

ASHBURN

PROPOSED PLANNED UNIT DEVELOPMENT

APEX, NORTH CAROLINA

ORIGINAL SUBMITTAL JUNE 3, 2024

V.2 - FEBRUARY 7, 2025, V.3 - MARCH 7, 2025, V.4 - APRIL 4, 2025,

V.5 - MAY 2, 2025, V.6 - JUNE 6, 2025, V.7 - SEPTEMBER 15, 2025

V.8 - OCTOBER 21, 2025



Developer/Applicant/Authorized Agent:

Ashburn Development LLC

933 Old Knight Road, Knightdale N. Carolina

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Master Planning:

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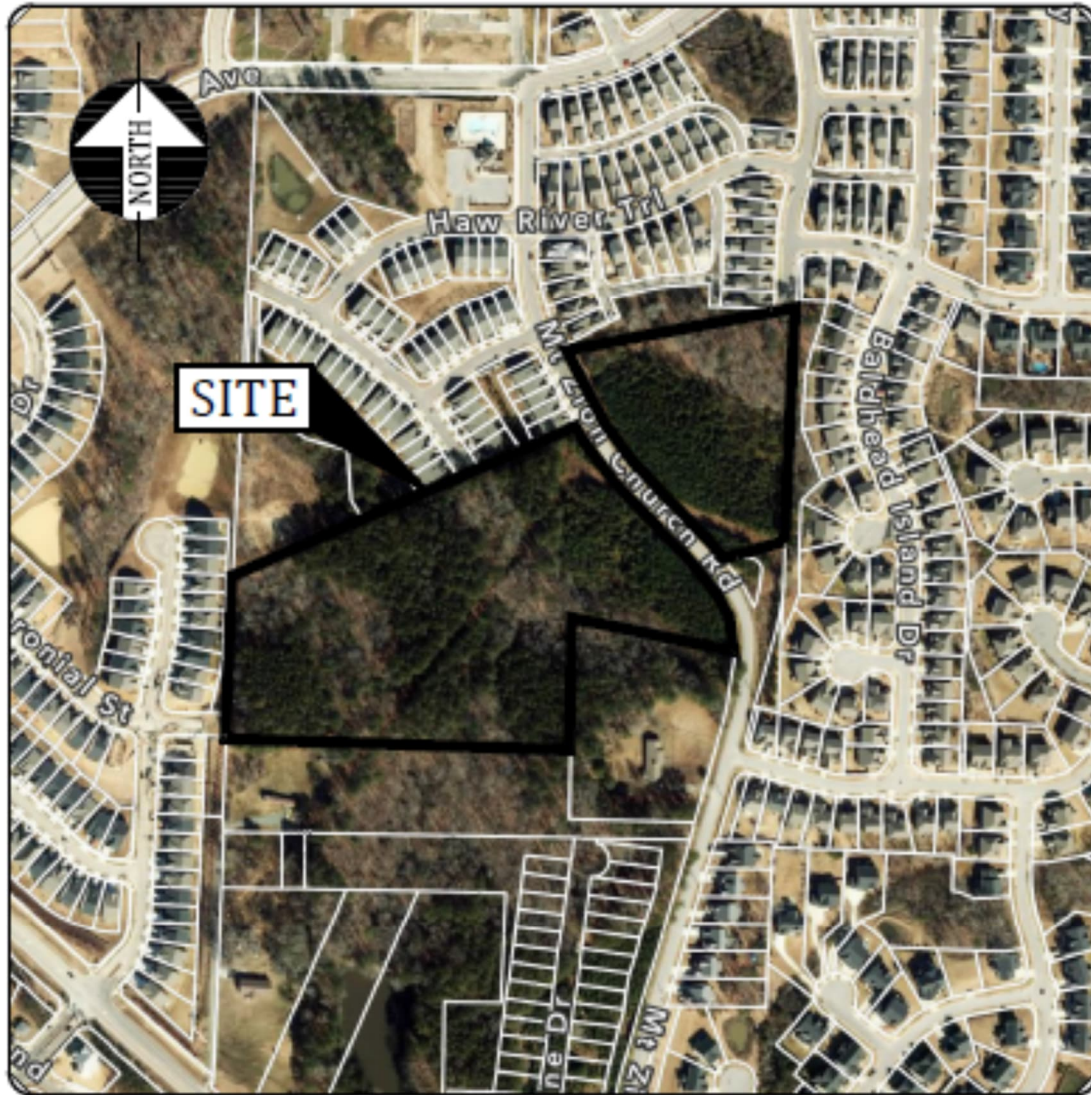
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2.0 Vicinity Maps





