

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: October 8, 2024

Item Details

Presenter(s): Russell Dalton, Traffic Engineering Manager

Department(s): Transportation and Infrastructure Development

Requested Motion

Motion to approve a Development Agreement between Town of Apex and Beazer Homes for reimbursement of roadway improvements at the intersection of Old US 1 and Friendship Road, authorize the Town Manager, or their designee, to execute the agreement on behalf of the Town, and approve corresponding Budget Ordinance Amendment 3 and Capital Project Ordinance Amendment 2025-2.

Approval Recommended?

Yes

Item Details

Beazer Homes has proposed a plan to construct improvements along Old US 1, Holland Rd, and Friendship Rd to satisfy the transportation zoning commitments associated with the residential phase of The Summit (Holland Road Mixed-Use PUD) project. A portion of that scope of work is beyond the minimum required improvements for The Summit and is proposed to fulfill the Town's commitment to construct turn lanes at the intersection of Old US 1 at Friendship Rd for Pleasant Park Phase 3A.

A Development Agreement is proposed to satisfy the combined transportation requirements of both projects. Beazer Homes will construct the road improvements and receive reimbursement from Apex according to the terms of the Agreement, and the Town will assume responsibility for the traffic signal at Holland Road, to be designed and installed along with a traffic signal at Friendship Road so the two can operate together due to the close proximity. A cost share table is attached. \$200,000 is currently budgeted in the CIP for a reimbursement toward road improvements, so the budget will need to be increased to \$519,000 to cover both the cost share (\$189k) and estimated cost of the traffic signals (\$30k design plus \$300k construction), with Holly Springs anticipated to reimburse Apex up to \$150,253. Costs attributed to Town of Holly Springs are from fee-in-lieu payments directed toward improvements at that intersection, anticipated to be collected from pending development projects in that jurisdiction and reimbursed to Apex by Holly Springs under separate agreement.

Anticipated cost share from Holly Springs is not included in the budget amendment since there is no agreement in place. The Capital Project Ordinance Amendment includes reallocation of \$189,000 already available in the project fund while Budget Ordinance Amendment 3 allocates the remaining \$130,000 from General Fund fund balance.

Attachments

- CN1-A1: Development Agreement - Roadway Improvements Old US 1 and Friendship Rd
- CN1-A2: Cost Share Table - Roadway Improvements Old US 1 and Friendship Rd
- CN1-A3: Budget Ordinance Amendment 3 - Roadway Improvements Old US 1 and Friendship Rd
- CN1-A4: Capital Project Ordinance Amendment 2025-2 - Roadway Improvements Old US 1 and Friendship Rd

