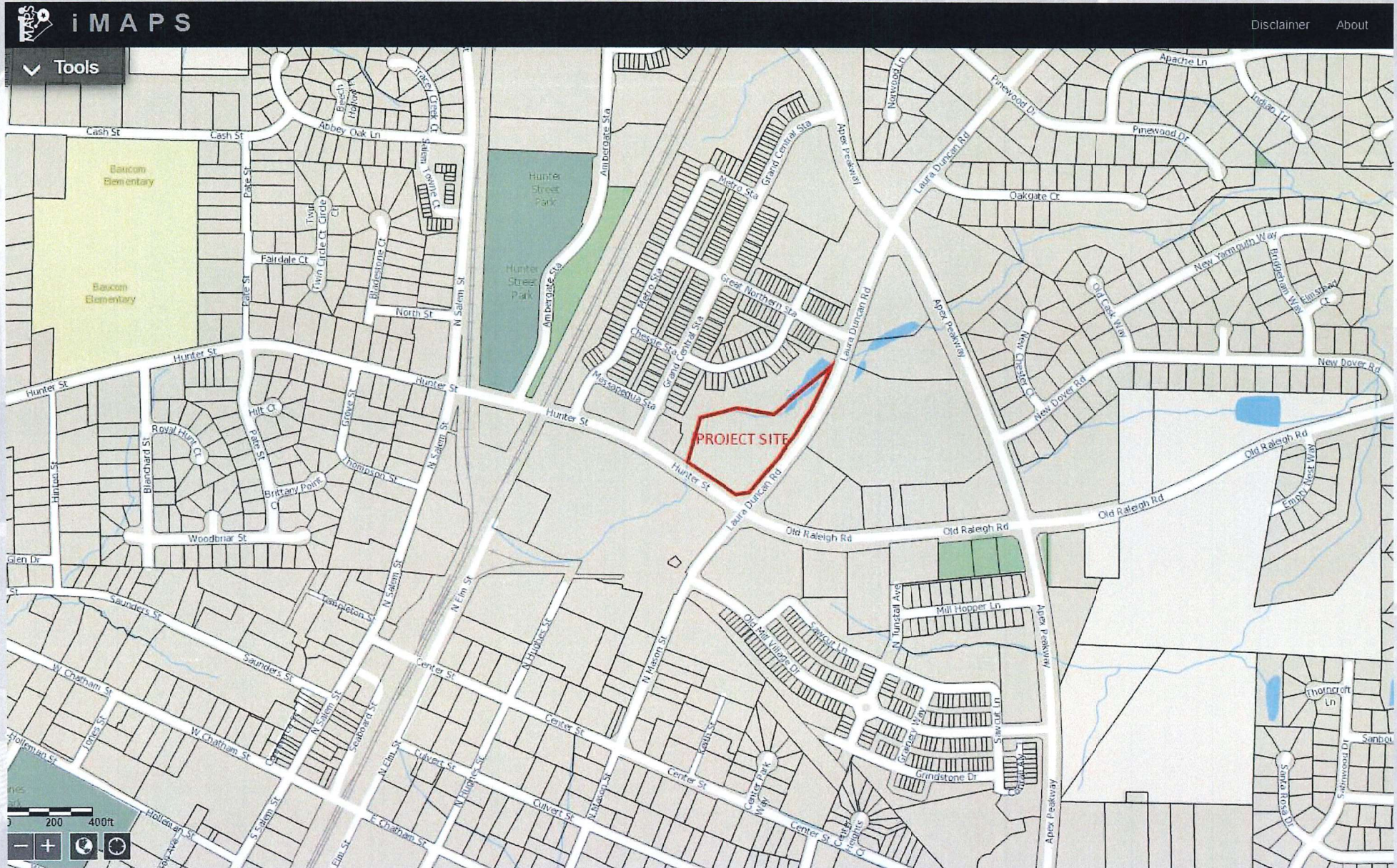
[Signature]
Notary Public
Sekhar Pinapaka
Print Name