AERIAL MAP

3.0 Overall PUD Data

Name of PUD	Ashburn
Property Owners	Anthony and Delois Richardson 1825 Car Creek Road Sanford, NC 27332
Prepared by	Entitlement Preservation Group 275 North Pea Ridge Road Pittsboro, N. Carolina 27312 919-625-9760 Priest Craven and Associates Inc 3803 Computer Drive Suite 104 Raleigh, N. Carolina 27609 919-781-0300 PCA@PriestCraven.com
Developer	Ashburn Development LLC 933 Old Knight Road, Knightdale N. Carolina (919) 422-3933 Mike.Jordan@jvmgmt.net
2045 LUM Designation	Medium Density Residential
Total Acreage	15.3
Area designated Mixed Use on LUM	none
Proposed Building Heights	Max 42 ft. Single Family Detached Max 45 ft. Townhomes
Watershed Protection Overlay	Primary, Jordan Lake Basin
Current Zoning	Rural Residential (RR)
Proposed Zoning	Planned Unit Development (PUD-CZ)
Site Address	0 Mt. Zion Church Road (both tracts)
Property Identification Number	0721448562 and 0721442048

4.0 Purpose Statement and PUD Standards

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions. This PUD addresses the development of approximately 15.3 acres on Mt. Zion Church Road, near the intersection of Mt. Zion Church Road and Milano Avenue. The Properties are currently vacant.

Ashburn is a proposed Planned Unit Development in the Buckhorn Township in Apex, N. Carolina.

The tracts are surrounded on three sides by the existing Bella Casa and Buckhorn Preserve subdivisions that were constructed over the last 10 years and existing rural properties to the South. Currently, both Bella Casa and Buckhorn Preserve have a combination of townhomes and alley-loaded, single-family detached style lots.

The goals of the PUD, in return for greater flexibility in site design requirements, are 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.

Ashburn PUD will have both single-family detached, alley-loaded and townhomes in the community, it is designed to respect environmental features, extend existing development styles and have a well-connected pedestrian network. The PUD will match the density envisioned by the Medium Density Residential Land Use Map (“LUM”) designation and will be generally consistent with the Apex Comprehensive Plan’s (“Peak Plan”) goals for accommodating a mix of housing types to serve the Town’s growing and increasingly diverse population, as well as a well-connected pedestrian network, and protection of environmental and natural resources.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

- (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*

RESPONSE: The uses permitted within The Ashburn PUD are permitted within this designation in UDO Section 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.*

RESPONSE: The Ashburn PUD will have both residential single-family detached and townhomes in the community. It is not shown as a mixed-use designation on the 2045 LUM.

- (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.*

RESPONSE: This PUD specifies intensity and dimensional standards for the PUD. The PUD's standards, which includes multiple pedestrian connections are consistent with the UDO's vision for Planned Unit Developments – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, Ashburn will comply with all other requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code. The proposed PUD will comply with all applicable Supplemental Use Standards in UDO Section 4.4.

- (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 Advance Apex: The 2045 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 Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*

RESPONSE: Ashburn PUD will feature sidewalks throughout. Sidewalks will connect the PUD and the adjacent Bella Casa and Buckhorn Preserve neighborhoods improving pedestrian connectivity.

Specifically:

Transportation Plan, the proposed PUD street network, will require an amendment to the current Transportation Plan. Hammocks Beach Trail and Baronial Street extensions will now intersect Mt. Zion Church Road with a small roundabout as specified by the Town Staff.

Parks Plan, the PUD is not part of the current New Park Search Area, meaning the developers of the PUD will pay a fee-in-lieu for local improvements.

