

STAFF REPORT

Rezoning #19CZ17 Woobury PUD Amendment

September 17, 2019 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 2564, 2567, 2556, 2552, 2548, 2544, 2540, 2536, 2532, 2528, 2516, 2527, 2531, 2545 Collection Court; 2552, 2536, 2531, 2547 Kylewynd Place; 2532, 2528, 2524, 2520, 2516, 2512, 2508, 2504, 2500, 2501, 2505, 2511, 2515, 2519, 2523, 2527, 2531, 2535, 2539, 2543 Impulsion Drive; 2701 Old US Highway 1 (portion of)

PINs: 0710855474, 0710857473, 0710855545, 0710855631, 0710855646, 0710855742, 0710855747, 0710855842, 0710855847, 0710855942, 0710865171, 0710857933, 0710857838, 0710857731, 0710859436, 0710858676, 0710950758, 0710951508, 0710953870, 0710953865, 0710953950, 0710953946, 0710963010, 0710962095, 0710962069, 0710962137, 0710963227, 0710964235, 0710964179, 0710964183, 0710965008, 0710965013, 0710955937, 0710955942, 0710955857, 0710955852, 0710955766, 0710955791, 0720057756 (portion of)

Applicant/Owner: Pulte Home Company, LLC

PROJECT DESCRIPTION:

Acreage: ±42 Acres
Current Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: Inside

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01); Wake County R-40W	Vacant
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01)	Single-family residential; Vacant
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01); Wake County R-40W	Single-family residential (Woodbury future phases); Vacant
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01); Wake County R-40W	Single-family residential; Vacant

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EXISTING CONDITIONS:

The properties to be rezoned were originally rezoned to Planned Unit Development-Conditional Zoning in 2016 as part of the Woodbury PUD. Three of the subject lots are homeowner occupied, two are under contract pending building permit approval, and the rest of the properties are vacant.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on July 30, 2019. The neighborhood meeting report is attached.

2045 LAND USE MAP:

The 2045 Land Use Map classifies the property subject to this rezoning as Medium Density Residential. The proposed amendments to the PUD-CZ zoning are consistent with that classification.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing the following change (shown in bold) with this PUD amendment:

1. Changes to Section 7: Architectural Standards

The garage cannot protrude more than 1-foot from either the front façade or porch, except that the garage may protrude up to 5-feet from the front façade or porch with the inclusion of windows in the garage door and one (1) architectural feature such as a variation in roof form, balcony, trimmed window or decorative vent over the door area to minimize the impact of the garage façade. **No more than 15% of the total number of homes shall be side entry garages with "J" drives. Homes with "J" drives shall not be located on immediately adjacent lots to other homes with "J" drives.**

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of rezoning #19CZ17 Woodbury PUD Amendment as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this item at their September 9, 2019 meeting and unanimously recommended approved of the rezoning with the conditions proposed by the applicant. The Planning Board report to Town Council is attached.

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 proposed rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that the 2045 Land Use Map classifies the subject properties as Medium Density Residential. This classification includes the PUD-CZ district.

The proposed rezoning is reasonable and in the public interest because the amendment will make the already built homes conforming to the PUD architectural standards and allow design flexibility for future single-family homes in the subdivision.



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 two percent (2%) provided that:
 - (i) The PD Plan for PUD-CZ includes a non-residential component; or
 - (ii) The PD Plan for PUD-CZ has an overall density of 6 residential units per acre or more.
 - 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.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

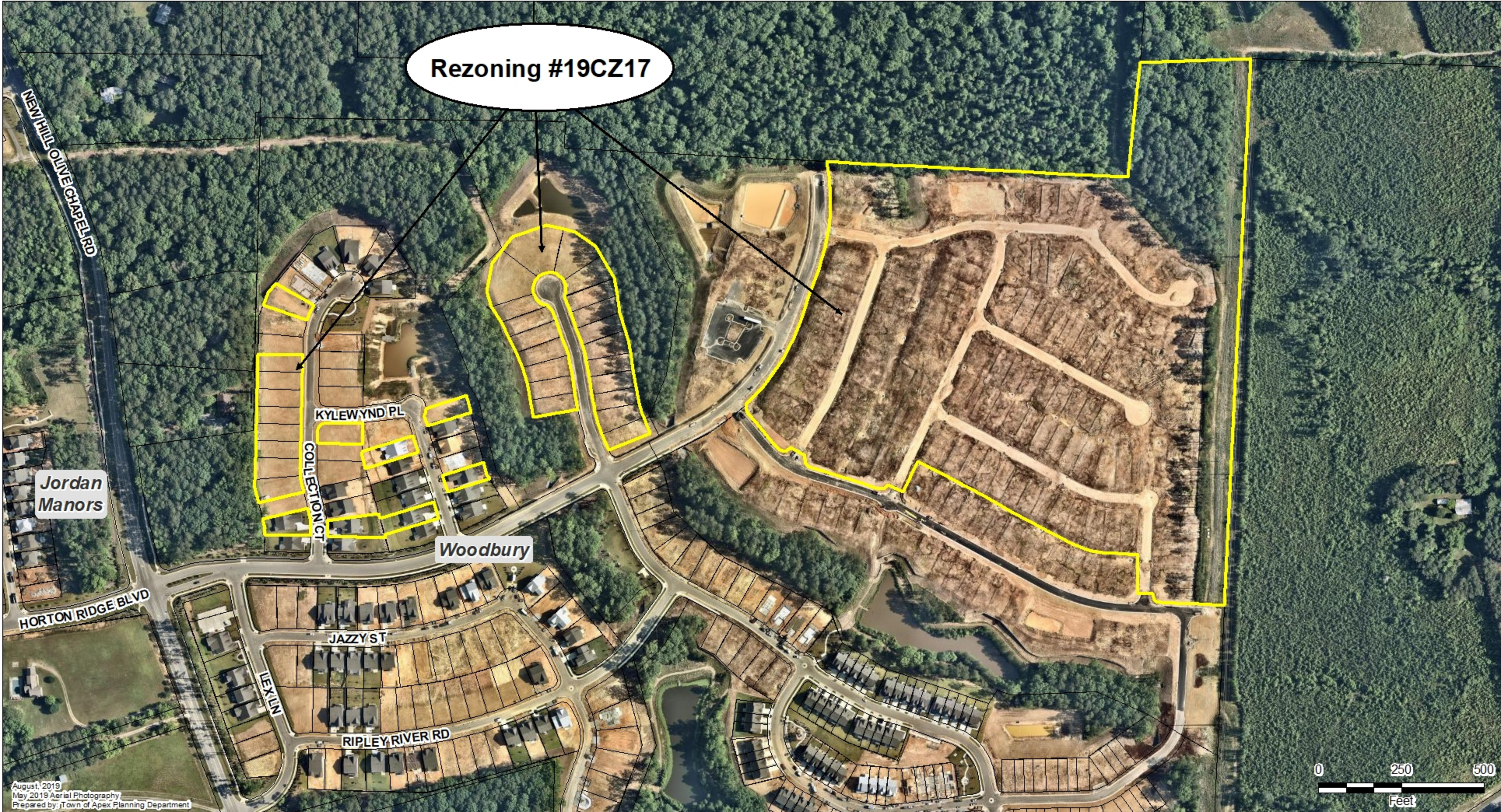
The Town Council shall find the PUD-CZ designation demonstrates compliance with the following standards. Sec. 2.3.3.F:



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.
- 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.