My Commission Expires: MAY 23, 2026

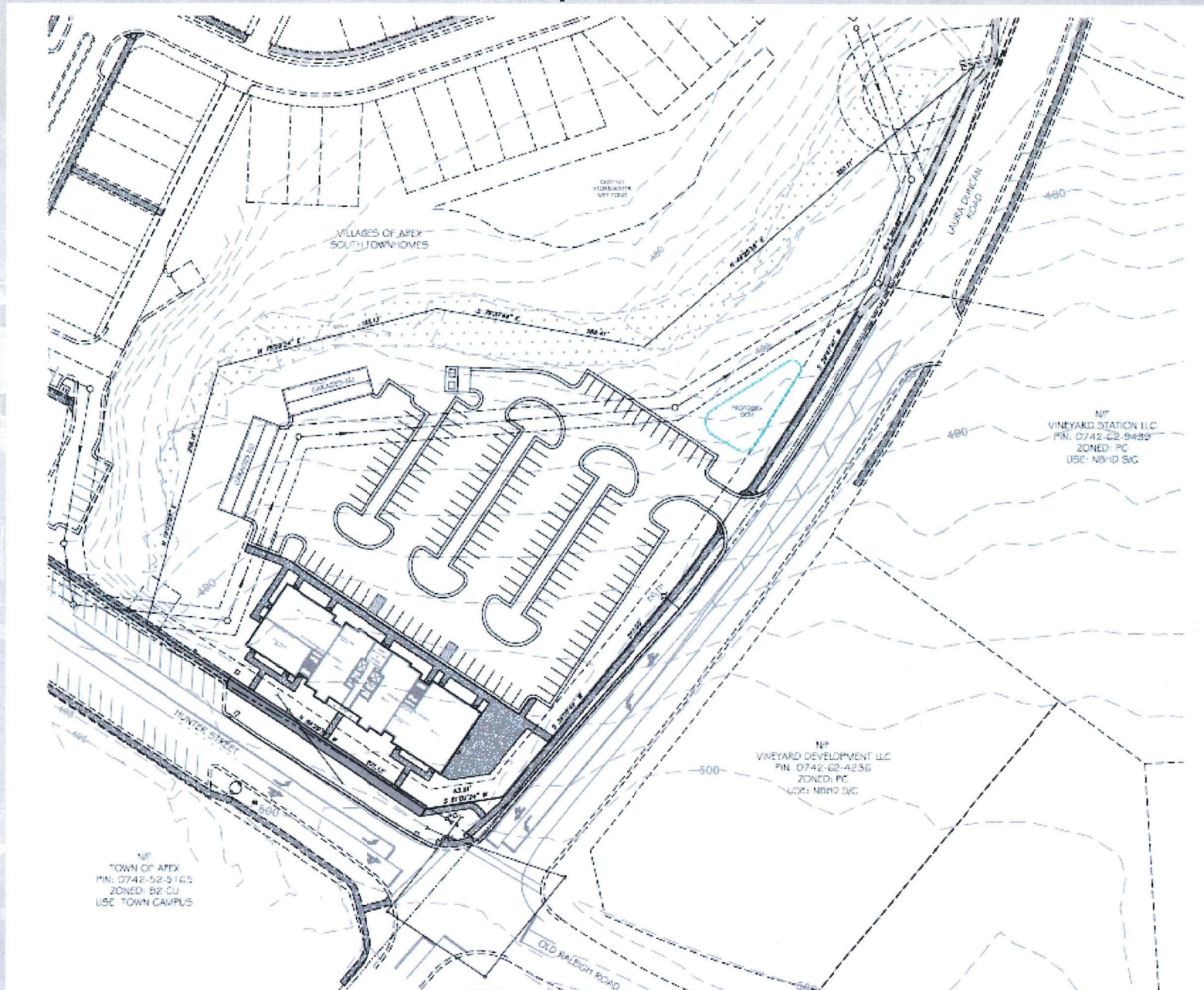




SITE LOCATION



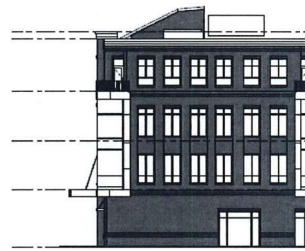
PREVIOUSLY APPROVED/PERMITTED DEVELOPMENT



PREVIOUSLY APPROVED/PERMITTED DEVELOPMENT



VIEW FROM CORNER OF HUNTER & LAUREL AVE.



