

STAFF REPORT

Rezoning #22CZ05 Morris Tract PUD

July 26, 2022 Town Council Meeting



All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0, 7208, & 7208-B, and 7304 Morris Acres Road
Applicant/Agent: Brendie Vega, WithersRavenel
Owners: Edith S. Morris, NCDOT Turnpike Authority

PROJECT DESCRIPTION:

Acreage: ±17.09 acres
PINs: 0732295017, 0732289587, 0732382530, & 07323827
Current Zoning: Rural Residential (RR)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: 0732382709 & 0732295017 are in the ETJ; 0732289587 & 0732382530 are in Town limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR); Medium Density-Conditional Use (MD-CU #94CU01)	Single-family residential; Vacant
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #15CZ22)	Morris Acres Rd; Multi-family (Flats at 540); Single-family residential (540 Townes)
East:	Medium Density-Conditional Use (MD-CU #94CU01); Conservation Buffer (CB)	Single-family residential (Walden Creek); Vacant
West:	Rural Residential (RR)	Morris Acres Road; Vacant

EXISTING CONDITIONS:

The subject properties are located on the north side of Morris Acres Road, just east of NC 540. There are two dwellings and several existing structures on the properties related to the previously rural setting of these properties.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on January 26, 2022. The neighborhood meeting report is attached.

WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have sufficient capacity for future students.

2045 LAND USE MAP:

The 2045 Land Use Map designates the subject properties as Medium Density Residential. The proposed

STAFF REPORT

Rezoning #22CZ05 Morris Tract PUD

July 26, 2022 Town Council Meeting



rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with that Land Use Map designation. The proposed rezoning includes a mix of single-family attached (townhouse) and single-family detached residential uses with a maximum of 6.44 dwelling units per acre.

A portion of this site is identified within the Transit Oriented Development (TOD) Context Area with Advance Apex. The location is appropriate for higher density uses like townhomes due to the proximity to NC 540 Hwy, the adjacent Flats at 540 multi-family development, and the 540 Townes development, as well as proximity to a future transit corridor. TOD development typically dictates transit-supportive densities, which is a minimum of seven (7) units per acre for a circulator bus service and a minimum 15 units per acre for fixed route bus service. The Morris Tract PUD proposes a maximum density of 6.44 units per acre, contributing to an overall density that supports future transit.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

Permitted Uses:

The development will include office, retail and residential uses. The Rezoned Lands may be used for, and only for, the uses listed below. The permitted uses are subject to the limitation and regulations stated in the UDO and any additional limitation or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

- Accessory apartment
- Townhouse
- Single family
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

Proposed Design Controls:

Density

The PUD Plan proposes an overall maximum residential density of 6.44 dwelling units per acre. The overall residential development shall not exceed 110 dwelling units. The minimum lot size for single-family detached homes is 6,000 sq ft and the minimum lot width for townhomes is 22 ft.

Height

The maximum building height shall be:

- Single-family detached: 50'
- Townhouses: 50'

Setbacks

Proposed Minimum Setbacks	
Front (from façade)	5'

STAFF REPORT

Rezoning #22CZ05 Morris Tract PUD

July 26, 2022 Town Council Meeting



Proposed Minimum Setbacks		
Single-family, detached	Front (from garage to back of sidewalk)	20'
	Side	5'
	Corner side	8'
	Rear	10'
Townhouse – front loaded	Front (from façade)	10'
	Front (from garage to back of sidewalk)	20'
	Side	5'
	Corner side	10'
	Rear	10'
	Building to building	10'
Townhouse – alley loaded	Front (from façade)	10'
	Side	5'
	Corner side	10'
	Rear	5'
	Building to building	10'

Buffers

The following buffers are proposed by this PUD.

Perimeter Buffers:	UDO Required	Proposed
Northern Boundary	20' Type B	20' Type B
Eastern Boundary	20' Type B	20' Type A
Morris Acres Road (units facing the street)	30' Type E Undisturbed; 50' Type A/B Disturbed*	30' Type E Undisturbed; 50' Type A/B Disturbed
Morris Acres Road (units oriented away from the street)	30' Type B Undisturbed; 50' Type A/B Disturbed*	30' Type B Undisturbed; 50' Type A/B Disturbed

**Disturbed portion of 50' Thoroughfare Buffer shall be planted to a Type A buffer standard; undisturbed portion of 50' Thoroughfare Buffer shall be supplemented to a Type B buffer standard.*

Built Upon Area

The proposed maximum built upon area is 70%.

Resource Conservation Area

This PUD shall be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4 *Planned Development Districts*. The site shall dedicate a minimum of 20% of the overall site area upon site plan submittal.

Parking

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



ZONING CONDITIONS

The following conditions shall also apply:

1. Alleys for units facing Morris Acres Road will accommodate water and sewer utilities within the Town’s existing alley cross section subject to staff review and approval at the time of subdivision and construction plans. Public utility easements may be granted on private property to accommodate appurtenances and maintenance.
2. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
3. No homes will be platted within 50 feet of the eastern property line.

Architectural Standards

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of development plan submittal. The following conditions shall apply:

A. Residential Development

Single Family Detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. A varied color palette shall be utilized throughout the development to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
6. Garage doors must have windows, decorative details or carriage-style adornments on them.
7. The visible side of a townhouse on a corner lot facing the public street shall contain at least two decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

Single Family Attached (Townhouses):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.



3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
7. The visible side of a townhouse on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

PUBLIC FACILITIES:

The project’s construction will consist of the extension of public facilities to serve the site. All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications.

Sewer is available at an outfall at the tributary of the Reedy Branch outfall that runs through a Town of Apex owned parcel. A capacity study shall be provided at Construction Drawing submittal.

Extension of water shall be provided to the proposed development with access to a 12” water line in Morris Acres Road.

STORMWATER MANAGEMENT:

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

1. This project is located within the Beaver Creek basin and will be required to attenuate the 1-, 10-, 25-, and 100-year storms.
2. To the extent practicable the stormwater discharge from the onsite SCM(s) will be routed to discharge stormwater from the SCM(s) via a pipe underneath Morris Acres Road (i.e. to the downstream side) subject to Town of Apex and NCDOT approvals.
3. The former pond on the east side of the property was previously breached and the outflow was diverted away from properties with PINs 0732387613, 0732387723, and 0732387823 via an open channel. The proposed project will either pipe or maintain an open channel that continues to direct the natural flow to a point downstream of these properties, subject to Town of Apex, NCDWR, and USACE approvals.



AFFORDABLE HOUSING:

Of the one hundred (100) permitted townhouse dwellings, at least two (2) residential restricted median-income affordable housing townhouse ownership units (Affordable Housing Units) shall be constructed on-site and sold at a mutually agreeable maximum affordable housing median-income ownership initial sales price (includes unit price and lot price) that is calculated based upon the one-hundred percent (100%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development (HUD).

The Affordable Housing Units shall be occupied by low or median-income households earning no more than one hundred percent (100%) of the Raleigh, NC MSA AMI, adjusted for family size as most recently published by HUD. A restrictive covenant (i.e., resale deed restriction) with a minimum affordability period of ten (10) years shall be recorded against each Affordable Housing Unit concurrently at the close of escrow upon the sale of each Affordable Housing Units to memorialize the affordable housing terms and conditions.

The two (2) Affordable Housing Unit lots shall be identified on the Master Subdivision Final Plat, which may be amended from time to time. A restrictive covenant (i.e. affordable housing agreement) between the Town and Applicant shall be recorded against the two (2) Affordable Housing Unit lots prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition.

Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer. Developer will be responsible for performing marketing, applicant screening and selection process and management of the Affordable Housing Units during the affordability period with oversight and support provided by Town staff.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The proposed PUD is consistent with the Apex Transportation Plan. The proposed PUD includes two (2) points of access onto Morris Acres Road, an existing 3-lane Thoroughfare on the Thoroughfare and Collector Street Plan. This project shall provide minimum frontage widening based on ½ of a 3-lane thoroughfare section with side path and public right-of-way dedication based on an eighty foot (80') right-of-way along Morris Acres Road. The site will promote connectivity to undeveloped property with street stubs to the north.

A 10-foot Side Path shall be provided along the frontage of Morris Acres Road, in accordance with the Transportation Plan & UDO. Sidewalks at least five (5) feet in width shall be provided on both sides of all internal streets, including cul-de-sac(s). For alley-loaded townhouses that front Morris Acres Road, a minimum five-foot (5') sidewalk connection between the townhouse units and the 10-foot Side Path along Morris Acres Road shall be provided. These connections will perpendicularly cross the 30-foot Thoroughfare Buffer along Morris Acres Road.

The nearest transit stop for the local GoApex Route 1 is anticipated to be located at the Beaver Creek Commons shopping center. Regional Transit can be accessed along NC 55 Hwy. The subject site is located within the Transit Oriented Development Context Area.

Refer to the concept plan of the PUD plan for proposed access points, stub streets, and planned vehicular connectivity. All access and circulation is conceptual and shall be finalized at the time of Master Subdivision Plan or Minor Site Plan review and approval.

STAFF REPORT

Rezoning #22CZ05 Morris Tract PUD

July 26, 2022 Town Council Meeting



Roadway improvements, subject to modification and final approval by the Town of Apex and NCDOT, are part of the site plan and construction plan approval process. A traffic study has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the traffic study, no off-site improvements are recommended for this development.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on December 15, 2021. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Condition	Applicant's Response
Increase design storm for retention basins in flood-prone areas. Increase design storm pre- and post-attenuation requirement to the 100-year storm.	Added
Install signage near environmental sensitive areas in order to: <ul style="list-style-type: none">• Reduce pet waste near SCM drainage areas; and• Eliminate fertilizer near SCM drainage areas.	Added
Increase biodiversity: <ul style="list-style-type: none">• Plant pollinator-friendly flora• Plant native flora	Added
Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and beetles from blooming plants) that bloom in succession from spring to fall.	Added
Include landscaping that requires less irrigation and chemical use and plant warm season grasses for drought-resistance.	Added
Increase the number of native hardwood species planted to 3, preferably 4	Added (3 species)
Install pet waste stations in neighborhoods	Added
Include solar conduit in building design for all buildings	Added
Install a solar PV system of minimum 4 kilowatts on 20% of the pre-buyer constricted homes (spec homes).	Not added
Post 'solar options' sign at the entry to this development during construction. The constructions should also be energy star rated.	Not added
Increase width of vegetated buffer along the east side of the property from 20' to at least 60' Type A.	Not added
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.	Not added

The applicant shall provide the following EAB Conditions:

1. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 100-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved.

STAFF REPORT

Rezoning #22CZ05 Morris Tract PUD

July 26, 2022 Town Council Meeting



2. The project shall install at least one (1) pet waste disposal reminder sign per SCM. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
4. 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.
5. The project shall ensure that at least 75% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
6. The project shall plant warm season grasses in order to minimize the need for irrigation and chemical use.
7. A minimum of three (3) native hardwood tree species shall be used for the landscaping on site.
8. The project shall install at least one (1) pet waste station at each play lawn.

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the Morris Tract PUD project at their March 30, 2022 meeting. The Commission made a unanimous recommendation for a fee-in-lieu of dedication. The recommendation is based on 2022 rates and proposed maximum lot count provided:

Single-family detached Units:	$\$3,753.89 \times 10 = \$37,538.90$
Single-family attached Units:	$\$2,528.25 \times 100 = \$252,525$
Total residential fee in lieu per current unit count:	$\$290,063.90$

Staff note: The fee-in-lieu rate is based on the date of PUD approval, not on the date of the Commission's recommendation.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on July 11, 2022 and unanimously voted to recommend approval with conditions offered by the applicant.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #22CZ05 Morris Tract PUD with the conditions offered by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map designates the site as Medium Density Residential. The proposed PUD is consistent with that land use classification. The proposed rezoning includes a mix of residential uses that will provide for transition in density from the surrounding residential uses.

The proposed rezoning is reasonable and in the public interest because it provides an adequate transition in the height and density from the existing multi-family and townhome uses to the south



and the existing single-family residential development to the east. The proposed rezoning allows for a maximum of 6.44 dwelling units per acre, which contributes to an overall density that supports future transit within the Transit Oriented Development (TOD) Context Area, as adopted with Advance Apex.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

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.

1) *Planned Unit Development (PUD-CZ) District*

In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

(a) *Development parameters*

- (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
- (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of 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 in 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.
- (iii) The dimensional standards in Sec. 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.
- (iv) 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 Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, 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.
- (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the



design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

- (vi) 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.
 - (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide 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.
- b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.
- c) *RCA.* The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than ten percent (10%) provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component; or
 - (ii) An overall density of 7 residential units per acre or more; or
 - (iii) Environmental measures including but not limited to the following:
 - (b) The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
 - (c) The installation of a geothermal system for a certain number or percentage of units within the development; or
 - (c) Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).



- d) *Landscaping.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
- (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
- (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
- (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.



- h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
- j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use Map.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Town Council shall find the PUD-CZ designation demonstrates compliance with the following standards. Sec. 2.3.3.F:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.
- 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.
- 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.

STAFF REPORT

Rezoning #22CZ05 Morris Tract PUD

July 26, 2022 Town Council Meeting



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

Sarah Van Every

From: Serge Grebenschikov
Sent: Friday, April 22, 2022 2:40 PM
To: Overcash, Lyle; Russell Dalton
Cc: Randy King (randy.king@pultegroup.com); Rosamond, Morgan
Subject: RE: Morris Acres Site

Lyle,

Thank you for sending this over. I have no issues with the trip generation of this development, and I concur with the recommendations that nothing else is needed from a traffic impact analysis standpoint for this development.

Kind regards

Serge Grebenschikov, PE

Traffic Engineer
Public Works & Transportation – Traffic
PO Box 250
Apex, NC 27502
P: (919) 372-7448
E: Serge.Grebenschikov@apexnc.org

From: Overcash, Lyle <Lyle.Overcash@kimley-horn.com>
Sent: Friday, March 11, 2022 9:00 AM
To: Russell Dalton <Russell.Dalton@apexnc.org>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>
Cc: Randy King (randy.king@pultegroup.com) <randy.king@pultegroup.com>; Rosamond, Morgan <Morgan.Rosamond@kimley-horn.com>
Subject: RE: Morris Acres Site

Notice: This message is from an external sender.

Do not click links or open attachments unless you trust the sender, and can verify the content is safe.

Hey Russell, even though a full TIA wasn't required, it was easier just to format the report that way. So, please find attached the Morris Acres TIA for your review and comment.

Thanks,
Lyle

Lyle Overcash, PE

Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh NC 27601
Direct: 919.678.4131 | Mobile: 919.906.4511

From: Russell Dalton <Russell.Dalton@apexnc.org>
Sent: Friday, February 25, 2022 8:12 AM
To: Overcash, Lyle <Lyle.Overcash@kimley-horn.com>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>

Cc: Randy King (randy.king@pultegroup.com) <randy.king@pultegroup.com>; Rosamond, Morgan <Morgan.Rosamond@kimley-horn.com>

Subject: RE: Morris Acres Site

Thanks Lyle! Based on this a TIA is not required but a traffic assessment letter for the access points would be helpful to address any questions from residents and to satisfy any questions from NCDOT.

Russell H. Dalton, PE
Traffic Engineering Manager
Public Works & Transportation
Town of Apex
www.apexnc.org
919-249-3358

From: Overcash, Lyle [<mailto:Lyle.Overcash@kimley-horn.com>]
Sent: Thursday, February 24, 2022 5:57 PM
To: Russell Dalton <Russell.Dalton@apexnc.org>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>
Cc: Randy King (randy.king@pultegroup.com) <randy.king@pultegroup.com>; Rosamond, Morgan <Morgan.Rosamond@kimley-horn.com>
Subject: RE: Morris Acres Site

Notice: This message is from an external sender.
Do not click links or open attachments unless you trust the sender, and can verify the content is safe.

Russell,
Randy asked me to send over the max trip generation for the site to show that we don't trigger an official TIA. Land use totals most likely will be less than this, but we wanted to be conservative when we were assessing the site access points.
Thanks,
Lyle

Lyle Overcash, PE
Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh NC 27601
Direct: 919.678.4131 | Mobile: 919.906.4511

From: Russell Dalton <Russell.Dalton@apexnc.org>
Sent: Thursday, February 3, 2022 10:53 AM
To: Overcash, Lyle <Lyle.Overcash@kimley-horn.com>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>
Subject: RE: Morris Acres Site

OK thanks! That is fine with us, just the trip generation and evaluating the site access if it falls below the TIA threshold.

Russell H. Dalton, PE
Traffic Engineering Manager
Public Works & Transportation
Town of Apex
www.apexnc.org
919-249-3358

From: Overcash, Lyle [<mailto:Lyle.Overcash@kimley-horn.com>]
Sent: Wednesday, February 02, 2022 12:25 PM
To: Russell Dalton <Russell.Dalton@apexnc.org>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>
Subject: RE: Morris Acres Site

Notice: This message is from an external sender.
Do not click links or open attachments unless you trust the sender, and can verify the content is safe.

Yes, the client informed me yesterday of the additional units. Since it doesn't meet Town or NCDOT TIA requirements, we'll probably just do a traffic assessment for the client just in case there's questions about traffic going forward.

Lyle Overcash, PE
Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh NC 27601
Direct: 919.678.4131 | Mobile: 919.906.4511

From: Russell Dalton <Russell.Dalton@apexnc.org>
Sent: Wednesday, February 2, 2022 11:22 AM
To: Overcash, Lyle <Lyle.Overcash@kimley-horn.com>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>
Subject: RE: Morris Acres Site

I also wanted to point out that their PUD submittal I'm looking at now proposes 110 maximum dwelling units so it's usually a good idea that the tripgen/analysis match the PUD text in terms of units. Thanks!

Russell H. Dalton, PE
Traffic Engineering Manager
Public Works & Transportation
Town of Apex
www.apexnc.org
919-249-3358

From: Russell Dalton
Sent: Tuesday, February 01, 2022 8:24 AM
To: Overcash, Lyle <Lyle.Overcash@kimley-horn.com>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>
Subject: RE: Morris Acres Site

Lyle,

Not sure if you've run the tripgen yet but does that exceed 1000 daily or 100 peak hour? If not we may just need a trip generation memo for the new proposal.

Thank you.

Russell H. Dalton, PE
Traffic Engineering Manager
Public Works & Transportation
Town of Apex
www.apexnc.org
919-249-3358

From: Overcash, Lyle [<mailto:Lyle.Overcash@kimley-horn.com>]

Sent: Monday, January 31, 2022 5:22 PM

To: Russell Dalton <Russell.Dalton@apexnc.org>; Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>

Subject: Morris Acres Site

Notice: This message is from an external sender.

Do not click links or open attachments unless you trust the sender, and can verify the content is safe.

Russell/Serge,

Pulte has asked me to prepare an analysis for the Morris Acres site, formerly The Wayforth at Apex site. They're planning on 86 townhomes and 9 single family units. We were planning on updating the former 2019 TIA (attached) to reflect the new unit counts and redo the traffic counts, would that be sufficient? Last study looked at these intersections:

- Morris Acres Road at Jenks Road
- Morris Acres Road at Reedybrook Crossing/Site Driveway
- Morris Acres Road at Creekside Landing
- Morris Acres Road at US 64 WB
- Morris Acres Road at Site Driveways

We'll probably collect new counts as well, since the last ones were 2018

Thanks,

Lyle

Lyle Overcash, PE

Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh NC 27601

Direct: 919.678.4131 | Mobile: 919.906.4511

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For



Rezoning #22CZ05

Dominik Ct

NC 540 Hwy SB

NC 540 Hwy NB

540

RAMP NC 540 SB to US 64 WB

RAMP US 64 WB to NC 540 NB

The Flats at 540

Morris Acres Rd

Tunisian Dr

Kyner Aly

Reedybrook Cir

Peakside Dr

540 Townes

CitiSide

Good Shepherd Way

Brisers Spring Way

Walden Creek

Walden Creek Dr

Walden Woods Dr

Rabbit Walk Ln

Flints Pond Cir

0 250 500 Feet

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 #: 22CZ05 Submittal Date: 2/1/2022
Fee Paid: \$ Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Morris Tract PUD
Address(es): 7208-B, 7208, and 0 Morris Acres Rd
PIN(s) 0732289587, 0732382530, and 0732382709

Acreage: 16.955
Current Zoning: Rural Residential (RR) Proposed 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: n/a
Area proposed as non-residential development: Acreage: n/a
Percent of mixed use area proposed as non-residential: Percent: n/a

Applicant Information

Name: WithersRavenel
Address: 137 S Wilmington St., Suite 200
City: Raleigh State: NC Zip: 27601
Phone: (919) 535-5212 E-mail: bvega@withersravenel.com

Owner Information

Name: Edith Morris
Address: 7208 Morris Acres Rd.
City: Apex State: NC Zip: 27532
Phone: _____ E-mail: _____

Agent Information

Name: WithersRavenel
Address: 137 S Wilmington St, Suite 200
City: Raleigh State: NC Zip: 27601
Phone: (919) 535-5212 E-mail: bvega@withersravenel.com

Other contacts: etang@withersravenel.com

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>22CZ05</u>	Submittal Date:	<u>2/1/2022</u>
Fee Paid	<u>\$</u>	Check #	<u></u>

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Morris Tract PUD

Address(es): 7304 Morris Acres Rd.

PIN(s) 0732295017

Acreage: 0.142

Current Zoning: Rural Residential (RR) Proposed 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: n/a

Area proposed as non-residential development: Acreage: n/a

Percent of mixed use area proposed as non-residential: Percent: n/a

Applicant Information

Name: WithersRavenel

Address: 137 S Wilmington St., Suite 200

City: Raleigh State: NC Zip: 27601

Phone: (919) 535-5212 E-mail: bvega@withersravenel.com

Owner Information

Name: North Carolina Department of Transportation Turnpike Authority

Address: 1505 Mail Service Center

City: Raleigh State: NC Zip: 27699-1505

Phone: E-mail:

Agent Information

Name: WithersRavenel, Brendie Vega

Address: 137 S Wilmington St., Suite 200

City: Raleigh State: NC Zip: 27601

Phone: (919) 535-5201 E-mail: bvega@withersravenel.com

Other contacts: etang@withersravenel.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 22CZ05

Submittal Date: 2/1/22

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.

The proposal is consistent with the 2045 Land Use Map. Planned Unit Development is an allowable zoning district in the Medium Density Residential land use map classification and the proposed conditions maintain the density within the 3-7 dwelling units per acre range.

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 uses for Morris Tract PUD are limited to single-family homes and townhouses which are primary uses in the Medium Density Residential future land classification. There is an existing single-family neighborhood to the northeast; however, the southwest has a high-density residential/commercial services/ office employment future land classification. The PUD would soften the transition between the existing single-family neighborhood and future development.

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

There are no supplemental standards listed for single-family detached homes and attached townhouse units.

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.

The development will minimize adverse impact. It will have landscaped buffers on all sides which will ameliorate any disturbance to neighbors and visually screen the development. Limiting the permitted uses to single-family dwellings and townhouse units will significantly reduce any impacts to surrounding property. SCMs will be sized to the 100-year storm event.

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 development minimizes environmental impact. The design avoids disturbing wetlands and streams, and the much of the remainder of the site is currently cleared. SCMs will be sized to the 100 year storm event, and the applicant will work with the neighbors to understand their experience with stormwater and their concerns.

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 site will have minimal impact on public facilities. Based on conversations with the Town of Apex staff, it is the applicant's understanding that a development of this nature will neither overwhelm public facilities nor detract from service availability. Further evaluation of public facilities will be required at the Construction Drawing Stage.

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.

This development will not harm the health, safety, or welfare of residents of the Town or the ETJ. It will add quality housing stock to the community. There is no reason to believe that the presence of additional housing will pose a threat to the Town of Apex or its ETJ.

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

The development will not be detrimental to adjacent properties. Like the proposed neighborhood, the adjacent properties contain residential uses. In addition, appropriate perimeter buffers will be installed to alleviate any disturbance to existing properties. The new development will be carefully designed to blend with adjacent properties and engineered to deter nuisances.

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.

Single-family dwellings and townhouses are generally regarded as low-intensity uses. They produce fewer impacts than other land uses. In addition, the numerous points of ingress and egress provided will provide for connectivity and disperse traffic. Stubs are provided to the north for future connectivity.

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 proposed district, associated uses, layout, and general development characteristics comply with the applicable requirements of the Unified Development Ordinance.

Application #: 22CZ05Submittal Date: 2/1/22

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

7208, 0, and 0 Morris Acres Rd.

(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.

Edith S. Morris, 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: Edith S. Morris TOWN OF APEXBY: Edith S. Morris BY: _____
Authorized Agent Authorized AgentDATE: 1-31-2022 DATE: _____

AFFIDAVIT OF OWNERSHIP

Application #: 22CZ05

Submittal Date: 2/1/22

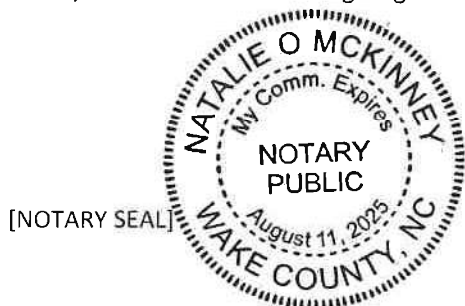
The undersigned, Brendie Vega (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

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, 7208, 7208-B, 7304 Morris Acres Rd 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 _____, and recorded in the Wake County Register of Deeds Office on _____, in Book _____ Page _____.
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 _____, 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 _____, 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 31st day of May, 2022
Brendie Vega (seal)
Brendie Vega
 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 Brendie Vega, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Driver's License personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Natalie O. McKinney
 Notary Public
 State of North Carolina
 My Commission Expires: 8/11/2025

AFFIDAVIT OF OWNERSHIP

Application #: 22CZ05

Submittal Date: 2/1/22

The undersigned, Brendie Vega (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 7304, 7208, and 0 Morris Acres Rd. 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 10/15/2013, and recorded in the Wake County Register of Deeds Office on 03/20/2018, in Book 2018 Page 528.
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 10/15/2013, 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 10/15/2013, 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 27th day of January, 2022.

Brendie Vega (seal)
Brendie Vega
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 Brendie Vega, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Abriel Spittel
Notary Public
State of North Carolina
My Commission Expires: October 26, 2026

AGENT AUTHORIZATION FORM

Application #: 22CZ05 Submittal Date: 2/1/22

Edith Morris 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: ~~7304~~, 7208, and 0 Morris Acres Rd.

The agent for this project is: WithersRavenel, Ed Tang and Brendie Vega

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

Agent Name: WithersRavenel

Address: 137 S Wilmington St., Suite 200, Raleigh, NC 27601

Telephone Number: (919) 535-5212

E-Mail Address: bvega@withersravenel.com

Signature(s) of Owner(s)*
Edith S. Morris
Edith S. Morris
Type or print name

1-31-2022
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: 22C705

Submittal Date: 2/1/22

NC DEPT OF TRANSPORTATION (NCDOT) is the owner* of the property for which the attached application is being submitted:

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

The property address is: 7304 Morris Acres Road, PIN # 0732295017

The agent for this project is: WithersRavenel, Ed Tang, and Brendie Vega

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

Agent Name: WithersRavenel


Address: 137 S. Wilmington St., Suite 200, Raleigh, NC 27601

Telephone Number: (919)535-5212

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

Brian Rogers

 Digitally signed by Brian Rogers
Date: 2022.06.10 14:37:44 -04'00'

Brian Rogers
Type or print name

6/10/22
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 22CZ05

Submittal Date: 2/1/22

Insert legal description below.

See attached.

Legal description for Tract 1 "Edith Morris"

Beginning at an Existing Axle located at the Southwest corner of a tract of land owned by Wilma Lee Morris, PIN No. 0732298556, Recorded at Book of Maps 2001, Page 291, Wake County Registry. Said Existing Axle having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 729,123.48', E: 2,032,670.88' Thence, South 88°52'12" East a distance of 904.77' to an Existing Iron Pipe; Thence North 89°57'34" East a distance of 36.59' to an Existing Iron Rebar; Thence North 89°44'31" East a distance of 62.17' to an Existing Iron Pipe; Thence South 02°27'02" West a distance of 119.42' to an Existing Iron Rebar; Thence South 02°22'53" West a distance of 111.43' to an Existing Iron Rebar; Thence South 02°18'02" West a distance of 92.88' to an Existing Iron Rebar; Thence South 02°21'36" West a distance of 208.96' to an Existing Iron Rebar; Thence South 02°22'28" West a distance of 428.91' to a New Iron Pipe located on the Northern Right of Way of Morris Acres Road; Thence continuing along said Right of Way, North 62°20'05" West a distance of 374.12' to a Point; Thence leaving said Right of Way, North 11°17'51" East a distance of 318.24' to a Point; Thence North 83°39'21" West a distance of 217.02' to a Point; Thence North 05°16'39" East a distance of 54.78' to a Point; Thence North 88°49'51" West a distance of 125.97' to a Point; Thence South 02°21'09" West a distance of 48.00' to a Point; Thence North 89°50'51" West a distance of 48.48' to a Point; Thence North 62°23'51" West a distance of 165.92' to a Point; Thence South 27°36'09" West a distance of 122.99' to a Point; Thence with a curve to the right having a radius of 783.00', an arc length of 399.10', a chord bearing of North 37°42'52" West, and distance of 394.79', to a New Iron Pipe; Thence North 02°05'21" East a distance of 182.00' to an Existing Iron Rebar; Thence South 88°46'47" East a distance of 131.45' to an Existing Axle, Being the Point and Place of **Beginning**, and having an area of 14.129 Acres (615,464 Square Feet), More or Less.

Legal description for Tract 2 "Edith Morris"

Beginning at a Point located on the Northern Right of Way of Morris Acres Road, said Point also being the Southeast corner of a tract of land owned by Edith Morris, PIN No. 0732289587, Recorded at Deed Book 2450, Page 555, Wake County Registry. Said Point having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 728,411.08', E: 2,033,127.17', Thence North 05°16'39" East a distance of 244.89' to a Point; Thence South 83°39'21" East a distance of 217.02' to a Point; Thence South 11°17'51" West a distance of 318.24' to a Point; Thence North 62°20'05" West a distance of 198.57' to a Point, Being the Point and Place of **Beginning**, and having an area of 1.306 Acres (56,885 Square Feet), More or Less.

Legal description for Tract 3 "Edith Morris"

Beginning at a Point located on the Northern Right of Way of Morris Acres Road, said Point also being the Southeast corner of a tract of land owned by Edith Morris, PIN No. 0732289587, Recorded at Deed Book 2450, Page 555, Wake County Registry. Said Point having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 728,411.08', E: 2,033,127.17', Thence, North 62°20'05" West a distance of 121.61' to an Existing NCDOT Right of Way Disc; Thence North 26°40'56" East a distance of 20.62' to an Existing NCDOT Right of Way Disc; Thence North 62°34'09" West a distance of 156.03' to a Point; Thence with a curve to the right having a radius of 783.00', an arc length of 137.84', a chord bearing of North 57°21'34" West, and distance of 137.66', to a Point; Thence North 27°36'09" East a distance of 122.99' to a Point; Thence South 62°23'51" East a distance of 165.92' to a Point; Thence South 89°50'51" East a distance of 48.48' to a Point; Thence North 02°21'09" East a distance of 48.00' to a Point; Thence South 88°49'51"

Attachment A

East a distance of 125.97' to a Point; Thence South 05°16'39" West a distance of 54.78' to a Point; Thence South 05°16'39" West a distance of 244.89' to a Point, Being the Point and Place of **Beginning**, and having an area of 1.520 Acres (66,198 Square Feet), More or Less.

Legal description for PIN No. 0732295017 – NCDOT Parcel

Beginning at an Existing Iron Rebar, said Rebar being located N 88°46'47" West a distance of 131.45' from an existing Axle located at the Southwest corner of a tract of land owned by Wilma Lee Morris, PIN No. 0732298556, Recorded at Book of Maps 2001, Page 291, Wake County Registry. Said Existing Axle having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 729,123.48', E: 2,032,670.88'; Thence South 02°05'21" West a distance of 182.00' to a New Iron Pipe; Thence with a curve to the right having a radius of 783.00', an arc length of 190.70', a chord bearing of North 16°13'03" West, and distance of 190.22', to an Existing Iron Pipe; Thence South 89°15'20" East a distance of 59.77' to an Existing Iron Rebar, being the point and place of Beginning, and having an area of 0.142 Acres (6,173 SF), 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	Pulte Home Company, LLC
Company Phone Number	(919)369-4602
Developer Representative Name	WithersRavenel
Developer Representative Phone Number	(919) 535-5212
Developer Representative Email	bvega@withersravenel.com

New Residential Subdivision Information	
Date of Application for Subdivision	02/01/2022
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Morris Acres
Address of Subdivision (if unknown enter nearest cross streets)	7304, 7208, and 0 Morris Acres Rd.
REID(s)	0181252, 0205072, 0099535, and 0456020
PIN(s)	0732295017, 0732382709, 0732289587, and 0732382530

Projected Dates Information	
Subdivision Completion Date	Dec 2025
Subdivision Projected First Occupancy Date	June 2024

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	8					6	2	2400	2900	500000	600000	2024	4	2025	4		
Townhomes	100					80	20	2100	2500	400000	500000	2024	50	2025	50		
Condos																	
Apartments																	
Other																	

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, Brendie Vega, 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 on WebEx (location/address) on 01/26/2022 (date) from 6pm (start time) to 8pm (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.

Jan 27, 2022
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Abriel Spittel, a Notary Public for the above State and County, on this the 27 day of January, 2022.