Rezoning #19CZ17



Jordan Manors

Woodbury

0 250 500
Feet

August, 2019
May 2019 Aerial Photography
Prepared by: Town of Apex Planning Department

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 #: 19CZ17 Submittal Date: 8/1/2019
Fee Paid: \$ 500 Check #: 71746174

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Woodbury
Address(es): New Hill Olive Chapel Road and Horton Ridge Blvd.
PIN(s): See attached property owner list

Current Zoning: PUD 16CZ01 Proposed Zoning: PUD Acreage: +/- 60 Acres
Current 2045 LUM Designation: MD
Requested 2045 LUM Designation: MD
See next page for LUM amendment

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: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Pulte Home Company, LLC
Address: 1225 Crescent Green Drive, Suite 250
City: Cary State: NC Zip: 27513
Phone: 919-816-1155 E-mail: craig.duerr@pultegroup.com

Owner Information

Name: Same as above
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: Same as above
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Other contacts: _____

Woodbury Lots subject to Rezoning for 'J' Drives

Lot #	House #	Street	City, State, Zip	PIN	Real Estate
Phase 1 - Owned by Residents. Recorded in BM2018, Pages 326-333					
80	2564	COLLECTION COURT	NEW HILL, NC 27562	0710855474	0455233
108	2567	COLLECTION COURT	NEW HILL, NC 27562	0710857473	0455261
111	2552	KYLEWYND PLACE	NEW HILL, NC 27562	0710859436	0455264
Phase 1 - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 326-333					
82	2556	COLLECTION COURT	NEW HILL, NC 27562	0710855545	0455235
83	2552	COLLECTION COURT	NEW HILL, NC 27562	0710855631	0455236
84	2548	COLLECTION COURT	NEW HILL, NC 27562	0710855646	0455237
85	2544	COLLECTION COURT	NEW HILL, NC 27562	0710855742	0455238
86	2540	COLLECTION COURT	NEW HILL, NC 27562	0710855747	0455239
87	2536	COLLECTION COURT	NEW HILL, NC 27562	0710855842	0455240
88	2532	COLLECTION COURT	NEW HILL, NC 27562	0710855847	0455241
89	2528	COLLECTION COURT	NEW HILL, NC 27562	0710855942	0455242
92	2516	COLLECTION COURT	NEW HILL, NC 27562	0710865171	0455245
100	2527	COLLECTION COURT	NEW HILL, NC 27562	0710857933	0455253
101	2531	COLLECTION COURT	NEW HILL, NC 27562	0710857838	0455254
103	2545	COLLECTION COURT	NEW HILL, NC 27562	0710857731	0455256
115	2536	KYLEWYND PLACE	NEW HILL, NC 27562	0710858676	0455268
117	2531	KYLEWYND PLACE	NEW HILL, NC 27562	0710950758	0455270
121	2547	KYLEWYND PLACE	NEW HILL, NC 27562	0710951508	0455274
Phase 2B - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 2237-2243					
124	2532	IMPULSION DRIVE	NEW HILL, NC 27562	0710953870	0462599
125	2528	IMPULSION DRIVE	NEW HILL, NC 27562	0710953865	0462600
126	2524	IMPULSION DRIVE	NEW HILL, NC 27562	0710953950	0462601
127	2520	IMPULSION DRIVE	NEW HILL, NC 27562	0710953946	0462602
128	2516	IMPULSION DRIVE	NEW HILL, NC 27562	0710963010	0462603
129	2512	IMPULSION DRIVE	NEW HILL, NC 27562	0710962095	0462604
130	2508	IMPULSION DRIVE	NEW HILL, NC 27562	0710962069	0462605
131	2504	IMPULSION DRIVE	NEW HILL, NC 27562	0710962137	0462606
132	2500	IMPULSION DRIVE	NEW HILL, NC 27562	0710963227	0462607
133	2501	IMPULSION DRIVE	NEW HILL, NC 27562	0710964235	0462608
134	2505	IMPULSION DRIVE	NEW HILL, NC 27562	0710964179	0462609
135	2511	IMPULSION DRIVE	NEW HILL, NC 27562	0710964183	0462610
136	2515	IMPULSION DRIVE	NEW HILL, NC 27562	0710965008	0462611
137	2519	IMPULSION DRIVE	NEW HILL, NC 27562	0710965013	0462612
138	2523	IMPULSION DRIVE	NEW HILL, NC 27562	0710955937	0462613
139	2527	IMPULSION DRIVE	NEW HILL, NC 27562	0710955942	0462614
140	2531	IMPULSION DRIVE	NEW HILL, NC 27562	0710955857	0462615
141	2535	IMPULSION DRIVE	NEW HILL, NC 27562	0710955852	0462616
142	2539	IMPULSION DRIVE	NEW HILL, NC 27562	0710955766	0462617
143	2543	IMPULSION DRIVE	NEW HILL, NC 27562	0710955791	0462618
Lots 277-306 and Lots 321-400 in Phases 3B, 3C, and 3D - Owned by Pulte Home Company, LLC					
-	2701	OLD US HIGHWAY 1	APEX , NC 27562	0720057756	0071205
<i>* Excluding Lots 251 to 276 and Lots 307-320 in Phase 3A</i>					

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 19CZ17

Submittal Date: 8/1/2019

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

Owner's Name	PIN
1. See attached list of property owners within 300' radius	
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

I, CRAIG DUERR, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

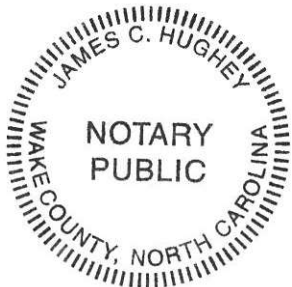
Date: 7/23/19

By: [Signature]

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, James C. Hughey, a Notary Public for the above State and County, on this the 23rd day of July, 2019.