Greenway Plan, does not designate any extensions in the area; however, as part of the Transportation amendment, the cross section of Hammocks Beach Trail within the PUD will now include a ten-foot wide pedestrian path.

- (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.

RESPONSE: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting as much sensitive environmental features possible and being mindful of existing residential development. Generally, the Development will extend three existing streets: Hammocks Beach Trail, Blue Jay Point and Baronial Street and adding two direct connections to Mt. Zion Church Road. The Development will also provide a stub street to the southern property line.

(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.*

RESPONSE: The proposed development is compatible with the character of the existing and planned uses in the surrounding area. This PUD is surrounded by single-family lots, single family lots that are alley loaded and townhomes. This PUD will extend existing alley-loaded lots from Bella Casa and extend existing townhome areas from Buckhorn Preserve.

Ashburn PUD will provide high quality housing supply to the Town and improve overall pedestrian connectivity in the area. The proposed overall maximum density of 4.8 units/acre, together with the offered architectural conditions, will ensure the PUD is compatible with existing neighborhoods in the area.

(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.*

RESPONSE: Ashburn PUD will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

5.0 Consistency with Conditional Zoning Standards

Ashburn PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. See the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

6.0 Proposed Design Controls

PERMITTED USES

The Rezoned lands may be used for, and only for, the uses listed 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.

Residential Uses

Single-Family	Permitted
Townhomes	Permitted
Accessory Apts.	
HOA shall not restrict the construction of ADU	Permitted

Recreational

Parks, active	Permitted
Recreational, private facility	Permitted

Utilities

Minor	Permitted
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OVERALL

Total Project Area	15.3 Acres
Maximum Built-Upon Area	70%
Maximum Residential Units	74
Maximum Residential Density and Buffers)	4.8 Dwelling Units /AC (incl. RCA, ROW

SINGLE-FAMILY

Minimum Lot Size	3800 SQ. FT.
Minimum Lot Width	30 FT.
Minimum Lot Setbacks	
Front	10 FT.
Corner	8 FT.
Side	3 FT.
Rear	20 FT.
Rear Detached Garage	5 FT. from alley easement
Maximum Building Height	42 FT.
RCA	1.41 AC (35%)

TOWNHOME

Minimum Lot Size	1800 SQ. FT.
Minimum Lot Width	20 FT.
Minimum Lot Setbacks	
Front	20 FT.
Corner	12 FT.
Side	0 FT.
Rear	15 FT.
Min. Building Separation	8 FT.
Maximum Building Height	Up to 45 FT. from FFE to highest peak
RCA	3.39 AC (30%)
Minimum Buffer/RCA Setback	10 FT. buildings, 5FT. parking areas

7.0 Proposed Architectural Controls

Townhomes

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it shall be broken horizontally and vertically between, at a minimum, every other unit.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
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 garage cannot protrude more than 2 feet out from the front façade or front porch.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 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
7. Building front facades shall have horizontal relief achieved by the use of recesses and projections.
8. 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.

9. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

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 50% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage, if used, shall be accessed by a rear alley, regardless whether it is attached or detached.
6. Garages, if used, will front and be limited to access to public rear alleys.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

▪ Windows	▪ Decorative trim
▪ Bay window	▪ Decorative shake
▪ Recessed window	▪ Decorative air vents on gable
▪ Decorative window	▪ Decorative gable
▪ Trim around the windows	▪ Decorative cornice
▪ Wrap around porch or side porch	▪ Column
▪ Two or more building materials	▪ Portico
▪ Decorative brick/stone	▪ Balcony
	▪ Dormer
8. 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.
9. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

8.0 Affordable Housing

Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 10% of the total number of units at a rate of \$218,000.00 per unit. If the 10% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 10% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

9.0 Conceptual Building Elevations

While building elevations are conceptual, actual elevations shall be substantially consistent with those provided.