SEAL



Abriel Spittel
Notary Public
Abriel Spittel
Print Name

My Commission Expires: October 26, 2026

20220201 Morris Acres PUD Notification List

SITE ADDRESS	PIN NUM	OWNER	MAILING ADDRESS 1	MAILING ADDRESS 2	MAILING ADDRESS 3
800 TUNISIAN DR	0732380119	540 TOWNES HOA, INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
2516 WALDEN WOODS DR	0732398073	ADDEN, NICOLE	2516 WALDEN WOODS DR	APEX NC 27523-6245	
7120 MORRIS ACRES RD	0732387152	ALPS LP	1143 EXECUTIVE CIR STE B	CARY NC 27511-4571	
0 WALDEN WOODS DR	0732397559	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250	
9001 REEDYBROOK CRSG	0732286392	BEAVER CREEK CROSSING LLC	TODD COPELAND	168 BUSINESS PARK DR STE 200	VIRGINIA BEACH VA 23462-6532
2505 FLINTS POND CIR	0732389017	BECKER, GARY A BECKER, BARBARA J	2505 FLINTS POND CIR	APEX NC 27523-4813	
2412 WALDEN CREEK DR	0732480456	CARNER, CHRISTOPHER DAVID CARNER, BRIDGET MARIE	2412 WALDEN CREEK DR	APEX NC 27523-4844	
2521 WALDEN WOODS DR	0732396202	CAUTHEN, JOHNSON JR CAUTHEN, DEBORAH	2521 WALDEN WOODS DR	APEX NC 27523-6245	
829 TUNISIAN DR	0732382191	CHEN, WANLING	829 TUNISIAN DR	APEX NC 27523-7537	
2507 FLINTS POND CIR	0732388153	CHENEY, BRADEN D MACKAY, HEATHER ANN	2507 FLINTS POND CIR	APEX NC 27523-4813	
2100 PEAKSIDE DR	0732382024	CHO, EUNA K CHO, REX H	2100 PEAKSIDE DR	APEX NC 27523-7540	
0 QUEEN CITY CRES	0732377766	CITISIDE AT BEAVER CREEK CROSSING HOA INC	CHARLESTON MGMT	PO BOX 97243	RALEIGH NC 27624-7243
803 TUNISIAN DR	0732380249	DIAZ, CYNTHIA I COLON CADENA, ARGYL I RAMIREZ	803 TUNISIAN DR	APEX NC 27523-7537	
814 TUNISIAN DR	0732381102	DUSUNG ENTERPRISE INC	814 TUNISIAN DR	CARY NC 27519-8830	
2517 WALDEN WOODS DR	0732397014	FALKANGER, JEFFREY J FALKANGER, KERRY C	2517 WALDEN WOODS DR	APEX NC 27523-6245	
805 TUNISIAN DR	0732380268	GAYLES, ANTHONY DARON	805 TUNISIAN DR	APEX NC 27523-7537	
7305 JENKS RD	0732393853	GREEN ACRES OF APEX LLC	7328 JENKS RD	APEX NC 27523-7811	
2503 WALDEN WOODS DR	0732389588	GROSSER, DONALD B JR GROSSER, CYNTHIA S	2503 WALDEN WOODS DR	APEX NC 27523-6245	
815 TUNISIAN DR	0732381272	GUPTA, SAURABH MITTAL, SONAL	815 TUNISIAN DR	APEX NC 27523-7537	
2519 WALDEN WOODS DR	0732396197	HARPER, PAUL MARK HARPER, RENAE KEY	2519 WALDEN WOODS DR	APEX NC 27523-6245	
818 TUNISIAN DR	0732381049	HONG, GIN JONG DAVIS	102 BRASS RING CT	CARY NC 27513-3616	
801 TUNISIAN DR	0732380310	HOUSTON, MICHAEL J HOUSTON, KRISTIN A	231 CANDIA LN	CARY NC 27519-8810	
2502 WALDEN WOODS DR	0732480708	ISAACS, DANIEL J	2502 WALDEN WOODS DR	APEX NC 27523-6245	
2524 WALDEN WOODS DR	0732397472	KAPLAN, PETER KAPLAN, ERIN B	2524 WALDEN WOODS DR	APEX NC 27523-6245	
2505 WALDEN WOODS DR	0732389603	KOESTER, JOHN D KOESTER, JOHANNA P	2505 WALDEN WOODS DR	APEX NC 27523-6245	
841 TUNISIAN DR	0732383044	LAO, TERENCE LAO, CATHERINE	1301 MAGNOLIA BEND LOOP	CARY NC 27519-0121	
8006 REEDYBROOK CRSG	0732289185	LAXMANA, RAJINEESH KUMAR VUMMIDISINGH LAXMANA, SREE HARSHITHA VUMMIDISINGH	101 COLUMBUS DR APT 1611	JERSEY CITY NJ 07302-5557	
812 TUNISIAN DR	0732380174	LIN, SEN	812 TUNISIAN DR	APEX NC 27523-7537	
819 TUNISIAN DR	0732382119	LIU, XINGJUN XING, JUN	112 WYNSTONE CT	COLMAR PA 18915-3104	
817 TUNISIAN DR	0732381281	LUO, JING OUYANG, WEN	817 TUNISIAN DR	APEX NC 27523-7537	
845 TUNISIAN DR	0732373978	MADHVANI, VIRAT K MADHVANI, KAJAL V	317 MILLICENT WAY	MORRISVILLE NC 27560-7299	
853 TUNISIAN DR	0732374900	MAGNOLIA PROPERTY MANAGEMENT LLC	203 SAGERVIEW WAY	DURHAM NC 27713-6191	
813 TUNISIAN DR	0732381244	MIDOLO, ANDREA	813 TUNISIAN DR	APEX NC 27523-7537	
2104 PEAKSIDE DR	0732381071	MISTRY, DHANSUKH MISTRY, SHILA D	2104 PEAKSIDE DR	APEX NC 27523-7540	
7208 MORRIS ACRES RD	0732289587	MORRIS, EDITH S	7208 MORRIS ACRES RD	APEX NC 27523-5822	
0 JENKS RD	0732298556	MORRIS, WILMA LEE	7328 JENKS RD	APEX NC 27523-7811	
2526 WALDEN WOODS DR	0732396483	MULCAHY, JOHN M MULCAHY, MICHELE A	2526 WALDEN WOODS DR	APEX NC 27523-6245	
7304 MORRIS ACRES RD	0732295017	NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	TRANSPORTATION SECTION	1505 MAIL SERVICE CTR	RALEIGH NC 27699-1505
0 MORRIS ACRES RD	0732284334	NC DOT TRNPK AUTHORITY	MARTIN T MCCRACKEN	1505 MAIL SERVICE CTR	RALEIGH NC 27699-1500
2509 WALDEN WOODS DR	0732387613	PARKER, DAVID PARKER, ROBYN	2509 WALDEN WOODS DR	APEX NC 27523-6245	
2522 WALDEN WOODS DR	0732398344	PETERSON, DAVID R PETERSON, GAIL C	2522 WALDEN WOODS DR	APEX NC 27523-6245	
843 TUNISIAN DR	0732383061	PULLJALA, DHEERAJ KUMAR PULLJALA, CHAITANYA	843 TUNISIAN DR	APEX NC 27523-7537	
2528 WALDEN WOODS DR	0732396402	PYNE, CRAIG A GALIEN, KIMBERLY L	2528 WALDEN WOODS DR	APEX NC 27523-6245	
809 TUNISIAN DR	0732381216	RAJARAM, NARAYAN K UTHAMARAJAN, ARTHI	2774 WILLOW ROCK LN	APEX NC 27523-8515	
823 TUNISIAN DR	0732382147	RAMSEY, FRANCES B	823 TUNISIAN DR	APEX NC 27523-7537	
2506 FLINTS POND CIR	0732388289	SAFIAN, DAVID SAFIAN, MICHELLE	2506 FLINTS POND CIR	APEX NC 27523-4813	
8006 REEDYBROOK CRSG	0732289182	SARTORI, JEANETTE	8006 REEDYBROOK XING	APEX NC 27523-7542	
2508 FLINTS POND CIR	0732387292	SIMMONS, RYAN KENNETH SIMMONS, KRystal MARIE	2508 FLINTS POND CIR	APEX NC 27523-4813	
2102 PEAKSIDE DR	0732381092	SINGH, ISHA	2102 PEAKSIDE DR	APEX NC 27523-7540	
2504 FLINTS POND CIR	0732389347	SIT, ANITA YIN CHING LEUNG	2504 FLINTS POND CIR	APEX NC 27523-4813	
825 TUNISIAN DR	0732382164	SMITH, DERMOT J SMITH, JENNIFER R	825 TUNISIAN DR	APEX NC 27523-7537	
2515 WALDEN WOODS DR	0732387923	STEVENS, GREGORY W STEVENS, YOKO FUSE	2515 WALDEN WOODS DR	APEX NC 27523-6245	
847 TUNISIAN DR	0732373886	V & V PROPERTY GROUP LLC	317 MILLICENT WAY	MORRISVILLE NC 27560-7299	
816 TUNISIAN DR	0732381121	VACCA, STACY ELLEN	816 TUNISIAN DR	APEX NC 27523-7537	
2511 WALDEN WOODS DR	0732387723	VOJTICEK, BRANDON M VOJTICEK, LEIGH ANN	2511 WALDEN WOODS DR	APEX NC 27523-6245	
2513 WALDEN WOODS DR	0732387823	WEISS, GEOFFREY L	2513 WALDEN WOODS DR	APEX NC 27523-6245	
807 TUNISIAN DR	0732380287	WEST, DONALD EUGENE II	807 TUNISIAN DR	APEX NC 27523-7537	
2518 WALDEN WOODS DR	0732398164	WILLIAMS, STACEY D WILLIAMS, JOHN C	2518 WALDEN WOODS DR	APEX NC 27523-6245	
2520 WALDEN WOODS DR	0732398254	WOODIE, KEITH AUSTIN, HOLLY	2520 WALDEN WOODS DR	APEX NC 27523-6245	
831 TUNISIAN DR	0732383018	WRIGHT, STEVEN C	831 TUNISIAN DR	APEX NC 27523-7537	
849 TUNISIAN DR	0732373993	ZENG, XIAOMING ZHOU, FAN	128 VALLEY VIEW DR	CHAPEL HILL NC 27516-6260	
827 TUNISIAN DR	0732382173	ZHANG, DONG	2134 CRIGAN BLUFF DR	CARY NC 27513-8356	
		RS FINCHER & COMPANY, LLC	PO BOX 1117	CARY NC 27502	
Current Tenant			7409 Jenks RD	APEX NC 27523	
Current Tenant			7208B Morris Acres RD	APEX NC 27523	
Current Tenant			3101 Reedybrook XING	APEX NC 27523	
Current Tenant			3103 Reedybrook XING	APEX NC 27523	
Current Tenant			3105 Reedybrook XING	APEX NC 27523	
Current Tenant			3107 Reedybrook XING	APEX NC 27523	
Current Tenant			3109 Reedybrook XING	APEX NC 27523	
Current Tenant			3111 Reedybrook XING	APEX NC 27523	
Current Tenant			3113 Reedybrook XING	APEX NC 27523	
Current Tenant			3115 Reedybrook XING	APEX NC 27523	
Current Tenant			3117 Reedybrook XING	APEX NC 27523	
Current Tenant			3119 Reedybrook XING	APEX NC 27523	
Current Tenant			3121 Reedybrook XING	APEX NC 27523	
Current Tenant			3201 Reedybrook XING	APEX NC 27523	
Current Tenant			3203 Reedybrook XING	APEX NC 27523	
Current Tenant			3205 Reedybrook XING	APEX NC 27523	
Current Tenant			3207 Reedybrook XING	APEX NC 27523	
Current Tenant			3209 Reedybrook XING	APEX NC 27523	
Current Tenant			3211 Reedybrook XING	APEX NC 27523	
Current Tenant			3213 Reedybrook XING	APEX NC 27523	
Current Tenant			3215 Reedybrook XING	APEX NC 27523	
Current Tenant			3217 Reedybrook XING	APEX NC 27523	
Current Tenant			3219 Reedybrook XING	APEX NC 27523	
Current Tenant			3221 Reedybrook XING	APEX NC 27523	
Current Tenant			3301 Reedybrook XING	APEX NC 27523	
Current Tenant			3303 Reedybrook XING	APEX NC 27523	
Current Tenant			3305 Reedybrook XING	APEX NC 27523	
Current Tenant			3307 Reedybrook XING	APEX NC 27523	
Current Tenant			3309 Reedybrook XING	APEX NC 27523	
Current Tenant			3311 Reedybrook XING	APEX NC 27523	
Current Tenant			3313 Reedybrook XING	APEX NC 27523	
Current Tenant			3315 Reedybrook XING	APEX NC 27523	
Current Tenant			3317 Reedybrook XING	APEX NC 27523	
Current Tenant			3319 Reedybrook XING	APEX NC 27523	
Current Tenant			3321 Reedybrook XING	APEX NC 27523	
Current Tenant			3401 Reedybrook XING	APEX NC 27523	

January 12, 2022

RE: Morris Tract PUD

Dear Resident or Property Owner:

Please find enclosed an invitation for a neighborhood meeting for the proposed rezoning of 17.09 acres at 7304 and 7208 Morris Acres Rd. (Wake County PINs 0732295017, 0732382709, 0732289587, and 0732382530) from Rural Residential (RR) to Planned Unit Development - Conditional Zoning (PUD-CZ). The proposal would limit the permitted uses to single-family detached residential dwellings and townhouses.

The meeting will take place virtually on Wednesday, January 26th, 2022 from 6 pm to 8 pm on WebEx. You can join by computer, smartphone, tablet, or other internet-enabled device by using the meeting link.

Register in advance at <https://bit.ly/3EYyb2r>. You can also access the registration page using the camera on your smartphone to scan the code below.

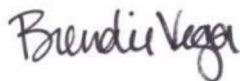


There are several ways to access the virtual meeting. To join by phone, use +1-415-655-0001 US Toll, access code: 2421 385 3483. You can also use the event link, <https://bit.ly/3eTO53G>, or use the camera on your smartphone to scan the code below.



Future meetings will include a Planning Board meeting and a legislative hearing before Town Council. If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please email bvega@withersravenel.com or call 919-535-5212. If you have questions for the Town, the Planner on the rezoning case is Liz Loftin: Liz.Loftin@apexnc.org or 919-249-3439.

Sincerely,
WithersRavenel



Brendie Vega, ACIP, CNU-A
Director of 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: Morris Tract PUD Zoning: Rural Residential (RR)

Location: 7304 and 7208 Morris Acres Rd.

Property PIN(s): 0732295017, 0732382709, Acreage/Square Feet: 17.09 acres
0732289587, and 0732382530

Property Owner: Edith Morris

Address: 7208 Morris Acres Rd.

City: Apex State: NC Zip: 27523-5822

Phone: _____ Email: _____

Property Owner: North Carolina Department of Transportation Turnpike Authority

Address: Transportation Section, 1505 Mail Service Center

City: Raleigh State: NC Zip: 27699-1505

Phone: _____ Fax: _____ Email: _____

Engineer: WithersRavenel

Address: 115 MacKenan Dr.

City: Cary State: NC Zip: 27511

Phone: (919) 469-3340 Fax: _____ Email: bvega@withersravenel.com

Builder (if known): _____

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.

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 919-372-7470
Danny Smith 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

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

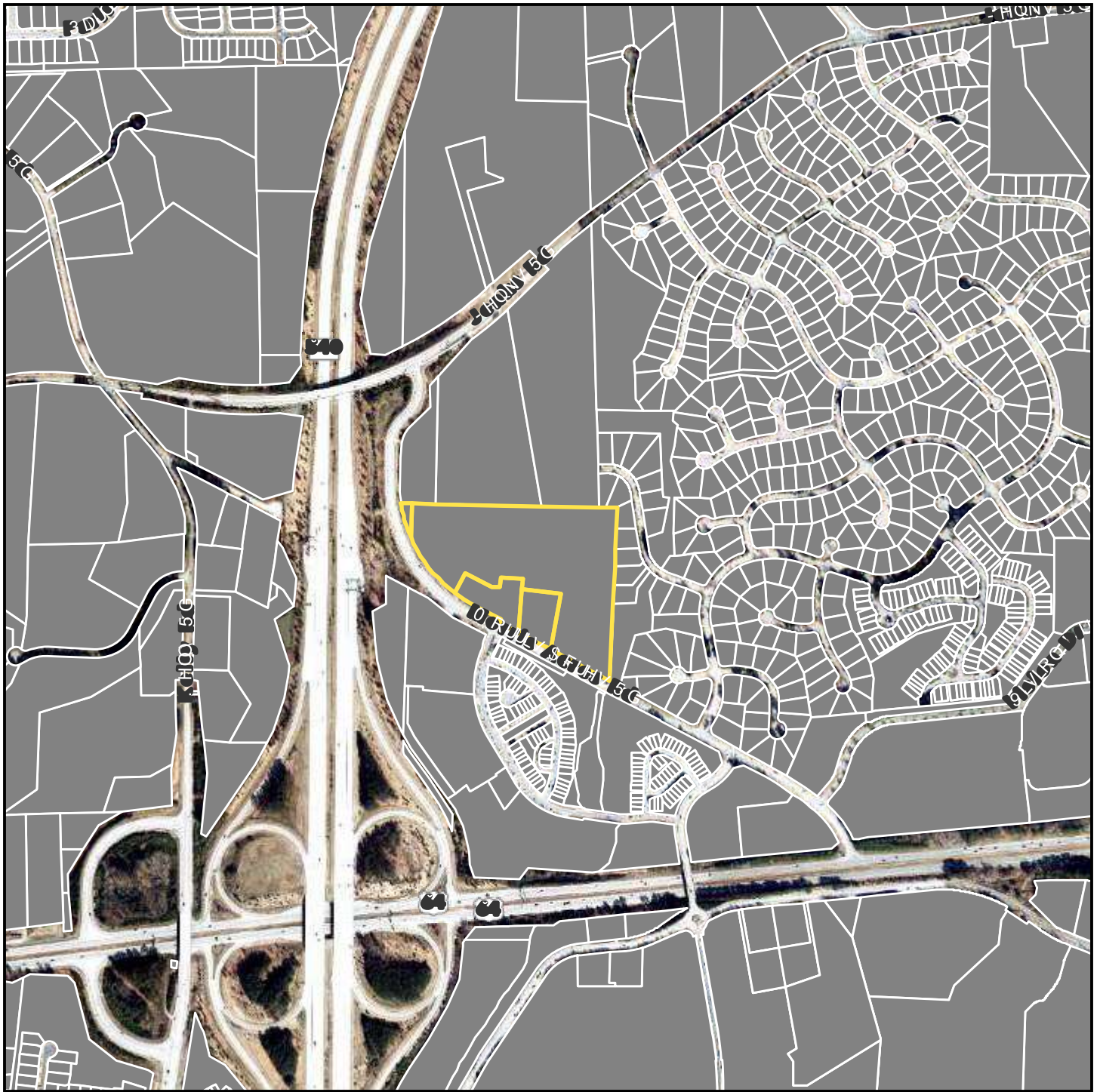
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

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 Jessica Bolin at 919-249-3537.

Electric Utility Installation: Rodney Smith 919-249-3342

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

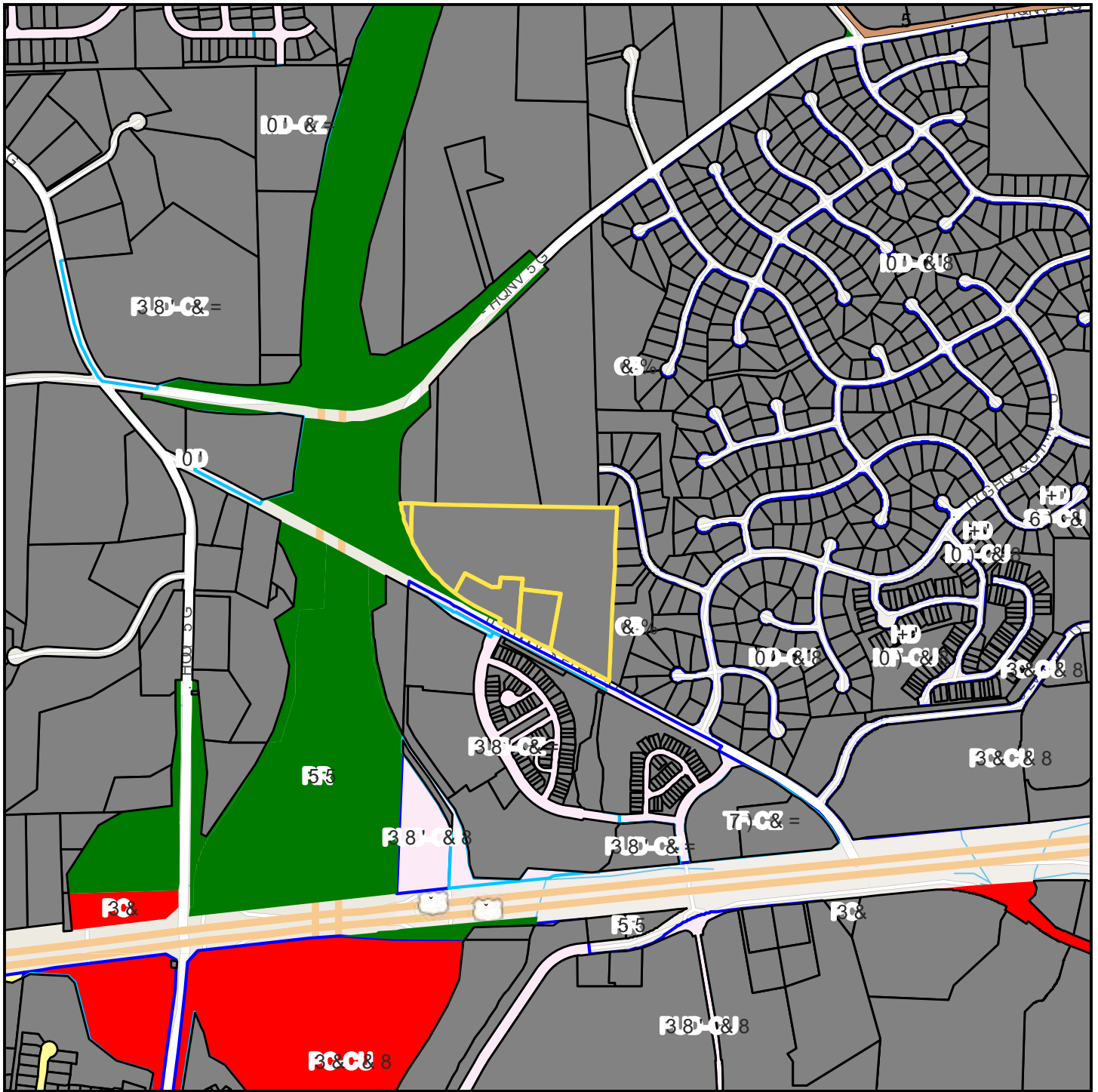


ORUULV 7UDFW 38'

m



'LVFODLPHU
 L0DSV PDNHV HYHU\ HIIRUW WR SURGXFH
 WKH PRVW FXUUHQW DQG DFFXUDWH LQIR
 +RZHYHU WKH PDSV DUH SURGXFHG IRU L
 DQG DZHVXUYHIV 1R ZDUUDQWLHV H[SUH
 DUH SURYLGHG IRU WKH GDWD WKHUHLQ



0RUULV 7UDFW 38'

m



3URSHUW\	0' & RQGLWLRQDO =RQLQJ
&% & RQVHUYDWLRQ	0' & RQGLWLRQDO 8VH
+0) & RQGLWLRQDO 8VH	+6) & RQGLWLRQDO 8VH
0' 0HGLXP 'HQVLW\ 5HVLGHQWLDO	0' & RQGLWLRQDO 8VH

'LVFODLPHU
 LODSV PDNHV HYHU\ HIIRUW WR SURGXFH
 WKH PRVW FXUUHQW DQG DFFXUDWH LQIR
 +RZHYHU WKH PDSV DUH SURGXFHG IRU L
 DQG DZHVXUYH\ 1R ZDUUDQWLHV H\SUH
 DUH SURYLGHG IRU WKH GDWD WKHUHLQ



LEGEND

- TOWNHOMES
- SINGLE FAMILY DETACHED
- SCM
- STREAM BUFFER/ PONDS
- PERIMETER BUFFER
- WETLAND
- OPEN SPACE
- ACCESS POINTS
- ROAD CROSSING

0' 50' 100'
1 inch = 50 feet

MORRIS TRACT PUD

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual - Webex

Date of meeting: 1/26/2022 Time of meeting: 6 - 8 p.m.

Property Owner(s) name(s): Edith Morris and NCDOT

Applicant(s): WithersRavenel

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.	See attached.				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

20220126 Morris Acres PUD Neighborhood Meeting Attendance List

Name	Email Address	When Registered	Address 1	Address 2	City	State	ZIP	Phone
Gail Peterson		1/26/2022 18:11	2522 Walden Woods Drive		Apex	Nc	27523	
Donald Grosser		1/26/2022 18:03	2503 Walden Woods Drive		Apex	North Carolina	27523	
Ryan Simmons		1/26/2022 17:58	2508 Flints Pond Cir		Apex	NC	27523	
Randy King		1/26/2022 17:48						
PAUL HARPER		1/24/2022 19:54	2519 Walden Woods Dr		Apex	NC	27523	
Keith Woodie		1/21/2022 11:16	2520 Walden Woods Dr		Apex	NC	27523	
David Parker		1/21/2022 10:01	2509 Walden Woods Dr		Apex	NC	27523	
Brandon Vojticek		1/18/2022 8:53	2511 Walden Woods Dr		Apex	NC	27523	
braden cheney		1/16/2022 8:31	2507 Flints Pond Circle		Apex	NC	27523	
Deborah Cauthen		1/14/2022 13:12	2521 Walden Woods Drive		Apex	NC	27523	
Caroline Richardson		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	
Ed Tang		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	
Brian Lussier		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	
Brendy Vega		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	

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): Edith Morris and NCDOT

Applicant(s): WithersRavenel

Contact information (email/phone): Brendie Vega, bvega@withersravenel.com

Meeting Address: Virtual (Webex)

Date of meeting: January 26, 2022 Time of meeting: 6:00 to 8:00 p.m.

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:

Stormwater. Attendees asked about plans for stormwater management on the site.

Applicant's Response:

The project team understands that there are existing stormwater concerns in the area, specifically at Flint's Pond and along Walden Woods Drive. The team shared that its priority is to divert as much water from the subdivision as possible. The project will be engineered to withstand a 100-year flood event, which is above and beyond Town standards. The rate of discharge will be less than or equal to current conditions.

Question/Concern #2:

Buffers. Neighbors had questions regarding buffering along the eastern boundary of the property. Several neighbors expressed interest in installing a wooden fence.

Applicant's Response:

The applicant showed the location of the 20-foot Type A buffer on the bubble diagram. The team explained that existing trees will not be disturbed in the buffer and that further surveying is needed to determine if a fence would be useful with the topography.

Question/Concern #3:

Sanitary Sewer. Neighbors asked about the placement of the sewer in relationship to the stream.

Applicant's Response:

At this time, the applicant does not have a definite answer; however, the sewer line may run under the stream. The team will be conducting extensive field research to determine the appropriate path.

Question/Concern #4:

Units, Location, and Construction Timeline. Neighbors asked about the number of units and the construction timeline.

Applicant's Response:

The applicant responded that there will be at most eight single-family detached units to the northeast and 102 townhouse units to the southwest. Once approved by Council, the applicant cannot make significant changes to the PUD and will be bound to the layout shown on the bubble diagram. Land development will likely begin in summer 2023, and home construction will start in summer 2024.

MORRIS TRACT

PLANNED UNIT DEVELOPMENT

Apex, North Carolina

June 22, 2022

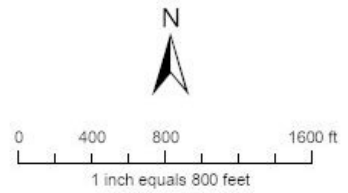
TABLE OF CONTENTS

I. Vicinity Map	3
II. Project Information.....	4
III. Purpose Statement	5
IV. Permitted Uses	6
V. Proposed Conditions.....	6
VI. Design Controls.....	7
VII. Architectural Controls.....	8
VIII. Signage.....	9
IX. Parking and Loading.....	9
X. Environmental Advisory Board Recommendations	9
XI. Natural Resource and Environmental Data	10
XII. Stormwater Management	10
XIII. Parks, Recreation, and Cultural Advisory Commission	11
XIV. Public Facilities Requirements.....	11
XV. Phasing.....	12
XVI. Affordable Housing.....	12
XVII. Elevations.....	13
XVIII. Consistency with Advance Apex.....	13
XIX. Consistency with the UDO	13
XX. Compliance with Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan	13
XXI. Conformity with Town of Apex Adopted Plans and Policies	13

I. VICINITY MAP



Morris Tract PUD



II. PROJECT INFORMATION

Project	Morris Tract PUD
PINs	0732295017, 0732382709, 0732289587, and 0732382530
Preparer Information	WithersRavenel 115 MacKenan Drive Cary, NC 27511 Brendie Vega, AICP, CNU-A Ed Tang, PE P: 919.469.3340 F: 919.467.6008 bvega@withersravenel.com etang@withersravenel.com
Traffic Consultant	Kimley-Horn
Current Zoning Designation	Rural Residential (RR)
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)
Current 2045 Land Use Map Designation	Medium Density Residential
Area of Tracts	17.09 acres

III. PURPOSE STATEMENT

A. Unified Development Ordinance (UDO) Sections 2.3.4.F.1.

- ◆ The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways, and other transportation systems.
- ◆ Sidewalks at least five (5) feet in width are provided on all streets throughout the subdivision, as well as sidewalk at least five (feet) in width that will be installed on the frontage of Morris Acres Road.
- ◆ Cul-de-sac(s) will be avoided where environmental features do not constrain the site, and instead will provide connections to existing street(s) and stub(s) to future roads.
- ◆ The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced nonresidential uses.
- ◆ The site is within one-half mile of retail, dining, financial institutions, and personal services. Future residents will be able to easily access many necessities and entertainment while minimizing vehicle trips traveled and trip length.
- ◆ The PD Plan proposes architectural standards that are exceptional and provide high-quality design while incorporating energy saving features.

B. Conditional Zoning Standards - UDO Sections 2.3.3.F.1-10

- ◆ The PUD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for single-family homes, duplexes, and townhouses.
- ◆ The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- ◆ The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- ◆ Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- ◆ While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- ◆ The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- ◆ The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety, and welfare of the Town and ETJ residents.
- ◆ There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.

- ◆ The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment, and safety of residents in their homes.
- ◆ The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.

IV. PERMITTED USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

A. Residential

- ◆ Single-family
- ◆ Townhouse, attached
- ◆ Recreation facility, private
- ◆ Accessory apartment
- ◆ Utility, Minor
- ◆ Park, Active
- ◆ Park, Passive

V. PROPOSED CONDITIONS

1. Alleys for units facing Morris Acres Road will accommodate water and sewer utilities within the Town's existing alley cross section subject to staff review and approval at the time of subdivision and construction plans. Public utility easements may be granted on private property to accommodate appurtenances and maintenance.
2. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
3. No homes will be platted within 50 feet of the eastern property line.

VI. DESIGN CONTROLS

A. Intensity and Density

Maximum Density	6.44 Dwelling Units/Acre		
Maximum Dwelling Units	110 (10 single-family dwelling units and 100 townhomes)		
Maximum Building Height	50 ft		
Setbacks, Single-family Detached	Front: 5 ft from façade 20 ft from garage to back of sidewalk	Side: 5 ft Corner Side: 8 ft	Rear: 10 ft
Setbacks, Townhouses, Front-loaded	Front: 10 ft from façade 20 ft from garage to back of sidewalk	Side: 5 ft Corner Side: 10 ft Building to Building: 10 ft	Rear: 10 ft
Setbacks, Townhouses, Alley-loaded	Front: 10 ft from façade	Side: 5 ft Corner Side: 10 ft Building to Building: 10 ft	Rear: 5 ft
Minimum Lot Size, Single-family Detached	6,000 square feet		
Minimum lot width, Townhouses	22 feet		
Maximum Built Upon Area Permitted (PUD-CZ)	70%		
Proposed Built Upon Area	70%		

B. Perimeter Buffers

North	20-foot Type B
East	20-foot Type A
Morris Acres Rd. (Units facing the street)	30-foot Type E Undisturbed 50-foot Type A/B Disturbed
Morris Acres Rd. (Units oriented away from the street)	30-foot Type B Undisturbed 50-foot Type A/B Disturbed

VII. ARCHITECTURAL CONTROLS

A. Single-family Detached

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
6. Garage doors must have windows, decorative details, or carriage-style adornments on them.
7. The visible side of a single-family detached dwelling unit on a corner lot facing the public street shall contain at least two decorative elements such as, but not limited to, the following:
 - ◆ Windows
 - ◆ Bay window
 - ◆ Recessed window
 - ◆ Decorative window
 - ◆ Trim around the windows
 - ◆ Wrap-around porch or side porch
 - ◆ Two or more building materials
 - ◆ Decorative brick/stone
 - ◆ Decorative trim
 - ◆ Decorative shake
 - ◆ Decorative air vents on gables
 - ◆ Decorative gable
 - ◆ Decorative cornice
 - ◆ Column
 - ◆ Portico
 - ◆ Balcony
 - ◆ Dormer

B. Townhouses

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roofline cannot be a single mass. It must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details, or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
7. The visible side of a townhouse on a corner lot facing the public street shall contain at least two decorative elements such as, but not limited to, the following:

- ◆ Windows
- ◆ Bay window
- ◆ Recessed window
- ◆ Decorative window
- ◆ Trim around the windows
- ◆ Wrap-around porch or side porch
- ◆ Two or more building materials
- ◆ Decorative brick/stone
- ◆ Decorative trim
- ◆ Decorative shake
- ◆ Decorative air vents on gables
- ◆ Decorative gable
- ◆ Decorative cornice
- ◆ Column
- ◆ Portico
- ◆ Balcony
- ◆ Dormer

VIII. SIGNAGE

All signage in the Morris Tract PUD will comply with the requirements in Section 8.7 of the Town of Apex UDO.

IX. PARKING AND LOADING

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

X. ENVIRONMENTAL ADVISORY BOARD (EAB) RECOMMENDATIONS

The Morris Tract PUD was heard at the EAB on December 16, 2021. The applicant has agreed to the following.

1. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 100-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved.
2. The project shall install at least one (1) pet waste disposal reminder sign per Stormwater Control Measure (SCM). The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
4. The project shall ensure that at least 75% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.

5. 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.
6. The project shall plant warm season grasses in order to minimize the need for irrigation and chemical use.
7. A minimum of three (3) native hardwood tree species shall be used for the landscaping on site.
8. The project shall install at least one (1) pet waste station at each play lawn.
9. All homes shall be pre-configured with conduit for a solar energy system.

XI. NATURAL RESOURCE AND ENVIRONMENTAL DATA

A. Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

B. FEMA Floodplain

No regulatory FEMA mapped floodplain exists on site.