SEAL



James C. Hughey
 Notary Public
James C. Hughey
 Print Name

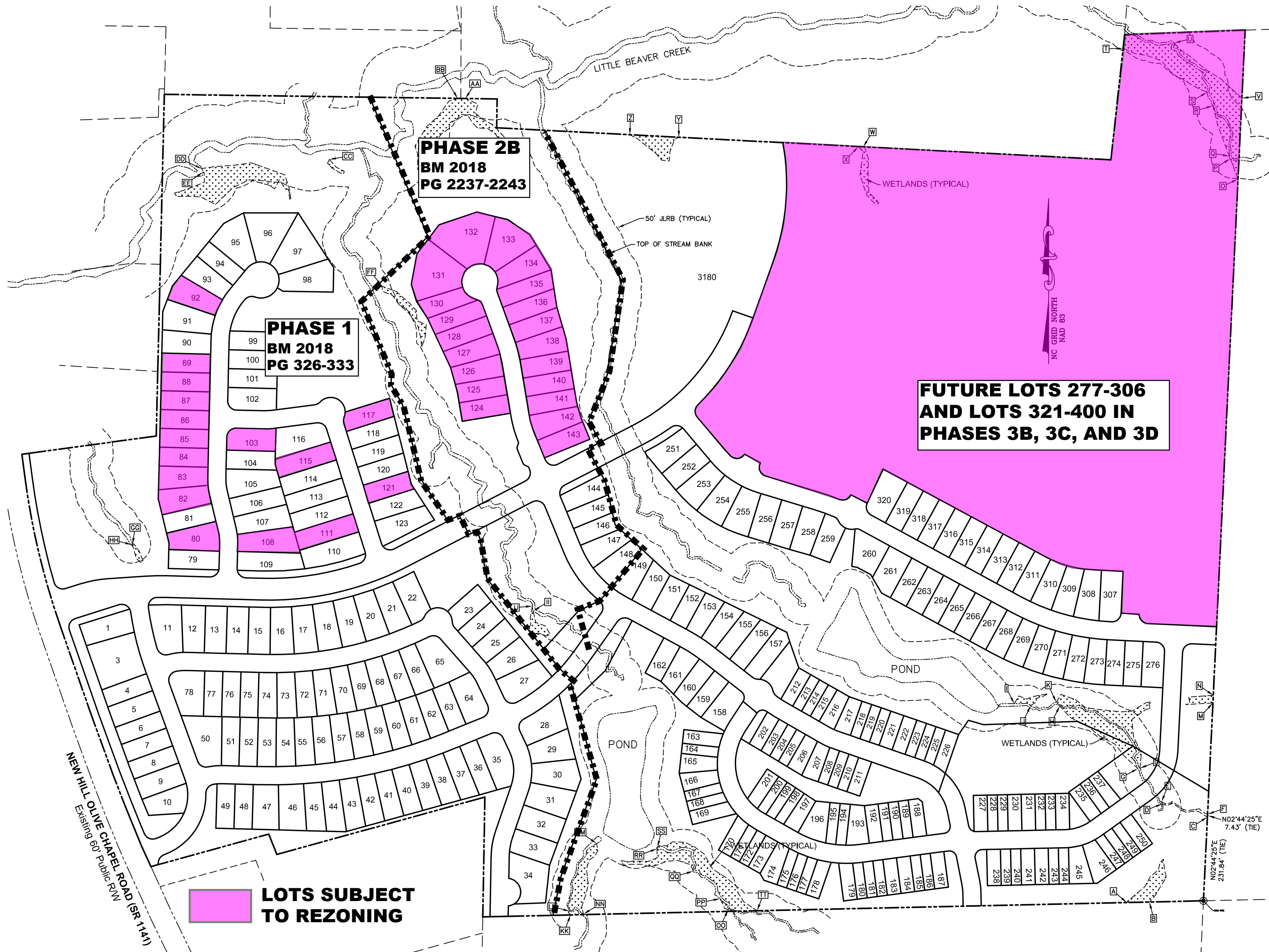
My Commission Expires: 2-20-22

WOODBURY REZONING FOR 'J' DRIVES - PROPERTY OWNER NOTIFICATION WITHIN 300' RADIUS

Owner	Street Address	City, State, Zip	PIN
3 BOYS CAPITAL LLC MUSIC ROW INVESTMENTS LLC	1018 N WELLONSBURG PL	APEX NC 27502-7127	0720177185
AGARWAL, AMIT AGARWAL, SAMPADA	204 KURTNER CT	MORRISVILLE NC 27560-6736	0720044708
AGARWAL, GITESH AGARWAL, VIJAY	3235 RETAMA RUN	NEW HILL NC 27562-9346	0710949879
BARKER, LINDA BARBEE	PO BOX 252	NEW HILL NC 27562-0252	0720158891
BORKAR, YOGESH D BORKAR, GAURI	1008 KATIE LN	CARY NC 27519-1557	0720041897
CALDWELL, JASON T CALDWELL, KERI-ANN	2660 IMPULSION DR	NEW HILL NC 27562-9344	0720041941
CAROL B HEELAN IRREVOCABLE TRUST	GEORGE HEELAN TRUSTEE	12940 DORMAN RD APT 2206	0720075965
CARR, JOHN F CARR, LESLIE K	PO BOX 187	GOLF IL 60029-0187	0710868186
CORDER, MEGHAN PATAKY CORDER, PRESTON DEE	2623 JAZZY ST	NEW HILL NC 27562	0710858118
COTTON, VELNON D COTTON, HELEN L G	2341 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9001	0710862080
COULL, ANNA V	3208 RETAMA RUN	NEW HILL NC 27562-9346	0720042648
DEATON, KIMBERLY	2555 KYLEWYND PL	NEW HILL NC 27562-9331	0710951448
DIAZ, ISMAEL DIAZ, CYNTHIA	2551 KYLEWYND PL	NEW HILL NC 27562-9331	0710951523
DIPIETRO, PETER F DIPIETRO, CARRIE	2675 IMPULSION DR	NEW HILL NC 27562-9344	0720043975
DIXIT, AJIT S DIXIT, DARSHANA A	405 MAGNOLIA BIRCH CT	CARY NC 27519-9359	0720043850
FRYE, COURTNEY S	2663 IMPULSION DR	NEW HILL NC 27562-9344	0720052061
GAUTAM, NITIN GAUTAM, DEEPALI	2106 ADDENBROCK DR	MORRISVILLE NC 27560-8635	0720043821
GORREY, PURUSHOTHAM	612 BAUCOM CREEK CT	CARY NC 27519-7623	0720043779
GRIFFIN, ALISHIA N GRIFFIN, JACQWAYNE	3210 RETAMA RUN	NEW HILL NC 27562-9346	0720042710
HARRIS, SHAUNA HEMINGWAY	2693 IMPULSION DR	NEW HILL NC 27562-9344	0720046817
HEPBURN, DAVID	1976 OLD BYRE WAY	APEX NC 27502-9113	0710852768
JAGANATHAN, SHANMUGAM RAMASAMY, UMADEVI	136 HILDA GRACE LN	CARY NC 27519-8757	0720044914
JIA, NAN NI, XIWEN	2617 JAZZY ST	NEW HILL NC 27562-9327	0710857158
KATUPILLA, HAMSAVENI KATUPILLA, ANANTH M	1825 BALDHEAD ISLAND DR	APEX NC 27502-8573	0720041879
KEARNS, MICHAEL T TRUSTEE KEARNS, SUSAN A TRUSTEE	2571 COLLECTION CT	NEW HILL NC 27562-9330	0710857378
KEHS, ANNE F HAYNES, JONATHAN R	2564 COLLECTION CT	NEW HILL NC 27562-9330	0710855474
KING, SHAWN M KING, ROSANNA	2669 IMPULSION DR	NEW HILL NC 27562-9344	0720043937
KOVACS, KAREN ANN LITTLEJOHN, CHRISTOPHER JOSEPH	2672 IMPULSION DR	NEW HILL NC 27562-9344	0720042882
LINNA, STACEY A	3216 RETAMA RUN	NEW HILL NC 27562-9346	0720041745
MANCUSO, KATHLEEN F MANCUSO, PETER	2548 KYLEWYND PL	NEW HILL NC 27562-9331	0710859521
MARTIN, NICHOLAS P	2689 IMPULSION DR	NEW HILL NC 27562-9344	0720045869
MCKINNISH, TIMOTHY D	PO BOX 58232	RALEIGH NC 27658-8232	0710865906
MYERS, SHELLEY M	2687 IMPULSION DR	NEW HILL NC 27562-9344	0720045930
NEMCHIK, ANDREW CLAYTON	2666 IMPULSION DR	NEW HILL NC 27562-9344	0720042826
PARRISH, GENE JR PARRISH, BEVERLY M	2567 COLLECTION CT	NEW HILL NC 27562-9330	0710857473
POOLE, DAVID N POOLE, MEREDITH A	2683 IMPULSION DR	NEW HILL NC 27562-9344	0720044991
PULTE HOME COMPANY, LLC	1225 CRESCENT GREEN DRIVE	CARY, NC 27513	Multiple
RALEY, ARNOLD ROBERT RALEY, SUSAN MARY	2552 KYLEWYND PL	NEW HILL NC 27562-9331	0710859436
RAUER, ANGELA L	2668 IMPULSION DR	NEW HILL NC 27562-9344	0720042854
RHINES, SEAN	2679 IMPULSION DR	NEW HILL NC 27562-9344	0720044933
ROSE, NANCY A ROSE, CRAIG H	2504 COLLECTION CT	NEW HILL NC 27562-9330	0710866286
SAVAGE, PAUL SAVAGE, TABATHA	2613 JAZZY ST	NEW HILL NC 27562-9327	0710856199
SHETTY, PRIYANKA SHETTY, SURAJ	2056 POPLAR HIGH PL	CARY NC 27519-8960	0720052080
VANCE, TREVOR D VANCE, ALINA	2695 IMPULSION DR	NEW HILL NC 27562-9344	0720046845
VINCENT, LINDA SHARLEEN	211 BEAR TREE CRK	CHAPEL HILL NC 27517-7640	0720043918
XIA, RAN	2681 IMPULSION DR	NEW HILL NC 27562-9344	0720044962
YOUNG, LINDA DENISE	2544 KYLEWYND PL	NEW HILL NC 27562-9331	0710859506
ZEGERMAN PROPERTIES LLC	1661 SALEM VILLAGE DR	APEX NC 27502-4731	0720045898