4 WEST ELEVATION
SCALE 3/32" = 1'-0"

3 EAST ELEVATION
SCALE 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"

CONSTRUCTION

100% COMPLETE

PROJECT TYPE: MOORHUS
Moortous
5 LAUREL AVE. IN N.E.

DATE: 01.23.14
BY: J. Miller
CHK: J. Miller
APP: J. Miller
REV: 01.23.14

ELEVATIONS

A2.0

NEW DEVELOPMENT PROPOSAL



Summary
 - Project: Vineyard Station
 - Location: 10000 S. 100th St., Suite 100, Overland Park, KS 66209
 - Owner: Vineyard Station LLC
 - Architect: [illegible]
 - Engineer: [illegible]
 - Date: 10/1/2014
 - Project: Vineyard Station
 - Location: 10000 S. 100th St., Suite 100, Overland Park, KS 66209
 - Owner: Vineyard Station LLC
 - Architect: [illegible]
 - Engineer: [illegible]
 - Date: 10/1/2014
 - Project: Vineyard Station
 - Location: 10000 S. 100th St., Suite 100, Overland Park, KS 66209
 - Owner: Vineyard Station LLC
 - Architect: [illegible]
 - Engineer: [illegible]
 - Date: 10/1/2014

DRAFT WORKING
COPY

NEW DEVELOPMENT PROPOSED STYLE



August 30, 2021

Russell Dalton, PE
Town of Apex
73 Hunter Street
Apex, NC 27502**Subject:** Moorhous Building – Traffic Study Update
Apex, North Carolina

Dear Mr. Dalton,

This letter provides a revised capacity analysis and queuing summary for the proposed Moorhous Building development located in the northwest quadrant of the intersection of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street in Apex, North Carolina. The previous Traffic Impact Analysis (TIA) report was completed by Ramey Kemp & Associates (RKA) in July of 2016. Additionally, a TIA addendum was completed by RKA in February of 2018. This traffic study update is provided to summarize the impacts of the change in density of the site.

The 2018 TIA addendum assumed that the proposed development would consist of 22,600 square feet (s.f.) of office space, 11,300 s.f. of retail, and 8 apartments in a four-story building. The proposed development is now expected to consist of a maximum of 95 rental apartments above 30,000 s.f. of retail. Site access for the proposed development is expected to match that of the 2018 TIA addendum: one (1) full movement driveway along Laura Duncan Road.

Study Area

Based on coordination with the Town of Apex (Town) and North Carolina Department of Transportation (NCDOT), the study area consists of the intersection of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street. It should be noted that this study area matches that of the 2018 TIA addendum completed for this site.

Refer to the attachments for the approved scope. Refer to Figure 1 in the attachments for the site location map and Figure 2 for the existing lane configuration figure.

Analysis Scenarios

All capacity analyses were performed utilizing Synchro (Version 10.3). All study intersections were analyzed during the weekday AM and PM peak hours under the following traffic scenarios:

- 2021 Existing Traffic Conditions
- 2023 No-Build Traffic Conditions
- 2023 Build Traffic Conditions

2021 Existing Traffic Volumes

Peak hour traffic counts from the year 2019 were grown to the year 2021 using a 2% annually compounded growth rate. This methodology was coordinated with the Town and NCDOT during scoping and was used in other traffic studies for adjacent developments in the area (Primrose Childcare).

Signal information was obtained from NCDOT and the Town and can be found in the attachments. Refer to Figure 3 in the attachments for the 2021 existing traffic volume figure.

2023 No-Build Traffic Volumes

Per coordination with the Town and NCDOT, no-build peak hour traffic volumes were determined according to the methodology and rationale contained within the Primrose Childcare TIA. A growth rate of 2% was used to project 2021 existing traffic volumes to the build year of 2023. Refer to Figure 4 in the attachments for the 2023 projected traffic volume figure.