C. Resource Conservation Area

The site is subject to the Resource Conservation Area (RCA) requirements outlined in the Town of Apex UDO in Section 8.1. This project shall dedicate a minimum 20% of RCA for the overall site area upon site plan submittal.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

XII. STORMWATER MANAGEMENT

1. This project is located within the Beaver Creek basin and will be required to attenuate the 1-, 10-, 25-, and 100-year storms.
2. To the extent practicable the stormwater discharge from the onsite SCM(s) will be routed to discharge stormwater from the SCM(s) via a pipe underneath Morris Acres Road (i.e. to the downstream side) subject to Town of Apex and NCDOT approvals.
3. The former pond on the east side of the property was previously breached and the outflow was diverted away from properties with PINs 0732387613, 0732387723, and 0732387823 via an open channel. The proposed project will either pipe or maintain an open channel that continues to direct the natural flow to a point downstream of these properties, subject to Town of Apex, NCDWR, and USACE approvals.

XIII. PARKS, RECREATION, & CULTURAL RESOURCES (PRCR) ADVISORY COMMISSION

The PRCR Advisory Commission unanimously recommended a fee-in-lieu of dedication for the Morris Tract PUD at their March 30, 2022 meeting. The rate of the fee is set at the time of Town Council approval of the rezoning and is based on a maximum of 110 single family attached and detached units and runs with the life of the project. If approved in 2022, the rate would be \$3,753.89 for Single Family Detached and \$2,528.25 for Single Family Attached units.

XIV. PUBLIC FACILITIES REQUIREMENTS

A. Sanitary Sewer Service

Sewer is available at an outfall at the tributary of the Reedy Branch outfall that runs through a Town of Apex owned parcel.

A capacity study shall be provided at Construction Drawing submittal.

B. Water Service

Extension of water shall be provided to the proposed development with access to 12" water line in Morris Acres Road.

C. Gas and Electric Service

Electric services will be extended to the site.

D. Roadways

The site shall require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan and the Town of Apex Standard Specifications and Standard Details.

The Transportation plan designates Morris Acres Road as an 80-foot minimum right-of-way with a minimum 10-foot Side Path.

E. Transit

The nearest transit stop for the local GoApex Route 1 is anticipated to be located at the Beaver Creek Commons shopping center. Regional Transit can be accessed along NC 55 Hwy. The subject site is located within the Transit Oriented Development Context Area.

F. Pedestrian Facilities

A 10-foot Side Path shall be provided along the frontage of Morris Acres Road, in accordance with the Transportation Plan & UDO.

Sidewalks at least five (5) feet in width shall be provided on both sides of all internal streets, including cul-de-sac(s).

For alley-loaded townhouses that front Morris Acres Road, a minimum five-foot (5') sidewalk connection between the townhouse units and the 10-foot Side Path along Morris Acres Road shall be provided. These connections will perpendicularly cross the 30-foot Thoroughfare Buffer along Morris Acres Road.

XV. PHASING

The site is anticipated to be developed in two (2) phases.

XVI. AFFORDABLE HOUSING

Of the one hundred (100) permitted townhouse dwellings, at least two (2) residential restricted median-income affordable housing townhouse ownership units (Affordable Housing Units) shall be constructed on-site and sold at a mutually agreeable maximum affordable housing median-income ownership initial sales price (includes unit price and lot price) that is calculated based upon the one-hundred percent (100%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development (HUD).

- ◆ The Affordable Housing Units shall be occupied by low or median-income households earning no more than one hundred percent (100%) of the Raleigh, NC MSA AMI, adjusted for family size as most recently published by HUD.
- ◆ A restrictive covenant (i.e., resale deed restriction) with a minimum affordability period of ten (10) years shall be recorded against each Affordable Housing Unit concurrently at the close of escrow upon the sale of each Affordable Housing Units to memorialize the affordable housing terms and conditions.
- ◆ The two (2) Affordable Housing Unit lots shall be identified on the Master Subdivision Final Plat, which may be amended from time to time.
- ◆ A restrictive covenant (i.e. affordable housing agreement) between the Town and Applicant shall be recorded against the two (2) Affordable Housing Unit lots prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition.
- ◆ Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer.
- ◆ The Developer will be responsible for performing marketing, applicant screening and selection process, and management of the Affordable Housing Units during the affordability period with oversight and support provided by Town staff.

XVII. ELEVATIONS

Elevations will comply with the Architectural and Design Controls for the Morris Tract PUD. Elevations submitted with this PD Plan are representative of what may be provided.

XVIII. CONSISTENCY WITH ADVANCE APEX

The Plan is consistent with the Advance Apex Plan and Land Use Map.

The Apex 2045 Land Use Map identifies the subject parcels as Medium Density Residential. Medium Density Residential lands are characterized by single-family homes, duplexes, quadplexes, and townhomes with densities no less than three (3) and no more than seven (7) dwelling units per acre. Medium Density Residential provides a transition from the more urbanized areas of Apex to low-density neighborhoods.

The proposed density of 6.44 dwelling units per acre and proposed uses meet the Medium Density Residential standards. In addition, once established, the proposed development will soften the transition between large rural lands and residential neighborhoods and commercial areas.

XIX. CONSISTENCY WITH THE UDO

The proposed development is consistent with all applicable requirements of the Town of Apex UDO.

XX. COMPLIANCE WITH COMPREHENSIVE TRANSPORTATION PLAN AND BICYCLE AND PEDESTRIAN SYSTEM PLAN

The proposed development complies with the applicable requirements of the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan.

XXI. CONFORMITY WITH TOWN OF APEX ADOPTED PLANS AND POLICIES

In addition to being consistent with the Town's Advance Apex Comprehensive Plan, Unified Development Ordinance, and the Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan, the proposed development is designed to conform with the following plans and their subsequent maps:

- Parks, Recreation, Greenways, and Open Space Master Plan
 - The development is designed with 10' path adjoining Morris Acres Road as detailed in the Master Plan map.
- Collection System Facility Plan (Master Sewer Plan)

- The development is proximate to adequate water and sewer infrastructure within the Beaver Creek outfall (see Section XIV).
- NC 540/Western Wake Freeway Plan
 - The development is identified as “Medium Density Residential” which is consistent with the proposed use of the site.

PLANNED UNIT DEVELOPMENT MORRIS TRACT

TOWN OF APEX, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: FEBRUARY 1, 2022 /2ND SUBMITTAL: MARCH 11, 2022

3RD SUBMITTAL: APRIL 8, 2022

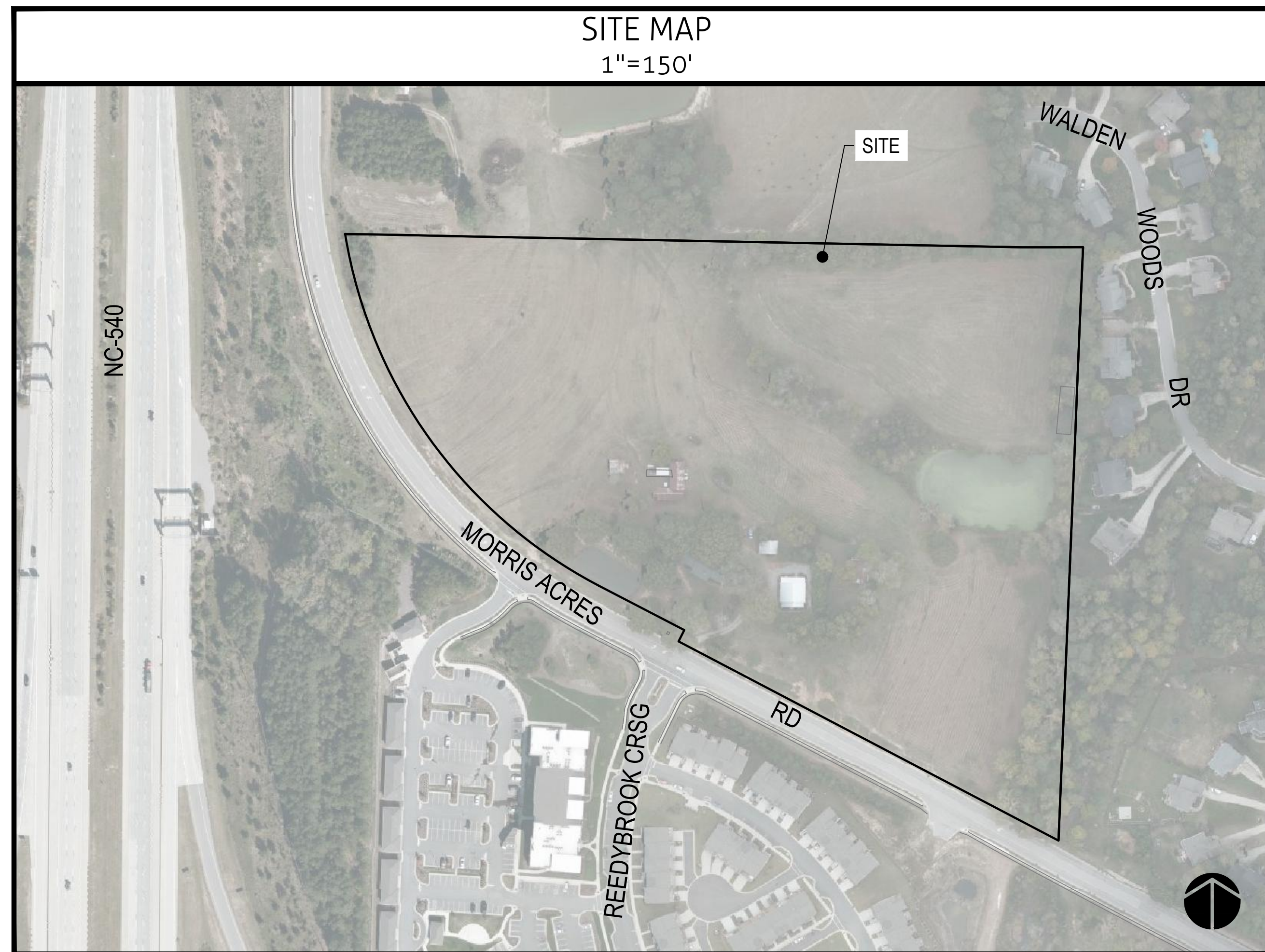
4TH SUBMITTAL: MAY 13, 2022

5TH SUBMITTAL: MAY 27, 2022

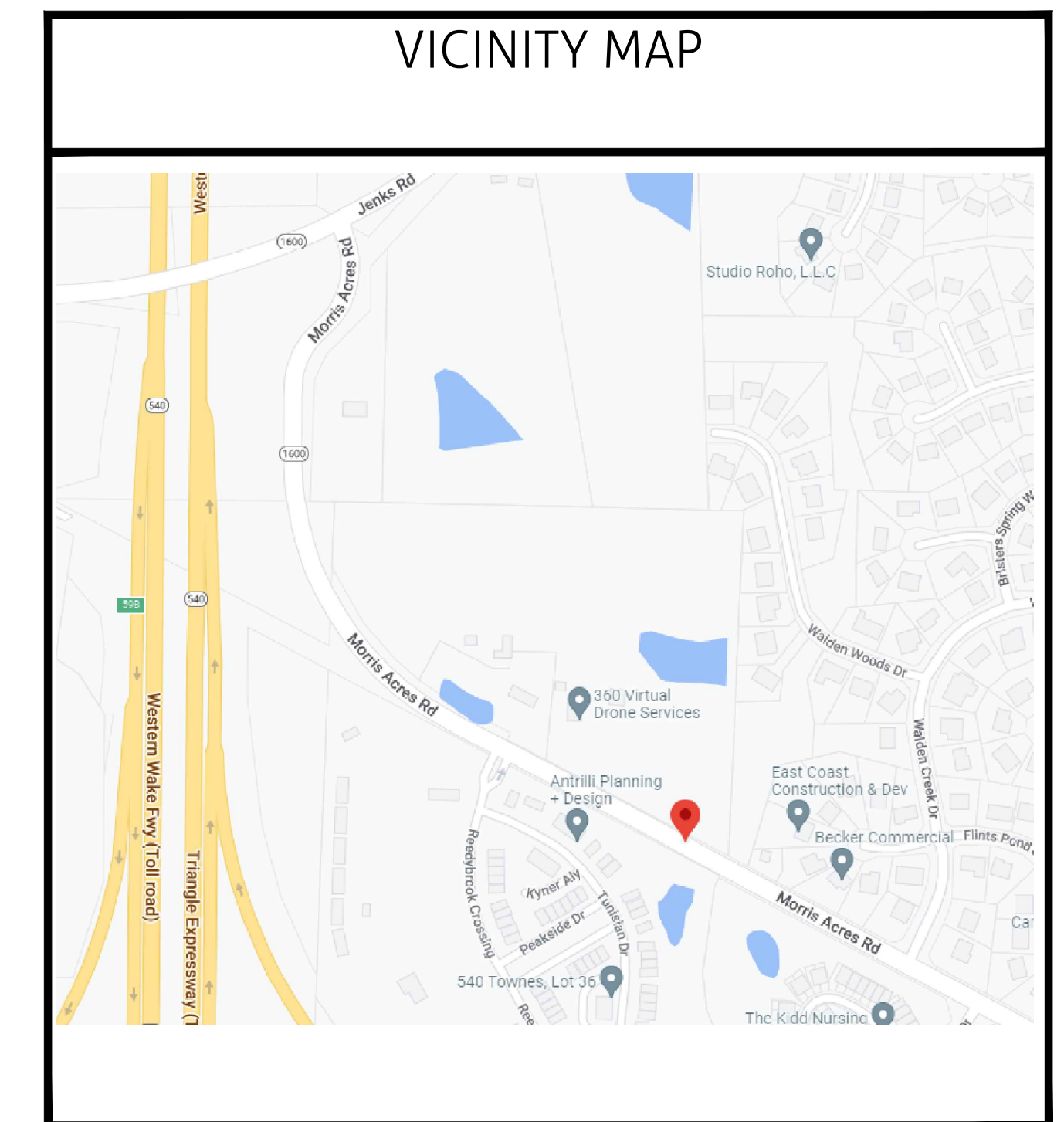
PLANNING BOARD SUBMITTAL: JUNE 30, 2022

SITE DATA	
LAND OWNERS:	NCDOT 1505 MAIL SERVICE CENTER RALEIGH, NC 27699 ATTN: BRIAN ROGERS
	EDITH MORRIS 7208 MORRIS ACRES RD APEX, NC 27523
2045 LAND USE PLAN DESIGNATION	CURRENT: MEDIUM DENSITY RESIDENTIAL PROPOSED: NO CHANGE
ZONING	CURRENT: RURAL RESIDENTIAL (RR) PROPOSED: PUD-CZ
AREA OF TRACTS IN PROPOSED PUD	0732-29-5017: 0.14 AC. 0732-38-2709: 14.12 AC. 0732-28-9587: 1.52 AC. 0732-38-2530: 1.31 AC. TOTAL = 17.09 AC.
REQUESTED SEWER CAPACITY	120 GPD * 3 BEDROOMS * 110 UNITS = 39,600 GPD
PARKING REQUIREMENTS	SINGLE FAMILY DETACHED: 2 SPACES PER UNIT TOWNHOMES: 2 SPACES PER UNIT PLUS 0.25 FOR GUEST PARKING
PARKING PROVIDED	SINGLE FAMILY DETACHED: 2 SPACES PER UNIT X 10 UNITS = 20 SPACES TOWNHOMES: 2 SPACES PER UNIT PLUS 0.25 FOR GUEST PARKING X 100 UNITS = 225 SPACES
RESIDENTIAL DENSITY	MAXIMUM: 6.44 DU/ACRE
PROPOSED UNITS	MAXIMUM: 110 UNITS (10 SINGLE FAMILY DWELLING AND 100 TOWNHOMES)
MIN. LOT SIZE (SINGLE FAMILY)	6,000 SF
MIN. LOT WIDTH (TOWNHOMES)	22 FT
BUILDING HEIGHT	MAXIMUM: 42 FT
SINGLE FAMILY BUILDING SETBACKS	FRONT: 5 FT*, 20 FT** REAR: 10 FT SIDE: 5 FT CORNER: 8 FT
TOWNHOUSE (FRONT-LOADED) SETBACKS	FRONT: 10 FT*, 20 FT** REAR: 10 FT SIDE: 5 FT 10 FT BUILDING TO BUILDING
TOWNHOUSE (ALLEY-LOADED) SETBACKS	FRONT: 10 FT* REAR: 5 FT SIDE: 5 FT 10 FT BUILDING TO BUILDING
TOWNHOUSE SETBACKS	CORNER SIDE (BOTH FRONT AND ALLEY LOAD): 10 FT
WATERSHED	PROPERTY LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
REQUIRED RCA	20% PER UDO SECTION 8.1.2.C.4
MAX. BUILT UPON AREA	70% IMPERVIOUS
HISTORIC STRUCTURES	NONE
COMMUNITY AMENITIES	PERMANENT FEATURES MAY INCLUDE, BUT NOT LIMITED TO: FIRE PIT WITH SEATING, BENCHES ALONG PEDESTRIAN PATHWAYS, LAWN GAME SPACES, PEDESTRIAN PLAZAS WITH PLANTERS. COMMUNITY AMENITIES SHALL MEET THE REQUIREMENTS OF UDO SECTION 8.4
SITE BUFFERS	NORTH: 20' TYPE B BUFFER EAST: 20' TYPE A BUFFER SOUTH (MORRIS ACRES RD): UNITS FACING THE STREET: 30' TYPE E BUFFER UNITS ORIENTED AWAY FROM THE STREET: 30' TYPE B BUFFER
*FROM FAÇADE	
**19' FROM GARAGE TO LOT LINE AND 20' FROM GARAGE TO BACK OF SIDEWALK	

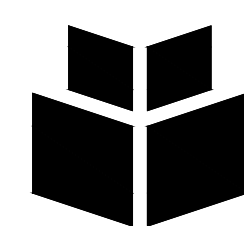
NOTE: THE PROR ADVISORY COMMISSION UNANIMOUSLY RECOMMENDED A FEE-IN-LIEU OF DEDICATION FOR THE MORRIS TRACT PUD AT THEIR MARCH 30, 2022 MEETING. THE RATE OF THE FEE IS SET AT THE TIME OF TOWN COUNCIL APPROVAL OF THE REZONING, IS BASED ON A MAXIMUM OF 110 SINGLE FAMILY ATTACHED AND DETACHED UNITS AND RUNS WITH THE LIFE OF THE PROJECT. IF APPROVED IN 2022, THE RATE WOULD BE \$3,753.89 FOR SINGLE FAMILY DETACHED AND \$2,528.25 FOR SINGLE FAMILY ATTACHED UNITS.



INDEX OF SHEETS	
0	COVER
1	EXISTING CONDITIONS
2	CONCEPTUAL PUD & PHASING PLAN
3	CONCEPTUAL UTILITY PLAN
4	CONCEPTUAL STORMWATER PLAN
A1	ARCHITECTURAL ELEVATIONS
A2	ARCHITECTURAL ELEVATIONS



PREPARED BY:



WithersRavenel

Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

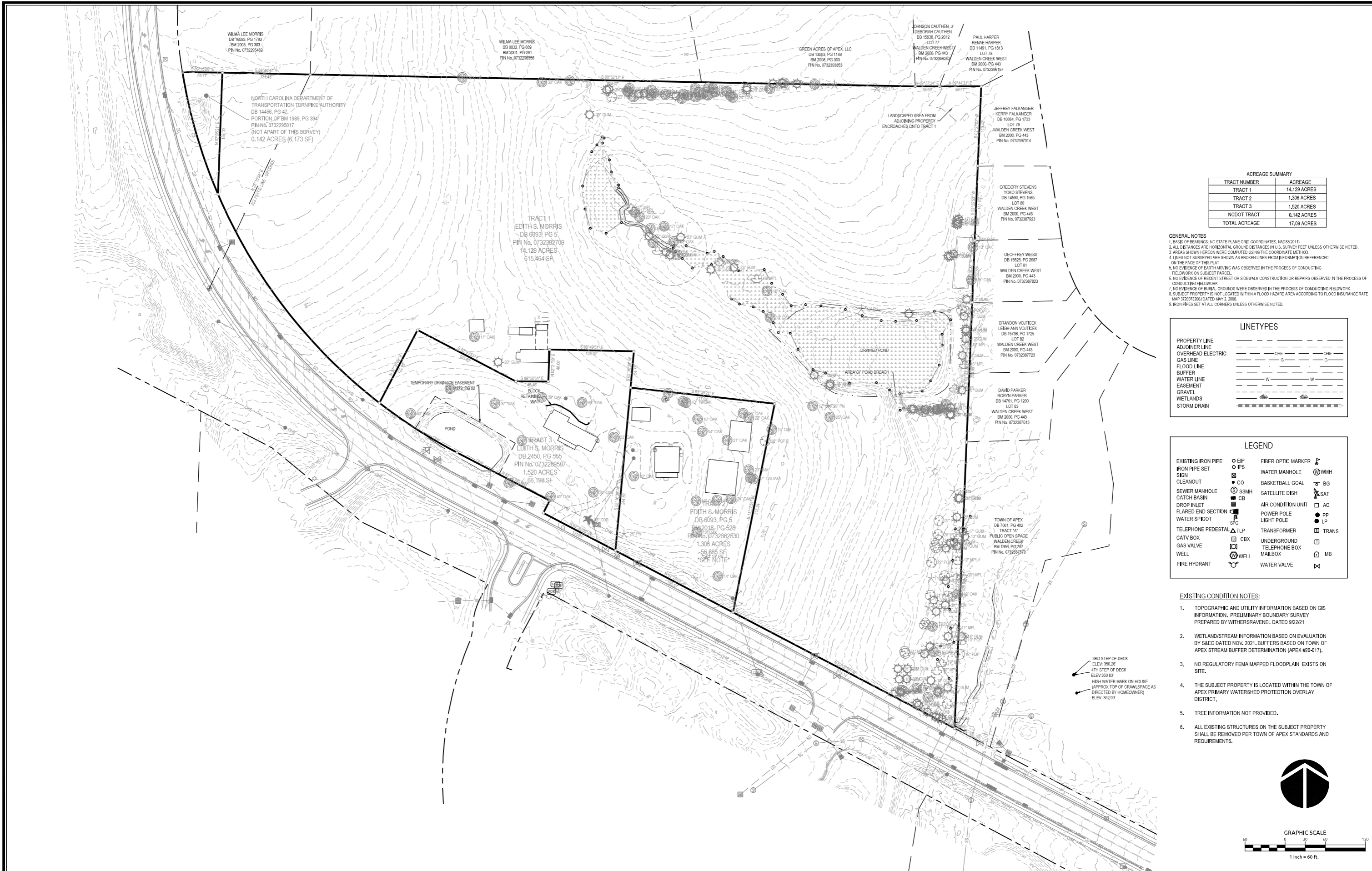
PLANNER: BRENDIE VEGA, AICP
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: ED TANG, PE
ETANG@WITHERSRAVENEL.COM

DEVELOPER

PULTE GROUP
1225 CRESCENT GREEN DRIVE
CARY, NC 27518
ATTN: RANDY KING, PE

REZONING CASE #22CZ05



ACREAGE SUMMARY

TRACT NUMBER	ACREAGE
TRACT 1	14.129 ACRES
TRACT 2	1.306 ACRES
TRACT 3	1.520 ACRES
NCDOT TRACT	0.142 ACRES
TOTAL ACREAGE	17.09 ACRES

- GENERAL NOTES**
1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011)
 2. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAN.
 5. NO EVIDENCE OF EARTH MOVING WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ON SUBJECT PARCEL.
 6. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
 7. NO EVIDENCE OF BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
 8. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 120070001D DATED MAY 2, 2006.
 9. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

LINETYPES

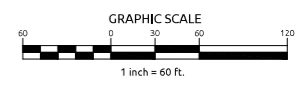
PROPERTY LINE	---	---
ADJOINER LINE	---	---
OVERHEAD ELECTRIC	---OHE---	---OHE---
GAS LINE	---G---	---G---
FLOOD LINE	---	---
BUFFER	---	---
WATER LINE	---	---
EASEMENT	---	---
GRAVEL	---	---
WETLANDS	---	---
STORM DRAIN	---	---

LEGEND

EXISTING IRON PIPE	○ EIP	FIBER OPTIC MARKER	⚡
IRON PIPE SET	○ IPS	WATER MANHOLE	⊙ WMH
SIGN	⊠	BASKETBALL GOAL	⚽ BG
CLEANOUT	● CO	SATELLITE DISH	Ⓜ SAT
SEWER MANHOLE	⊙ SSMH	AIR CONDITION UNIT	⊠ AC
CATCH BASIN	⊠ CB	POWER POLE	⊠ PP
DROP INLET	⊠ DI	LIGHT POLE	⊠ LP
FLARED END SECTION	⊠ FES	TRANSFORMER	⊠ TRANS
WATER SPIGOT	⊠ WSP	UNDERGROUND TELEPHONE BOX	⊠ MB
TELEPHONE PEDESTAL	⊠ TLP	MAILBOX	⊠ MB
CATV BOX	⊠ CBX	WATER VALVE	⊠
GAS VALVE	⊠		
WELL	⊙ WELL		
FIRE HYDRANT	⊠		

- EXISTING CONDITION NOTES:**
1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON GIS INFORMATION, PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 9/22/21
 2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY S&EC DATED NOV. 2021. BUFFERS BASED ON TOWN OF APEX STREAM BUFFER DETERMINATION (APEX #20-017).
 3. NO REGULATORY FEMA MAPPED FLOODPLAIN EXISTS ON SITE.
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
 5. TREE INFORMATION NOT PROVIDED.
 6. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.

3RD STEP OF DECK
ELEV. 350.28
4TH STEP OF DECK
ELEV. 350.83
HIGH WATER MARK ON HOUSE
(APPROX. TOP OF CRACKSPACE AS
DIRECTED BY HOMEOWNER)
ELEV. 352.07



No.	Revision	Date	By

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	02/01/2022
Checked By	ET	Job No.	02210742.1

MORRIS TRACT PUD
WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS

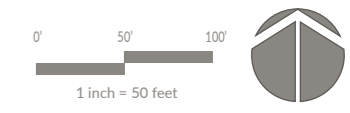
WithersRavenel
Engineers | Planners | Surveyors
115 MacKean Drive | Cary, NC 27511 | T: 919.469.3340 | License #: F-1479 | www.withersravenel.com

Sheet No.
1.0

K:\2022\10742\10742.dwg: 10/11/2022 10:53:09 AM - WAKED

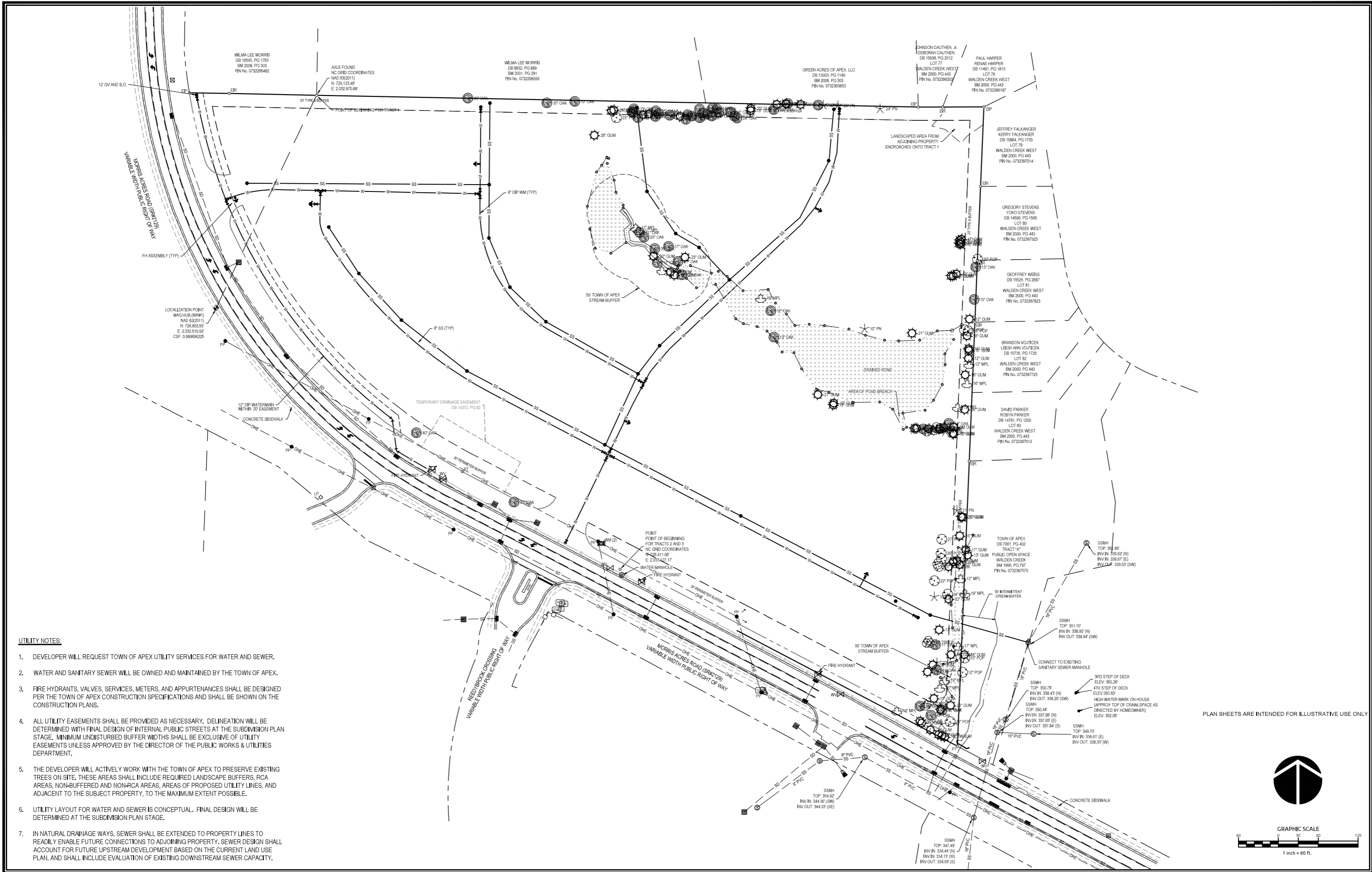


- LEGEND**
- TOWNHOMES
 - SINGLE FAMILY DETACHED
 - SCM
 - STREAM BUFFER/ PONDS
 - PERIMETER BUFFER
 - WETLAND
 - OPEN SPACE
 - ACCESS POINTS
 - ROAD CROSSING
 - 10' SIDEPATH



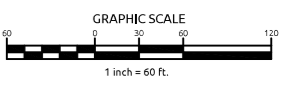
CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

MORRIS TRACT PUD



- UTILITY NOTES:**
1. DEVELOPER WILL REQUEST TOWN OF APEX UTILITY SERVICES FOR WATER AND SEWER.
 2. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
 3. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
 4. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
 5. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
 6. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
 7. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



No.	Revision	Date	By

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	02/01/2022
Checked By	ET	Job No.	02210742-1

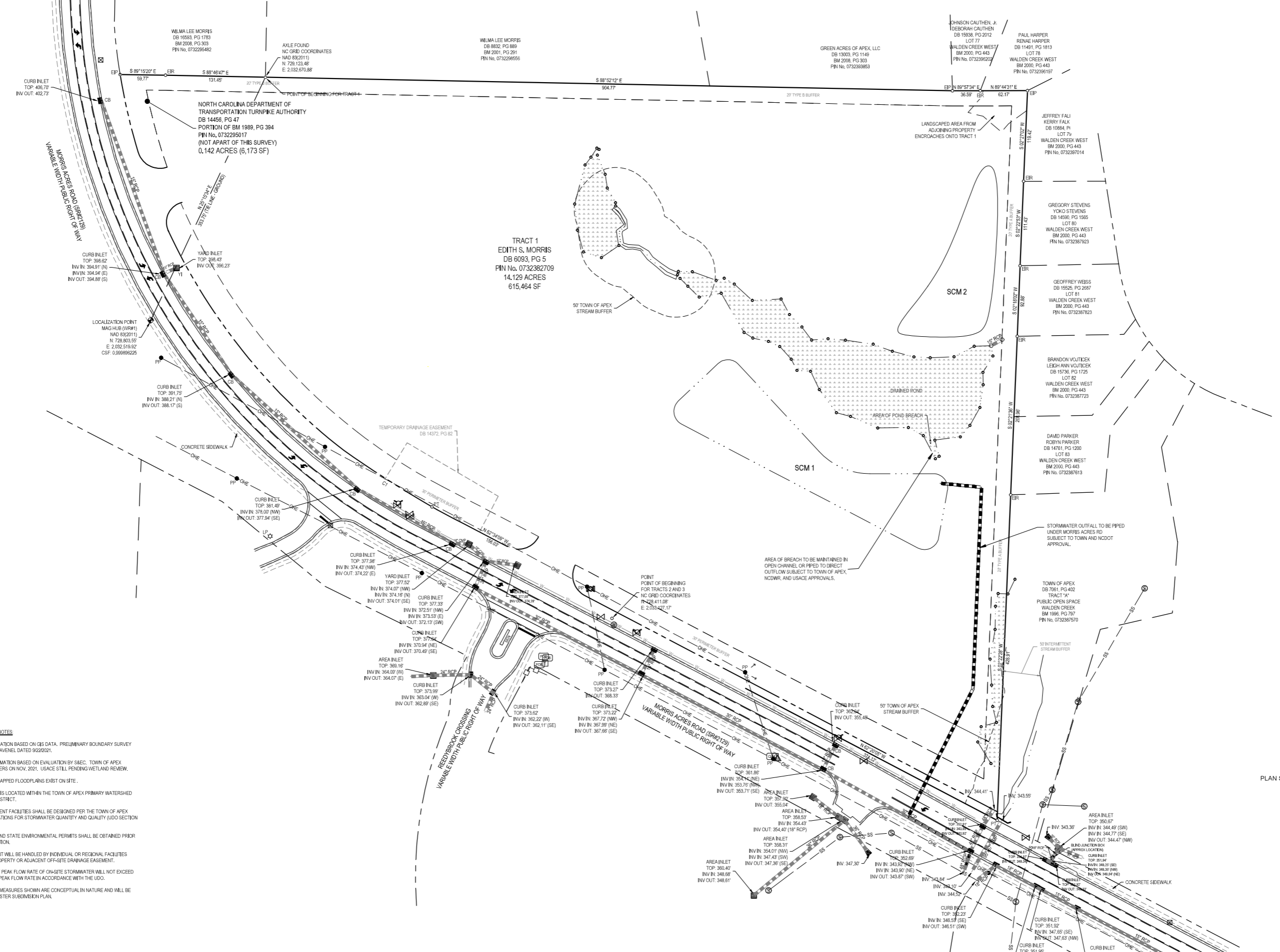
MORRIS TRACT PUD
WAKE COUNTY NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenzie Drive | Cary, NC 27511 | T: 919.469.3340 | F: 1479 | www.withersravenel.com

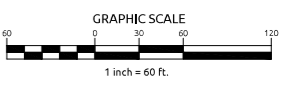
Sheet No.
3.0

4:12/24/2022 10:15:43 AM \\s:\projects\2022\02\01\02210742\02210742.dwg: User: et, Date: 02/01/2022 10:15:43 AM, Plot: 02210742-1.dwg, Scale: 1/8"=1'-0"



- STORMWATER MANAGEMENT NOTES**
- EXISTING UTILITY INFORMATION BASED ON GIS DATA. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 9/22/2021.
 - WETLAND/STREAM INFORMATION BASED ON EVALUATION BY SACC. TOWN OF APEX REVIEWED STREAM BUFFERS ON NOV. 2021. USACE STILL PENDING WETLAND REVIEW.
 - NO REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
 - STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7.B).
 - ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
 - STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
 - THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.
 - STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE FINALIZED AT TIME OF MASTER SUBMISSION PLAN.