NC GRID COORDINATES
NAD 83 (2011)

A: N 704439.11
E 2021147.03
B: N 704440.50
E 2021209.37
C: N 704675.40
E 2021369.64
D: N 704711.75
E 2021245.02
E: N 704717.14
E 2021242.88
F: N 704682.82
E 2021370.00
G: N 704809.29
E 2021177.41
H: N 704981.83
E 2020961.89
I: N 704988.31
E 2020836.15
J: N 704983.08
E 2020881.16
K: N 704992.11
E 2020952.21
L: N 704810.00
E 2021183.29
M: N 704990.19
E 2021384.71
N: N 705011.28
E 2021385.72
O: N 706436.97
E 2021453.96
P: N 706493.41
E 2021432.78
Q: N 706500.02
E 2021430.23
R: N 706639.49
E 2021384.68
S: N 706676.91
E 2021368.73
T: N 706797.81
E 2021136.79
U: N 706812.96
E 2021277.54
V: N 706660.55
E 2021464.66
W: N 706525.99
E 2020419.20
X: N 706526.69
E 2020405.78
Y: N 706552.49
E 2019910.31
Z: N 706559.54
E 2019774.82
AA: N 706659.55
E 2019320.69
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E 2019299.35
CC: N 706491.30
E 2018945.09
DD: N 706465.58
E 2018592.89
EE: N 706455.95
E 2018596.07
FF: N 706141.13
E 2019089.90
GG: N 705428.40
E 2018401.76
HH: N 705427.28
E 2018399.50
II: N 705243.53
E 2019507.62
JJ: N 705257.70
E 2019505.75
KK: N 704404.82
E 2019610.98
LL: N 704414.83
E 2019608.84
MM: N 704602.10
E 2019683.11
NN: N 704407.29
E 2019646.78
OO: N 704419.34
E 2020046.39
PP: N 704449.76
E 2020023.97
QQ: N 704525.54
E 2019949.68
RR: N 704587.73
E 2019949.78
SS: N 704591.26
E 2019851.08
TT: N 704416.32
E 2020126.29



LOTS SUBJECT TO REZONING

From A to B
N28°53'49"E 4.18'
N50°03'02"E 62.62'
N28°21'12" 30.10'
N48°09'44"E 31.04'
N12°00'33"E 20.27'
N45°15'25"E 12.75'
S06°21'48"E 31.72'
S14°06'11"E 19.34'
S32°15'03"W 33.49'
S30°57'17"W 26.53'
N62°34'54"W 9.57'
N44°46'43"W 10.65'
N57°28'29"W 11.97'
N51°54'46"W 10.46'
S34°09'22"W 3.43'
S71°07'33"W 15.16'
N65°08'14"W 12.03'

From E to F
S65°08'14"E 14.72'
N75°15'33"E 12.57'
N34°09'22"E 5.98'
S51°54'46"E 13.46'
S62°12'02"E 12.29'
S44°46'43"E 10.44'
S69°00'29"E 8.27'
S78°30'15"E 7.91'
N75°53'16"E 5.32'
N81°49'21"E 15.54'
N81°40'44"E 11.15'
S43°39'36"E 5.51'
S55°24'23"E 16.02'
S70°16'27"E 5.97'
Area: 0.015 Ac.±

From G to H
N47°31'43"W 50.79'
N38°00'46"W 41.83'
N62°35'32"W 47.30'
N49°41'45"W 43.55'
N63°48'53"W 54.07'
N42°13'58"W 42.52'
Area: 0.213 Ac.±

From I to J
N30°03'53"E 25.16'
S70°17'48"E 43.90'
S50°30'21"E 33.03'
S80°43'55"E 36.70'
S84°04'18"E 64.48'
N85°18'17"E 29.90'
N58°59'23"E 17.10'
N58°59'23"E 28.98'
N76°19'11"E 11.95'
S07°02'38"E 3.78'
S78°41'42"W 3.48'
S11°18'18"E 14.78'
S80°12'29"W 11.04'
S54°22'57"W 28.42'
S54°22'57"W 20.07'
S05°53'07"E 48.38'
S25°51'12"E 49.64'
S05°40'04"W 41.85'
Area: 0.158 Ac.±

From K to L
N30°03'53"E 25.16'
S70°17'48"E 43.90'
S50°30'21"E 33.03'
S80°43'55"E 36.70'
S84°04'18"E 64.48'
N85°18'17"E 29.90'
N58°59'23"E 17.10'
N58°59'23"E 28.98'
N76°19'11"E 11.95'
S07°02'38"E 3.78'
S78°41'42"W 3.48'
S11°18'18"E 14.78'
S80°12'29"W 11.04'
S54°22'57"W 28.42'
S54°22'57"W 20.07'
S05°53'07"E 48.38'
S25°51'12"E 49.64'
S05°40'04"W 41.85'
Area: 0.158 Ac.±

From M to N
S67°36'26"E 22.67'
N69°58'09"E 20.21'
N79°05'23"E 41.54'
S65°54'01"E 18.34'
S75°22'38"W 16.25'
N34°09'22"E 5.98'
S51°54'46"E 13.46'
S62°12'02"E 12.29'
S44°46'43"E 10.44'
S69°00'29"E 8.27'
S78°30'15"E 7.91'
N75°53'16"E 5.32'
N81°49'21"E 15.54'
N81°40'44"E 11.15'
S43°39'36"E 5.51'
S55°24'23"E 16.02'
S70°16'27"E 5.97'
Area: 0.026 Ac.±

From O to P
N20°34'08"W 60.28'
Area: 0.014 Ac.±

From Q to R
N20°34'08"W 60.28'
Area: 0.014 Ac.±

From S to T
N66°18'27"W 32.33'
N58°57'01"W 44.96'
N63°19'50"W 30.44'
N39°32'55"W 47.77'
N69°42'40"W 40.54'
N80°25'25"W 36.76'
N66°14'11"W 34.89'
Area: 0.260 Ac.±

From U to V
S42°26'23"E 24.15'
S55°13'41"E 39.60'
S48°41'27"E 45.63'
S58°08'32"E 35.13'
S58°47'26"E 17.49'

From W to X
S38°50'18"E 5.14'
S18°16'28"E 27.11'
S18°16'28"E 4.88'
S01°42'15"W 39.59'
S02°26'53"E 53.75'
S44°55'11"E 33.10'
S35°33'18"E 6.47'
S71°30'51"W 9.92'
N43°43'54"W 33.81'
N18°46'50"W 58.98'
N07°56'46"E 38.34'
N08°54'57"E 10.73'
S35°33'18"E 16.50'
N43°29'56"W 18.75'
Area: 0.056 Ac.±

From Y to Z
S63°57'03"W 13.14'
S21°08'41"W 35.48'
S04°54'23"W 26.84'
N83°14'50"W 20.96'
N40°41'33"W 25.94'
S52°06'24"W 27.62'
N51°11'11"W 34.70'
N61°48'16"W 24.98'
Area: 0.099 Ac.±

From AA to BB
S65°54'01"E 37.59'
S15°01'50"W 25.98'
S38°50'18"E 5.14'
S18°16'28"E 27.11'
S18°16'28"E 4.88'
S01°42'15"W 39.59'
S02°26'53"E 53.75'
S44°55'11"E 33.10'
S35°33'18"E 6.47'
S71°30'51"W 9.92'
N43°43'54"W 33.81'
N18°46'50"W 58.98'
N07°56'46"E 38.34'
N08°54'57"E 10.73'
S35°33'18"E 16.50'
N43°29'56"W 18.75'
Area: 0.056 Ac.±

From CC to CC (CW)
S62°15'57"E 25.79'
S21°22'10"W 9.16'
N60°29'13"W 34.66'
N42°35'28"W 19.18'
N26°01'08"E 11.52'
Area: 0.012 Ac.±

