

# STAFF REPORT

## Transportation Plan Amendments

July 27, 2021 Town Council Meeting



The Thoroughfare and Collector Street Plan map (last amended May 11, 2021) represents a network of current and future facilities that provide guidance on what is likely to be suitable for long term growth and connectivity. The plan does not require a schedule for implementation nor does it set aside funding for improvements. The purpose of the unfinished business item is to consider proposed amendments to the network of planned thoroughfare and collector streets in order to formulate a decision. A public hearing was held on June 22, 2021 and no comments were received.

The proposed amendments are related to the future collector street network south of Green Level West Road and west of Wimberly Road. The amendments would revise the planned roadway network as shown in Figure 1.

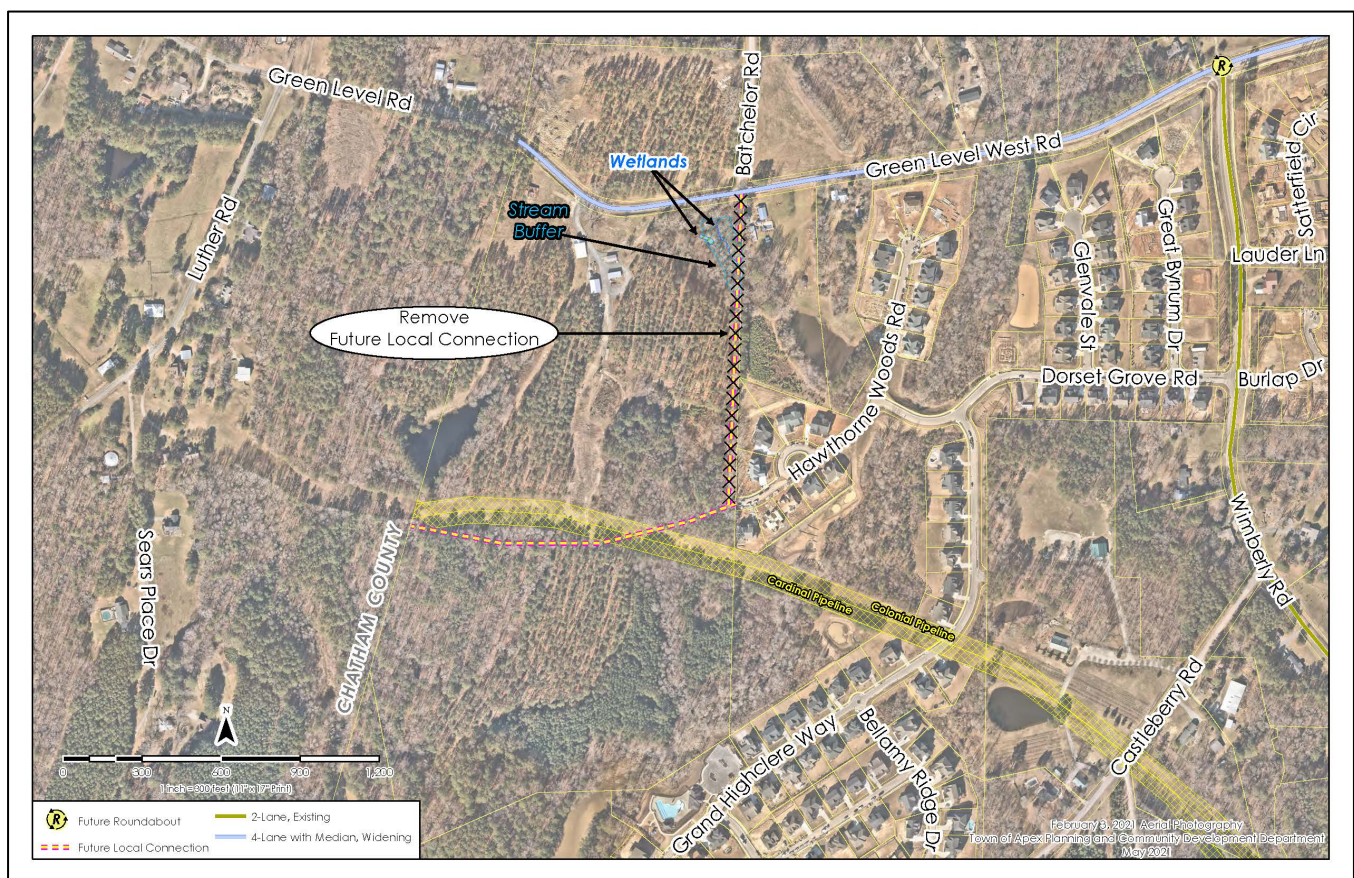


Figure 1. Proposed amendments to the Thoroughfare and Collector Street Plan map

This request is associated with Rezoning Case 21CZ04, Williams Farm Planned Unit Development (PUD). A memorandum explaining the applicant's request to remove this future local connection is provided as Attachment 1. In summary, the future local connection would impact a jurisdictional stream and wetlands. In lieu of providing a future local connection in this location, the Williams Farm PUD is proposing a connection to the west.

**Programmed Projects:**

There are no funded or programmed projects to complete construction of the future local connection across from existing Batchelor Road. If maintained on the Thoroughfare and Collector Street Plan map, this roadway would most likely be constructed as part of private development.

**Staff Recommendation:**

Planning staff recommend supporting the proposed amendment to the Thoroughfare and Collector Street Plan map. The proposed amendments were reviewed with staff from Public Works and Transportation; Fire; Police; and Parks, Recreation, and Cultural Resources. Representative staff indicated no concerns with the proposed amendment. Since Green Level West Road is the planning jurisdiction boundary between the Town of Cary and Town of Apex; Town of Cary staff were also consulted regarding the proposed amendment and indicated they have no concerns.