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



No.	Revision	Date	By

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	02/01/2022
Checked By	ET	Job No.	02210742.1

MORRIS TRACT PUD

WAKE COUNTY NORTH CAROLINA

CONCEPTUAL STORMWATER PLAN

WithersRavenel
Engineers | Planners | Surveyors

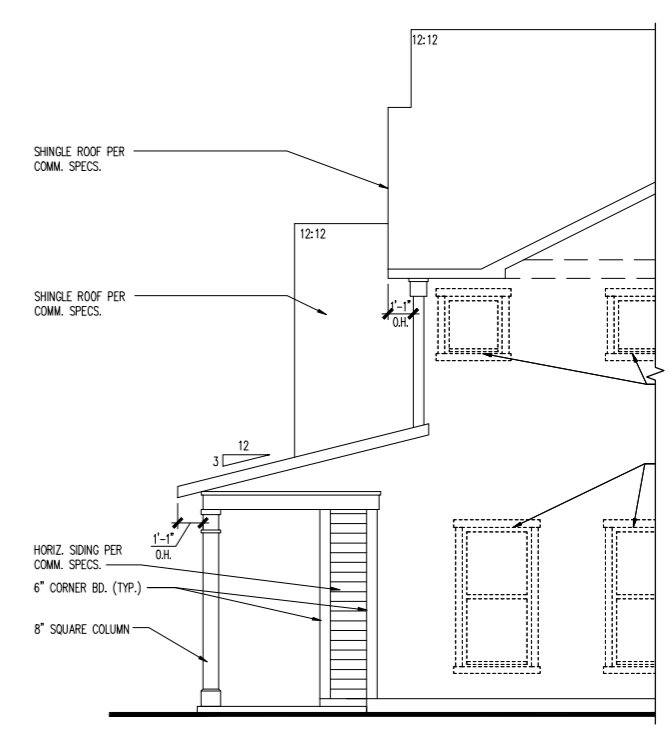
115 MacKenan Drive | Cary, NC 27511 | T: 919.469.3340 | F: 1479 | www.withersravenel.com

Sheet No.
4.0



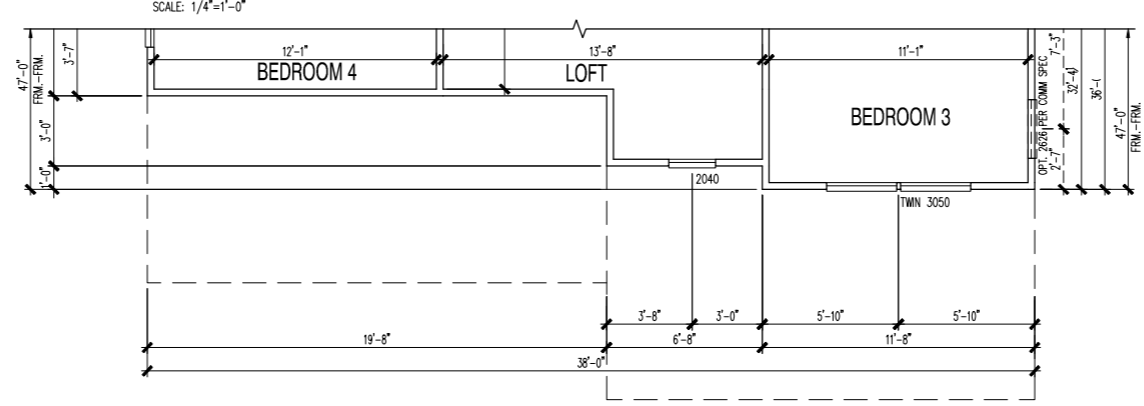
FRONT ELEVATION 29

SCALE: 1/4"=1'-0"



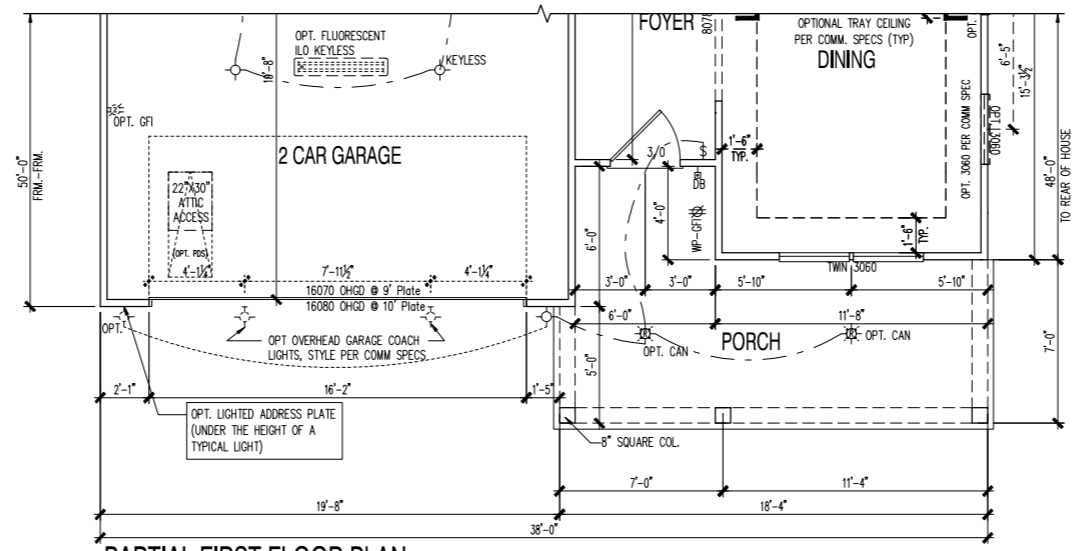
PARTIAL RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PLOTTER: December 17, 2020 / Dr. Bill Mihn / 3.29 FRONT ELEVATION 29 FRONT ENTRY GARAGE.dwg

Southeast Zone
 2475 Northwinds Pkwy, Suite 600
 Alpharetta, GA. 30009 (770) 381-3450



The CONTINENTAL
 FRONT ELEVATION 29 FRONT ENTRY GARAGE

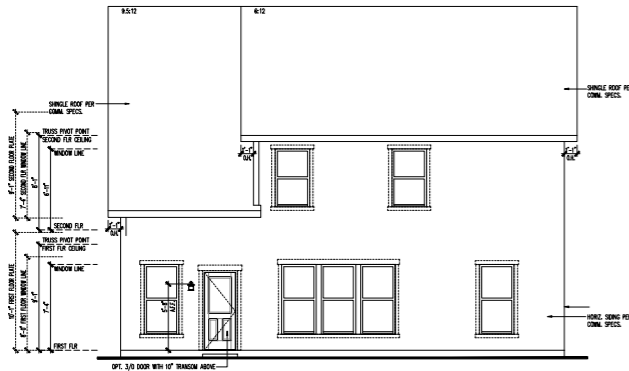
PRODUCT MANAGER	
INITIAL RELEASE	DATE: 02/29/2016
REV#	DATE/DESCRIPTION

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
Pulte

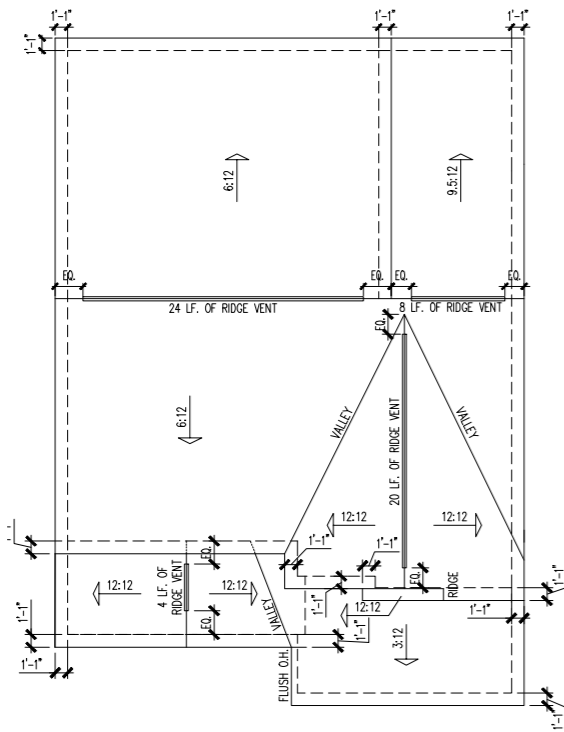
PLAN NAME
Continental
 NPC NUMBER
1917.200

SHEET
3.29



REAR ELEVATION 29

SCALE: 1/8"=1'-0"



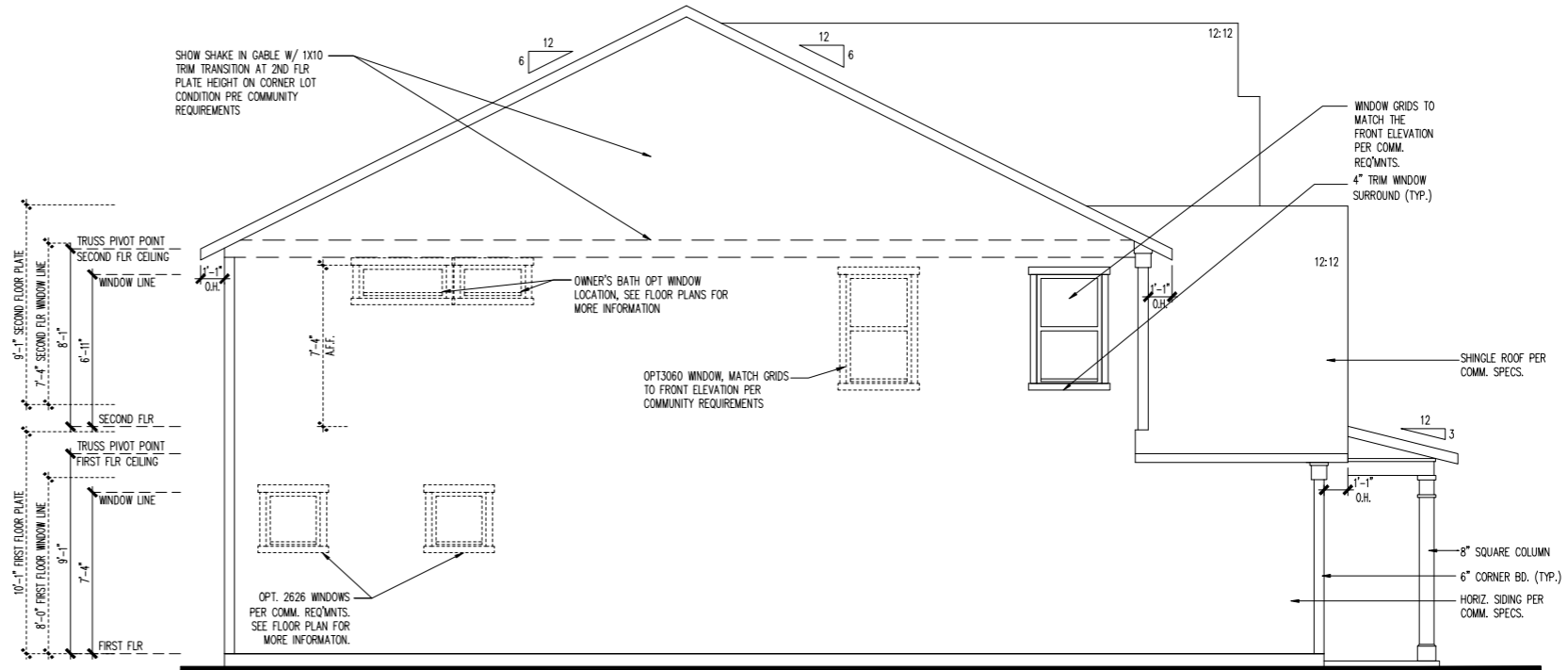
ROOF PLAN ELEV. 29

SCALE: 1/8"=1'-0"

ATTIC VENTILATION: (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

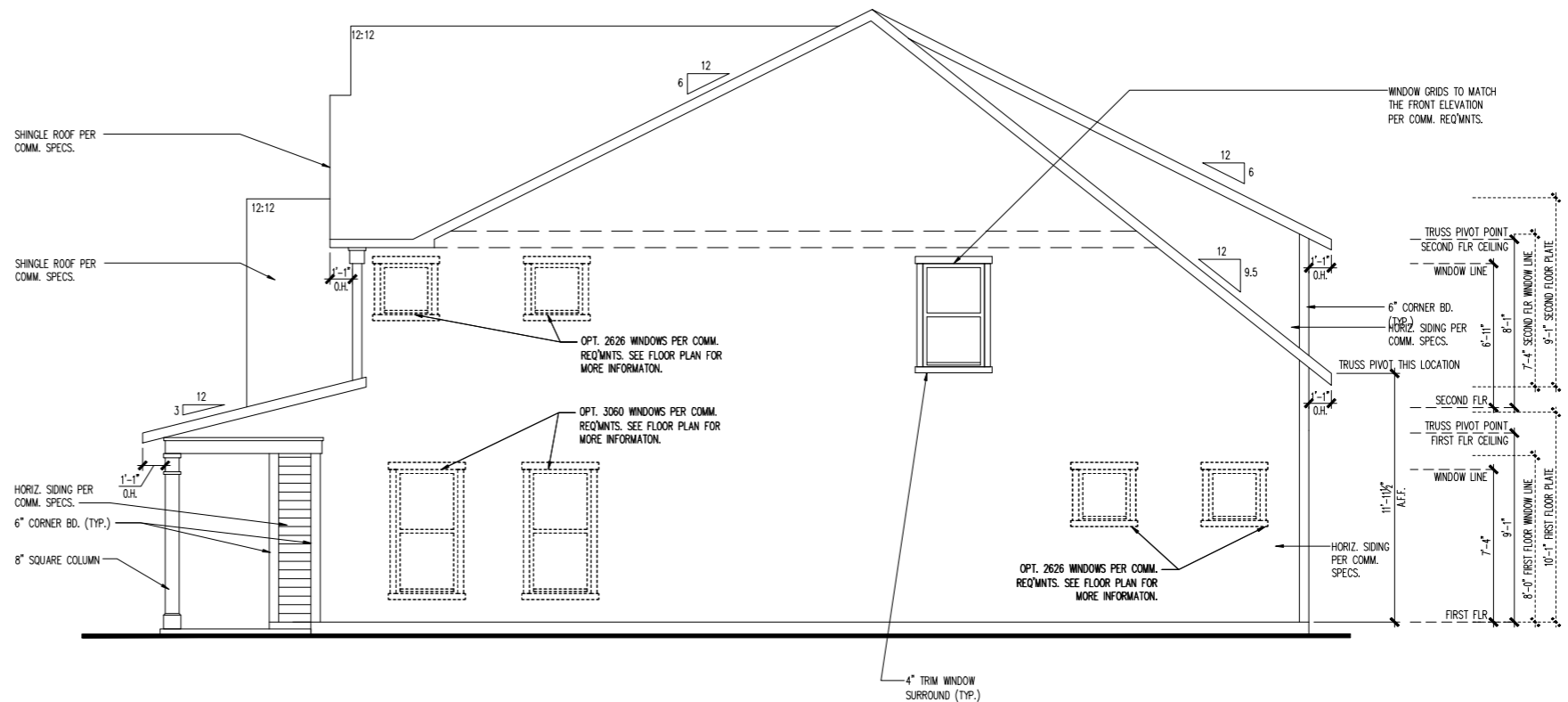
ELEVATION "29"	1664 SQ FT UNDER ROOF ATTIC / 300 SQ FT / 1 SQ FT = 5.55 SQ FT VENTILATION
RIDGE VENT 18 SQ IN = (.125 SQ FT)	
BOX VENT 50 SQ IN = (.3472 SQ FT)	
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)	
5.55 SQ FT x 50 % = 2.7735 SQ FT RIDGE, 5.55 SQ FT x 50 % = 2.7735 SQ FT SOFFIT	
RIDGE VENT	OR W/ HIP, BOX VENT
2.773 SQ FT = 22.2 FEET OF RIDGE VENT	2.773 SQ FT = 8.0 BOX VENT(S)
0.125 SQ FT	0.3472 SQ FT
SOFFIT VENT	
2.773 SQ FT = 44.4 FEET OF SOFFIT VENT	
0.0625 SQ FT	

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



LEFT SIDE ELEVATION 29

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION 29

SCALE: 1/4"=1'-0"

REV#	DATE/DESCRIPTION

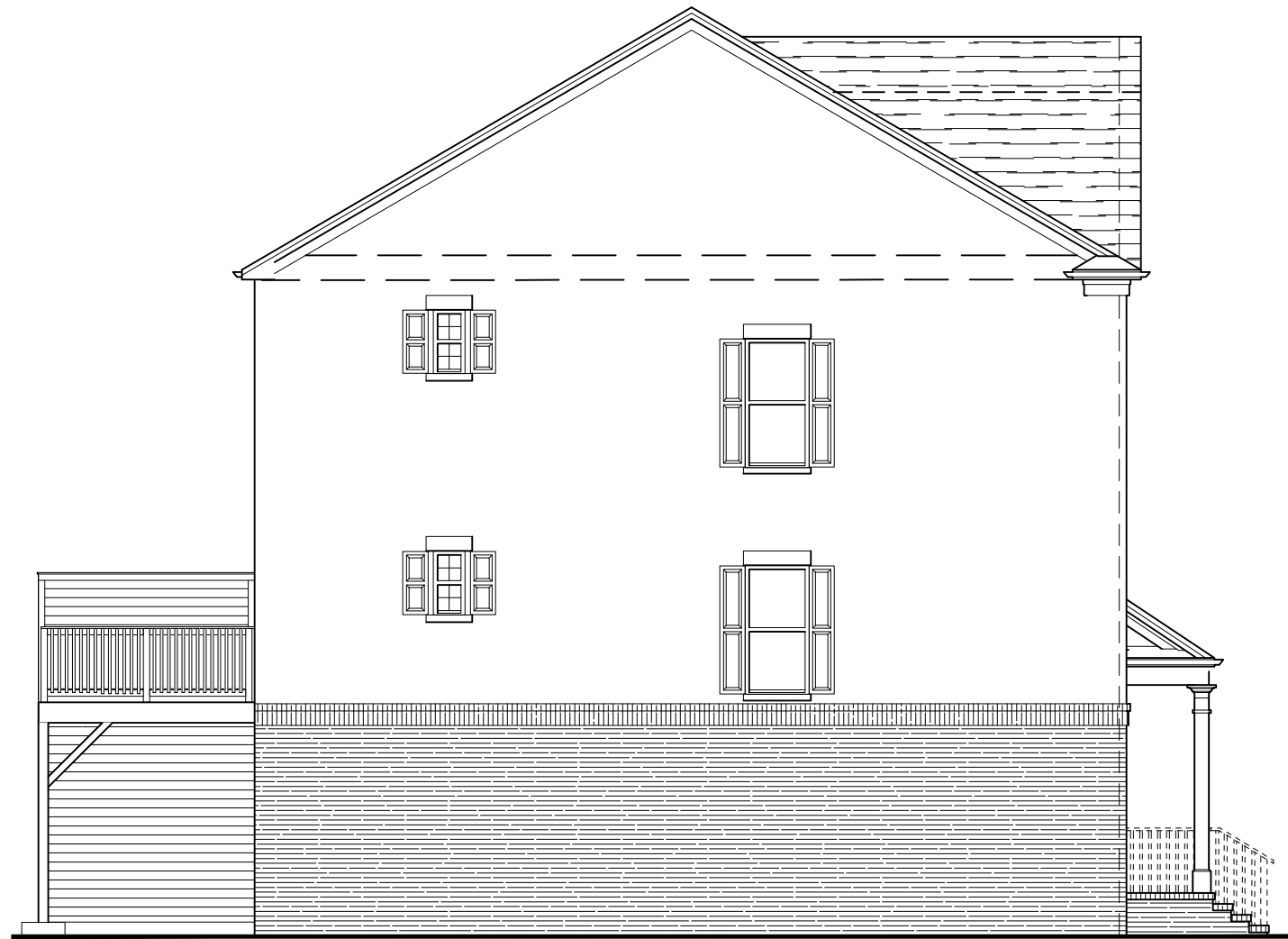


ELEVATION 61

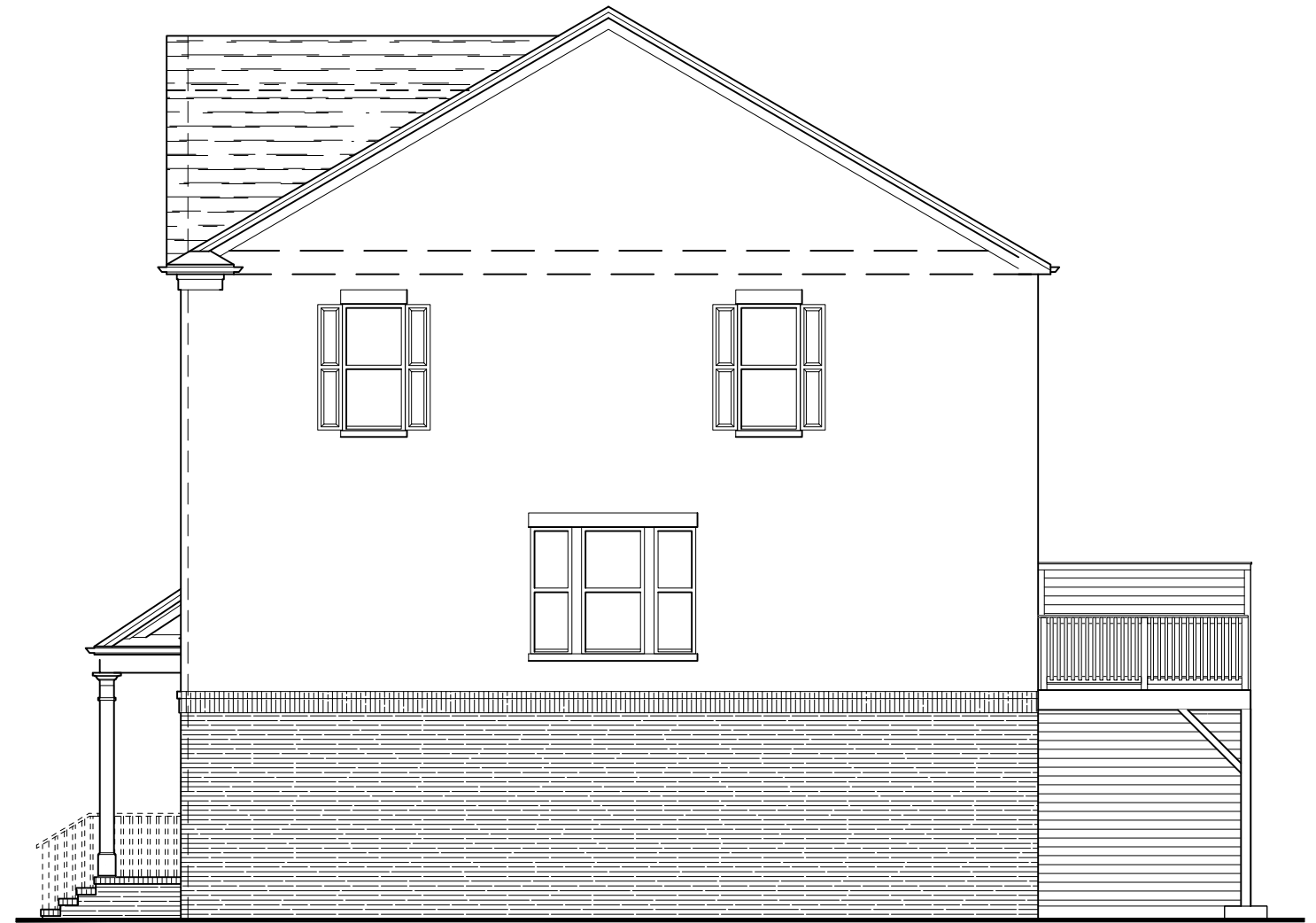
ELEVATION 69

ELEVATION 64

ELEVATION 70



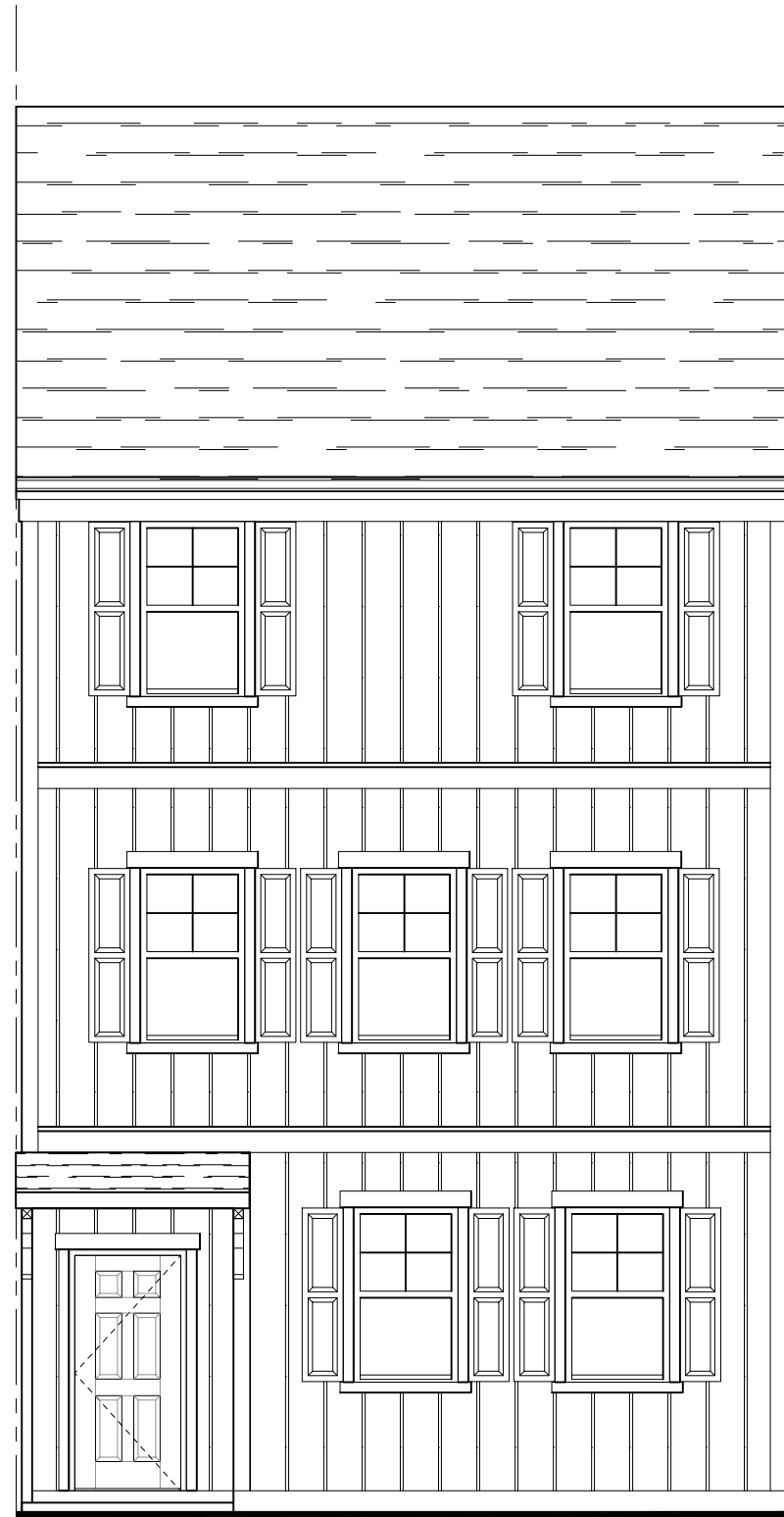
LEFT ELEVATION "61-70"



RIGHT ELEVATION "61-70"

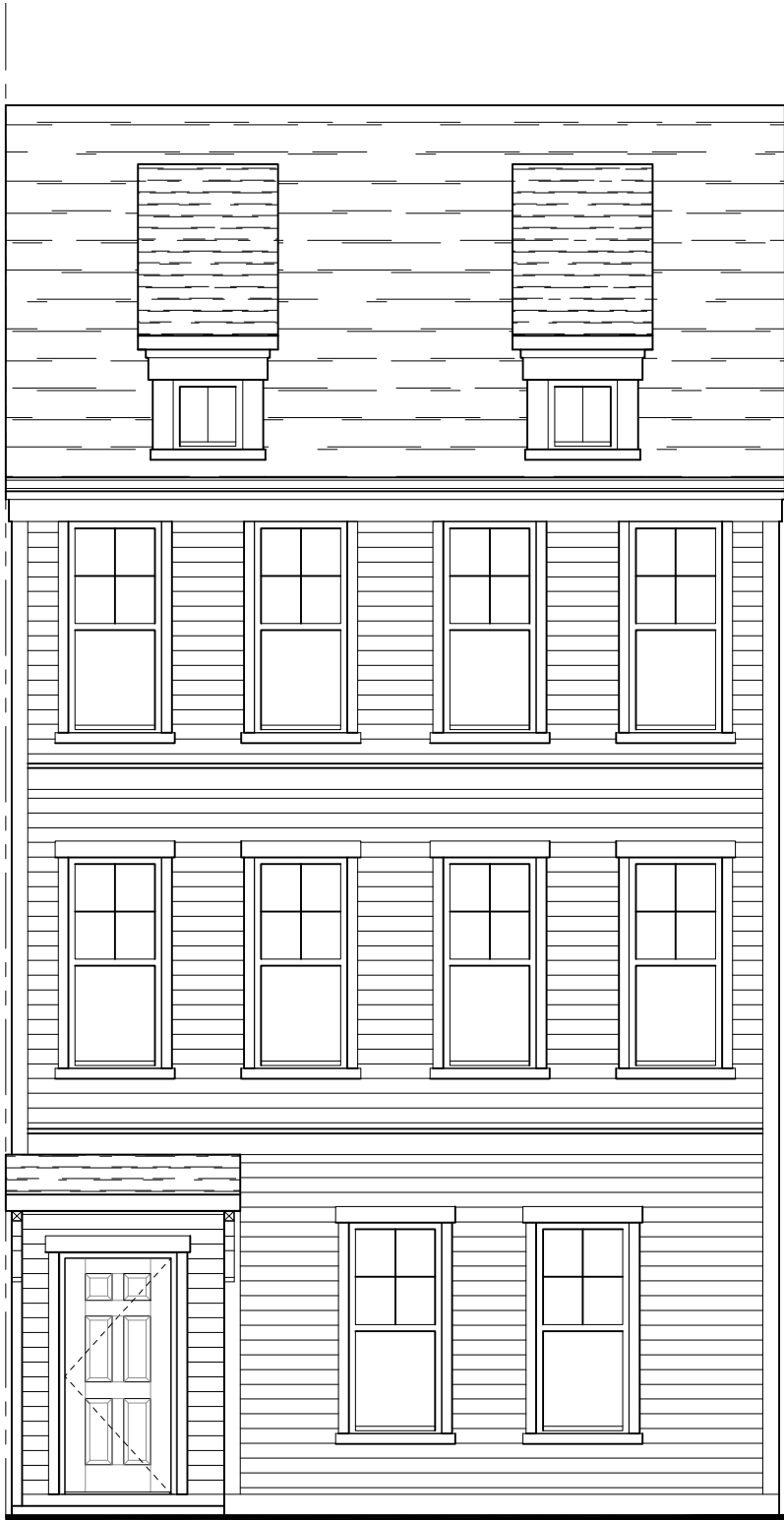


REAR ELEVATION



REAR GARAGE ELEVATION "1"

SCALE: 3/16" = 1'-0" (11x17 SHEET)



REAR GARAGE ELEVATION "2"

SCALE: 3/16" = 1'-0" (11x17 SHEET)



REAR GARAGE ELEVATION "3"

SCALE: 3/16" = 1'-0" (11x17 SHEET)



REAR GARAGE ELEVATION "4"

SCALE: 3/16" = 1'-0" (11x17 SHEET)



REAR GARAGE ELEVATION "5"

SCALE: 3/16" = 1'-0" (11x17 SHEET)



NPC #2942-5.200

Nolen, Jacobs

Elevation Development

(c) Copyright 2022 PulteGroup, Inc.