From DD to EE
N64°38'19"E 1.48'
N81°33'01"E 36.67'
N85°56'39"E 54.30'
N81°45'59"E 45.65'
S69°59'53"E 98.03'
S18°24'36"E 41.64'
S35°04'48"W 44.21'
N49°13'57"W 34.70'
N07°22'42"W 29.19'
N88°02'25"W 8.54'
N31°57'44"W 30.79'
S27°12'04"W 28.43'
N58°26'25"W 18.96'
N74°19'18"W 55.81'
S64°22'46"W 50.68'
S46°06'18"W 66.85'
N62°45'48"W 45.11'
N86°29'37"W 30.75'
S57°39'31"W 8.00'
N46°09'31"W 16.70'
N14°14'46"W 27.30'

From FF to FF (CW)
S70°23'49"E 41.14'
S48°40'44"E 51.84'
S42°31'03"E 26.69'
S03°11'07"E 27.53'
S66°27'37"E 27.97'
S05°12'11"W 33.83'
S19°15'40"W 30.67'
N02°58'34"W 21.21'
N13°16'07"W 38.61'
N35°04'48"W 44.21'
N49°13'57"W 34.70'
N35°25'17"W 32.24'
N68°14'40"W 28.86'
N10°05'52"W 14.65'
Area: 0.075 Ac.±

From GG to HH
N63°42'01"E 3.30'
S36°15'21"E 27.84'
S20°46'10"E 26.57'
S57°39'31"W 8.00'
N46°09'31"W 16.70'
N14°14'46"W 27.30'

From II to JJ
S13°27'36"E 31.64'
S69°00'14"E 28.55'
S29°45'52"E 26.67'
S69°10'14"W 11.13'
N88°00'00"W 12.30'
N68°00'00"W 4.89'
N87°00'21"W 20.29'
N87°00'21"W 3.53'
N48°49'23"W 12.77'
N17°37'57"E 6.97'
N17°37'57"E 13.41'
N05°48'36"W 6.91'
N05°46'36"W 8.63'
N10°48'40"E 31.88'
S19°15'40"W 30.67'
N02°58'34"W 21.21'
N13°16'07"W 38.61'
N35°04'48"W 44.21'
N49°13'57"W 34.70'
N35°25'17"W 32.24'
N68°14'40"W 28.86'
N10°05'52"W 14.65'
Area: 0.075 Ac.±

From KK to LL
N39°25'42"W 9.69'
N57°47'32"E 4.74'
Area: 0.007 Ac.±

From MM to NN
S10°04'55"E 19.60'
S28°01'25"W 17.16'
N00°35'36"E 18.63'
N02°46'34"W 6.91'
Area: 0.096 Ac.±

From OO to PP
N70°05'28"W 10.35'
N25°16'04"W 29.74'
Area: 0.004 Ac.±

From QQ to RR
N20°17'19"W 18.82'
N70°44'20"W 37.11'
S85°19'10"W 31.51'
S69°36'56"W 33.84'
S83°38'21"W 18.79'
N72°17'01"W 18.52'
S89°50'13"W 33.51'
S76°20'52"W 17.40'
N27°53'09"W 18.24'
S80°52'11"E 21.35'
N80°56'55"E 16.25'
S87°16'20"W 36.39'
N68°50'27"E 27.65'
N00°35'36"E 18.63'
Area: 0.096 Ac.±

From SS to TT
N51°03'23"E 9.06'
S85°26'42"E 17.97'
N56°24'27"E 20.09'
S88°14'27"E 33.94'
S63°59'59"E 29.88'
S53°21'10"E 32.44'
S29°51'31"E 48.73'
S58°01'41"E 40.44'
S50°55'26"E 41.57'
S10°31'36"E 18.74'
S32°30'11"E 28.50'
S56°34'44"E 44.47'
Area: 0.212 Ac.±



- LEGEND
- Existing Monumentation
- Iron Pipe Set
- Mathematical Point
- Esm't
- Easement
- JLRB Jordan Lake Riparian Buffer
- Minimum Building Setback
- TOA Town of Apex
- PrRWE Private Retaining Wall Esm't
- Pr Private
- Pu Public
- DE Drainage Easement
- SE Storm Easement
- UE Utility Easement
- SWE Sidewalk Easement
- R/W Right-of-Way
- SFHA Special Flood Hazard Area
- OS Open Space
- (0.00') Tie Distance (Chord Distance)
- Matchlines
- Resource Conservation Area
- Wetlands
- Type 'A' Streetscape Buffer
- Type 'A' Perimeter Buffer

MAJOR SUBDIVISION FINAL PLAT
**WOODBURY SUBDIVISION
PHASE 3A**
Lands of Pulte Home Company
Site Address: 2521 New Hill Olive Chapel Road

SURVEYED by
MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Email: gowers@mssland.com
Firm License #: C-2070
"Committed to Total Quality Service"

Refer to Page 1 of this multi-page plat for notes, restrictions and other requirements pertaining to this plat.

Checked by: MAH

Drawn by: BAO

Date: Mar. 16, 2019

North Carolina

Wake County

Buckhorn Township

Apex

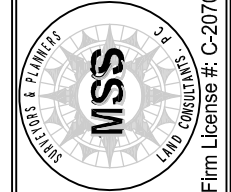
Woodbury-Ph3A-Subd.dwg

Subd.dwg

0:_PULTE\PHI-17-02.dwg

Boundary

Woodbury-Ph3A-Subd.dwg





July 19, 2019

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

On Tuesday, July 30th at 6:00 PM, a neighborhood meeting is planned to discuss the proposed minor change to the current zoning PUD 16CZ01 for the subject properties outlined on the enclosed map. The meeting is being held at the Woodbury Sales Center at 2606 Lex Lane in Apex.

We have scheduled the meeting to provide information on the proposed rezoning which is limited to a text change in the architectural requirements to allow side entry garages. Representatives will be available until 8:00 PM.

If you have any questions or cannot attend the neighborhood meeting and would like further information about the proposed rezoning, please feel free to contact me either at 919-816-1155 or via email at craig.duerr@pultegroup.com.

We look forward to seeing you on Tuesday, July 30th at 6:00 PM.

Sincerely,



Craig Duerr
Manager, Land Planning & Entitlements

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): Pulte Home Company, LLC
Applicant(s): Craig Duerr
Contact information (email/phone): craig.duerr@pultegroup.com / 919-816-1155
Meeting Address: 2606 Lex Lane (Woodbury Sales Center) in Apex
Date of meeting: Tuesday, July 30, 2019 Time of meeting: 6:00 PM to 8:00 PM

Please summarize the questions/comments and your response from the Neighborhood Meeting 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:

Will the Town of Apex approved building permits for already sold homes on Lots 82 and 117 with the knowledge Pulte will be submitting the change to the rezoning condition?

Applicant's Response:

Unfortunately, the Town of Apex Planning Department was not willing to sign-off on these building permits.

Question/Concern #2:

Are there any other homes with side entry garages for sale at Woodbury?

Applicant's Response:

Current, the Castle Rock Courtyard is the only model with a side entry garage. Other homes in the 38' single family series could change to a side entry garage and add a 3rd car garage if sold on a wider lot, but Pulte currently does not have plans to add this option.

Question/Concern #3:

Why is the address New Hill?

Applicant's Response:

Woodbury is part of the Corporate limits of the Town of Apex. Public water and sewer from the Town of Apex will be provided to all homes in Woodbury. U.S. Postal Service is the government agency responsible for designation of zip code and post office.

Question/Concern #4:

Adjacent property owner David Hepburn asked if sewer can be extended between lots to service his property.

Applicant's Response:

Pulte had previously responded to this inquiry that it was not possible for sewer to be provided, however, it may be feasible for Mr. Hepburn to connect to the 24" sewer outfall with an easement from the property owner adjacent north of his property. A segment of aerial sewer may be required.

