

STAFF REPORT

Rezoning #25CZ23 Horton Park PUD Amendment

June 23, 2026 Town Council Meeting



All property owners, tenants, and neighborhood associations within 500 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0 Jessie Dr & 8252 Smith Rd
Owner: Horton Park Investments, LLC
Applicant: Pablo Reiter, PRMS Investments LLC
Authorized Agents: Jason Barron & Leticia Shapiro, Morningstar Law Group

PROJECT DESCRIPTION:

Acreage: ±16.96
PINs: 0751209246 & 0750493450
Current Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: Yes

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Rural Residential (RR)	Vacant; Gladsong Dr; Single-family (Horton Park)
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Rural Residential (RR)	Single-family
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Rural Residential (RR)	Horton Park Dr; Townhomes; Vacant; Smith Rd
West:	Medium Density Residential-Conditional Zoning (MD-CZ #25CZ09); Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)	Vacant; Single-family (Horton Park)

EXISTING CONDITIONS:

The subject parcels are located within the Horton Park Planned Unit Development which was approved by Town Council on April 17, 2018. The parcels are vacant with existing vegetation.

0 Jessie Drive is west of Horton Park Dr and is classified as “POD 5” in the PUD. The permitted use for POD 5 is townhomes. 8252 Smith Rd is south of Gladsong Dr and is classified as “POD 6” in the PUD. The permitted use for POD 6 is single-family detached. POD 6 was included in the Horton Park Master Subdivision Plan which was approved on September 18, 2018. See Figure 1: Site Location.

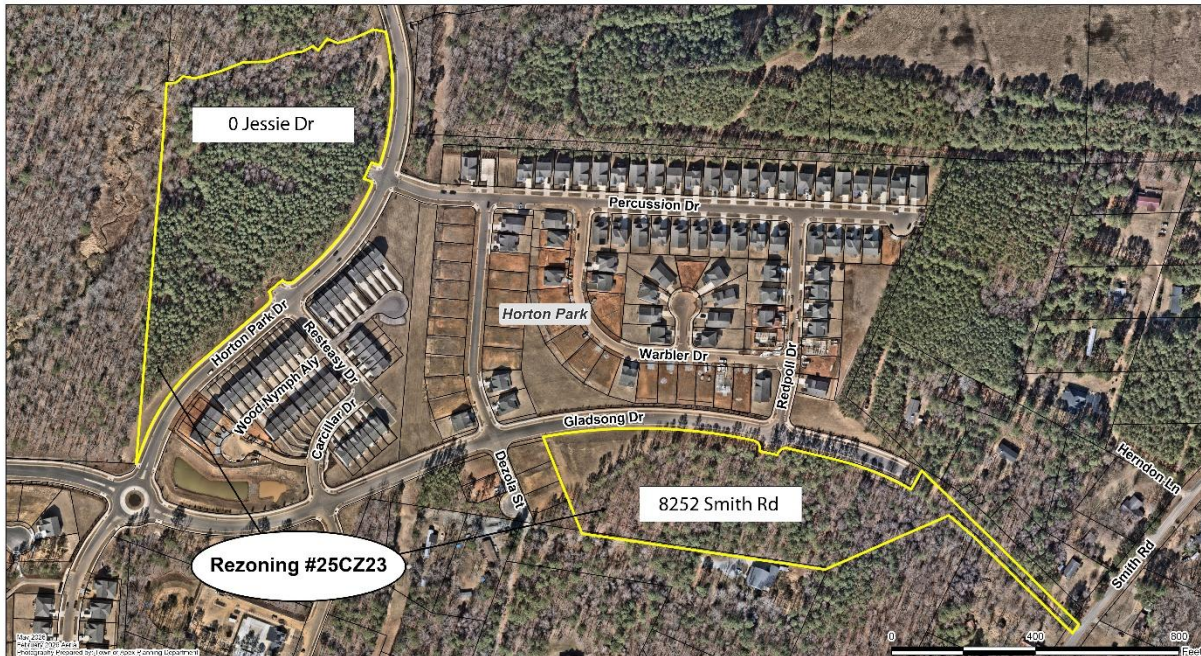


Figure 1: Site Location

NEIGHBORHOOD MEETING:

The applicant conducted the first neighborhood meeting on November 24, 2025, and the second neighborhood meeting on March 23, 2026. The neighborhood meeting reports are 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.