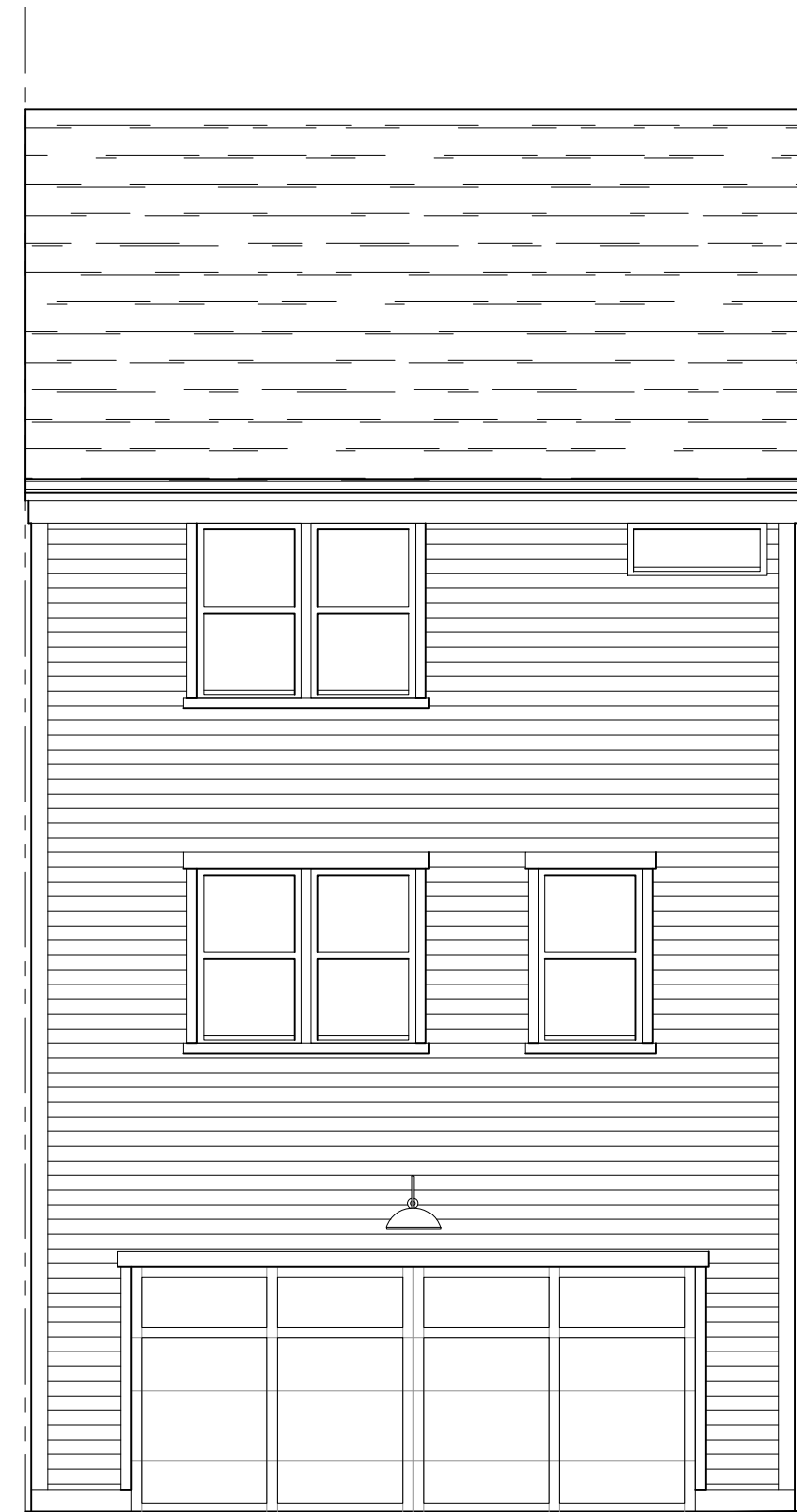
REAR GARAGE ELEVATION "6"

SCALE: 3/16" = 1'-0" (11x17 SHEET)



SIDE ELEVATION - REAR GARAGE (END UNIT)

SCALE: 3/16" = 1'-0" (11x17 SHEET)



REAR ELEVATION - REAR GARAGE

SCALE: 3/16" = 1'-0" (11x17 SHEET)



REAR GARAGE ELEVATION "2"
SCALE: 1/8" = 1'-0" (11x17 SHEET)

REAR GARAGE ELEVATION "5"
SCALE: 1/8" = 1'-0" (11x17 SHEET)

REAR GARAGE ELEVATION "4"
SCALE: 1/8" = 1'-0" (11x17 SHEET)

REAR GARAGE ELEVATION "6"
SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT GARAGE ELEVATION "2"

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT GARAGE ELEVATION "5"

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT GARAGE ELEVATION "4"

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT GARAGE ELEVATION "6"

SCALE: 1/8" = 1'-0" (11x17 SHEET)

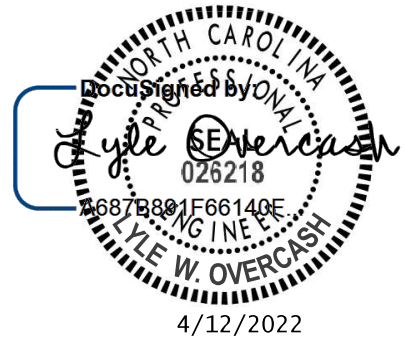
MEMORANDUM

To: Russell Dalton, P.E.
Serge Grebenshikov, P.E.
Town of Apex

From: Lyle Overcash, P.E.
Kimley-Horn and Associates, Inc.

Date: April 12, 2022

Subject: Morris Acres Development – Apex, NC



Kimley-Horn and Associates, Inc. has performed a Trip Generation Memorandum for the Morris Acres Development, a proposed residential project located on the east side of Morris Acres Road between Jenks Road and Walden Creek Drive in Apex, North Carolina. The property is currently occupied by a few single-family homes and as currently envisioned will consist of a maximum 110 townhomes and 10 single-family homes. Refer to the attached concept plan. The build-out of the project is anticipated in the year 2025.

Access to the Morris Acres Development is proposed via two driveways on Morris Acres Road. The North Site Driveway will have one egress lane and one ingress lane and is proposed to be located approximately 1,025 feet south of the intersection of Jenks Road at Morris Acres Road. The Site Driveway will also have one egress lane and one ingress lane and is proposed to be located approximately 750 feet south of the North Site Driveway and connect to Reedybrook Crossing. Refer to the attached figure for more details on the site driveways.

As shown in Table 1, the proposed development has the potential to generate 902 new trips during a typical weekday with 66 new trips during the AM peak hour and 79 new trips during the PM peak hour.

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
210	Single-Family Detached Housing	10	d.u.	61	61	2	7	7	4
220	Multifamily Housing (Low-Rise)	110	d.u.	390	390	14	43	43	25
Total Net New External Trips		120	d.u.	451	451	16	50	50	29

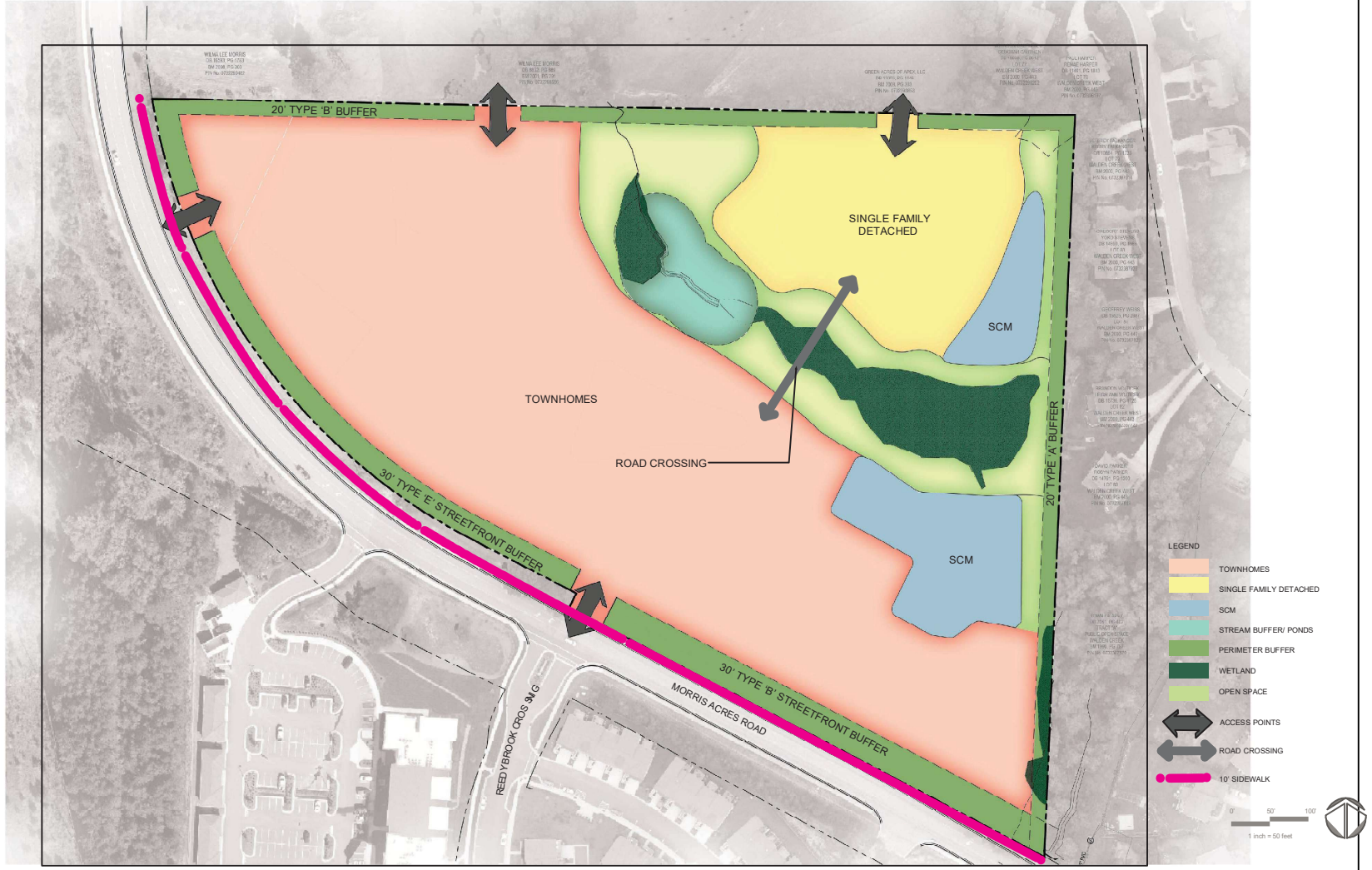
The Town of Apex's trip generation threshold of 1,000 vehicles per day and 100 vehicles per hour for a Traffic Impact Analysis (TIA). Therefore, this proposed development is below the Town of Apex's TIA threshold and no formal TIA is required by either the Town or NCDOT.

Morris Acres Road consists of a three-lane cross section with a center two-way left-turn lane. Therefore, no roadway improvements are recommended to be performed to accommodate projected site traffic volumes.

The build-out roadway laneage is shown on the attached figure.

Should you have any questions or comments, please do not hesitate to contact me at (919) 678-4131 or lyle.overcash@kimley-horn.com.

Attachments: Conceptual Site Plan, Build-Out Roadway Laneage



MORRIS TRACT PUD

Wilcoxon & Associates
 137 S. Wilmington Street | Suite 201 | Raleigh, NC 27601
 919.489.3340 | license # F-1479 | wilcoxon@aol.com

City, NC
 Project Number: 201742
 2022.02.25

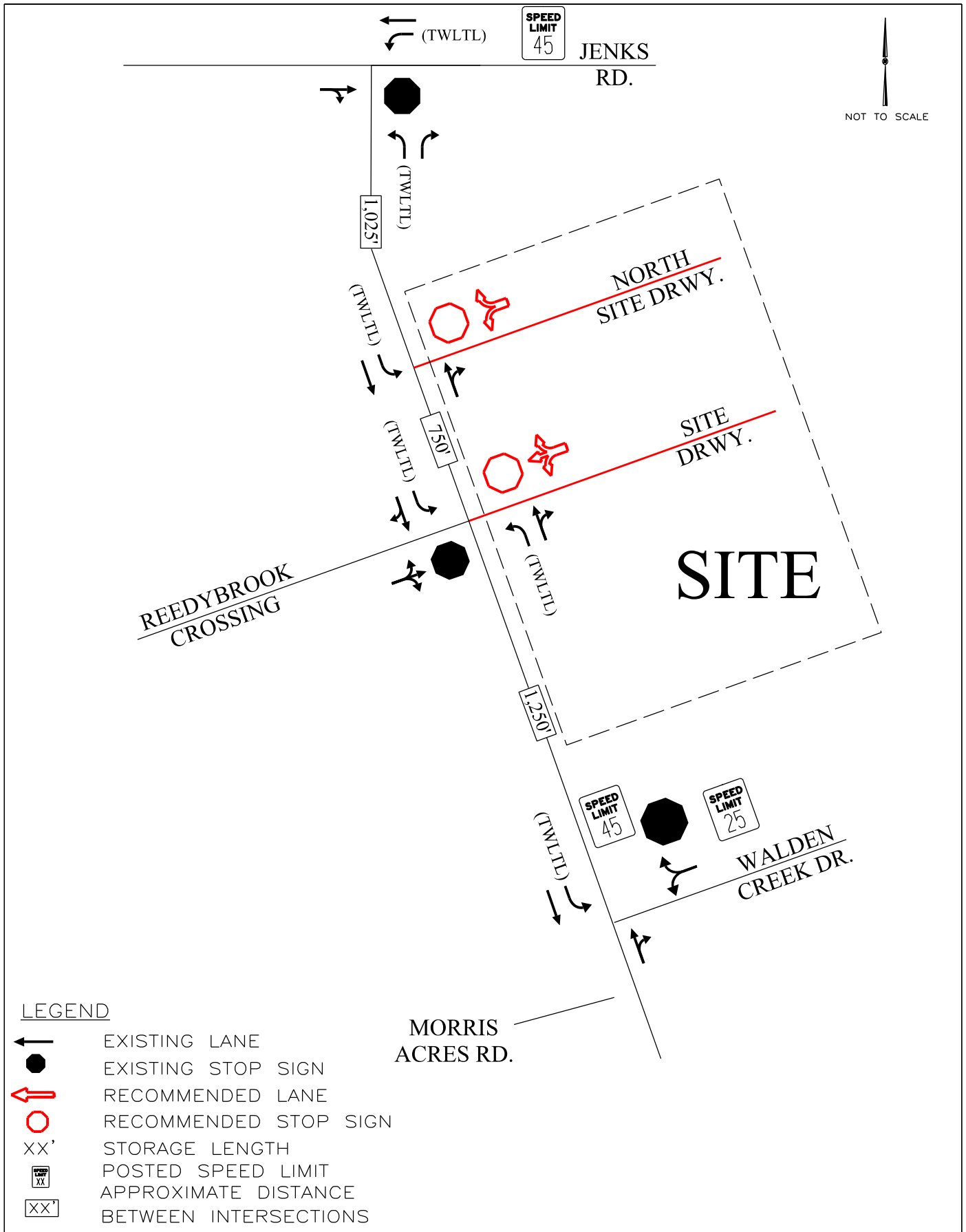
FIGURE 1

CONCEPTUAL SITE PLAN

MORRIS ACRES DEVELOPMENT
 APEX, NC
 TRAFFIC IMPACT ANALYSIS



THIS DOCUMENT, TOGETHER WITH THE COMMENTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS PREPARED FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

BUILD-OUT
ROADWAY LANEAGE

FIGURE
2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Traffic Impact Analysis

Morris Acres Development Apex, NC

Prepared for:
Pulte Homes

Kimley»Horn

© Kimley-Horn and Associates, Inc. 2022

Traffic Impact Analysis

Morris Acres Development Apex, NC

Prepared for:

Pulte Homes

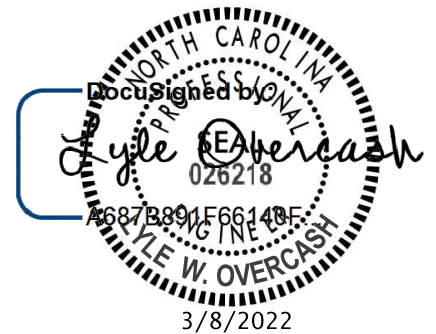
© Kimley-Horn and Associates, Inc. 2022

**Traffic Impact Analysis
for
Morris Acres Development
Apex, North Carolina**

**Prepared for:
Pulte Homes
Cary, NC**

**Prepared by:
Kimley-Horn and Associates, Inc.
NC License #F-0102
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
(919) 677-2000**

**March 2022
019867003**



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the Morris Acres Development, a proposed residential project located on the east side of Morris Acres Road between Jenks Road and Walden Creek Drive in Apex, North Carolina. The property is currently occupied by a few single-family homes and as currently envisioned will consist of a maximum 110 townhomes and 10 single-family homes. The development is proposed to be accessed via two driveways on Morris Acres Road, and build-out of the project is anticipated in the year 2025.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition as well as the projected (2025) background and build-out traffic conditions.

As shown in Table ES-1, the proposed development has the potential to generate 902 new trips during a typical weekday with 66 new trips during the AM peak hour and 79 new trips during the PM peak hour.

Table ES-1 ITE Traffic Generation (Vehicles)									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
210	Single-Family Detached Housing	10	d.u.	61	61	2	7	7	4
220	Multifamily Housing (Low-Rise)	110	d.u.	390	390	14	43	43	25
Total Net New External Trips		120	d.u.	451	451	16	50	50	29

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

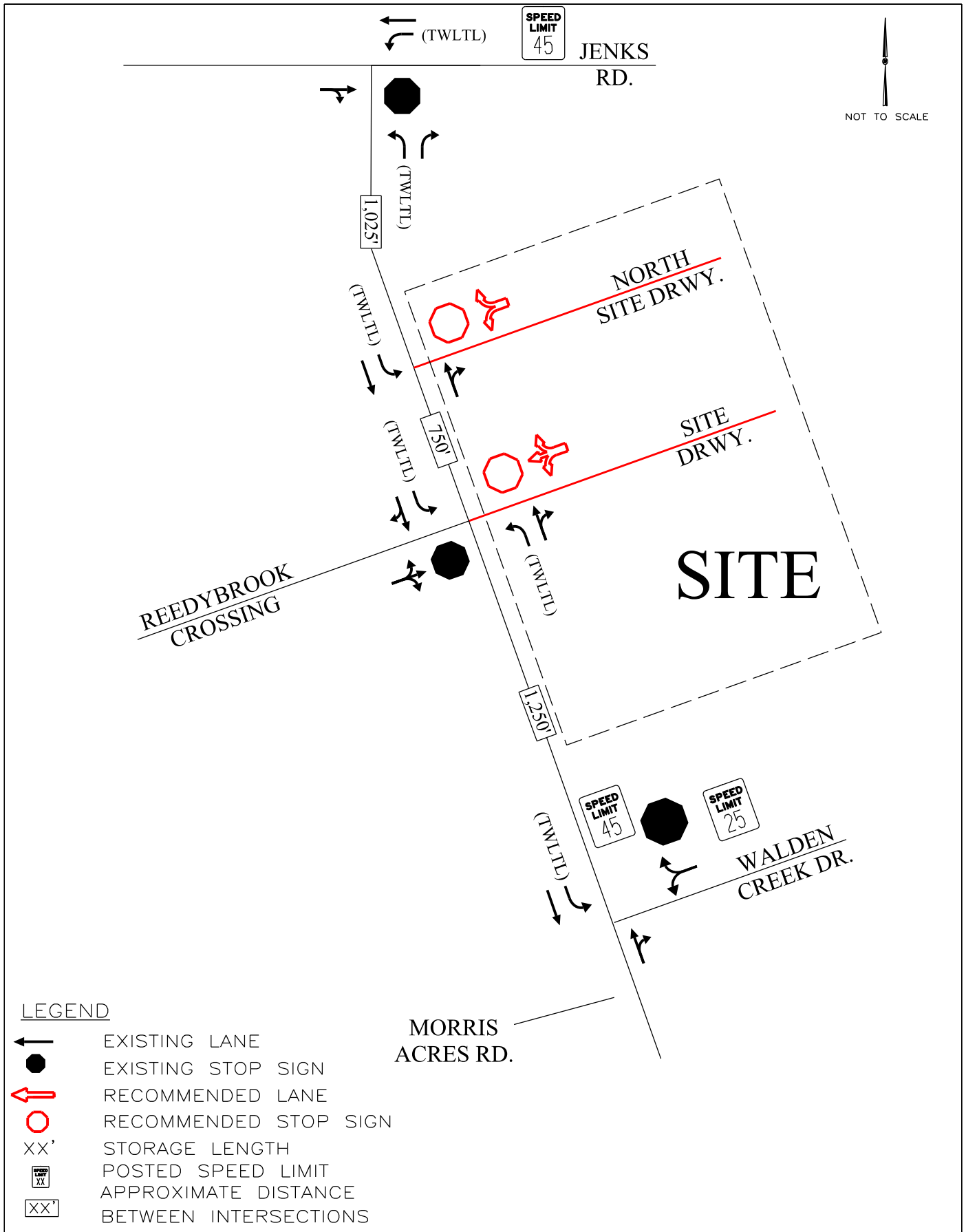
Table ES-2 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Jenks Road at Morris Acres Road (Unsignalized)		
Existing (2022) Traffic	NB – B (11.8) WBL – A (7.9)	NB – B (14.2) WBL – A (8.1)
Background (2025) Traffic	NB – B (12.3) WBL – A (8.0)	NB – C (15.5) WBL – A (8.2)
Build-out (2025) Traffic	NB – B (12.4) WBL – A (8.0)	NB – C (16.2) WBL – A (8.3)

Table ES-2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morris Acres Road at Reedybrook Crossing/Site Driveway (Unsignalized)		
Existing (2022) Traffic	EB – A (9.4) NBL – A (7.4)	EB – B (10.0) NBL – A (7.6)
Background (2025) Traffic	EB – A (9.5) NBL – A (7.4)	EB – B (10.1) NBL – A (7.6)
Build-out (2025) Traffic	EB – B (10.3) WB – B (10.3) NBL – A (7.4) SBL – A (7.6)	EB – B (11.6) WB – B (11.8) NBL – A (7.6) SBL – A (7.9)
Morris Acres Road at Walden Creek Drive (Unsignalized)		
Existing (2022) Traffic	WB – A (10.2) SBL – A (7.7)	WB – B (11.3) SBL – A (7.9)
Background (2025) Traffic	WB – B (10.4) SBL – A (7.8)	WB – B (11.6) SBL – A (8.0)
Build-out (2025) Traffic	WB – B (10.6) SBL – A (7.8)	WB – B (11.9) SBL – A (8.1)
Morris Acres Road at North Site Driveway (Unsignalized)		
Build-out (2025) Traffic	WB – A (9.7) SBL – A (7.7)	WB – B (10.4) SBL – A (7.8)

Analyses indicate that all of the study intersections are expected to operate at an acceptable LOS at project build-out with only minor increases in delays and queues associated with the addition of site traffic.

No roadway improvements are recommended to be performed to accommodate projected site traffic volumes.

The build-out roadway laneage is shown on **Figure ES-1**.



MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

BUILD-OUT
ROADWAY LANEAGE

FIGURE
ES-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION.....	1
2.0 INVENTORY	2
2.1 <i>STUDY AREA</i>	<i>2</i>
2.2 <i>EXISTING CONDITIONS</i>	<i>2</i>
3.0 TRAFFIC GENERATION.....	6
4.0 SITE TRAFFIC DISTRIBUTION.....	7
5.0 PROJECTED TRAFFIC VOLUMES	9
5.1 <i>EXISTING TRAFFIC</i>	<i>9</i>
5.2 <i>HISTORIC GROWTH TRAFFIC.....</i>	<i>9</i>
5.3 <i>APPROVED DEVELOPMENT TRAFFIC</i>	<i>9</i>
5.4 <i>SITE TRAFFIC.....</i>	<i>10</i>
5.5 <i>BUILD-OUT TRAFFIC.....</i>	<i>10</i>
6.0 CAPACITY ANALYSIS	15
6.1 <i>JENKS ROAD AT MORRIS ACRES ROAD.....</i>	<i>17</i>
6.2 <i>MORRIS ACRES ROAD AT REEDYBROOK CROSSING/SOUTH SITE DRIVEWAY.....</i>	<i>18</i>
6.3 <i>MORRIS ACRES ROAD AT CREEKSIDE LANDING DRIVE.....</i>	<i>19</i>
6.4 <i>MORRIS ACRES ROAD AT NORTH SITE DRIVEWAY.....</i>	<i>20</i>
7.0 RECOMMENDATIONS.....	21

Appendices

- A. *TRIP GENERATION*
- B. *TRAFFIC COUNT DATA*
- C. *INTERSECTION SPREADSHEETS*
- D. *SYNCHRO & SIMTRAFFIC OUTPUT: EXISTING (2022)*
- E. *SYNCHRO & SIMTRAFFIC OUTPUT: BACKGROUND (2025)*
- F. *SYNCHRO & SIMTRAFFIC OUTPUT: BUILD-OUT (2025)*

LIST OF TABLES

<u>Table No.</u>	<u>Title</u>	<u>Page No.</u>
Table 3.0	ITE Traffic Generation (Vehicles).....	6
Table 6.0-A	Level-of-Service Control Delay Thresholds.....	15
Table 6.0-B	Level-of-Service Summary.....	16
Table 6.1	Level-of-Service: Jenks Road at Morris Acres Road.....	17
Table 6.2	Level-of-Service: Morris Acres Road at Reedybrook Crossing/ Site Driveway.....	18
Table 6.3	Level-of-Service: Morris Acres Road at Creekside Landing Drive.....	19
Table 6.4	Level-of-Service: Morris Acres Road at North Site Driveway.....	20

LIST OF FIGURES

<u>Figure No.</u>	<u>Title</u>	<u>Page No.</u>
Figure 1	Site Location.....	3
Figure 2	Conceptual Site Plan.....	4
Figure 3	Existing Roadway Laneage.....	5
Figure 4	Site Traffic Distribution and Percent Assignment.....	8
Figure 5	Existing and Projected (2025) Background AM Peak Hour Traffic Volumes	11
Figure 6	Existing and Projected (2025) Background PM Peak Hour Traffic Volumes	12
Figure 7	Projected (2025) Build-out AM Peak Hour Traffic Volumes.....	13
Figure 8	Projected (2025) Build-out PM Peak Hour Traffic Volumes.....	14
Figure 9	Build Roadway Laneage.....	22

1.0 Introduction

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the Morris Acres Development, a proposed residential project located on the east side of Morris Acres Road between Jenks Road and Walden Creek Drive in Apex, North Carolina. The property is currently occupied by a few single-family homes and as currently envisioned will consist of a maximum 110 townhomes and 10 single-family homes. The development is proposed to be accessed via two driveways on Morris Acres Road, and build-out of the project is anticipated in the year 2025.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition as well as the projected (2025) background and build-out traffic conditions.

Town of Apex transportation staff were consulted regarding the elements to be covered in this analysis.

2.0 Inventory

2.1 Study Area

The study area for this development includes the following intersections:

- Jenks Road at Morris Acres Road
- Morris Acres Road at Reedybrook Crossing/Site Driveway
- Morris Acres Road at Walden Creek Drive
- Morris Acres Road at North Site Driveway

Figure 1 shows the site location. The conceptual site plan is shown on **Figure 2**.

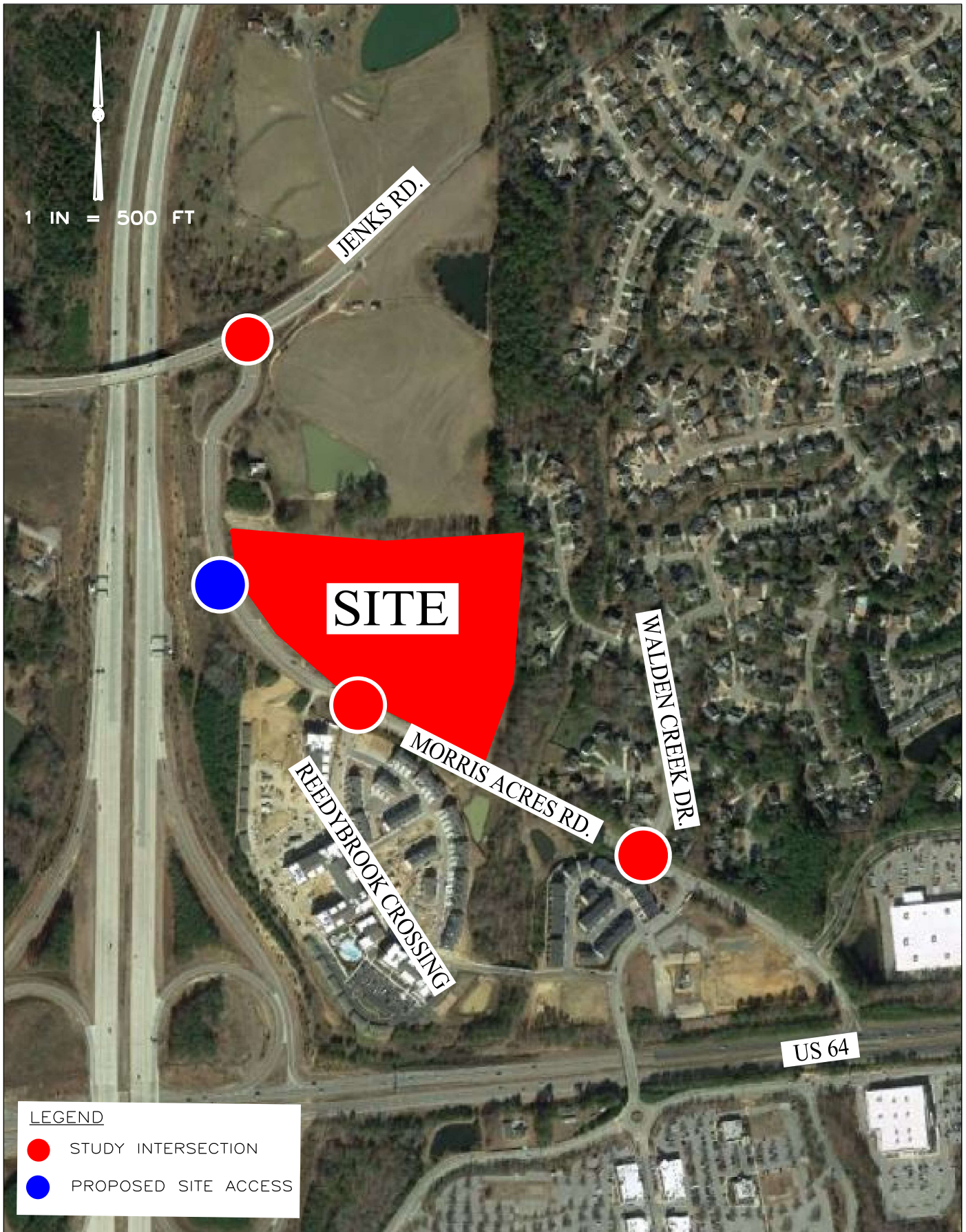
2.2 Existing Conditions

The Morris Acres Development is proposed to be located generally east of Morris Acres Road between Jenks Road and Walden Creek Drive in Apex, North Carolina. Roadways in the study area include Jenks Road, Walden Creek Drive, and Morris Acres Road (formerly Green Level Church Road). The existing roadway laneage is shown in **Figure 3**.

Jenks Road is a 2-lane undivided roadway with a posted speed limit of 45 miles per hour (mph) in the vicinity of Morris Acres Road. The estimated 2022 annual average daily traffic (AADT) volume from is approximately 3,100 vehicles per day (vpd) east of Morris Acres Road. Jenks Road is designated to be a 3-lane thoroughfare section per the Town of Apex Thoroughfare and Collector Street Plan.

Walden Creek Drive is a 2-lane undivided roadway with a posted speed limit of 25 mph. The estimated 2022 ADT volume is approximately 1,100 vpd. Walden Creek Drive is designated to be a minor collector on the Town of Apex Thoroughfare and Collector Street Plan.

Morris Acres Road (formerly Green Level Church Road) is a 3-lane undivided roadway with a center two-way left-turn lane (TWLTL) in the vicinity of the site with a posted speed limit of 45 mph. The estimated 2022 AADT volume from NCDOT is approximately 3,700 vpd south of Jenks Road. Morris Acres Road has already been widened to the designated 3-lane thoroughfare per the Town of Apex Thoroughfare and Collector Street Plan.