Townhomes





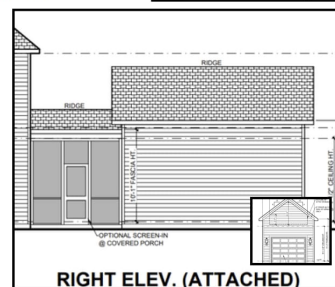
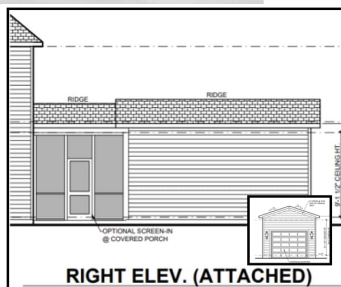
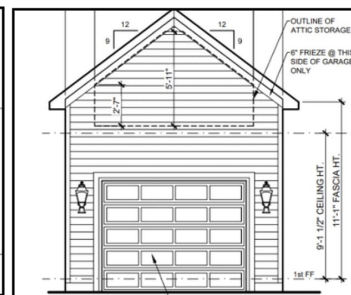
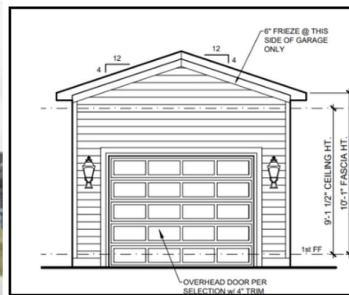
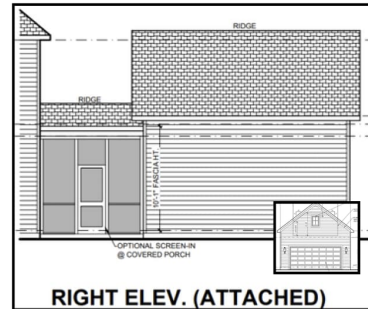
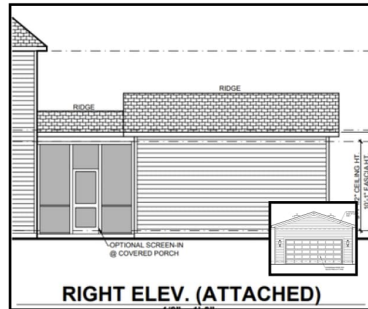
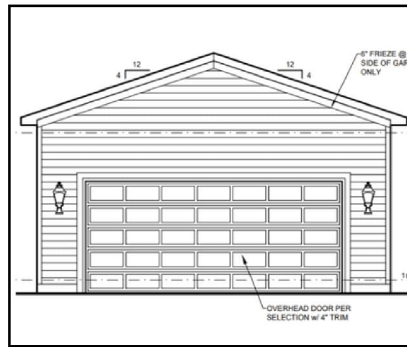
Single-Family Detached







Detached Garage Units



10.0 Proposed Parking

Parking shall comply with minimum parking standards set forth in UDO Section 8.3.

11.0 Proposed Signage

Signage shall comply with UDO Section 8.7.

In addition, the PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. 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), sidewalks, or side paths.

12.0 Natural Resource and Environmental Data

The Property is within the Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

RESOURCE CONSERVATION AREA (RCA)

The PUD will be mass graded, it shall designate a minimum of 30% of the Property as RCA on the townhome portion of the PUD and 35% on the single-family portion.

FLOODPLAIN

The PUD is not located in a designated current or future 100-year floodplain as shown on the Town of Apex's Flood Risk Information System (FRIS) or FEMA FIRM Panel 3720072100K with an effective date of July 19, 2022.

HISTORIC STRUCTURES

There are no known historic structures present on the Property.

ENVIRONMENTAL COMMITMENTS SUMMARY

The following environmental conditions shall apply to the Development:

- The PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. 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), sidewalks, or side paths.

- The PUD shall install at least three (3) pet waste stations units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
- The PUD shall plant drought resistant warm season grasses throughout the development to minimize irrigation and chemical use.
- Stormwater control devices shall be designed and constructed so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25-year storm events.
- Landscaping shall include at least four (4) native hardwood tree species throughout the Development.
- No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road crossings, utility infrastructure, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The grading shall be designed to minimize impacts to the riparian buffer.
- Any outdoor lighting installed on private amenities, signs, landscaping, walls, or fences in common areas shall be full cutoff LED fixtures with a maximum color temperature of 3000k. This condition shall not apply to lighting on Single-family lots, Townhome lots, or street lighting.
- At least 75% of plants shall be native species. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
- The PUD shall preserve at least 15% of existing tree canopy.
- At least 50% of the total units shall include solar conduit in building design.
- The developer shall install at least 2 electric vehicle charging stations in common area parking lots.
- All homes shall have a 220/240 outlet in garages for electric vehicle charging.
- In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall not restrict clover lawns throughout the neighborhood.
- Homeowner Association covenants shall not restrict solar panel installation throughout the neighborhood.