WCPS COORDINATION:

The proposed Horton Park PUD Amendment does not include an increase to the residential density. Therefore, a letter of impact from WCPS was not requested.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS:

This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Section 2.1.9.A.2.a. The rezoning amends zoning conditions which have no environmental impact on a site including, but not limited to, revisions to architectural standards, building height, setbacks, and uses.

BACKGROUND:

The approved Rezoning Case #18CZ04 Horton Park PUD includes phased transportation and road improvement conditions that are generally based on the number of residential units platted. Currently, no more than 250 residential units can be platted before the completion of the following improvements:

- Construction of the north-south Collector from Jessie Drive to Colby Chase Drive (Horton Park Dr);
- the Colby Chase connection from Merion subdivision to Pemberley subdivision;
- the portion of the east-west Major Collector from the north-south Collector to the access for the Dezola Street properties (Gladsong Dr);
- Completion of the east-west Major collector to Smith Rd (Gladsong Dr)

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In addition, no more than 50 additional residential units can be for single-family and townhomes, or 50 additional units and 300 units total) prior to the completion of additional through lanes associated with the NCDOT U-5825 project (Ten Ten Road widening).

At the time of the initial rezoning approval, there was no traffic signal at Smith Rd and Stephenson Rd and the NCDOT U-5825 project was approved in the State Transportation Improvement Plan (STIP) for construction to begin in 2023. Since that time, a traffic signal has been installed at Smith Rd and Stephenson Rd, and many of the road improvements required for this PUD have been installed. The NCDOT U-5825 project has been reprioritized for funding and a schedule for right-of-way, utilities, and/or construction has not been finalized at this time.

PLANNED UNIT DEVELOPMENT PLAN AMENDMENT:

The applicant is proposing amendments to Section 12: Public Facilities and Section 17: Phasing as shown below. The east-west Major Collector road (Gladson Dr) to Smith Rd has not yet been completed. The proposed PUD amendment would allow up to 335 residential units to be platted as part of the “Phase I” improvements of “Option 1” of #18CZ04 Horton Park PUD. The amendment would also allow up to 385 units before NCDOT U-5825 (Ten Ten Road Widening) is complete. Both increases are based on the results of an updated traffic study provided by Kimley-Horn dated September 29, 2025.

There are no other changes proposed to the previously approved rezoning. Deletions are shown with strikethrough, and additions are shown as bold and underlined text.

Section 12: Public Facilities

Transportation:

Following are the Traffic Capacity Zoning Conditions for the project as coordinated between NCDOT, the Town of Apex Transportation Engineering staff, and the project Transportation Engineer (Ramey Kemp & Associates).

The Developer shall coordinate with NCDOT all planned improvements on state maintained roadways. In some cases, zoning conditions are subject NCDOT review and approval and may change to conform to NCDOT approvals. Turn bay storage lengths refer to the length of full width lane provided exclusive of the 100-foot taper in each case. Jessie Drive shall continue as a state maintained roadway for all existing and proposed sections, and the developer shall dedicate the right-of-way pursuant to the current Town of Apex Transportation Plan – Thoroughfare and Collector Street Plan, currently a 100-foot public right of way along all sections of Jessie Drive within the development.

The timing of the roadway improvements will be coordinated with Apex Transportation Staff during the Master Subdivision Plan and Construction Document review based upon the recommendations within the approved Traffic Impact Analysis (TIA) and according to the phasing plan providing in Section 17 – Phasing. The following recommendations are based upon the initial TIA dated May 31, 2017 with Colby Chase Addendum dated August 30, 2017 **and an updated Traffic Study provided by Kimley-Horn dated September 29, 2025.**

US 1 Southbound Ramps / Waterford Green Drive at Center Street

- The Developer shall coordinate with NCDOT and Town staff in order to conduct a signal timing study and implement traffic signal timing modifications within the scope of the closed loop-system for Center Street/Ten-Ten Road, including this intersection, Lufkin Road and Reliance



Avenue. The developer shall be obligated to pursue this effort only once during the development build-out schedule as directed by the Town of Apex Senior Transportation Engineer.

- The Developer shall provide intersection signal timing evaluation and modifications at a time to be determined by the Town of Apex Senior Transportation Engineer within the following schedule: The timing evaluation shall occur after the first Final Plat is recorded and prior to the recorded and prior to the recordation of the Final Plat for no more than 250 dwelling units of single-family and/or townhomes, or the issuance building permits for 250 apartment units, or any combination thereof.