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, Craig Duerr, do hereby declare as follows:
Print Name

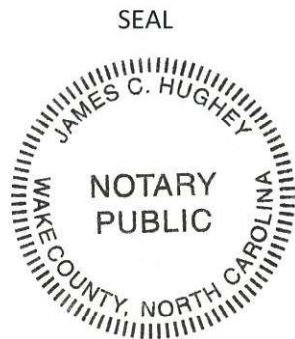
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 2606 Lex Lane (Woodbury Sales Center) in Apex (location/address) on Tuesday, July 30, 2019 (date) from 6:00 PM (start time) to 8:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

7/31/19
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, James C. Hughey, a Notary Public for the above State and County, on this the 31st day of July, 2019.



[Signature]
Notary Public
James C. Hughey
Print Name

My Commission Expires: 2-20-22

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: 2606 Lex Lane (Woodbury Sales Center) in Apex
 Date of meeting: Tuesday, July 30, 2019 Time of meeting: 6:00 PM to 8:00 PM
 Property Owner(s) name(s): Refer to attached list
 Applicant(s): Pulte Home Company, LLC

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.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Linda Barbour	3312 Old US 1			
2.	Lauren Barbour	P.O. Box 252			
3.	ED RADOMSKI	6409 Fayetteville St Ste. 120-318			
4.	JOAN RADOMSKI	Durham, NC 277			
5.	Geoffrey Hayes	108 Orvis Dr			
6.	Kate Hayes	Holly Springs NC 27540			
7.	KATHY MANCUSO	2548 Kylewynd Pl			
8.	PETER MANCUSO	2548 Kylewynd Pl			
9.	SUSAN + DENIE RALEY	2552 Kylewynd Pl			
10.	Anne Kens/Jon Heynes	2564 Collection Ct			
11.					
12.					
13.					
14.					

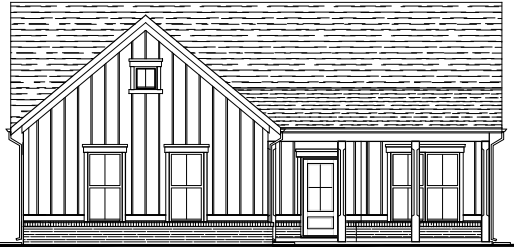
Use additional sheets, if necessary.

Section 7: Architectural Standards

The architecture for this community will reflect the residential scale and character of traditional Apex building styles. Building materials within each residential building type will be selected from a similar palette but will provide enough variety and diversity to add individuality and character amongst the product types. Further detailing shall be provided at the time of Residential Master Subdivision submittal.

Single Family Residential:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Up to 30% of the total number of single family detached dwelling units may be ranch style homes with slab on grade foundations.
3. All other single family home types shall have a crawl space, basement, or turned-down slab foundation with a minimum of 20-inches from grade to front elevation finished floor. On front elevations, the 20-inches will have masonry such as brick or stone. The side and rear of houses do not have to meet these requirements.
3. Garage doors must be painted to match the house trim or siding color and have either windows, decorative details, or carriage style adornments.
4. Homes shall include a front porch or stoop with a minimum depth of 4-feet.
5. The roof for primary structures (i.e., excluding porches, bay windows, etc.) shall be pitched at 5:12 or greater.
6. The garage cannot protrude more than 1-foot from either the front façade or porch, except that the garage may protrude up to 5-feet from the front façade or porch with the inclusion of windows in the garage door and one (1) architectural feature such as a variation in roof form, balcony, trimmed window or decorative vent over the door area to minimize the impact of the garage façade. ***No more than 15% of the total number of homes shall be side entry garages with 'J' drives. Homes with 'J' drives shall not be located on immediately adjacent lots to other homes with 'J' drives.***
7. The side and rear of a home that is visible from a public street must include at least two (2) of the following elements:
 - Window with shutters
 - Masonry for at least 10% of wall area
 - Variation in siding material pattern for at least 20% of the wall area.
 - Bay, transom or casement window
 - Decorative trim, shake, cornice, or air vents on gables
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of four (4) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. Single family detached homes will be prepared for solar photovoltaic (PV) systems by the installation of a 1.5 inch metal conduit from the attic to a point near the electrical distribution box.



Elevation NC1G - Courtyard



Elevation NC2H - Courtyard



Elevation NC2I - Courtyard



Elevation NC2J - Courtyard



Elevation NC2K - Courtyard



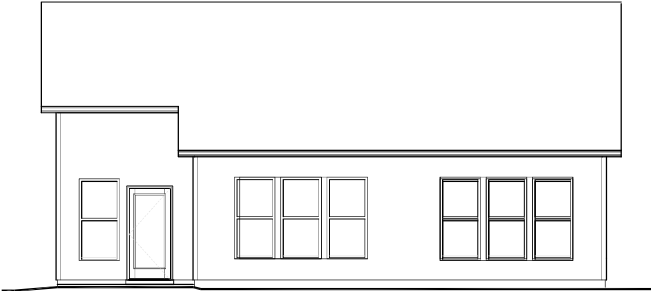
Elevation NC3H - Courtyard



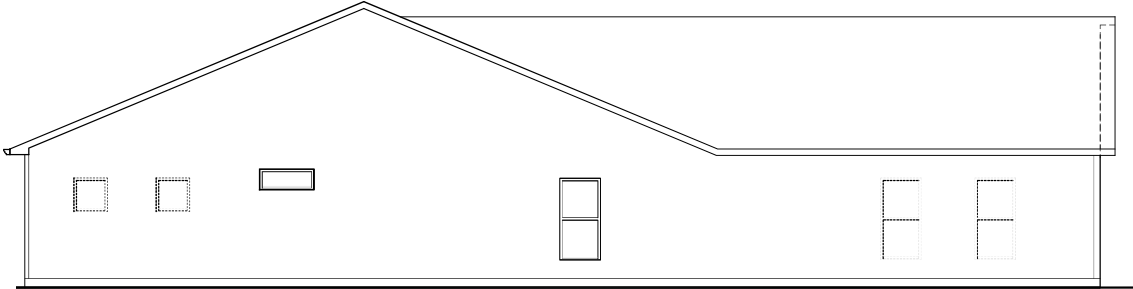
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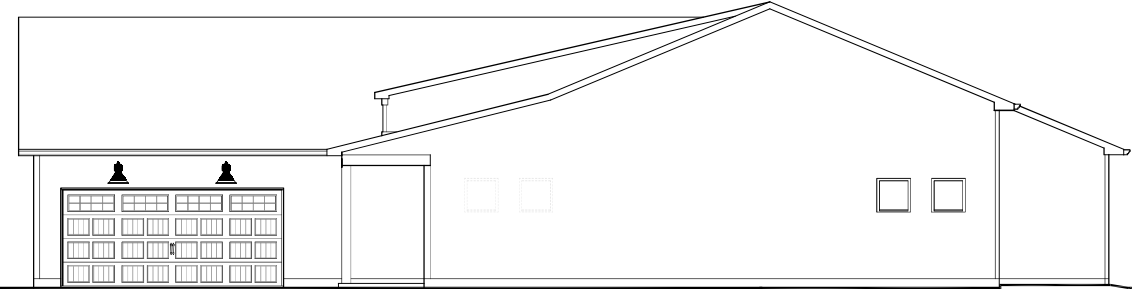
CASTLE ROCK - COURTYARD



REAR ELEVATION - Courtyard



SIDE ELEVATION - Courtyard



SIDE ELEVATION - Courtyard

CASTLE ROCK - COURTYARD



NPC #46206

(c) Copyright 2015 PulteGroup, Inc.