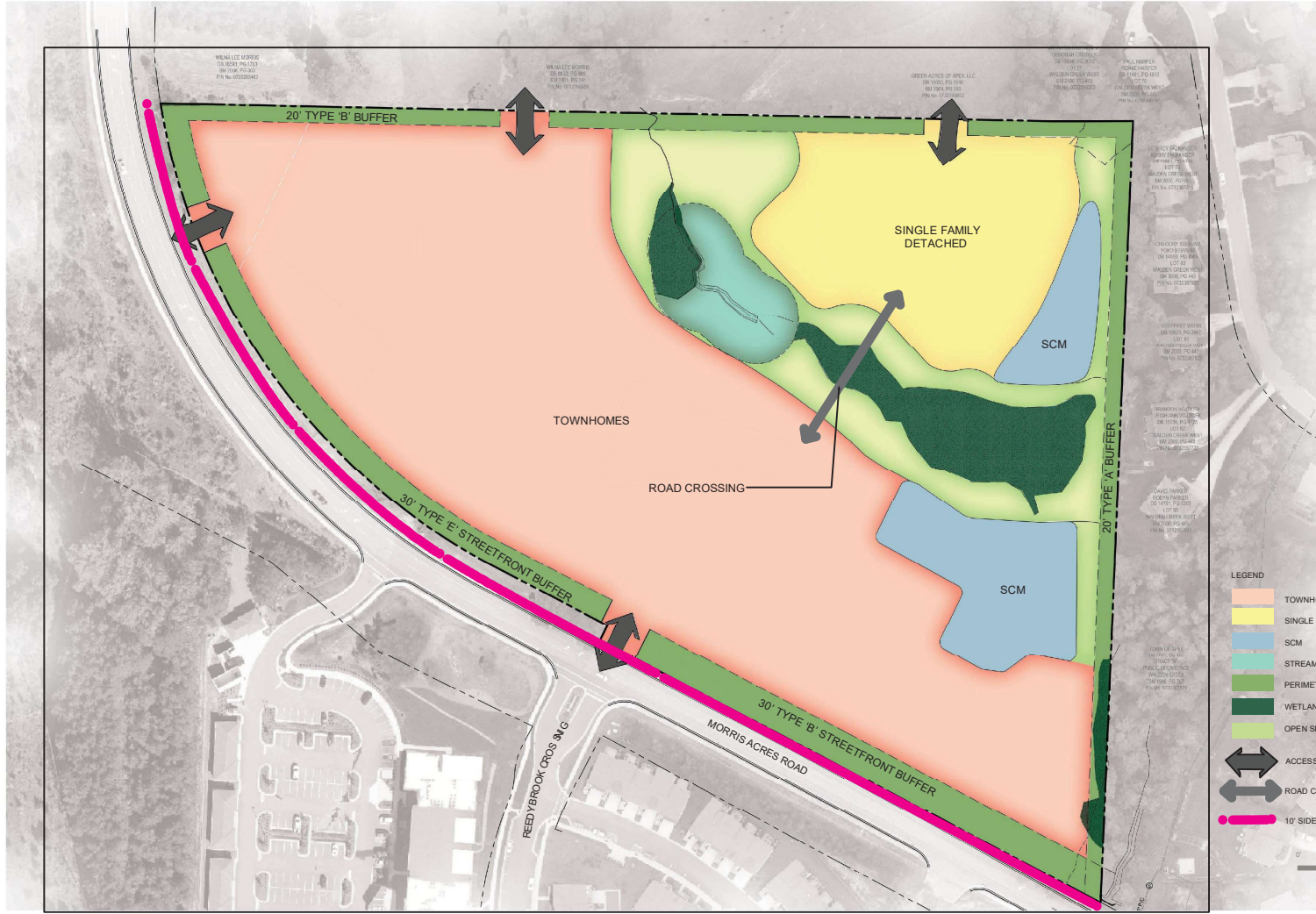


MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

SITE LOCATION

FIGURE
1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



MORRIS TRACT PUD

Wichers & encl
 137 S. Wilmington Street | Suite 201 | Raleigh, NC 27601
 919.489.3340 | license # F-1479 | wichers@wvnc.com

City, NC
 Project Number: 20742
 2022.02.25

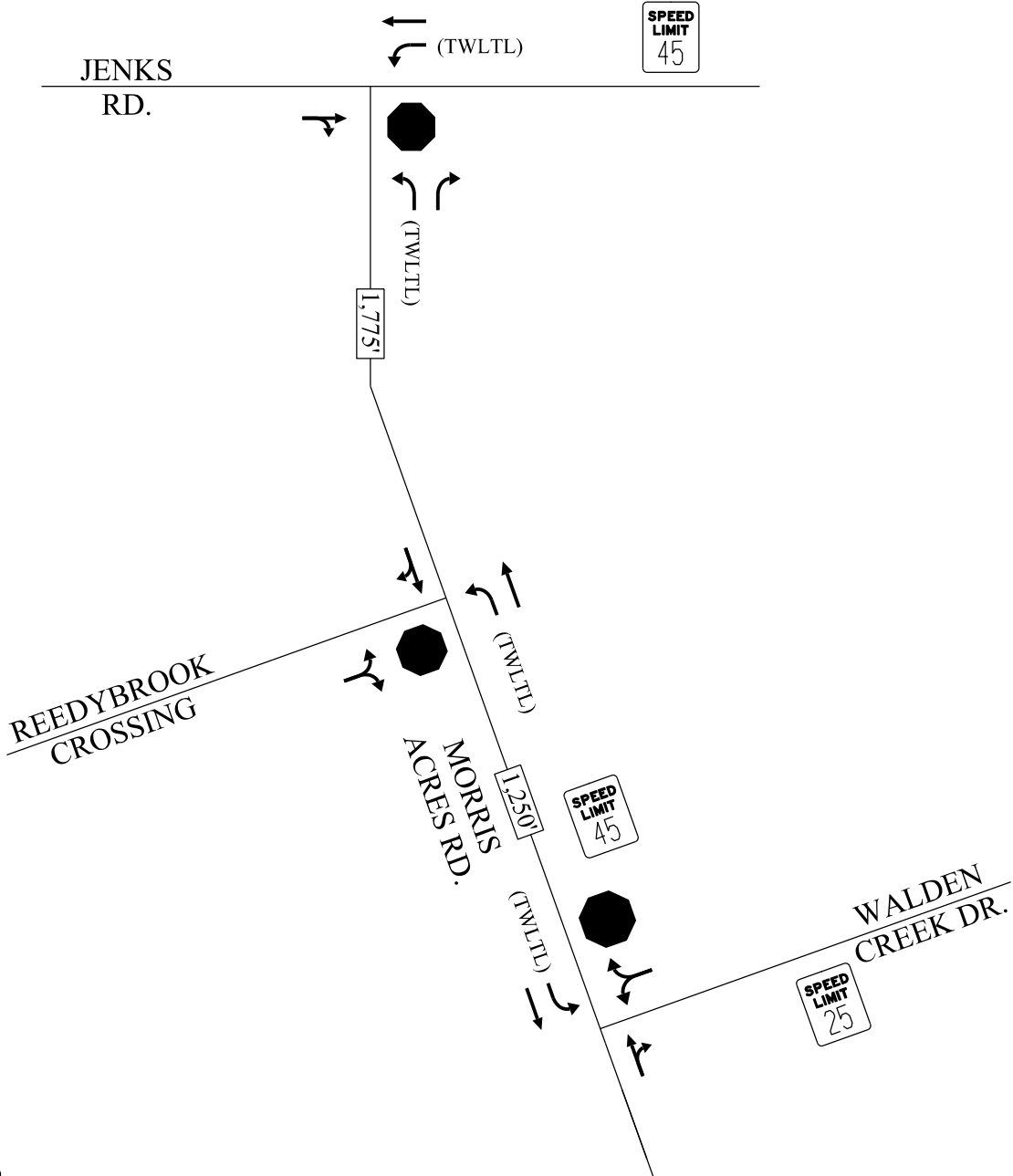
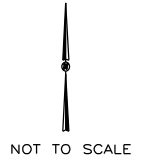
FIGURE
2

CONCEPTUAL SITE PLAN



MORRIS ACRES DEVELOPMENT
 APEX, NC
 TRAFFIC IMPACT ANALYSIS



THIS DOCUMENT, TOGETHER WITH THE COMMENTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- ← EXISTING LANE
- EXISTING STOP SIGN
- XX' STORAGE LENGTH
-  XX POSTED SPEED LIMIT
-  XX' APPROXIMATE DISTANCE BETWEEN INTERSECTIONS



MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

EXISTING ROADWAY LANEAGE

FIGURE
3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

3.0 Traffic Generation

The traffic generation potential of the proposed development was determined using the traffic generation rates published in *Trip Generation* (Institute of Transportation Engineers, Eleventh Edition, 2021). As currently envisioned the development will consist of a maximum 110 townhomes and 10 single-family homes. Table 3.0 summarizes the estimated traffic generation for the proposed development.

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
210	Single-Family Detached Housing	10	d.u.	61	61	2	7	7	4
220	Multifamily Housing (Low-Rise)	110	d.u.	390	390	14	43	43	25
Total Net New External Trips		120	d.u.	451	451	16	50	50	29

Table 3.0 shows the proposed development has the potential to generate 902 new trips during a typical weekday with 66 new trips during the AM peak hour and 79 new trips during the PM peak hour.

Detailed trip generation calculations are included in the Appendix of this report.

4.0 Site Traffic Distribution

The projected site-generated trips were assigned to the surrounding roadway network. The directional distribution and assignment for this development were based on a review of surrounding land uses and traffic patterns in the study area. As the nearby intersection of Morris Acres Road at US 64 Westbound is limited to right-in/right-out access, separate inbound and outbound distributions were developed for the site to account for anticipated travel paths.

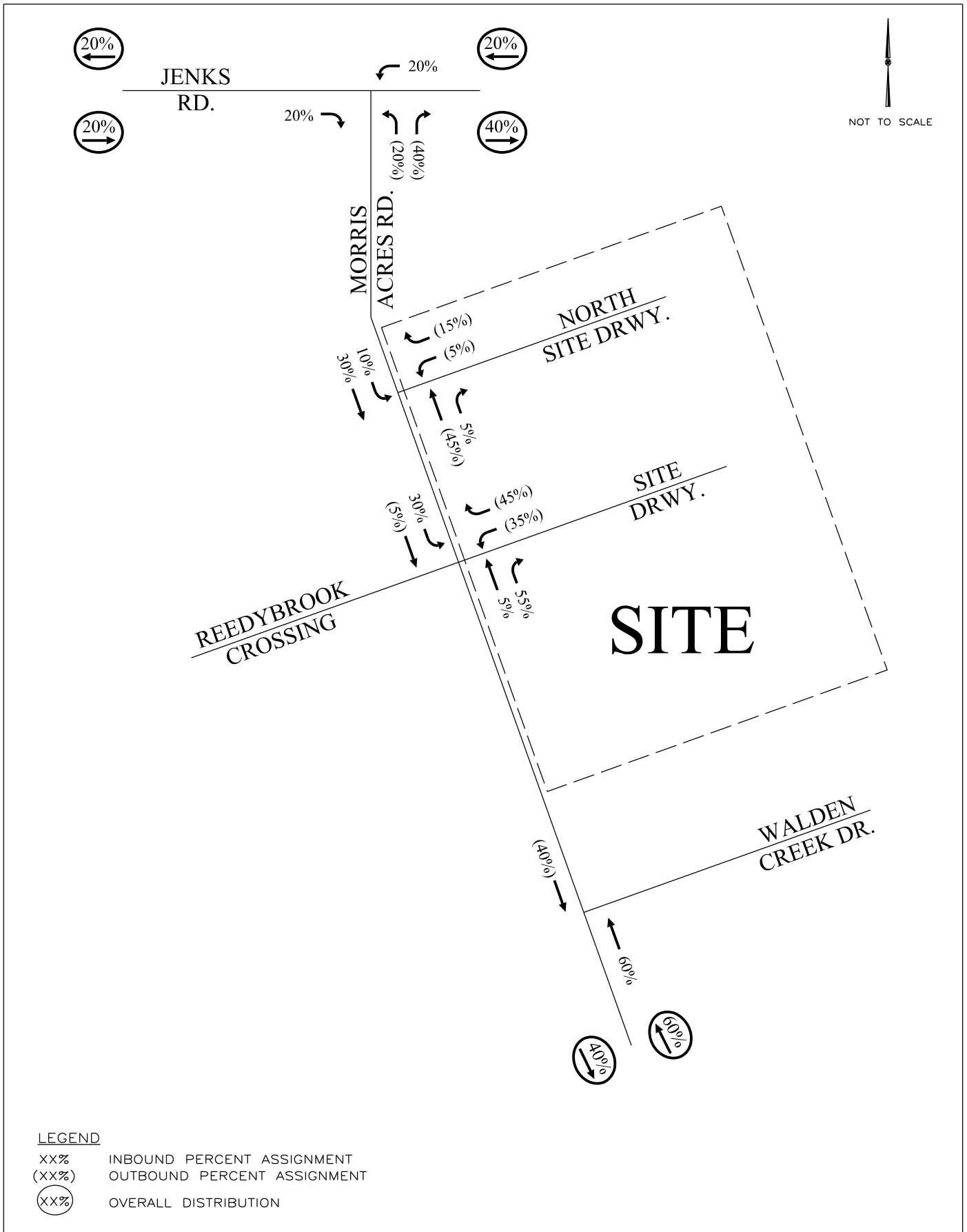
The inbound site traffic distribution used for the site was:

- 60% from the south on Morris Acres Road
- 20% from the east on Jenks Road
- 20% from the west on Jenks Road

The outbound site traffic distribution used for the site was:

- 40% to the east on Jenks Road
- 40% to the south on Morris Acres Road
- 20% to the west on Jenks Road

The site traffic distribution and percent assignment for site are shown on **Figure 4**.



MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

SITE TRAFFIC DISTRIBUTION
AND PERCENT ASSIGNMENT

FIGURE
4

5.0 Projected Traffic Volumes

5.1 Existing Traffic

AM peak hour (7:00 to 9:00 AM) and PM peak hour (4:00 to 6:00 PM) turning movement counts were performed at the following intersections:

- Jenks Road at Morris Acres Road February 10, 2022
- Morris Acres Road at Reedybrook Crossing February 10, 2022
- Morris Acres Road at Walden Creek Drive February 10, 2022

The existing AM and PM peak hour traffic volumes are shown on **Figures 5** and **6**, and the traffic count data are included in the Appendix.

5.2 Traffic Growth

Background traffic growth is the increase in traffic due to usage increases and non-specific growth throughout the area. An annual growth rate of 3% was applied to the existing volumes up to the year 2025. Background growth calculations are detailed on intersection spreadsheets in the Appendix of this report.

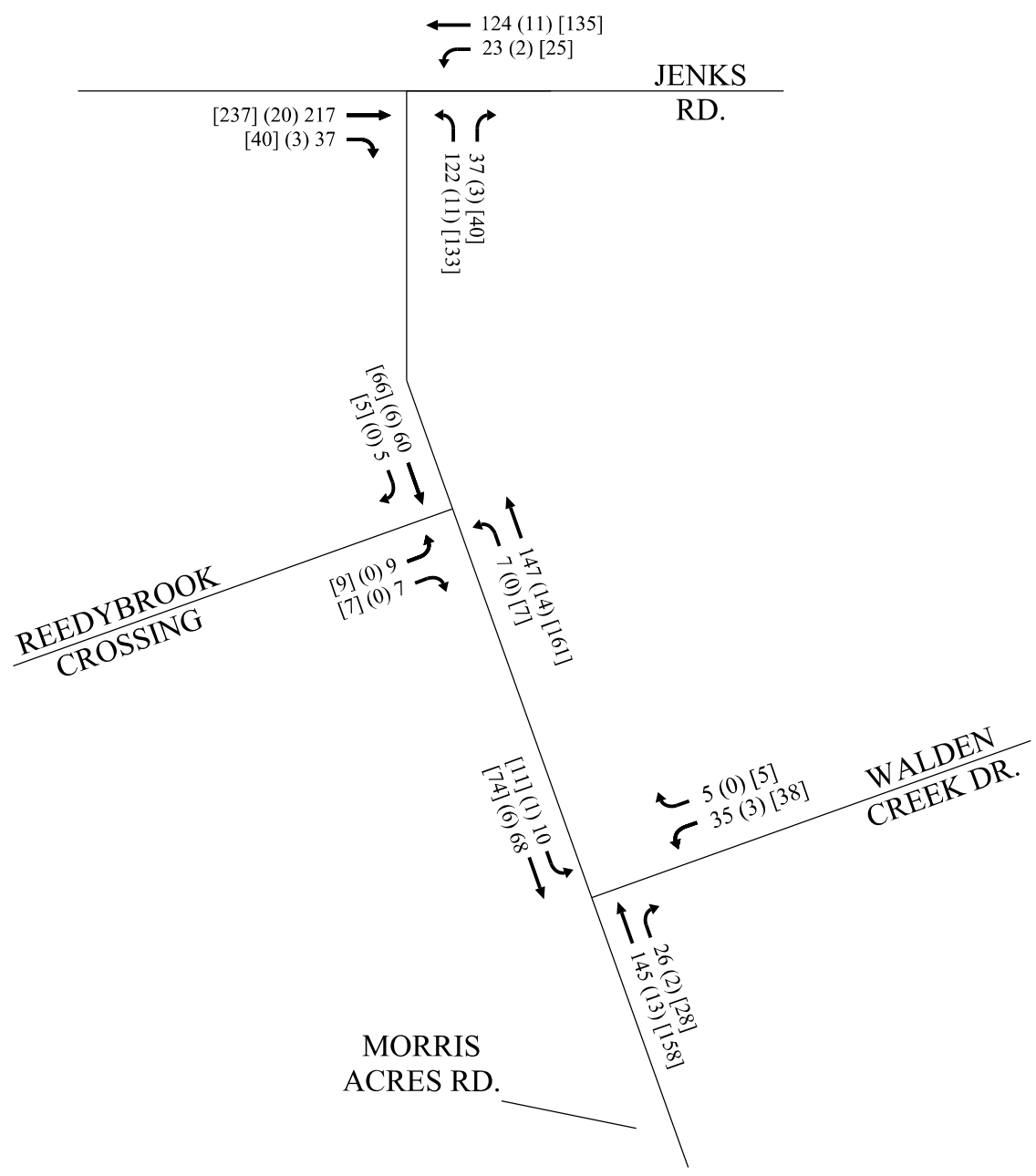
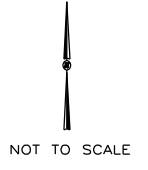
Background traffic volumes consisting of existing and historic growth are shown on **Figures 5** and **6** for the AM and PM peak hours, respectively.

5.3 *Site Traffic*

The projected site traffic was generated and assigned to the adjacent roadway network according to the distribution discussed previously in Section 4.0. The site traffic volumes for the AM and PM peak hours are shown in **Figures 7** and **8**, respectively.

5.4 *Build-Out Traffic*

To obtain the projected (2025) build-out traffic volumes, the projected site traffic were added to the projected (2025) background traffic. Traffic volume calculations are detailed in intersection spreadsheets in the Appendix of this report. **Figures 7** and **8** show the projected (2025) AM and PM peak hour build-out traffic volumes, respectively.



LEGEND

- XX EXISTING TRAFFIC
- (XX) BACKGROUND GROWTH
- [XX] TOTAL BACKGROUND TRAFFIC

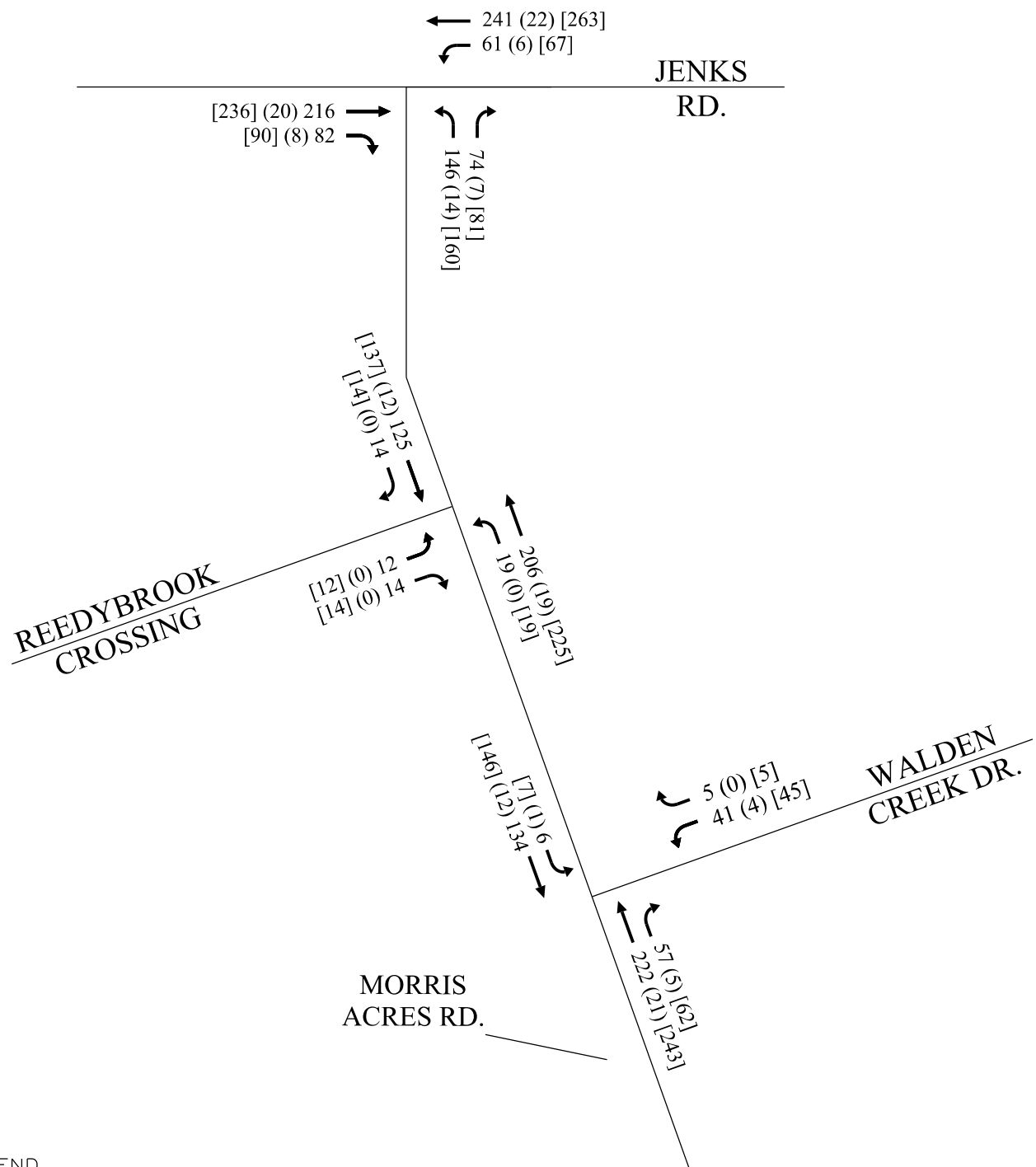


MORRIS ACRES DEVELOPMENT
 APEX, NC
 TRAFFIC IMPACT ANALYSIS

EXISTING AND PROJECTED (2025)
 BACKGROUND AM PEAK HOUR
 TRAFFIC VOLUMES

FIGURE
 5

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- XX EXISTING TRAFFIC
- (XX) BACKGROUND GROWTH
- [XX] TOTAL BACKGROUND TRAFFIC

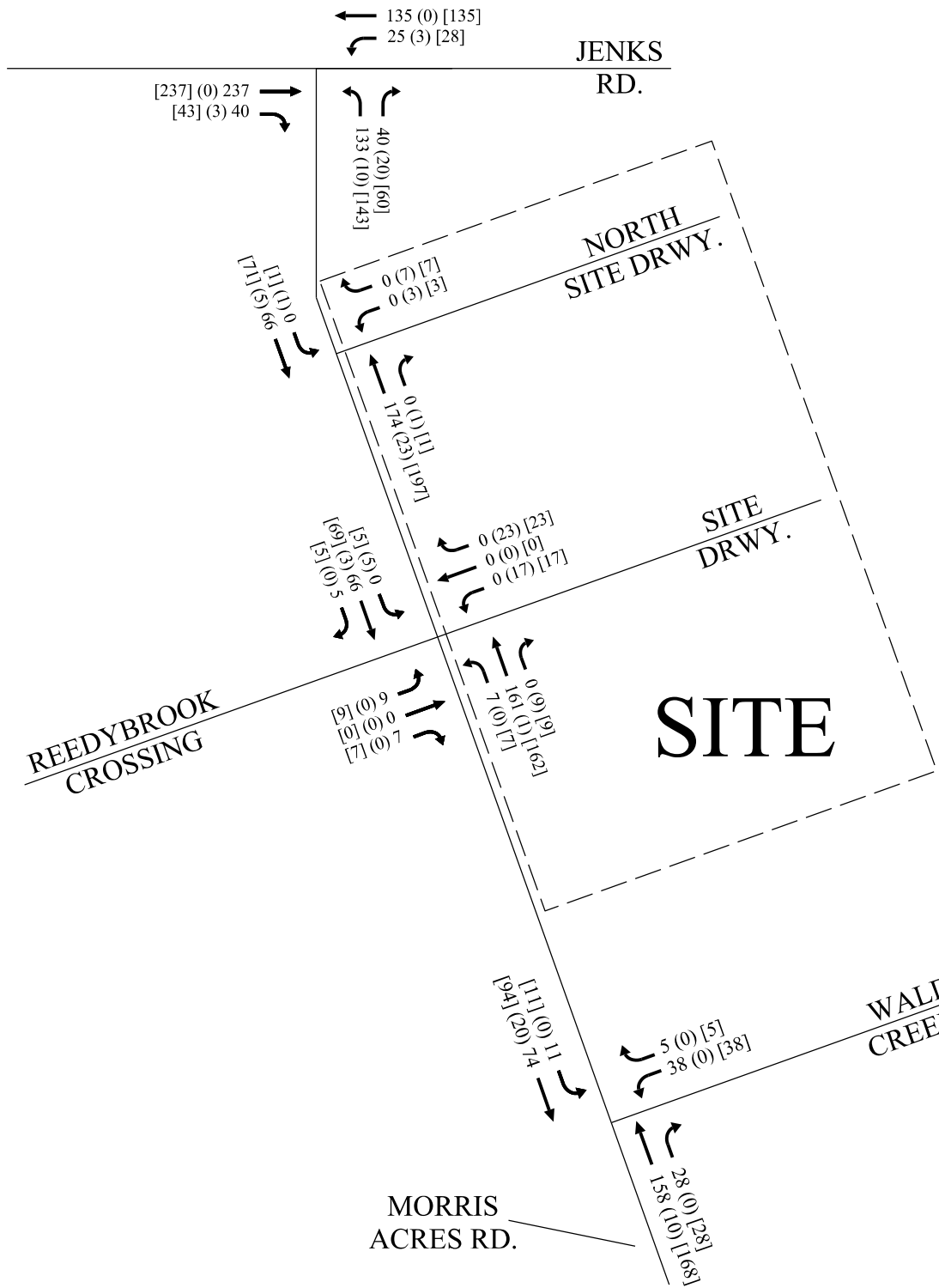


MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

EXISTING AND PROJECTED (2025)
BACKGROUND PM PEAK HOUR
TRAFFIC VOLUMES

FIGURE
6

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

XX BACKGROUND TRAFFIC
 (XX) SITE TRAFFIC
 [XX] TOTAL BUILD-OUT TRAFFIC

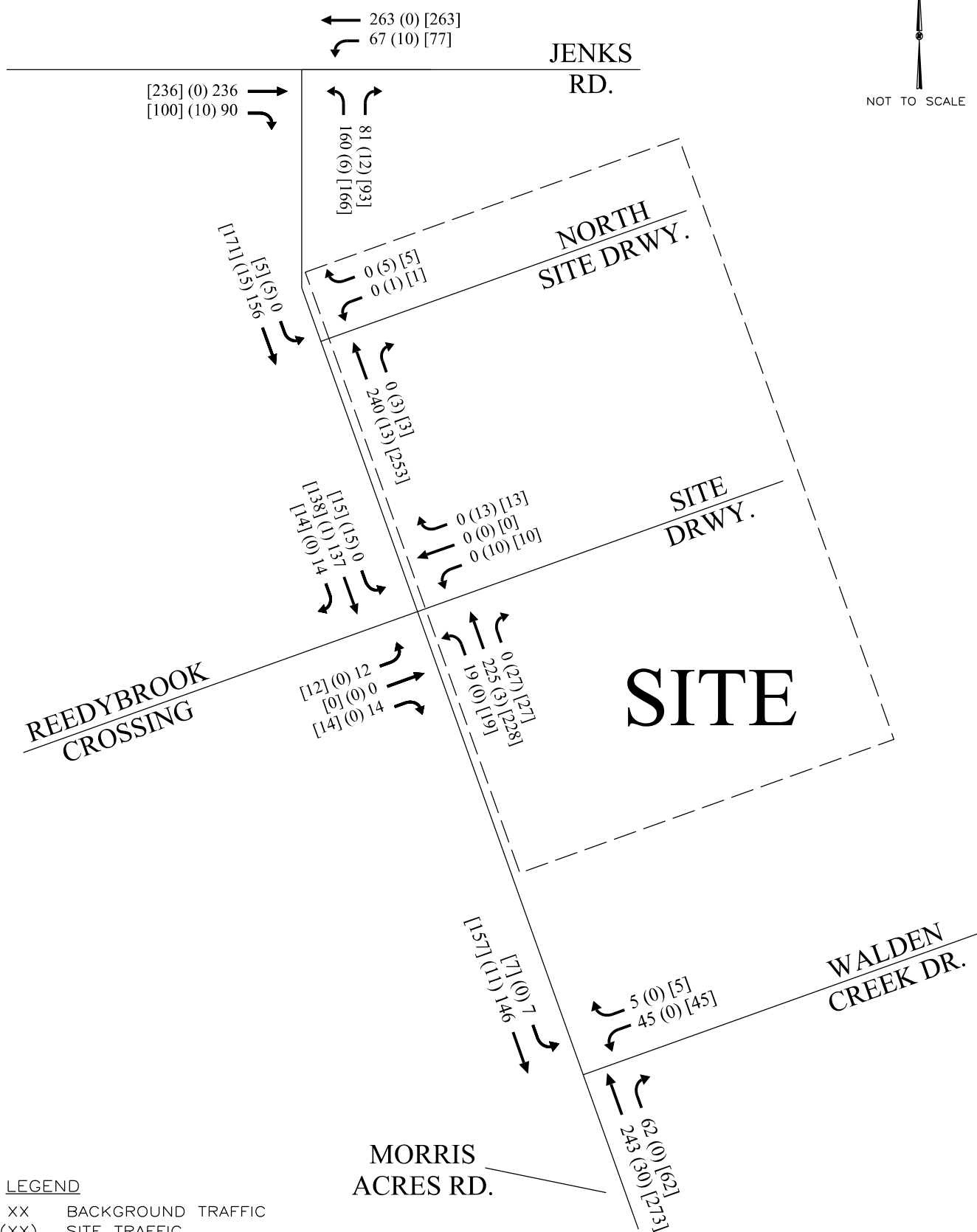
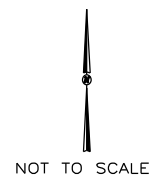


MORRIS ACRES DEVELOPMENT
 APEX, NC
 TRAFFIC IMPACT ANALYSIS

PROJECTED (2025) BUILD-OUT
 AM PEAK HOUR
 TRAFFIC VOLUMES

FIGURE
 7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

XX BACKGROUND TRAFFIC
 (XX) SITE TRAFFIC
 [XX] TOTAL BUILD-OUT TRAFFIC

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

6.0 Capacity Analysis

Capacity analyses (see Appendix) were performed for the AM and PM peak hours for the existing traffic condition and the projected (2025) background and build-out traffic conditions using Synchro Version 11 software to determine the operating characteristics of the adjacent road network and the impacts of the proposed project.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a set time duration. Capacity is combined with Level-of-Service (LOS) to describe the operating characteristics of a road segment or intersection. LOS is a qualitative measure that describes operational conditions and motorist perceptions within a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A representing the shortest average delays and F representing the longest average delays. LOS D is the typically accepted standard for signalized intersections in urbanized areas. For signalized intersections, LOS is defined for the overall intersection operation.

For unsignalized intersections, only the movements that must yield right-of-way experience control delay. Therefore, LOS criteria for the overall intersection is not reported by Synchro Version 11 or computable using methodology published in the *Highway Capacity Manual*. It is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. Table 6.0-A lists the LOS control delay thresholds published in the *Highway Capacity Manual* for signalized and unsignalized intersections.

Level-of-Service	Signalized Intersections – Control Delay Per Vehicle [sec/veh]	Unsignalized Intersections – Average Control Delay [sec/veh] & Qualitative Operational Description	
A	≤ 10	≤ 10	Short Delays
B	> 10 – 20	> 10 – 15	
C	> 20 – 35	> 15 – 25	
D	> 35 – 55	> 25 – 35	Moderate Delays
E	> 55 – 80	> 35 – 50	
F	> 80	> 50	Long Delays

Existing peak hour factors (PHF) were used at all existing intersections for all conditions except at new intersections, where a PHF of 0.90 was used.

Capacity analyses were performed for the existing (2022) traffic condition and the projected (2025) background and build-out traffic conditions for the following intersections:

- Jenks Road at Morris Acres Road
- Morris Acres Road at Reedybrook Crossing/Site Driveway
- Morris Acres Road at Creekside Landing Drive
- Morris Acres Road at North Site Driveway

Table 6.0-B summarizes the LOS and delay (seconds per vehicle) for all of the study intersections for the existing (2022) traffic condition and the projected (2025) background and build-out traffic conditions. All capacity analyses are included in the Appendix and are briefly summarized in the following sub-sections.

Table 6.0-B Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Jenks Road at Morris Acres Road (Unsignalized)		
Existing (2022) Traffic	NB – B (11.8) WBL – A (7.9)	NB – B (14.2) WBL – A (8.1)
Background (2025) Traffic	NB – B (12.3) WBL – A (8.0)	NB – C (15.5) WBL – A (8.2)
Build-out (2025) Traffic	NB – B (12.4) WBL – A (8.0)	NB – C (16.2) WBL – A (8.3)
Morris Acres Road at Reedybrook Crossing/Site Driveway (Unsignalized)		
Existing (2022) Traffic	EB – A (9.4) NBL – A (7.4)	EB – B (10.0) NBL – A (7.6)
Background (2025) Traffic	EB – A (9.5) NBL – A (7.4)	EB – B (10.1) NBL – A (7.6)
Build-out (2025) Traffic	EB – B (10.3) WB – B (10.3) NBL – A (7.4) SBL – A (7.6)	EB – B (11.6) WB – B (11.8) NBL – A (7.6) SBL – A (7.9)
Morris Acres Road at Walden Creek Drive (Unsignalized)		
Existing (2022) Traffic	WB – A (10.2) SBL – A (7.7)	WB – B (11.3) SBL – A (7.9)
Background (2022) Traffic	WB – B (10.4) SBL – A (7.8)	WB – B (11.6) SBL – A (8.0)
Build-out (2025) Traffic	WB – B (10.6) SBL – A (7.8)	WB – B (11.9) SBL – A (8.1)
Morris Acres Road at North Site Driveway (Unsignalized)		
Build-out (2025) Traffic	WB – A (9.7) SBL – A (7.7)	WB – B (10.4) SBL – A (7.8)

6.1 Jenks Road at Morris Acres Road

Analyses indicate that the unsignalized intersection of Jenks Road at Morris Acres Road currently operates with short delays on the minor street approach (Morris Acres Road) in both the AM and PM peak hours. The intersection is expected to continue to operate with short delays and queues in the year 2025 with or without the proposed project in place, and no roadway improvements are recommended to accommodate projected site traffic.

Table 6.1 summarizes the operation of the intersection of Jenks Road at Morris Acres Road for the existing (2022) and projected (2025) background and build-out traffic conditions.

Table 6.1 Level-of-Service Jenks Road at Morris Acres Road (Unsignalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2022) Traffic	NB – B (11.8) WBL – A (7.9)	NB – B (14.2) WBL – A (8.1)
Background (2025) Traffic	NB – B (12.3) WBL – A (8.0)	NB – C (15.5) WBL – A (8.2)
Build-out (2025) Traffic	NB – B (12.4) WBL – A (8.0)	NB – C (16.2) WBL – A (8.3)

6.2 Morris Acres Road at Reedybrook Crossing/Site Driveway

Analyses indicate that the intersection of Morris Acres Road at Reedybrook Crossing currently operates with short delays on the minor street approach (Reedybrook Crossing) in both the AM and PM peak hours, and the intersection is expected to continue to operate with short delays in the background traffic condition.