Based on coordination with the Town and NCDOT, the following adjacent developments are included in this study:

- Villages of Apex South Phase*
- Apex High School (not at their typical campus when counts were collected) **
- Apex Peakway Lidl
- Eagles Convenience Store
- Primrose Childcare

*The Villages of Apex South is a mixed-use development that was expected to be build out by 2019. At the time the traffic data was collected in the year 2019, the Villages at Apex South development was approximately 20% complete and operational, so only 80% of the site traffic associated with the development was included in this study.

**Apex High School was undergoing renovations and was therefore not in session at their typical campus at the time traffic data was collected. Trips were generated for the high school using the NCDOT Municipal School Transportation (MSTA) School Traffic Calculator for a high school with 2,262 students and distributed to the roadway network appropriately. Trips were only applied to the weekday AM peak hour, as the school PM peak hour is anticipated to occur outside of the weekday PM peak hour assumed for this study. It should be noted that this methodology provides a conservative estimation because a portion of these trips exist on the roadway network for students attending the temporary school in place of Apex High School and would have been captured in the existing counts.

Although these developments may be partially built under 2021 existing conditions, the counts were collected in March of 2019. Including these developments in no-build conditions is expected to provide a conservative estimate under future traffic conditions as compared to existing conditions. Additionally, there is anticipated to be interaction between the adjacent developments, as well as between the adjacent developments and the proposed development. Residential uses are anticipated to utilize school/ daycare uses; however, no reductions in adjacent development trips were assumed to provide conservative future traffic results. Refer to Figure 5 in the attachments for adjacent development trips and Figure 6 for the 2023 no-build traffic volume figure.



Trip Generation

The proposed development is now expected to consist of a maximum of 95 rental apartments above 30,000 s.f. of retail. Average weekday daily, AM, and PM peak hour trips for the development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. A summary of trip generation potential for the proposed development is shown in Table 1, on the following page.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multifamily Housing (220)	95 units	700	10	35	35	21
Shopping Center (820)	30,000 sq. ft.	2,700	103	64	107	116
Total Trips		3,400	113	99	142	137
<i>Pass-By Trips: Shopping Center (34% PM)</i>			--	--	-38	-38
Total Primary Trips		3,400	113	99	104	99

It is estimated that the proposed development will generate approximately 3,400 total site trips on the roadway during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 212 trips (113 entering and 99 exiting) will occur during the weekday AM peak hour and 279 trips (142 entering and 137 exiting) are expected to occur during the weekday PM peak hour.

Pass-by trips were taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips are expected to account for approximately 76 trips (38 entering and 38 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour. Additionally, internal capture for the site would also be expected; however, this was omitted for a conservative analysis.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to generate approximately 212 trips (113 entering and 99 exiting) during the weekday AM peak hour and 203 trips (104 entering and 99 exiting) during the weekday PM peak hour. It should be noted that this updated density is expected to generate less weekday daily, AM, and PM traffic than what was proposed in the TIA addendum.

Trip Distribution

Based on coordination with the Town, the regional site trip distribution percentages used in the previous TIA addendum were used for this traffic study.

Refer to Figure 7 in the attachments for the site trip distribution and Figures 8a and 8b for the residential site trip assignment and retail site trip assignment figures, respectively.

Refer to Figure 9 for the pass-by trip distribution figure and Figure 10 for the pass-by assignment figure. The total site trip assignment volumes are shown in Figure 11.

2023 Build Traffic Volumes

To estimate the 2023 build traffic conditions, the total site trips were added to the 2023 no-build traffic volumes. Refer to Figure 12 in the attachments for the 2023 build traffic volume figure.

Capacity Analysis

The study intersections were analyzed under 2021 existing, 2023 no-build and 2023 build traffic conditions to determine the potential impact of the proposed development under full buildout. Analysis was performed using the methodology outlined in the Highway Capacity Manual (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for the study intersection. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement. Refer to Table 2 for HCM levels of service and related average control delay per vehicle for unsignalized and signalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”.