Woodbury Lots subject to Rezoning for 'J' Drives

Lot #	House #	Street	City, State, Zip	PIN	Real Estate
Phase 1 - Owned by Residents. Recorded in BM2018, Pages 326-333					
80	2564	COLLECTION COURT	NEW HILL, NC 27562	0710855474	0455233
108	2567	COLLECTION COURT	NEW HILL, NC 27562	0710857473	0455261
111	2552	KYLEWYND PLACE	NEW HILL, NC 27562	0710859436	0455264
Phase 1 - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 326-333					
82	2556	COLLECTION COURT	NEW HILL, NC 27562	0710855545	0455235
83	2552	COLLECTION COURT	NEW HILL, NC 27562	0710855631	0455236
84	2548	COLLECTION COURT	NEW HILL, NC 27562	0710855646	0455237
85	2544	COLLECTION COURT	NEW HILL, NC 27562	0710855742	0455238
86	2540	COLLECTION COURT	NEW HILL, NC 27562	0710855747	0455239
87	2536	COLLECTION COURT	NEW HILL, NC 27562	0710855842	0455240
88	2532	COLLECTION COURT	NEW HILL, NC 27562	0710855847	0455241
89	2528	COLLECTION COURT	NEW HILL, NC 27562	0710855942	0455242
92	2516	COLLECTION COURT	NEW HILL, NC 27562	0710865171	0455245
100	2527	COLLECTION COURT	NEW HILL, NC 27562	0710857933	0455253
101	2531	COLLECTION COURT	NEW HILL, NC 27562	0710857838	0455254
103	2545	COLLECTION COURT	NEW HILL, NC 27562	0710857731	0455256
115	2536	KYLEWYND PLACE	NEW HILL, NC 27562	0710858676	0455268
117	2531	KYLEWYND PLACE	NEW HILL, NC 27562	0710950758	0455270
121	2547	KYLEWYND PLACE	NEW HILL, NC 27562	0710951508	0455274
Phase 2B - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 2237-2243					
124	2532	IMPULSION DRIVE	NEW HILL, NC 27562	0710953870	0462599
125	2528	IMPULSION DRIVE	NEW HILL, NC 27562	0710953865	0462600
126	2524	IMPULSION DRIVE	NEW HILL, NC 27562	0710953950	0462601
127	2520	IMPULSION DRIVE	NEW HILL, NC 27562	0710953946	0462602
128	2516	IMPULSION DRIVE	NEW HILL, NC 27562	0710963010	0462603
129	2512	IMPULSION DRIVE	NEW HILL, NC 27562	0710962095	0462604
130	2508	IMPULSION DRIVE	NEW HILL, NC 27562	0710962069	0462605
131	2504	IMPULSION DRIVE	NEW HILL, NC 27562	0710962137	0462606
132	2500	IMPULSION DRIVE	NEW HILL, NC 27562	0710963227	0462607
133	2501	IMPULSION DRIVE	NEW HILL, NC 27562	0710964235	0462608
134	2505	IMPULSION DRIVE	NEW HILL, NC 27562	0710964179	0462609
135	2511	IMPULSION DRIVE	NEW HILL, NC 27562	0710964183	0462610
136	2515	IMPULSION DRIVE	NEW HILL, NC 27562	0710965008	0462611
137	2519	IMPULSION DRIVE	NEW HILL, NC 27562	0710965013	0462612
138	2523	IMPULSION DRIVE	NEW HILL, NC 27562	0710955937	0462613
139	2527	IMPULSION DRIVE	NEW HILL, NC 27562	0710955942	0462614
140	2531	IMPULSION DRIVE	NEW HILL, NC 27562	0710955857	0462615
141	2535	IMPULSION DRIVE	NEW HILL, NC 27562	0710955852	0462616
142	2539	IMPULSION DRIVE	NEW HILL, NC 27562	0710955766	0462617
143	2543	IMPULSION DRIVE	NEW HILL, NC 27562	0710955791	0462618
Lots 277-306 and Lots 321-400 in Phases 3B, 3C, and 3D - Owned by Pulte Home Company, LLC					
-	2701	OLD US HIGHWAY 1	APEX , NC 27562	0720057756	0071205
<i>* Excluding Lots 251 to 276 and Lots 307-320 in Phase 3A</i>					

AGENT AUTHORIZATION FORM

Application #: 19CZ17

Submittal Date: 8/1/2019

Pulte Home Company, LLC is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Phase 3 (Lots 251 to 400)
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 2701 Old US 1 Highway

The agent for this project is: _____

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

Agent Name: _____

Address: _____

Telephone Number: _____

E-Mail Address: _____

Signature(s) of Owner(s)

Chris Raughley

CHRIS RAUGHLEY, VP LAND

Type or print name

7/26/19

Date

Type or print name

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

AGENT AUTHORIZATION FORM

Application #: 19CZ17 Submittal Date: 8/1/2019

Pulte Home Company, LLC is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Phases 1 and 2
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: See attached list

The agent for this project is: _____

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

Agent Name: _____

Address: _____

Telephone Number: _____

E-Mail Address: _____

Signature(s) of Owner(s)

Chris Raughey
CHRIS RAUGHEY, VP LAND
 Type or print name

7/26/19
 Date

 Type or print name Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

AGENT AUTHORIZATION FORM

Application #: 19CZ17

Submittal Date: 8/1/2019

Arnold Robert Raley and Susan Mary Raley is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Lot 111
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 2552 Kylewynd, New Hill, NC 27562

The agent for this project is: Pulte Home Company, LLC

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

Agent Name: Craig Duerr

Address: 1225 Crescent Green Drive, Suite 250, Cary, NC 27513

Telephone Number: 919-816-1155

E-Mail Address: craig.duerr@pultegroup.com

Signature(s) of Owner(s)

Susan M Raley
SUSAN M RALEY
 Type or print name

7/30/2019
 Date

Arnold R Raley
ARNOLD R RALEY
 Type or print name

7/30/2019
 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.**

AGENT AUTHORIZATION FORM

Application #: 19CZ17

Submittal Date: 8/1/2019

Gene Parrish Jr. and Beverly M. Parrish is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Lot 108
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 2567 Collection Court, New Hill, NC 27562

The agent for this project is: Pulte Home Company, LLC

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

Agent Name: Craig Duerr

Address: 1225 Crescent Green Drive, Suite 250, Cary, NC 27513

Telephone Number: 919-816-1155

E-Mail Address: craig.duerr@pultegroup.com

Signature(s) of Owner(s)

☆ *Gene Parrish Jr*
Gene Parrish Type or print name

8-1-19
Date

☆ *Beverly M Parrish*
Bererly Parrish Type or print name

8-1-19
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.**

AGENT AUTHORIZATION FORM

Application #: 19CZ17

Submittal Date: 8/1/2019

Anne F. Kehs and Jonathan R. Haynes is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Lot 80
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 2564 Collection Court, New Hill, NC 27562

The agent for this project is: Pulte Home Company, LLC

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

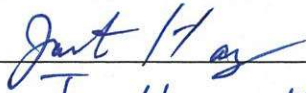
Agent Name: Craig Duerr


Address: 1225 Crescent Green Drive, Suite 250, Cary, NC 27513

Telephone Number: 919-816-1155

E-Mail Address: craig.duerr@pultegroup.com

Signature(s) of Owner(s)


Jonathan Haynes Type or print name 7-30-19 Date


Anne Kehs Type or print name 30 JUL 19 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.**

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning #19CZ17 Woodbury PUD Amendment

September 9, 2019 Planning Board Meeting



Report Requirements:

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment 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: ±42 acres

PINs: 0710855474, 0710857473, 0710855545, 0710855631, 0710855646, 0710855742, 0710855747, 0710855842, 0710855847, 0710855942, 0710865171, 0710857933, 0710857838, 0710857731, 0710859436, 0710858676, 0710950758, 0710951508, 0710953870, 0710953865, 0710953950, 0710953946, 0710963010, 0710962095, 0710962069, 0710962137, 0710963227, 0710964235, 0710964179, 0710964183, 0710965008, 0710965013, 0710955937, 0710955942, 0710955857, 0710955852, 0710955766, 0710955791, 0720057756 (portion of)

Current Zoning: Planned Unit Development Conditional Zoning (PUD-CZ #16CZ01)

Proposed Zoning: Planned Unit Development Conditional Zoning

2045 Land Use Map: Medium Density Residential

Town Limits: Inside Town Limits

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning #19CZ17 Woodbury PUD Amendment

September 9, 2019 Planning Board Meeting



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: _____

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.