13.0 Stormwater Management

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25-year storm events. Otherwise, the Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1 of the UDO.

The PUD shall provide additional water quality stormwater controls to reduce the overall nitrogen export for the site to less than 10 lbs/ac/yr through the installation of State approved Stormwater Control Measures (SCMs). The final selection of the SCMs used to reduce the nitrogen export from the site shall be selected by the design team and coordinated with staff during Subdivision and Construction Document design and review.

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

14.0 Parks, Recreation and Cultural Resources Commission

This PUD was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on 10/30/24, and a fee-in-lieu of dedication was recommended.

Single-family detached Units: \$ 4,244.42 x 21 = \$ 89,132.82

Townhome Units: \$ 2,858.65 x 51 = \$ 145,791.15

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

15.0 Public Facilities

The PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications.

Road and utility infrastructure shall be as follows:

GENERAL ROADWAY INFRASTRUCTURE

Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect as of the submission date of this rezoning.

The planting in the proposed Roundabout will replace the requirement of the entrance landscape median.

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply. Access and improvements proposed along NCDOT roadways are subject to Town of Apex and NCDOT review and approval at the time of site and subdivision plans.

1. Developer shall extend Baronial Street from its existing stub to Mt Zion Church Rd as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
2. Developer shall construct and dedicate right of way for a Residential Street stub street from Baronial Street to Parcel PIN 0721436885.
3. Developer shall extend Blue Jay Point from its existing stub to Baronial St as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
4. Developer shall extend Hammocks Beach Trail based on a Minor Collector Street typical section, a 27-foot-wide curb and gutter street, and dedicate a reduced (50-foot-wide) right of way, with a 5-foot-wide sidewalk on the east side and 10-foot-wide Side Path on the west side.
5. Developer shall construct a single-lane, four-legged mini roundabout at the intersection of Mt Zion Church Rd and the extensions of Hammocks Beach Trail and Baronial Street.
6. Developer shall construct improvements and dedicate right of way along Mt. Zion Church Road, for the entire project frontage, is based on a Residential Street typical section north of the mini-roundabout and based on the Minor Collector Street typical section south of the mini-roundabout. North of the mini-roundabout Developer shall construct 5-foot-wide sidewalks on both sides. South of the mini-roundabout Developer shall construct a 5-foot-wide sidewalk on the west side and a 10-foot-wide Side Path on the east side.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

Per UDO requirements for residential development with a PUD zoning designation, sidewalks shall be provided along both sides of all streets.

WATER AND SANITARY SEWER

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision Plan or Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer. A conceptual utility plan is included in the PUD Concept Plan for reference. An exception will be needed that the Water Main along Mt. Zion will be installed within the NCDOT right-of-way.

OTHER UTILITIES

Electricity will be provided by Duke Energy Progress or Apex Electric, depending on whether Apex Electric is capable of serving the Property. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

16.0 Phasing Plan

The PUD will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

17.0 Consistency with Land Use Plan

The PUD proposes density than is recommended by the Medium Density Residential Land Use Map designation, it is generally consistent with the goals of the 2045 Land Use Map. The Medium Density Residential designation recommends “single-family and townhome residential uses” that will extend existing similar development/ The proposed maximum density of 4.8 units/acre is consistent with recommended density for Medium Density Residential, as defined in the Comp Plan. The PUD, together with conditions of this PUD, will extend a mixture of single-family and townhome housing, and providing more pedestrian connections.

- Protection of environmental and natural resources.
- A variety of housing types are available to a range of incomes.
- Extend medium density residential uses

18.0 Compliance with UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town’s Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Ashburn. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.