The Morris Acres Development proposes to construct a site driveway aligning with Reedybrook Crossing, providing one ingress lane and one egress lane. Analyses indicate that at project build-out both minor street approaches (Reedybrook Crossing and the Site Driveway) are expected to operate with short delays and queues. No roadway improvements are recommended to be performed as part of this development

Table 6.2 summarizes the operation of the intersection of Morris Acres Road at Reedybrook Crossing/Site Driveway for the existing (2022) and projected (2025) background and build-out traffic conditions.

Table 6.2 Level-of-Service Morris Acres Road at Reedybrook Crossing/Site Driveway (Unsignalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2022) Traffic	EB – A (9.4) NBL – A (7.4)	EB – B (10.0) NBL – A (7.6)
Background (2025) Traffic	EB – A (9.5) NBL – A (7.4)	EB – B (10.1) NBL – A (7.6)
Build-out (2025) Traffic	EB – B (10.3) WB – B (10.3) NBL – A (7.4) SBL – A (7.6)	EB – B (11.6) WB – B (11.8) NBL – A (7.6) SBL – A (7.9)

6.3 Morris Acres Road at Walden Creek Drive

Analyses indicate that the unsignalized intersection of Morris Acres Road at Walden Creek Drive currently operates with short delays on the minor street approach (Walden Creek Drive) in both the AM and PM peak hours, and the intersection is expected to continue to operate with short delays in the background traffic condition. No roadway improvements are recommended to be performed at this intersection to accommodate projected site traffic volumes.

Table 6.3 summarizes the operation of the intersection of Morris Acres Road at Walden Creek Drive for the existing (2022) and projected (2025) background and build-out traffic conditions.

Table 6.3 Level-of-Service Morris Acres Road at Walden Creek Drive (Unsignalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2022) Traffic	WB – A (10.2) SBL – A (7.7)	WB – B (11.3) SBL – A (7.9)
Background (2025) Traffic	WB – B (10.4) SBL – A (7.8)	WB – B (11.6) SBL – A (8.0)
Build-out (2025) Traffic	WB – B (10.6) SBL – A (7.8)	WB – B (11.9) SBL – A (8.1)

6.4 Morris Acres Road at North Site Driveway

A full-movement site driveway is proposed to be constructed on Morris Acres Road approximately 750 feet north of Reedybrook Crossing. Analyses indicate that the intersection is expected to operate with short delays and queues on the minor street approach (North Site Driveway) at project build-out. No roadway improvements are recommended to be performed as part of this development

Table 6.4 summarizes the operation of the intersection of Morris Acres Road at North Site Driveway for the projected (2025) build-out traffic condition.

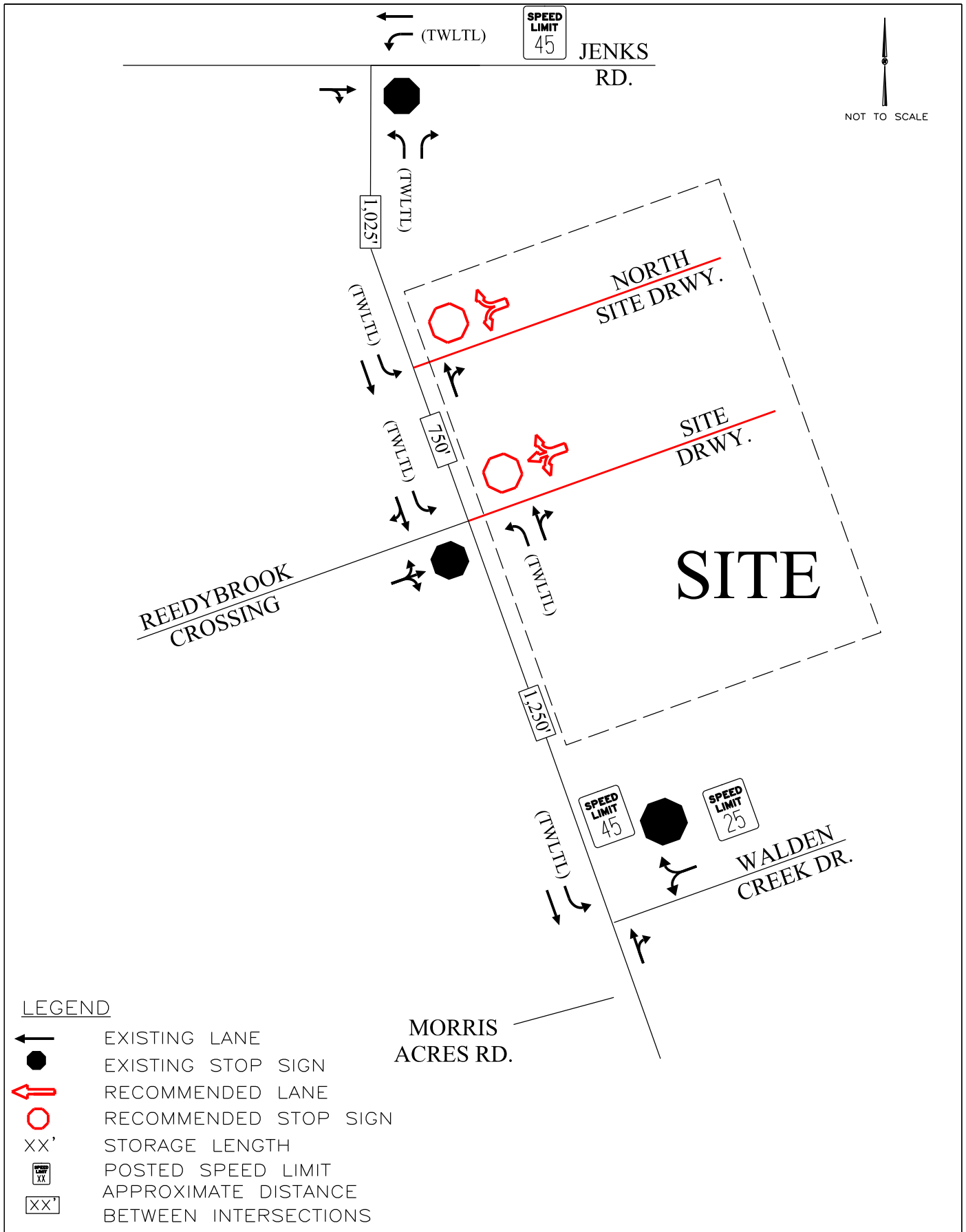
Table 6.4 Level-of-Service Morris Acres Road at North Site Driveway (Unsignalized)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Build-out (2025) Traffic	WB – A (9.7) SBL – A (7.7)	WB – B (10.4) SBL – A (7.8)

7.0 Recommendations

Analyses indicate that all of the study intersections are expected to operate at an acceptable LOS at project build-out with only minor increases in delays and queues associated with the addition of site traffic.

No roadway improvements are recommended to be performed to accommodate projected site traffic volumes.

The build-out roadway laneage is shown on **Figure 9**.



LEGEND

- EXISTING LANE
- EXISTING STOP SIGN
- RECOMMENDED LANE
- RECOMMENDED STOP SIGN
- XX' STORAGE LENGTH
- POSTED SPEED LIMIT
- XX' APPROXIMATE DISTANCE BETWEEN INTERSECTIONS



MORRIS ACRES DEVELOPMENT
APEX, NC
TRAFFIC IMPACT ANALYSIS

BUILD-OUT
ROADWAY LANEAGE

FIGURE
9

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Appendix

Appendix A: Trip Generation

Morris Acres Development

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
210 Single Family Detached Housing	10 d.u.	122	61	61	9	2	7	11	7	4
220 Multifamily Housing (Low-Rise)	110 d.u.	780	390	390	57	14	43	68	43	25
Total Net New External Trips		902	451	451	66	16	50	79	50	29

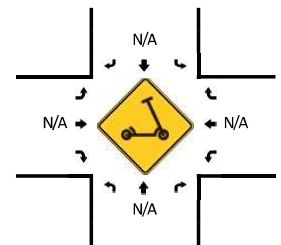
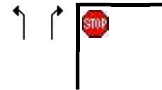
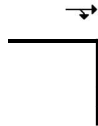
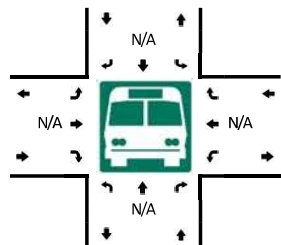
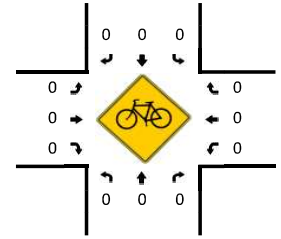
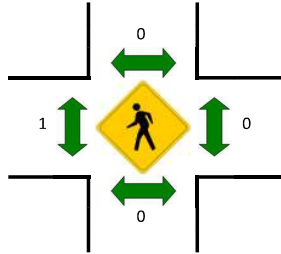
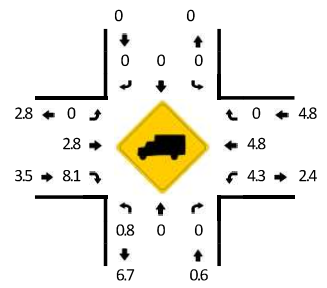
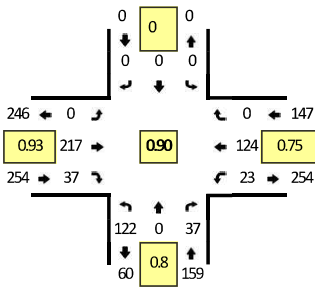
*ITE 11th Edition equations used

Appendix B:
Traffic Count Data

LOCATION: Morris Acres Rd -- Jenks Rd
CITY/STATE: Wake, NC

QC JOB #: 15707501
DATE: Thu, Feb 10 2022

Peak-Hour: 7:30 AM -- 8:30 AM
 Peak 15-Min: 7:45 AM -- 8:00 AM



15-Min Count Period Beginning At	Morris Acres Rd (Northbound)				Morris Acres Rd (Southbound)				Jenks Rd (Eastbound)				Jenks Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	13	0	21	0	0	0	0	0	0	38	5	0	0	16	0	0	93	
7:15 AM	12	0	6	0	0	0	0	0	0	44	15	0	1	16	0	0	94	
7:30 AM	35	0	8	0	0	0	0	0	0	59	5	0	6	30	0	0	143	
7:45 AM	33	0	7	0	0	0	0	0	0	59	7	0	11	38	0	0	155	485
8:00 AM	35	0	15	0	0	0	0	0	0	42	14	0	2	34	0	0	142	534
8:15 AM	19	0	7	0	0	0	0	0	0	57	11	0	4	22	0	0	120	560
8:30 AM	19	0	7	0	0	0	0	0	0	50	15	0	5	21	0	0	117	534
8:45 AM	21	0	11	0	0	0	0	0	0	53	11	0	7	56	0	0	159	538

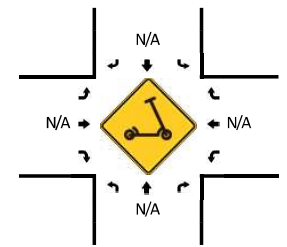
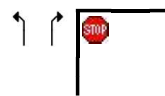
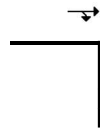
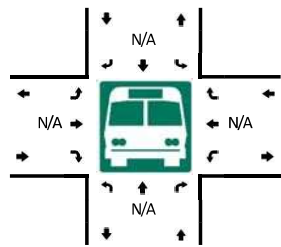
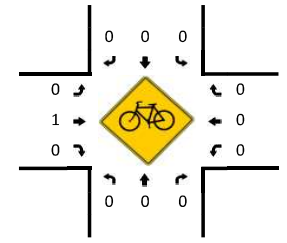
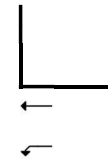
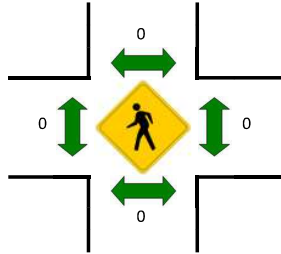
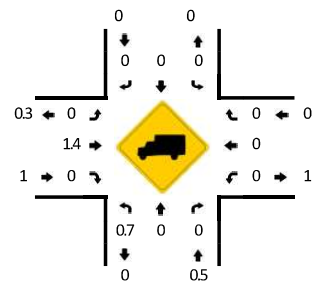
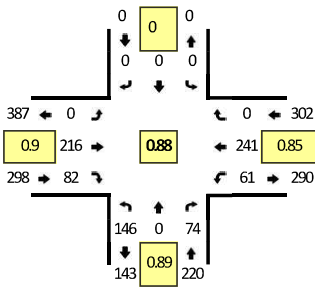
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	132	0	28	0	0	0	0	0	0	236	28	0	44	152	0	0	620
Heavy Trucks	0	0	0		0	0	0		0	12	0		0	4	0		16
Buses										0				0			0
Pedestrians										0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scoters																	0

Comments:

LOCATION: Morris Acres Rd -- Jenks Rd
CITY/STATE: Wake, NC

QC JOB #: 15707502
DATE: Thu, Feb 10 2022

Peak-Hour: 5:00 PM -- 6:00 PM
 Peak 15-Min: 5:45 PM -- 6:00 PM



15-Min Count Period Beginning At	Morris Acres Rd (Northbound)				Morris Acres Rd (Southbound)				Jenks Rd (Eastbound)				Jenks Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	31	0	17	0	0	0	0	0	0	44	19	0	15	71	0	0	197	
4:15 PM	31	0	14	0	0	0	0	0	0	44	16	0	12	60	0	0	177	
4:30 PM	34	0	12	0	0	0	0	0	0	41	19	0	16	62	0	0	184	
4:45 PM	46	0	15	0	0	0	0	0	0	46	25	0	10	56	0	0	198	756
5:00 PM	34	0	15	0	0	0	0	0	0	61	17	0	11	60	0	0	198	757
5:15 PM	36	0	24	0	0	0	0	0	0	54	20	0	21	55	0	0	210	790
5:30 PM	36	0	13	0	0	0	0	0	0	45	18	0	18	48	0	0	178	784
5:45 PM	40	0	22	0	0	0	0	0	0	56	27	0	11	78	0	0	234	820

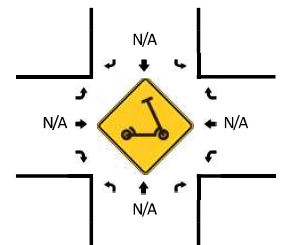
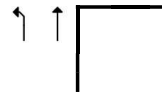
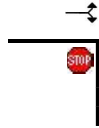
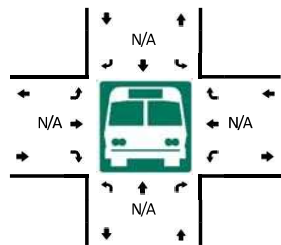
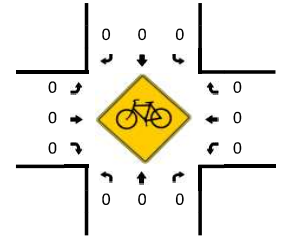
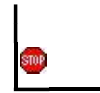
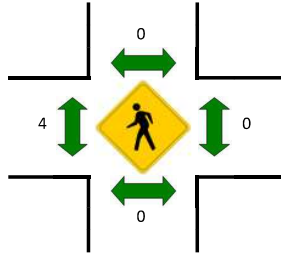
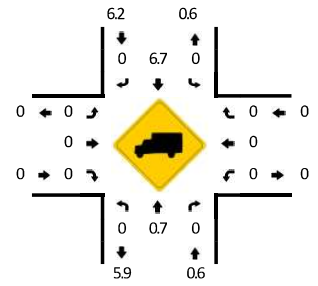
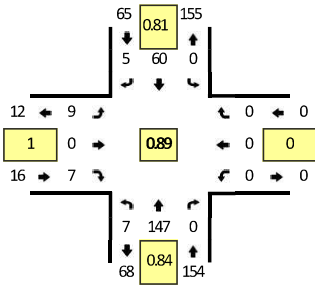
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	160	0	88	0	0	0	0	0	0	224	108	0	44	312	0	0	936
Heavy Trucks	4	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0			0	0		0	0	0		0
Scooters																	

Comments:

LOCATION: Morris Acres Rd -- Reedybrook Crossing
CITY/STATE: Apex, NC

QC JOB #: 15707503
DATE: Thu, Feb 10 2022

Peak-Hour: 7:30 AM -- 8:30 AM
 Peak 15-Min: 8:00 AM -- 8:15 AM



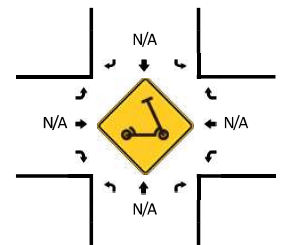
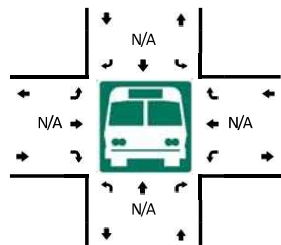
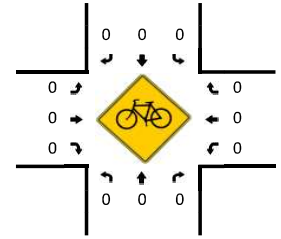
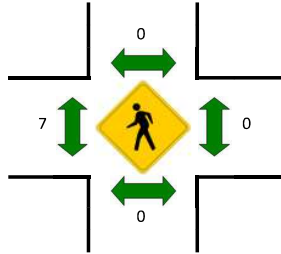
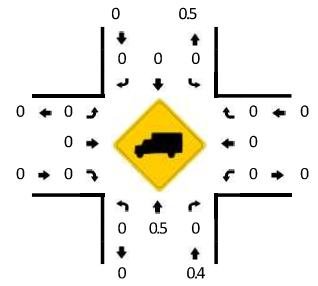
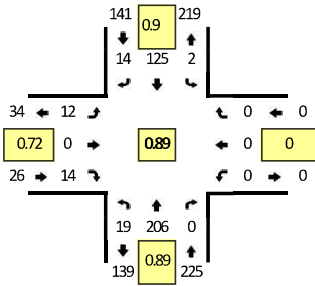
15-Min Count Period Beginning At	Morris Acres Rd (Northbound)				Morris Acres Rd (Southbound)				Reedybrook Crossing (Eastbound)				Reedybrook Crossing (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	22	0	0	0	5	2	0	8	0	3	0	0	0	0	0	41	
7:15 AM	0	16	0	0	0	13	2	0	1	0	7	0	0	0	0	0	39	
7:30 AM	1	44	0	0	0	12	1	0	1	0	3	0	0	0	0	0	62	
7:45 AM	2	35	0	1	0	19	1	0	2	0	2	0	0	0	0	0	62	204
8:00 AM	1	45	0	0	0	16	0	0	3	0	1	0	0	0	0	0	66	229
8:15 AM	2	23	0	0	0	13	3	0	2	0	1	1	0	0	0	0	45	235
8:30 AM	1	27	0	0	0	19	1	0	2	0	6	0	0	0	0	0	56	229
8:45 AM	0	21	0	0	0	18	3	0	8	0	5	0	0	0	0	0	55	222
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	180	0	0	0	64	0	0	12	0	4	0	0	0	0	0	264	
Heavy Trucks	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Buses																	0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																	0	

Comments:

LOCATION: Morris Acres Rd -- Reedybrook Crossing
CITY/STATE: Apex, NC

QC JOB #: 15707504
DATE: Thu, Feb 10 2022

Peak-Hour: 5:00 PM -- 6:00 PM
 Peak 15-Min: 5:45 PM -- 6:00 PM



15-Min Count Period Beginning At	Morris Acres Rd (Northbound)				Morris Acres Rd (Southbound)				Reedybrook Crossing (Eastbound)				Reedybrook Crossing (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	43	0	0	0	27	8	0	3	0	1	0	0	0	0	0	83	
4:15 PM	1	45	0	0	0	23	2	0	0	0	3	0	0	0	0	0	74	
4:30 PM	0	48	0	0	0	29	5	0	2	0	0	0	0	0	0	0	84	
4:45 PM	1	54	0	0	0	32	2	0	6	0	2	0	0	0	0	0	97	338
5:00 PM	2	44	0	0	0	25	2	0	1	0	2	0	0	0	0	0	76	331
5:15 PM	2	61	0	0	0	33	5	0	4	0	3	1	0	0	0	0	109	366
5:30 PM	9	45	0	0	0	33	3	1	4	0	2	0	0	0	0	0	97	379
5:45 PM	6	56	0	0	0	34	4	1	2	0	7	0	0	0	0	0	110	392

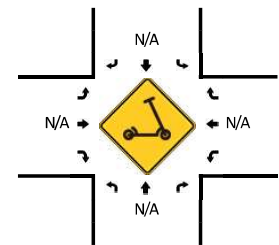
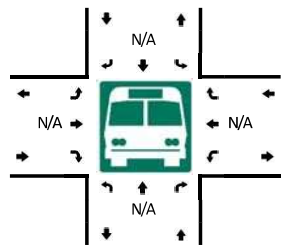
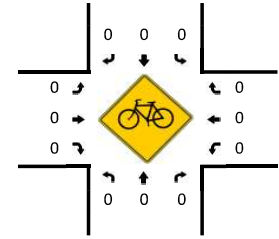
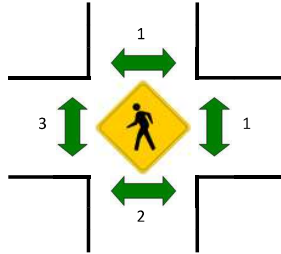
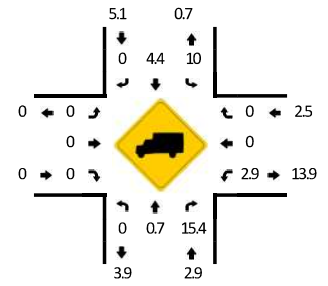
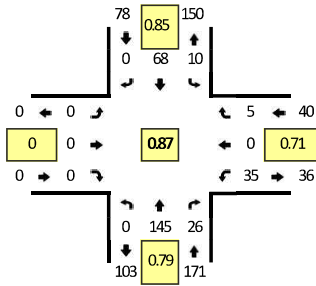
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	24	224	0	0	0	136	16	4	8	0	28	0	0	0	0	0	440
Heavy Trucks	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Buses																	
Pedestrians		0				0				4				0			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

LOCATION: Morris Acres Rd -- Walden Creek Dr
CITY/STATE: Apex, NC

QC JOB #: 15707505
DATE: Thu, Feb 10 2022

Peak-Hour: 7:15 AM -- 8:15 AM
 Peak 15-Min: 8:00 AM -- 8:15 AM



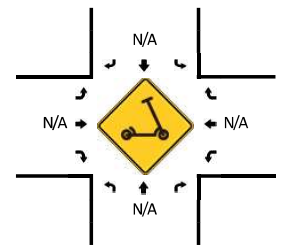
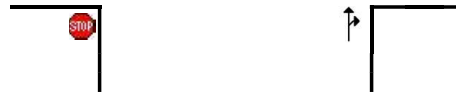
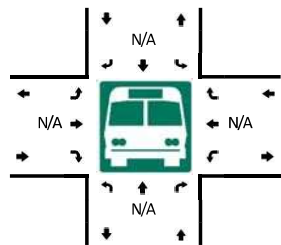
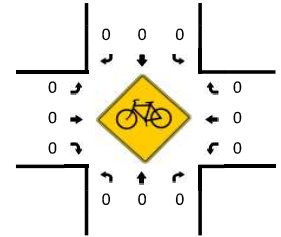
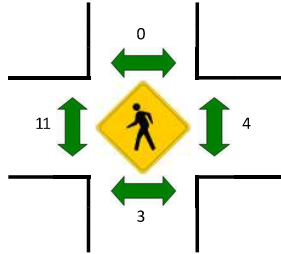
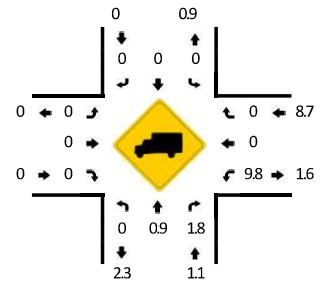
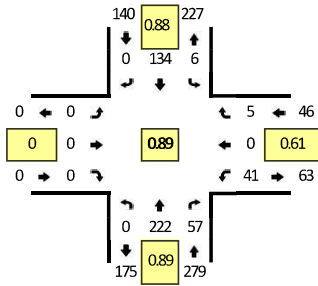
15-Min Count Period Beginning At	Morris Acres Rd (Northbound)				Morris Acres Rd (Southbound)				Walden Creek Dr (Eastbound)				Walden Creek Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	18	1	0	1	7	0	0	0	0	0	0	3	0	5	0	35	
7:15 AM	0	15	1	0	4	16	0	0	0	0	0	0	13	0	1	0	50	
7:30 AM	0	48	4	0	3	15	0	0	0	0	0	0	10	0	2	0	82	
7:45 AM	0	38	11	0	1	22	0	0	0	0	0	0	2	0	0	0	74	241
8:00 AM	0	44	10	0	2	15	0	0	0	0	0	0	10	0	2	0	83	289
8:15 AM	0	22	7	0	0	15	0	0	0	0	0	0	2	0	2	0	48	287
8:30 AM	0	27	5	0	1	24	0	0	0	0	0	0	4	0	3	0	64	269
8:45 AM	0	20	4	0	0	22	0	0	0	0	0	0	11	0	1	0	58	253
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	176	40	0	8	60	0	0	0	0	0	0	40	0	8	0	332	
Heavy Trucks	0	4	8		0	0	0		0	0	0		0	0	0		12	
Buses																		
Pedestrians		0				0				0				4			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: Morris Acres Rd -- Walden Creek Dr
CITY/STATE: Apex, NC

QC JOB #: 15707506
DATE: Thu, Feb 10 2022

Peak-Hour: 5:00 PM -- 6:00 PM
 Peak 15-Min: 5:15 PM -- 5:30 PM



15-Min Count Period Beginning At	Morris Acres Rd (Northbound)				Morris Acres Rd (Southbound)				Walden Creek Dr (Eastbound)				Walden Creek Dr (Westbound)				Total	Hourly Totals	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
4:00 PM	0	45	10	0	3	25	0	0	0	0	0	0	6	0	0	0	89		
4:15 PM	0	47	10	0	0	28	0	0	0	0	0	0	11	0	0	0	96		
4:30 PM	0	50	8	0	2	26	0	0	0	0	0	0	14	0	0	0	100		
4:45 PM	0	54	15	0	3	28	0	0	0	0	0	0	9	0	0	0	109	394	
5:00 PM	0	47	9	0	1	28	0	0	0	0	0	0	8	0	2	0	95	400	
5:15 PM	0	60	13	0	1	37	0	0	0	0	0	0	16	0	3	0	130	434	
5:30 PM	0	53	19	0	4	29	0	0	0	0	0	0	10	0	0	0	115	449	
5:45 PM	0	62	16	0	0	40	0	0	0	0	0	0	7	0	0	0	125	465	
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total		
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
All Vehicles	0	240	52	0	4	148	0	0	0	0	0	0	64	0	12	0	520		
Heavy Trucks	0	4	0		0	0	0		0	0	0		12	0	0		16		
Buses																			
Pedestrians		4				0				8				4				16	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0		
Scoters																			

Comments:

Appendix C:
Intersection Spreadsheets

INTERSECTION ANALYSIS SHEET

Project: Morris Acres Development
Location: Apex, NC
Ct. Date: 2/10/2022
N/S Street: Morris Acres Road
E/W Street: Jenks Road

AM In **AM Out** **PM In** **PM Out**
Net New Trips: 16 50 50 29

Annual Growth Rate: 3.0% **Existing Year:** 2022
Growth Factor: 0.092727 **Buildout Year:** 2025

AM PEAK HOUR AM PHF = 0.9

Description	Jenks Road <u>Eastbound</u>			Jenks Road <u>Westbound</u>			Morris Acres Road <u>Northbound</u>			- <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	217	37	23	124	0	122	0	37	0	0	0
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	0	217	37	23	124	0	122	0	37	0	0	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2025 Background Growth	0	20	3	2	11	0	11	0	3	0	0	0
2025 Background Traffic	0	237	40	25	135	0	133	0	40	0	0	0
Project Traffic												
Percent Assignment Inbound	0%	0%	20%	20%	0%	0%	0%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	3	3	0	0	0	0	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	20%	0%	40%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	10	0	20	0	0	0
Total Project Traffic	0	0	3	3	0	0	10	0	20	0	0	0
2025 Buildout Total	0	237	43	28	135	0	143	0	60	0	0	0
Percent Impact (Approach)		1.1%			1.8%			14.8%			-	

Overall Percent Impact 5.6%

PM PEAK HOUR PM PHF = 0.88

Description	Jenks Road <u>Eastbound</u>			Jenks Road <u>Westbound</u>			Morris Acres Road <u>Northbound</u>			- <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	216	82	61	241	0	146	0	74	0	0	0
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	0	216	82	61	241	0	146	0	74	0	0	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2025 Background Growth	0	20	8	6	22	0	14	0	7	0	0	0
2025 Background Traffic	0	236	90	67	263	0	160	0	81	0	0	0
Project Traffic												
Percent Assignment Inbound	0%	0%	20%	20%	0%	0%	0%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	10	10	0	0	0	0	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	20%	0%	40%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	6	0	12	0	0	0
Total Project Traffic	0	0	10	10	0	0	6	0	12	0	0	0
2025 Buildout Total	0	236	100	77	263	0	166	0	93	0	0	0
Percent Impact (Approach)		3.0%			2.9%			6.9%			-	

Overall Percent Impact 4.1%

INTERSECTION ANALYSIS SHEET

Project:	Morris Acres Development
Location:	Apex, NC
Scenario:	Traffic Impact Analysis
Ct. Date:	2/10/2022
N/S Street:	Morris Acres Road
E/W Street:	Reedybrook Crossing/North Site Driveway

	AM In	AM Out	PM In	PM Out
Net New Trips:	16	50	50	29

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.092727	Buildout Year:	2025

AM PEAK HOUR AM PHF = 0.89

Description	Reedybrook Crossing <u>Eastbound</u>			Site Driveway <u>Westbound</u>			Morris Acres Road <u>Northbound</u>			Morris Acres Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	9	0	7	0	0	0	7	147	0	0	60	5
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	9	0	7	0	0	0	7	147	0	0	60	5
Growth Factor (0.03 per year)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.093	0.000	0.000	0.093	0.000
2025 Background Growth	0	0	0	0	0	0	0	14	0	0	6	0
2025 Background Traffic	9	0	7	0	0	0	7	161	0	0	66	5
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	5%	55%	30%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	1	9	5	0	0
Percent Assignment Outbound	0%	0%	0%	35%	0%	45%	0%	0%	0%	0%	5%	0%
Outbound Project Traffic	0	0	0	17	0	23	0	0	0	0	3	0
Total Project Traffic	0	0	0	17	0	23	0	1	9	5	3	0
2025 Buildout Total	9	0	7	17	0	23	7	162	9	5	69	5
Percent Impact (Approach)	0.0%			100.0%			5.6%			10.1%		

Overall Percent Impact 18.5%

PM PEAK HOUR PM PHF = 0.89

Description	Reedybrook Crossing <u>Eastbound</u>			Site Driveway <u>Westbound</u>			Morris Acres Road <u>Northbound</u>			Morris Acres Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	12	0	14	0	0	0	19	206	0	0	125	14
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	12	0	14	0	0	0	19	206	0	0	125	14
Growth Factor (0.03 per year)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.093	0.000	0.000	0.093	0.000
2025 Background Growth	0	0	0	0	0	0	0	19	0	0	12	0
2025 Background Traffic	12	0	14	0	0	0	19	225	0	0	137	14
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	5%	55%	30%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	3	27	15	0	0
Percent Assignment Outbound	0%	0%	0%	35%	0%	45%	0%	0%	0%	0%	5%	0%
Outbound Project Traffic	0	0	0	10	0	13	0	0	0	0	1	0
Total Project Traffic	0	0	0	10	0	13	0	3	27	15	1	0
2025 Buildout Total	12	0	14	10	0	13	19	228	27	15	138	14
Percent Impact (Approach)	0.0%			100.0%			10.9%			9.6%		

Overall Percent Impact 14.1%

INTERSECTION ANALYSIS SHEET

Project: Morris Acres Development
Location: Apex, NC
Ct. Date: 2/10/2022
N/S Street: Morris Acres Road
E/W Street: Walden Creek Drive

Net New Trips:	AM In	AM Out	PM In	PM Out
	16	50	50	29

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.092727	Buildout Year:	2025

AM PEAK HOUR AM PHF = 0.87

Description	- Eastbound			Walden Creek Drive Westbound			Morris Acres Road Northbound			Morris Acres Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	0	0	35	0	5	0	145	26	10	68	0
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	0	0	0	35	0	5	0	145	26	10	68	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2025 Background Growth	0	0	0	3	0	0	0	13	2	1	6	0
2025 Background Traffic	0	0	0	38	0	5	0	158	28	11	74	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	10	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	20	0
Total Project Traffic	0	0	0	0	0	0	0	10	0	0	20	0
2025 Buildout Total	0	0	0	38	0	5	0	168	28	11	94	0
Percent Impact (Approach)		-			0.0%			5.1%			19.0%	

Overall Percent Impact 8.7%

PM PEAK HOUR PM PHF = 0.89

Description	- Eastbound			Walden Creek Drive Westbound			Morris Acres Road Northbound			Morris Acres Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	0	0	41	0	5	0	222	57	6	134	0
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	0	0	0	41	0	5	0	222	57	6	134	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2025 Background Growth	0	0	0	4	0	0	0	21	5	1	12	0
2025 Background Traffic	0	0	0	45	0	5	0	243	62	7	146	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	30	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	40%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	11	0
Total Project Traffic	0	0	0	0	0	0	0	30	0	0	11	0
2025 Buildout Total	0	0	0	45	0	5	0	273	62	7	157	0
Percent Impact (Approach)		-			0.0%			9.0%			6.7%	

Overall Percent Impact 7.5%

INTERSECTION ANALYSIS SHEET

Project:	Morris Acres Development
Location:	Apex, NC
Scenario:	Traffic Impact Analysis
Ct. Date:	Balance with Jenks at Morris Acres
N/S Street:	Morris Acres Road
E/W Street:	North Site Driveway