US Northbound Ramps / Lufkin Road at Ten-Ten Road

- The Developer shall construct dual left turn lanes with 400 feet of storage on the US 1 off-ramp, assuming the pending state TIP project west of Reliance Avenue remains on schedule to be constructed after proposed development build-out. Acceleration of the TIP project may result in revised requirements subject to approval by Apex and NCDOT at a later date.
- The Developer shall construct the aforementioned US 1 Northbound Ramp improvements prior to recordation of the Final Plat for 180 dwelling units of single-family and/or townhomes, or the issuance of building permits for 180 apartments units, or any combination thereof.

Reliance Avenue at Ten-Ten Road

- The Developer Shall restripe the eastbound right turn lane as a through-right and provide additional merge length east of the signalized intersection subject to NCDOT requirements.
- The Developer shall construct the improvements at the aforementioned Reliance Avenue/Ten Ten intersection prior to the first Final Plat for single-family and/or townhomes, or the first building permit issuance for the apartments.

Jessie Drive at Ten-Ten Road

- ~~The Developer shall construct a westbound left turn lane with a minimum of 100 feet of storage and appropriate taper prior to the pending state TIP project.~~
- ~~The Developer shall construct an eastbound right turn lane with a minimum of 200 feet of storage and appropriate taper prior to the pending state TIP project.~~
- ~~The Developer shall construct a northbound right turn lane with 100 feet of storage and appropriate taper prior to the pending state TIP project.~~
- ~~The Developer shall monitor this intersection and install a traffic signal if warranted and permitted by NCDOT prior to the pending state TIP project.~~
- ~~The Developer shall construct the improvements at the aforementioned Jessie Drive/Ten Ten intersection prior to the first Final Plat for single family and/or townhomes, or the first building permit issuance for the apartments.~~
- ~~If the traffic signal is not warranted prior to the first Final Plat, the developer shall provide a performance bond for the signal based on an engineer's estimate of final costs. The performance bond shall remain in place for a period of 5 years, or until the last Final Plat for the development, whichever comes first. Once the signal is warranted, the developer shall install the signal within 6 months plus time for any delays due to right-of-way acquisition and utility relocation but not to exceed 12 months.~~

To date, the following improvements have been completed by the Developer:

- **Construct a westbound left-turn lane with a minimum of 100 feet of storage and appropriate**



taper prior to the pending state TIP project.

- **Construct an eastbound right-turn with a minimum of 200 feet of storage and appropriate taper prior to the pending state TIP project.**
- **Construct a northbound right-turn lane with 100 feet of storage and appropriate taper prior to the pending state TIP project.**

The following condition has been added with this PUD update, per the revised Traffic Impact Analysis for phases 1 and 2 completed by Kimley-Horn dated September 29, 2025:

- **The Developer shall install a traffic signal at the intersection of Jessie Drive and Ten-Ten Road prior to platting more than 250 residential lots.**

Smith Road at Ten-Ten Road

- The Developer shall extend the existing westbound left-turn lane to provide a minimum of 350 feet of storage and appropriate taper.
- The Developer shall construct the aforementioned improvements at the Smith Road/Ten Ten intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

Smith Road at Stephenson Road

- The Developer shall construct an eastbound left-turn lane with a minimum of 100 feet of storage and appropriate taper.
- The Developer shall monitor this intersection for installation of all-way stop control and provide for the all-way stop conversation if warranted and permitted by NCDOT.
- The Developer shall construct the aforementioned improvements at the Smith Road/Stephenson Road intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

Smith Road at Dezola Street

- The Developer shall construct a southbound right-turn lane with a minimum of 100 feet of storage and appropriate taper.
- The Developer shall construct and improve Dezola Street to a Major Collector Street Typical section on a 60-foot public right of way for the entire length.
- The Developer shall provide access to existing residential properties on Dezola Street in a manner that avoids residential driveways directly accessing any Major Collector Streets.
- The Developer shall construct the aforementioned improvements at the Smith Road/Dezola Street (aka East-West Collector) intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

East Williams Street at Straywhite Avenue

- The Developer shall monitor the intersection and install a traffic signal if warranted and permitted by NCDOT.
- The Developer shall complete the monitoring period as directed by the Town of Apex Senior Transportation Engineer within the following schedule: The monitoring shall occur after the opening of Colby Chase Drive from the Pemberley subdivision to the Merion Subdivision but no later than the recording of the Final Plat for 250 dwelling units of single-family and/or townhomes, or the issuance of building permits for 250 apartment units, or any combination thereof.