Table 2: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines and Town of Apex UDO guidelines.

Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street

The existing signalized intersection of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street was analyzed under 2021 existing, 2023 no-build and 2023 build traffic conditions with the lane configurations and traffic control shown in Table 3. Refer to Table 3 for a summary of the capacity analysis results. The Synchro capacity analysis reports are included in the attachments.

Table 3: Analysis Summary of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB	1 LT, 1 TH-RT	A	B (15)	A	B (14)
	WB	1 LT, 1 TH, 1 RT	B		B	
	NB	1 LT, 1 TH-RT	C		B	
	SB	1 LT, 1 TH-RT	B		C	
2023 No-Build	EB	1 LT, 1 TH-RT	B	B (19)	A	B (17)
	WB	1 LT, 1 TH, 1 RT	B		B	
	NB	1 LT, 1 TH-RT	C		B	
	SB	1 LT, 1 TH-RT	B		C	
2023 Build	EB	1 LT, 1 TH-RT	B	B (19)	A	B (17)
	WB	1 LT, 1 TH, 1 RT	B		B	
	NB	1 LT, 1 TH-RT	C		B	
	SB	1 LT, 1 TH-RT	B		C	

Capacity analysis of 2021 existing, 2023 no-build and 2023 build traffic conditions indicates the intersection of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street is expected to operate at an overall LOS B during the weekday AM and PM peak hours. From 2023 no-build to 2023 build traffic conditions, there are expected to be no changes to the movement levels of service. Additionally, from 2021 existing to 2023 build traffic conditions only minor increases in the overall delay (4 seconds in the weekday AM peak hour and 3 seconds in the weekday PM peak hour) are expected. Based on SimTraffic, the southbound queues along Laura Duncan Road are not expected to impact the proposed driveway as the max queue observed at that approach is approximately 217 feet during the weekday PM peak hour. Due to the minimal increase in delay and acceptable overall levels of service at this intersection, no improvements are recommended by the developer.

Laura Duncan Road and Site Drive

The proposed unsignalized intersection of Laura Duncan Road and Site Drive was analyzed under 2023 build traffic conditions with the lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the capacity analysis results. The Synchro capacity analysis reports are included in the attachments.

Table 4: Analysis Summary of Laura Duncan Road and Site Drive

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2023 Build	EB NB SB	1 LT-RT 1 LT, 1 TH 1 TH, 1 RT	B ² A ¹ -	N/A	C ² A ¹ -	N/A

Improvements by developer are shown in **bold**.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2023 build traffic conditions indicate the major-street left-turn movement and minor-street approach at the proposed intersection of Laura Duncan Road and Site Drive are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. A two-way left-turn lane (TWLTL) between this site drive and Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street is recommended at this intersection. A southbound right-turn lane with at least 50 feet of storage is also recommended.

It should be noted that queues from the southbound left-turn at the intersection of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street are not expected to impact the northbound left-turn at this site drive as the maximum southbound left-turn queue length is 217 feet, the maximum northbound left-turn queue length is 51 feet, and the distance between these intersections is approximately 400 feet.

Conclusions and Recommendations

Based on the capacity analysis results, the proposed development is not expected to have a significant impact on the study area. Refer to Figure 13 in the attachments for the recommended lane configuration figure.

The recommended roadway improvements are summarized below.

Recommended Improvements by Developer

Laura Duncan Road and Site Drive

- Construct eastbound approach with one ingress and one egress lane.
- Construct a TWLTL from this proposed intersection to the existing intersection of Laura Duncan Road / Mason Street and Old Raleigh Road / Hunter Street.
- Construct a southbound right-turn lane with at least 50 feet of storage and appropriate decel and taper.
- Provide stop control at eastbound approach.

If you should have any questions or comments regarding this letter, please feel free to contact me at (919) 872-5115.

Sincerely,



Nate Bouquin, P.E.
Traffic Engineering Project Manager
RAMEY KEMP & ASSOCIATES, INC.

NC Corporate License #C-0910



Attachments: Scope
Figures
Signal Plans
Synchro Reports