	AM In	AM Out	PM In	PM Out
Net New Trips:	16	50	50	29

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.092727	Buildout Year:	2025

AM PEAK HOUR AM PHF = 0.90

Description	North Site Driveway <u>Eastbound</u>			North Site Driveway <u>Westbound</u>			Morris Acres Road <u>Northbound</u>			Morris Acres Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	0	0	0	0	0	0	0	0	0	0	0
Count Balancing	0	0	0	0	0	0	0	159	0	0	60	0
2022 Existing Traffic	0	0	0	0	0	0	0	159	0	0	60	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2025 Background Growth	0	0	0	0	0	0	0	15	0	0	6	0
2025 Background Traffic	0	0	0	0	0	0	0	174	0	0	66	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	0%	5%	10%	30%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	0	1	1	5	0
Percent Assignment Outbound	0%	0%	0%	5%	0%	15%	0%	45%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	3	0	7	0	23	0	0	0	0
Total Project Traffic	0	0	0	3	0	7	0	23	1	1	5	0
2025 Buildout Total	0	0	0	3	0	7	0	197	1	1	71	0
Percent Impact (Approach)	-			100.0%			12.1%			8.3%		

Overall Percent Impact 14.3%

PM PEAK HOUR PM PHF = 0.90

Description	North Site Driveway <u>Eastbound</u>			North Site Driveway <u>Westbound</u>			Morris Acres Road <u>Northbound</u>			Morris Acres Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	0	0	0	0	0	0	0	0	0	0	0
Count Balancing	0	0	0	0	0	0	0	220	0	0	143	0
2022 Existing Traffic	0	0	0	0	0	0	0	220	0	0	143	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2025 Background Growth	0	0	0	0	0	0	0	20	0	0	13	0
2025 Background Traffic	0	0	0	0	0	0	0	240	0	0	156	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	0%	5%	10%	30%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	0	3	5	15	0
Percent Assignment Outbound	0%	0%	0%	5%	0%	15%	0%	45%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	1	0	5	0	13	0	0	0	0
Total Project Traffic	0	0	0	1	0	5	0	13	3	5	15	0
2025 Buildout Total	0	0	0	1	0	5	0	253	3	5	171	0
Percent Impact (Approach)	-			100.0%			6.3%			11.4%		

Overall Percent Impact 9.6%

Appendix D:
Synchro & SimTraffic Output:
Existing (2022)

Intersection

Int Delay, s/veh 3.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↑	↔	↔
Traffic Vol, veh/h	217	37	23	124	122	37
Future Vol, veh/h	217	37	23	124	122	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	8	4	5	2	2
Mvmt Flow	241	41	26	138	136	41

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	282
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.236
Pot Cap-1 Maneuver	-	-	1269
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1269
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	11.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	619	777	-	-	1269	-
HCM Lane V/C Ratio	0.219	0.053	-	-	0.02	-
HCM Control Delay (s)	12.4	9.9	-	-	7.9	-
HCM Lane LOS	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.8	0.2	-	-	0.1	-

Morris Acres Development
 2: Morris Acres Road & Reedybrook Crossing

Existing (2022) AM
 03/07/2022

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	7	7	147	60	5
Future Vol, veh/h	9	7	7	147	60	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	7	2
Mvmt Flow	10	8	8	165	67	6

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	251	70	73	0	0
Stage 1	70	-	-	-	-
Stage 2	181	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	738	993	1527	-	-
Stage 1	953	-	-	-	-
Stage 2	850	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	734	993	1527	-	-
Mov Cap-2 Maneuver	739	-	-	-	-
Stage 1	948	-	-	-	-
Stage 2	850	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.4	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1527	-	832	-	-
HCM Lane V/C Ratio	0.005	-	0.022	-	-
HCM Control Delay (s)	7.4	-	9.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Morris Acres Development
 3: Morris Acres Road & Walden Creek Drive

Existing (2022) AM
 03/07/2022

Intersection

Int Delay, s/veh 1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T		T	T
Traffic Vol, veh/h	35	5	145	26	10	68
Future Vol, veh/h	35	5	145	26	10	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	2	2	15	10	4
Mvmt Flow	40	6	167	30	11	78

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	282	182	0
Stage 1	182	-	-
Stage 2	100	-	-
Critical Hdwy	6.43	6.22	-
Critical Hdwy Stg 1	5.43	-	-
Critical Hdwy Stg 2	5.43	-	-
Follow-up Hdwy	3.527	3.318	-
Pot Cap-1 Maneuver	706	861	-
Stage 1	847	-	-
Stage 2	921	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	700	861	-
Mov Cap-2 Maneuver	718	-	-
Stage 1	847	-	-
Stage 2	914	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.2	0	1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	733	1329
HCM Lane V/C Ratio	-	-	0.063	0.009
HCM Control Delay (s)	-	-	10.2	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0

Intersection

Int Delay, s/veh 4.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	216	82	61	241	146	74
Future Vol, veh/h	216	82	61	241	146	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	245	93	69	274	166	84

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	338	0	704
Stage 1	-	-	-	-	292
Stage 2	-	-	-	-	412
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1221	-	403
Stage 1	-	-	-	-	758
Stage 2	-	-	-	-	669
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1221	-	380
Mov Cap-2 Maneuver	-	-	-	-	485
Stage 1	-	-	-	-	758
Stage 2	-	-	-	-	631

Approach	EB	WB	NB
HCM Control Delay, s	0	1.6	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	485	747	-	-	1221	-
HCM Lane V/C Ratio	0.342	0.113	-	-	0.057	-
HCM Control Delay (s)	16.2	10.4	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	1.5	0.4	-	-	0.2	-

Morris Acres Development
 2: Morris Acres Road & Reedybrook Crossing

Existing (2022) PM
 03/07/2022

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘		↙	↑	↗	
Traffic Vol, veh/h	12	14	19	206	125	14
Future Vol, veh/h	12	14	19	206	125	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	16	21	231	140	16

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	421	148	156	0	-	0
Stage 1	148	-	-	-	-	-
Stage 2	273	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	589	899	1424	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	580	899	1424	-	-	-
Mov Cap-2 Maneuver	635	-	-	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	773	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1424	-	754	-	-
HCM Lane V/C Ratio	0.015	-	0.039	-	-
HCM Control Delay (s)	7.6	-	10	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Morris Acres Development
 3: Morris Acres Road & Walden Creek Drive

Existing (2022) PM
 03/07/2022

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↙		↘		↘	↗
Traffic Vol, veh/h	41	5	222	57	6	134
Future Vol, veh/h	41	5	222	57	6	134
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	46	6	249	64	7	151

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	446	281	0	0	313
Stage 1	281	-	-	-	-
Stage 2	165	-	-	-	-
Critical Hdwy	6.5	6.22	-	-	4.12
Critical Hdwy Stg 1	5.5	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-
Follow-up Hdwy	3.59	3.318	-	-	2.218
Pot Cap-1 Maneuver	555	758	-	-	1247
Stage 1	749	-	-	-	-
Stage 2	845	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	552	758	-	-	1247
Mov Cap-2 Maneuver	611	-	-	-	-
Stage 1	749	-	-	-	-
Stage 2	840	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	624	1247
HCM Lane V/C Ratio	-	-	0.083	0.005
HCM Control Delay (s)	-	-	11.3	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

Intersection: 1: Morris Acres Road & Jenks Road

Movement	WB	NB	NB
Directions Served	L	L	R
Maximum Queue (ft)	35	82	45
Average Queue (ft)	5	34	17
95th Queue (ft)	24	60	37
Link Distance (ft)			939
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100	150	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Morris Acres Road & Reedybrook Crossing

Movement	EB	NB
Directions Served	LR	L
Maximum Queue (ft)	30	5
Average Queue (ft)	13	0
95th Queue (ft)	37	5
Link Distance (ft)	370	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Morris Acres Road & Walden Creek Drive

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	60	20
Average Queue (ft)	25	1
95th Queue (ft)	53	11
Link Distance (ft)	326	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		50
Storage Blk Time (%)		0
Queuing Penalty (veh)		0

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Morris Acres Road & Jenks Road

Movement	EB	WB	NB	NB
Directions Served	TR	L	L	R
Maximum Queue (ft)	4	43	108	62
Average Queue (ft)	0	14	45	23
95th Queue (ft)	5	38	81	45
Link Distance (ft)	606		939	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100		150	
Storage Blk Time (%)			0	0
Queuing Penalty (veh)			0	0

Intersection: 2: Morris Acres Road & Reedybrook Crossing

Movement	EB	NB
Directions Served	LR	L
Maximum Queue (ft)	44	24
Average Queue (ft)	19	1
95th Queue (ft)	44	11
Link Distance (ft)	370	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Morris Acres Road & Walden Creek Drive

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	74	18
Average Queue (ft)	29	1
95th Queue (ft)	60	8
Link Distance (ft)	326	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	50	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Appendix E:
Synchro & SimTraffic Output:
Background (2025)

Intersection

Int Delay, s/veh 3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	237	40	25	135	133	40
Future Vol, veh/h	237	40	25	135	133	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	8	4	5	2	2
Mvmt Flow	263	44	28	150	148	44

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	307	0	491
Stage 1	-	-	-	-	285
Stage 2	-	-	-	-	206
Critical Hdwy	-	-	4.14	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.236	-	3.518
Pot Cap-1 Maneuver	-	-	1242	-	537
Stage 1	-	-	-	-	763
Stage 2	-	-	-	-	829
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1242	-	525
Mov Cap-2 Maneuver	-	-	-	-	598
Stage 1	-	-	-	-	763
Stage 2	-	-	-	-	810

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	12.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	598	754	-	-	1242	-
HCM Lane V/C Ratio	0.247	0.059	-	-	0.022	-
HCM Control Delay (s)	13	10.1	-	-	8	-
HCM Lane LOS	B	B	-	-	A	-
HCM 95th %tile Q(veh)	1	0.2	-	-	0.1	-

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	7	7	161	66	5
Future Vol, veh/h	9	7	7	161	66	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	7	2
Mvmt Flow	10	8	8	181	74	6

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	274	77	80	0	0
Stage 1	77	-	-	-	-
Stage 2	197	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	716	984	1518	-	-
Stage 1	946	-	-	-	-
Stage 2	836	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	712	984	1518	-	-
Mov Cap-2 Maneuver	723	-	-	-	-
Stage 1	941	-	-	-	-
Stage 2	836	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1518	-	818	-	-
HCM Lane V/C Ratio	0.005	-	0.022	-	-
HCM Control Delay (s)	7.4	-	9.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection

Int Delay, s/veh 1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘		↗		↘	↗
Traffic Vol, veh/h	38	5	158	28	11	74
Future Vol, veh/h	38	5	158	28	11	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	2	2	15	10	4
Mvmt Flow	44	6	182	32	13	85

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	309	198	0
Stage 1	198	-	-
Stage 2	111	-	-
Critical Hdwy	6.43	6.22	-
Critical Hdwy Stg 1	5.43	-	-
Critical Hdwy Stg 2	5.43	-	-
Follow-up Hdwy	3.527	3.318	-
Pot Cap-1 Maneuver	681	843	-
Stage 1	833	-	-
Stage 2	911	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	674	843	-
Mov Cap-2 Maneuver	701	-	-
Stage 1	833	-	-
Stage 2	902	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.4	0	1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	715	1310
HCM Lane V/C Ratio	-	-	0.069	0.01
HCM Control Delay (s)	-	-	10.4	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0

Intersection

Int Delay, s/veh 4.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	←		←	↑	←	←
Traffic Vol, veh/h	236	90	67	263	160	81
Future Vol, veh/h	236	90	67	263	160	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	268	102	76	299	182	92

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	370	0	770
Stage 1	-	-	-	-	319
Stage 2	-	-	-	-	451
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1189	-	369
Stage 1	-	-	-	-	737
Stage 2	-	-	-	-	642
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1189	-	345
Mov Cap-2 Maneuver	-	-	-	-	456
Stage 1	-	-	-	-	737
Stage 2	-	-	-	-	601

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	15.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	456	722	-	-	1189	-
HCM Lane V/C Ratio	0.399	0.127	-	-	0.064	-
HCM Control Delay (s)	18	10.7	-	-	8.2	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	1.9	0.4	-	-	0.2	-

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	14	19	225	137	14
Future Vol, veh/h	12	14	19	225	137	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	16	21	253	154	16

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	457	162	170	0	-	0
Stage 1	162	-	-	-	-	-
Stage 2	295	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	562	883	1407	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	755	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	554	883	1407	-	-	-
Mov Cap-2 Maneuver	616	-	-	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	755	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1407	-	736	-	-
HCM Lane V/C Ratio	0.015	-	0.04	-	-
HCM Control Delay (s)	7.6	-	10.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection

Int Delay, s/veh 1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔		↔	↔
Traffic Vol, veh/h	45	5	243	62	7	146
Future Vol, veh/h	45	5	243	62	7	146
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	51	6	273	70	8	164

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	488	308	0
Stage 1	308	-	-
Stage 2	180	-	-
Critical Hdwy	6.5	6.22	-
Critical Hdwy Stg 1	5.5	-	-
Critical Hdwy Stg 2	5.5	-	-
Follow-up Hdwy	3.59	3.318	-
Pot Cap-1 Maneuver	525	732	-
Stage 1	728	-	-
Stage 2	832	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	521	732	-
Mov Cap-2 Maneuver	588	-	-
Stage 1	728	-	-
Stage 2	826	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.6	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	600	1216
HCM Lane V/C Ratio	-	-	0.094	0.006
HCM Control Delay (s)	-	-	11.6	8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

Queuing and Blocking Report

Background (2025) AM

02/25/2022

Intersection: 1: Morris Acres Road & Jenks Road

Movement	WB	NB	NB
Directions Served	L	L	R
Maximum Queue (ft)	28	78	57
Average Queue (ft)	4	38	19
95th Queue (ft)	20	67	40
Link Distance (ft)			939
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100	150	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Morris Acres Road & Reedybrook Crossing

Movement	EB	NB
Directions Served	LR	L
Maximum Queue (ft)	35	3
Average Queue (ft)	12	0
95th Queue (ft)	36	3
Link Distance (ft)	370	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Morris Acres Road & Walden Creek Drive

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	54	28
Average Queue (ft)	23	2
95th Queue (ft)	50	14
Link Distance (ft)	326	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		50
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report

Background (2025) PM

02/25/2022

Intersection: 1: Morris Acres Road & Jenks Road

Movement	EB	WB	NB	NB
Directions Served	TR	L	L	R
Maximum Queue (ft)	9	52	118	74
Average Queue (ft)	1	20	51	25
95th Queue (ft)	6	45	94	53
Link Distance (ft)	606			939
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		100	150	
Storage Blk Time (%)			0	
Queuing Penalty (veh)			0	

Intersection: 2: Morris Acres Road & Reedybrook Crossing

Movement	EB	NB
Directions Served	LR	L
Maximum Queue (ft)	42	21
Average Queue (ft)	17	2
95th Queue (ft)	42	12
Link Distance (ft)	370	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Morris Acres Road & Walden Creek Drive

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	68	24
Average Queue (ft)	30	2
95th Queue (ft)	59	13
Link Distance (ft)	326	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		50
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Appendix F:
Synchro & SimTraffic Output:
Build-Out (2025)

Intersection						
Int Delay, s/veh	4.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	237	43	28	135	143	60
Future Vol, veh/h	237	43	28	135	143	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	8	4	5	2	2
Mvmt Flow	263	48	31	150	159	67

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	311	0	499 287
Stage 1	-	-	-	-	287 -
Stage 2	-	-	-	-	212 -
Critical Hdwy	-	-	4.14	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.236	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1238	-	531 752
Stage 1	-	-	-	-	762 -
Stage 2	-	-	-	-	823 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1238	-	518 752
Mov Cap-2 Maneuver	-	-	-	-	593 -
Stage 1	-	-	-	-	762 -
Stage 2	-	-	-	-	802 -

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	593	752	-	-	1238	-
HCM Lane V/C Ratio	0.268	0.089	-	-	0.025	-
HCM Control Delay (s)	13.3	10.3	-	-	8	-
HCM Lane LOS	B	B	-	-	A	-
HCM 95th %tile Q(veh)	1.1	0.3	-	-	0.1	-

Morris Acres Development
 2: Morris Acres Road & Reedybrook Crossing/Site Driveway

Build-out (2025) AM
 03/07/2022

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	9	4	7	17	4	23	7	162	9	5	69	5
Future Vol, veh/h	9	4	7	17	4	23	7	162	9	5	69	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	7	2
Mvmt Flow	10	4	8	19	4	26	8	182	10	6	78	6

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	311	301	81	302	299	187	84	0	0	192	0	0
Stage 1	93	93	-	203	203	-	-	-	-	-	-	-
Stage 2	218	208	-	99	96	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	642	612	979	650	613	855	1513	-	-	1381	-	-
Stage 1	914	818	-	799	733	-	-	-	-	-	-	-
Stage 2	784	730	-	907	815	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	614	606	979	636	607	855	1513	-	-	1381	-	-
Mov Cap-2 Maneuver	614	606	-	636	607	-	-	-	-	-	-	-
Stage 1	909	815	-	795	729	-	-	-	-	-	-	-
Stage 2	752	726	-	891	812	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.3		10.3		0.3		0.5	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1513	-	-	704	731	1381	-	-
HCM Lane V/C Ratio	0.005	-	-	0.032	0.068	0.004	-	-
HCM Control Delay (s)	7.4	-	-	10.3	10.3	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0	-	-

Intersection

Int Delay, s/veh 1.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T		T	T
Traffic Vol, veh/h	38	5	168	28	11	94
Future Vol, veh/h	38	5	168	28	11	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	2	2	15	10	4
Mvmt Flow	44	6	193	32	13	108

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	343	209	0
Stage 1	209	-	-
Stage 2	134	-	-
Critical Hdwy	6.43	6.22	-
Critical Hdwy Stg 1	5.43	-	-
Critical Hdwy Stg 2	5.43	-	-
Follow-up Hdwy	3.527	3.318	-
Pot Cap-1 Maneuver	651	831	-
Stage 1	824	-	-
Stage 2	890	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	644	831	-
Mov Cap-2 Maneuver	681	-	-
Stage 1	824	-	-
Stage 2	881	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	0.8
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	696	1298
HCM Lane V/C Ratio	-	-	0.071	0.01
HCM Control Delay (s)	-	-	10.6	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0

Intersection						
Int Delay, s/veh	0.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘		↗		↘	↗
Traffic Vol, veh/h	4	7	197	4	4	71
Future Vol, veh/h	4	7	197	4	4	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	8	219	4	4	79

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	308	221	0	0	223
Stage 1	221	-	-	-	-
Stage 2	87	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	684	819	-	-	1346
Stage 1	816	-	-	-	-
Stage 2	936	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	682	819	-	-	1346
Mov Cap-2 Maneuver	702	-	-	-	-
Stage 1	816	-	-	-	-
Stage 2	933	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.7	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	772	1346
HCM Lane V/C Ratio	-	-	0.016	0.003
HCM Control Delay (s)	-	-	9.7	7.7
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection						
Int Delay, s/veh	5.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	←		←	↑	←	←
Traffic Vol, veh/h	236	100	77	263	166	93
Future Vol, veh/h	236	100	77	263	166	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	150	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	268	114	88	299	189	106

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	382	0	800 325
Stage 1	-	-	-	-	325 -
Stage 2	-	-	-	-	475 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1176	-	354 716
Stage 1	-	-	-	-	732 -
Stage 2	-	-	-	-	626 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1176	-	327 716
Mov Cap-2 Maneuver	-	-	-	-	440 -
Stage 1	-	-	-	-	732 -
Stage 2	-	-	-	-	579 -

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	16.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	440	716	-	-	1176	-
HCM Lane V/C Ratio	0.429	0.148	-	-	0.074	-
HCM Control Delay (s)	19.2	10.9	-	-	8.3	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	2.1	0.5	-	-	0.2	-

Morris Acres Development
 2: Morris Acres Road & Reedybrook Crossing/Site Driveway

Build-out (2025) PM
 03/07/2022

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	12	4	14	10	4	13	19	228	27	15	138	14
Future Vol, veh/h	12	4	14	10	4	13	19	228	27	15	138	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	4	16	11	4	15	21	256	30	17	155	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	520	525	163	520	518	271	171	0	0	286	0	0
Stage 1	197	197	-	313	313	-	-	-	-	-	-	-
Stage 2	323	328	-	207	205	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	467	458	882	467	462	768	1406	-	-	1276	-	-
Stage 1	805	738	-	698	657	-	-	-	-	-	-	-
Stage 2	689	647	-	795	732	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	445	445	882	446	449	768	1406	-	-	1276	-	-
Mov Cap-2 Maneuver	445	445	-	446	449	-	-	-	-	-	-	-
Stage 1	793	728	-	688	647	-	-	-	-	-	-	-
Stage 2	661	637	-	766	722	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	11.6		11.8		0.5		0.7	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1406	-	-	579	560	1276	-	-
HCM Lane V/C Ratio	0.015	-	-	0.058	0.054	0.013	-	-
HCM Control Delay (s)	7.6	-	-	11.6	11.8	7.9	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0	-	-

Intersection

Int Delay, s/veh 1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘		↗		↘	↗
Traffic Vol, veh/h	45	5	273	62	7	157
Future Vol, veh/h	45	5	273	62	7	157
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	51	6	307	70	8	176

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	534	342	0
Stage 1	342	-	-
Stage 2	192	-	-
Critical Hdwy	6.5	6.22	-
Critical Hdwy Stg 1	5.5	-	-
Critical Hdwy Stg 2	5.5	-	-
Follow-up Hdwy	3.59	3.318	-
Pot Cap-1 Maneuver	493	701	-
Stage 1	702	-	-
Stage 2	822	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	490	701	-
Mov Cap-2 Maneuver	565	-	-
Stage 1	702	-	-
Stage 2	816	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.9	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	576	1181
HCM Lane V/C Ratio	-	-	0.098	0.007
HCM Control Delay (s)	-	-	11.9	8.1
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔		↔	↔
Traffic Vol, veh/h	4	5	253	4	5	171
Future Vol, veh/h	4	5	253	4	5	171
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	6	281	4	6	190

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	485	283	0	0	285
Stage 1	283	-	-	-	-
Stage 2	202	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	541	756	-	-	1277
Stage 1	765	-	-	-	-
Stage 2	832	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	538	756	-	-	1277
Mov Cap-2 Maneuver	607	-	-	-	-
Stage 1	765	-	-	-	-
Stage 2	828	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.4	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	682	1277
HCM Lane V/C Ratio	-	-	0.015	0.004
HCM Control Delay (s)	-	-	10.4	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection: 1: Morris Acres Road & Jenks Road

Movement	WB	NB	NB
Directions Served	L	L	R
Maximum Queue (ft)	38	87	46
Average Queue (ft)	6	40	20
95th Queue (ft)	26	70	37
Link Distance (ft)			948
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	100	150	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Morris Acres Road & Reedybrook Crossing/Site Driveway

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	33	51	10	10
Average Queue (ft)	16	24	0	0
95th Queue (ft)	41	45	6	6
Link Distance (ft)	371	307		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			100	100
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Morris Acres Road & Walden Creek Drive

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	57	16
Average Queue (ft)	25	1
95th Queue (ft)	51	11
Link Distance (ft)	326	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		50
Storage Blk Time (%)		0
Queuing Penalty (veh)		0

Intersection: 4: Morris Acres Road & North Site Driveway

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	23	16
Average Queue (ft)	7	1
95th Queue (ft)	24	8
Link Distance (ft)	372	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Morris Acres Road & Jenks Road

Movement	EB	WB	NB	NB
Directions Served	TR	L	L	R
Maximum Queue (ft)	15	56	153	76
Average Queue (ft)	1	19	58	27
95th Queue (ft)	7	46	112	52
Link Distance (ft)	606		948	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100		150	
Storage Blk Time (%)	0		1 0	
Queuing Penalty (veh)	0		1 0	

Intersection: 2: Morris Acres Road & Reedybrook Crossing/Site Driveway

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	45	43	27	28
Average Queue (ft)	19	20	3	2
95th Queue (ft)	44	44	17	15
Link Distance (ft)	371	307		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			100	100
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Morris Acres Road & Walden Creek Drive

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	67	21
Average Queue (ft)	29	1
95th Queue (ft)	58	11
Link Distance (ft)	326	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	50	
Storage Blk Time (%)	0	
Queuing Penalty (veh)	0	

Intersection: 4: Morris Acres Road & North Site Driveway

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	23	14
Average Queue (ft)	5	1
95th Queue (ft)	20	10
Link Distance (ft)	372	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 1

Certificate Of Completion

Envelope Id: BA30FE832F74459B80011F564E73205D	Status: Completed
Subject: Please DocuSign: Morris Acres TIA 3-8-22.pdf	
Source Envelope:	
Document Pages: 77	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Disabled	Envelope Originator:
Envelopeld Stamping: Disabled	Lyle Overcash
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	401 Fayetteville St.
	Suite 600
	Raleigh, NC 27601
	Lyle.Overcash@kimley-horn.com
	IP Address: 134.238.172.6

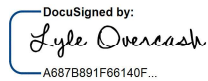
Record Tracking

Status: Original	Holder: Lyle Overcash	Location: DocuSign
3/8/2022 2:38:45 PM	Lyle.Overcash@kimley-horn.com	

Signer Events

Lyle Overcash
 Lyle.Overcash@kimley-horn.com
 Kimley-Horn
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 A687B891F66140F...
 Signature Adoption: Pre-selected Style
 Using IP Address: 134.238.172.6

Timestamp

Sent: 3/8/2022 2:39:16 PM
 Viewed: 3/8/2022 2:39:26 PM
 Signed: 3/8/2022 2:39:57 PM
 Freeform Signing

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	3/8/2022 2:39:16 PM
Certified Delivered	Security Checked	3/8/2022 2:39:26 PM
Signing Complete	Security Checked	3/8/2022 2:39:57 PM
Completed	Security Checked	3/8/2022 2:39:57 PM

Payment Events

Status

Timestamps

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ05 Morris Tract PUD

Planning Board Meeting Date: July 11, 2022



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage: ±17.09 acres

PIN(s): 0732295017, 0732289587, 0732382530, & 07323827

Current Zoning: Rural Residential (RR)

Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)

2045 Land Use Map: Medium Density Residential

Town Limits: 0732382709 & 0732295017 are in the ETJ; 0732289587 & 0732382530 are in Town limits

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

2045 Land Use Map
 Consistent Inconsistent Reason: _____

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

Parks, Recreation, Open Space, and Greenways Plan
 Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ05 Morris Tract PUD

Planning Board Meeting Date: July 11, 2022



Legislative Considerations:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1. *Consistency with 2045 Land Use Plan.* 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 Plan.

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ05 Morris Tract PUD

Planning Board Meeting Date: July 11, 2022



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.

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

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.

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ05 Morris Tract PUD

Planning Board Meeting Date: July 11, 2022



Planning Board Recommendation:

Motion: To recommend approval as presented.

Introduced by Planning Board member: Tina Sherman

Seconded by Planning Board member: Keith Braswell

- Approval:* the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.
- Approval with conditions:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

As presented.

- Denial:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 7 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 11th day of July 2022.

Attest:

Reginald Skinner, Planning Board Chair

Dianne Khin

Digitally signed by Dianne Khin
Date: 2022.07.11 17:33:53
-04'00'

Dianne Khin, Director of Planning and
Community Development



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #22CZ05 MORRIS TRACT PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant/Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 7208, 7208-B, & 7304 Morris Acres Road
Acreage: ±17.09 acres
Property Identification Numbers (PINs): 0732295017, 0732382709, 0732289587, & 0732382530
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Planning Board Public Hearing Date and Time: July 11, 2022 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>. Please visit <https://www.apexnc.org/> on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ05
MORRIS TRACT PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante/Agente autorizado: Brendie Vega, WithersRavenel

Dirección de las propiedades: 0, 7208, 7208-B, & 7304 Morris Acres Road

Superficie: ±17.09 acres

Números de identificación de las propiedades: 0732295017, 0732382709, 0732289587, & 0732382530

Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de las propiedades: Rural Residential (RR)

Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 11 de julio de 2022 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>. Por favor visite <https://www.apexnc.org/> el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 24 de junio - 11 de julio de 2022



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #22CZ05 MORRIS TRACT PUD (PLANNED UNIT DEVELOPMENT)

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant/Authorized Agent: Brendie Vega, WithersRavenel

Property Addresses: 0, 7208, 7208-B, & 7304 Morris Acres Road

Acreage: ±17.09 acres

Property Identification Numbers (PINs): 0732295017, 0732382709, 0732289587, & 0732382530

Current 2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Rural Residential (RR)

Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Town Council Public Hearing Date and Time: July 26, 2022 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ05
MORRIS TRACT PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante/Agente autorizado: Brendie Vega, WithersRavenel

Dirección de las propiedades: 0, 7208, 7208-B, & 7304 Morris Acres Road

Superficie: ±17.09 acres

Números de identificación de las propiedades: 0732295017, 0732382709, 0732289587, & 0732382530

Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de las propiedades: Rural Residential (RR)

Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

Fecha y hora de la audiencia pública del Consejo Municipal: 26 de julio de 2022 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Mapa de las inmediaciones:




Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP

Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 1 de julio - 26 de julio de 2022



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #22CZ05
MORRIS TRACT PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant/Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 7208, 7208-B, & 7304 Morris Acres Road
Acreage: ±17.09 acres
Property Identification Numbers (PINs): 0732295017, 0732382709, 0732289587, & 0732382530
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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


Planning Board Public Hearing Date and Time: July 11, 2022 4:30 PM
 You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>. Please visit <https://www.apexnc.org/> on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public_hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/lmaps/>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP
 Director of Planning and Community Development

Published Dates: June 24 – July 11, 2022

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
 ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ05
 MORRIS TRACT PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante/Agente autorizado: Brendie Vega, WithersRavenel
Dirección de las propiedades: 0, 7208, 7208-B, & 7304 Morris Acres Road
Superficie: ±17.09 acres
Números de identificación de las propiedades: 0732295017, 0732382709, 0732289587, & 0732382530
Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 11 de julio de 2022 4:30 P.M.
 Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/townofapexgov>. Por favor visite <https://www.apexnc.org/> el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/townofapexgov>.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.rainwinc.gov/maps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP
 Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 24 de junio - 11 de julio de 2022



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #22CZ05
MORRIS TRACT PUD (PLANNED UNIT
DEVELOPMENT)

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant/Authorized Agent: Brendie Vega, WithersRavenel
Property Addresses: 0, 7208, 7208-B, & 7304 Morris Acres Road
Acreage: ±17.09 acres
Property Identification Numbers (PINs): 0732295017, 0732382709, 0732289587, & 0732382530
Current 2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Town Council Public Hearing Date and Time: July 26, 2022 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38187>.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 1 - 26, 2022



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ07
Chapel Ridge North PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

- Solicitante:** High Street District Development, Inc.
- Agente autorizado:** Joshua Dix
- Dirección de las propiedades:** 1200, 1204, 1205, 1209, 1220, 1225 Chapel Ridge Rd, and 1512 Clark Farm Rd
- Superficie:** ±20.62 acres
- Números de identificación de las propiedades:** 0732340602, 0732347912, 0732343920, 0732354594, 0732352538, 0732249869, & 0732256180.
- Designación actual en el Mapa de Uso Territorial para 2045:** Medium Density Residential
- Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** High Density Residential
- Ordenamiento territorial existente de las propiedades:** Rural Residential (RR)
- Ordenamiento territorial propuesto para las propiedades:** Planned Unit Development-Conditional Zoning (PUD-CZ)
- Lugar de la audiencia pública:** Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

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

Fecha y hora de la audiencia pública del Consejo Municipal: 26 de julio de 2022 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public_hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.rainc.org/imapex>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38521>.

Dianne F. Khan, AICP
Directora de Planificación y Desarrollo Comunitario

Rezoning #22CZ05

540

Morris Acres Rd

Walden Woods Dr

Walden Creek

Walden Creek Dr

7208

The Flats at 540

540 Townes

Tunisian Dr

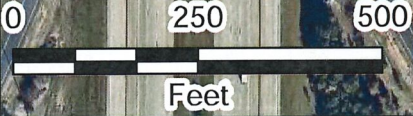
Reedbrook Cr

Peakside Dr

Public Hearing Sign Posted By

[Signature]
Signature

2/8/2022
Date





TOWN OF APEX

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

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**
Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #22CZ05
Morris Tract PUD
Project Location: 0, 7208, 7208-B, & 7304 Morris Acres Road
Applicant or Authorized Agent: Brendie Vega
Firm: WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on June 24, 2022, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy and mailing addresses of property owners and tenants within 300' of the land subject to notification.

6/27/2022
Date
Shianne F. Khin
Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson a Notary Public for the above

State and County, this the 27 day of June, 202 2



Jeri Chastain Pederson
Notary Public

SEAL

My Commission Expires: 3 / 10 / 2024



TOWN OF APEX

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

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #22CZ05
Morris Tract PUD
Project Location: 0, 7208, 7208-B, & 7304 Morris Acres Road
Applicant or Authorized Agent: Brendie Vega
Firm: WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 1, 2022, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy and mailing addresses of property owners and tenants within 300' of the land subject to notification.

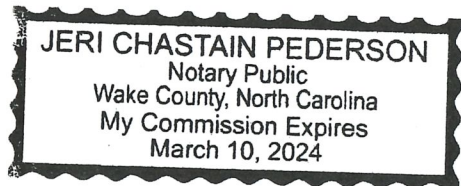
7/6/2022
Date

Mianne Fkhin
Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, *Jeri Chastain Pederson*, a Notary Public for the above

State and County, this the 6 day of July, 202 2.



Jeri Chastain Pederson
Notary Public

SEAL

My Commission Expires: 3 / 10 / 2024



**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

April 13, 2022

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: February 1, 2022
- Name of development: 22CZ05 Morris Tract PUD
- Address of rezoning: 0, 7304, & 7208 Morris Acres Rd
- Total number of proposed residential units: 110
- Type(s) of residential units proposed: 100 Townhomes, 10 Single-family detached

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:
 - Elementary Middle High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- Not applicable – existing school capacity is anticipated to be sufficient.
- School expansion or construction within the next five years is not anticipated to address concerns.
- School expansion or construction within the next five years may address concerns at these grade levels:
 - Elementary Middle High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,
Glenn Carrozza