**Planning Board Recommendation:**

The Planning Board considered the proposed amendments at their June 14, 2021 meeting and unanimously recommended approval.

**Attachment 1:**

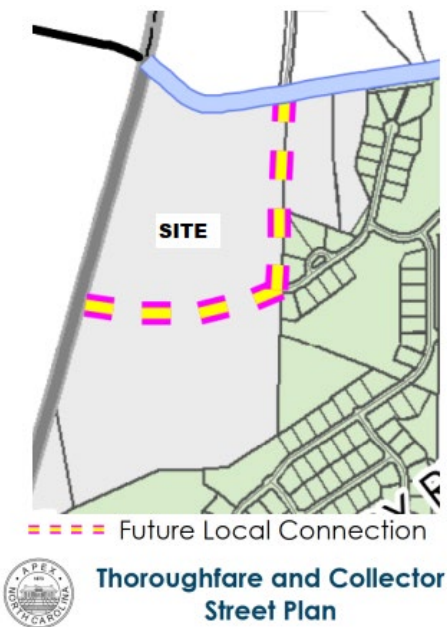
**Memorandum Requesting Amendment provided by Applicants for Rezoning Case 21CZ04, Williams Farm  
Planned Unit Development (PUD)**



Shannon Cox, AICP  
Long Range Planning Manager  
Department of Planning and Community Development  
Town of Apex  
73 Hunter Street  
Apex, NC 27502

Ms. Cox,

As part of the proposed zoning of the Williams Property located at 4525 Green Level West Road, we would like to request that the Advance Apex Thoroughfare and Collector Street Plan be amended. Below is a representation of the adopted Thoroughfare and Collector Street Plan showing a future Local Street connection aligning with Batchelor Road and extending from the end of Hawthorne Woods Road to the western property line of the Williams tract.



Based on the attached preliminary wetlands and stream determination by Soil and Environmental Consultants (02/05/2021), there are significant environmental features that would be impacted by this proposed road alignment. I have superimposed the approximate location of the Local Street over the wetland sketch map so you can see the impacts. Given that the property can be accessed via Hawthorne Woods Road and Green Level Church Road, it is unlikely that these impacts to the streams, wetlands and farm pond would be permitted. We have no problem providing a connection to Hawthorne Wood Road and extending a local stub street to the western property line as part of our PUD CZ zoning.

Thank you for your consideration. Please don't hesitate to contact me should you need additional information.

Sincerely,

Bob Zumwalt, RLA  
Director of Design and Entitlement  
Alliance Group of NC