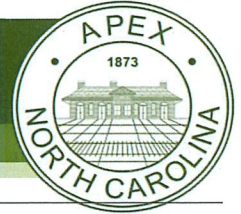
1. *Consistency with 2045 Land Use Plan.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning #19CZ17 Woodbury PUD Amendment

September 9, 2019 Planning Board Meeting



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: _____

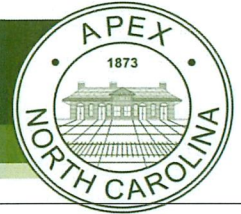
6. *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning #19CZ17 Woodbury PUD Amendment

September 9, 2019 Planning Board Meeting



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: _____

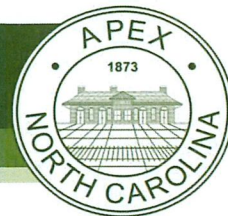
9. *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
 Consistent Inconsistent Reason: _____

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 #19CZ17 Woodbury PUD Amendment

September 9, 2019 Planning Board Meeting



Planning Board Recommendation:

Motion: To recommend Approval with conditions as submitted.

Introduced by Planning Board member: Michael Marks

Seconded by Planning Board member: Mark Steele

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:

Conditions as submitted by applicant.

Denial: the project is not consistent with all applicable officially adopted plans.

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 9th day of September 2019.

Attest:

Margo J. Bills
Margo Bills, Planning Board Chair

Dianne F. Khin
Dianne Khin, Planning Director



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

**PUBLIC NOTIFICATION
 OF PUBLIC HEARINGS**

**CONDITIONAL ZONING #19CZ17
 Woodbury PUD Amendment**

Pursuant to the provisions of North Carolina General Statutes Section 160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant/Authorized Agent: Pulte Home Company, LLC

Property Addresses: 2564, 2567, 2556, 2552, 2548, 2544, 2540, 2536, 2532, 2528, 2516, 2527, 2531, 2545 Collection Court; 2552, 2536, 2531, 2547 Kylewynd Place; 2532, 2528, 2524, 2520, 2516, 2512, 2508, 2504, 2500, 2501, 2505, 2511, 2515, 2519, 2523, 2527, 2531, 2535, 2539, 2543 Impulsion Drive; 2701 Old US Highway 1 (portion of)

Acreage: ±42 Acres

Property Identification Numbers (PINs):

0710855474, 0710857473, 0710855545, 0710855631, 0710855646, 0710855742, 0710855747, 0710855842, 0710855847, 0710855942, 0710865171, 0710857933, 0710857838, 0710857731, 0710859436, 0710858676, 0710950758, 0710951508, 0710953870, 0710953865, 0710953950, 0710953946, 0710963010, 0710962095, 0710962069, 0710962137, 0710963227, 0710964235, 0710964179, 0710964183, 0710965008, 0710965013, 0710955937, 0710955942, 0710955857, 0710955852, 0710955766, 0710955791, 0720057756 (portion of)

2045 Land Use Map Designation: Medium Density Residential

Current Zoning of Property: Planned Unit Development Conditional Zoning (PUD-CZ #16CZ01)

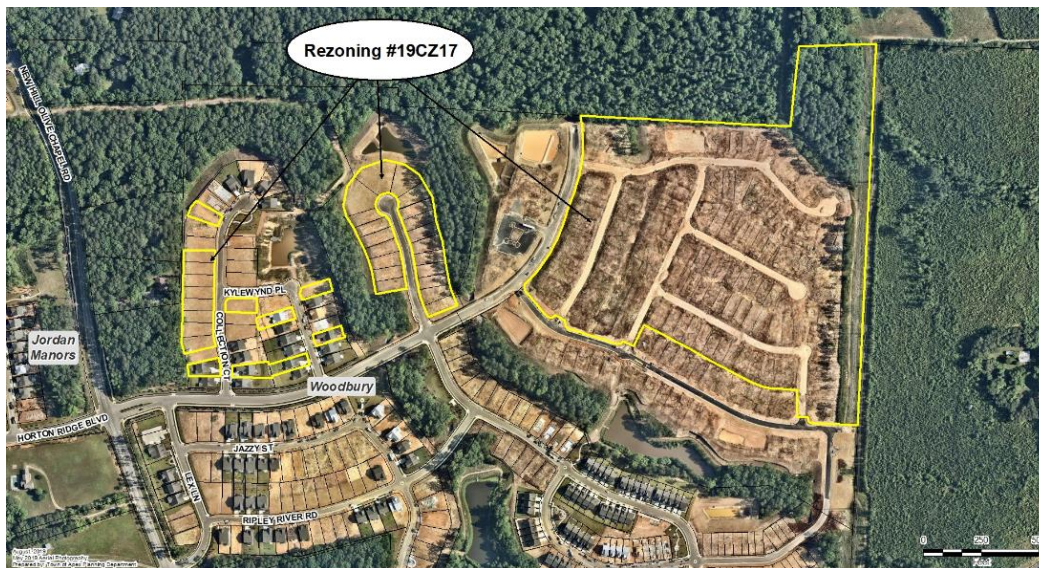
Proposed Zoning of Property: Planned Unit Development Conditional Zoning (PUD-CZ)
 to amend architectural standards

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

Planning Board Public Hearing Date and Time: September 9, 2019 4:30 P.M.

Town Council Public Hearing Date and Time: September 17, 2019 7:00 P.M.

Vicinity Map:



Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may appear at the public hearing and be heard with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the [2045 Land Use Map](#) can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development, for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/28563>.

Dianne F. Khin, AICP
 Planning Director



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 Number and/or Name: Woodbury PUD Amendment
Project Location: 2564, 2567, 2556, 2552, 2548, 2544, 2540, 2536, 2532, 2528, 2516,
2527, 2531, 2545 Collection Court; 2552, 2536, 2531, 2547 Kylewynd
Place; 2532, 2528, 2524, 2520, 2516, 2512, 2508, 2504, 2500, 2501,
2505, 2511, 2515, 2519, 2523, 2527, 2531, 2535, 2539, 2543
Impulsion Drive; 2701 Old US Highway 1
Applicant or Authorized Agent: Pulte Home Company, LLC/ Craig Duerr
Firm: Pulte Home Company, LLC

This is to certify that I as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on August 23, 2019, 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 within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

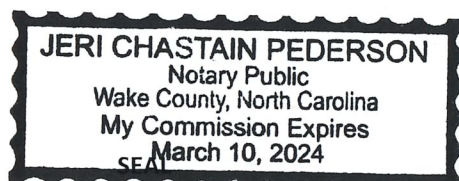
8/23/19

Date

Dianne F. Khin
Planning Director

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 23 day of August, 2019.



Jeri Chastain Pederson
Notary Public

My Commission Expires: 03 / 10 / 2024



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**

**CONDITIONAL ZONING #19CZ17
Woodbury PUD Amendment**

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2045 Land Use Map Designation: Medium Density Residential
Current Zoning of Property: Planned Unit Development Conditional Zoning (PUD-CZ #16CZ01)
Proposed Zoning of Property: Planned Unit Development Conditional Zoning (PUD-CZ) to amend architectural standards

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Council Chambers, 2nd Floor

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Dianne F. Khin, AICP
Planning Director

Published Dates: August 23, 2019- September 17, 2019

Friendship
Station PUD

Rezoning #19CZ17

Woodbury

Jordan
Manors

KYLEWY ND
BL

HORTON RIDGE BLVD

JAZZY ST

LEXIN

RIPLEY RIVER RD



Public Hearing Sign Posted By

Jan J.
Signature

8/7/2019
Date

August, 2019
May 2019 Aerial Photography
Prepared by: Town of Apex Planning Department