Jessie Drive at Site Drive #1 at the North-South Connector Street

- The Developer shall construct single lane northbound and southbound approaches with stop control, and free-flow eastbound and westbound approaches with 100-foot left turn lanes both directions at both intersections.
- The Developer shall construct the North-South Connector Street to a Minor Collector Street typical section on a 60-foot public right-of-way for the entire length.
- The Developer shall construct the aforementioned improvements at the Jessie Drive/North-South Collector prior to recordation of the first Final Plat for single-family and/or townhomes, or the issuance of the first building permit for the apartments.

The following roadway improvements are internal to the project and do not require NCDOT review or approval. These improvements shall be reviewed with Apex staff to verify compliance with design standards during the zoning, master subdivision, and construction document stages of the project as appropriate. Improvements shall be constructed and platted as the connections are created for each development POD.

North-South Connector Street at Site Drive #2, #3, and Dezola Street

- The Developer shall construct single lane eastbound and westbound approaches with stop control, and single lane northbound and southbound free-flow approaches.

Dezola Street at Site Drive #4

- The Developer shall construct single lane northbound and southbound approaches with stop control, and single lane eastbound and westbound free-flow approaches. Stop control may be reversed subject to future connectivity.

North South Connector Street at Colby Chase Drive

- The Developer shall construct the connection of Colby Chase from Pemberley Subdivision to the Merion Subdivision. The connection of Colby Chase Drive to the state-maintained portion required NCDOT review and approval.
- The Developer shall construct the connection of the north-south connector street to Colby Chase.
- The Developer shall evaluate with Apex staff the option for traffic calming devices along Colby Chase Drive between Pemberley and Merion subdivisions.

Colby Chase Drive Extension

- The Developer agrees not to open Colby Chase Drive to the Merion Subdivision until the North-South Collector Street is constructed and open to the public.

Section 17: Phasing

Residential Development Restrictions:

The residential sections of Horton Park are being restricted by off-site roadway improvements as listed below. No restrictions on the development of the non-residential sections of Horton Park or the adjacent Light Industrial property is identified within this section of the PD Text.

Option 1:

Phase I: No more than ~~250~~ **335** lots shall be platted for single family and townhomes, or ~~250~~ **335** **apartment** units can receive building permits, or any combination thereof (not to exceed ~~250~~ **335** units total) prior to the completion of the off-site roadway improvements identified within



the Traffic Study provided by Kimley-Horn dated September 29, 2025, which replaces the Traffic Study provided by Ramey Kemp & Associates as noted in the PD Text – Section 12. To date, the following improvements have been made as referenced in the Ramey Kemp & Associates Traffic Study: the north-south Collector from Jessie Drive to Colby Chase Drive, the Colby Chase connection from Merion subdivision to Pemberley subdivision, and the portion of the east-west Major Collector from the north-south Collector to the access for the Dezola Street properties. The east-west Major Collector to Smith Road has not been completed.

Phase II: No more than 50 additional residential lots shall be platted for single-family and townhomes, or 50 additional units and ~~300~~ **385** units total) prior to the completion of additional through lanes associated with the NCDOT U-5825 project (Ten Ten Road widening).

Phase III: All remaining residential lots shall not be platted for single-family and townhomes, nor additional apartment units can receive building permits, until the Jessie Drive extension from Highway 55 to Ten Ten Road has been let for construction.

Option 2:

The completion of the extension of Jessie Drive from Highway 55 to Ten Ten Road as a 2-lane roadway section shall release all lots and units within Horton Park from any development timeline restrictions identified in Option 1.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ23 Horton Park PUD Amendment as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on June 8, 2026 and unanimously recommended approval with the conditions offered by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The proposed amendments to the approved PUD-CZ zoning are consistent with the 2045 Land Use Map which classifies the area to be rezoned as Medium Density Residential.

The proposed rezoning is reasonable and in the public interest as it will allow platting of lots and construction of homes within the subject properties (POD 5 and POD 6) based on the results of a revised Traffic Study. Additional conditions have been provided that ensure continued phased improvements with development of the Horton Park PUD while continuing the limitation on residential density prior to the completion of NCDOT U-5825 (Ten Ten Rd widening).

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 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component;
 - (ii) An overall density of 7 residential units per acre or more; or
 - (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
 - b. The installation of a geothermal system for a certain number or percentage of units within the development; or
 - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) *Landscaping*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs*. Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities*. The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
 - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and



- are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
- (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
 - (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
 - h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
 - i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
 - j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
 - k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

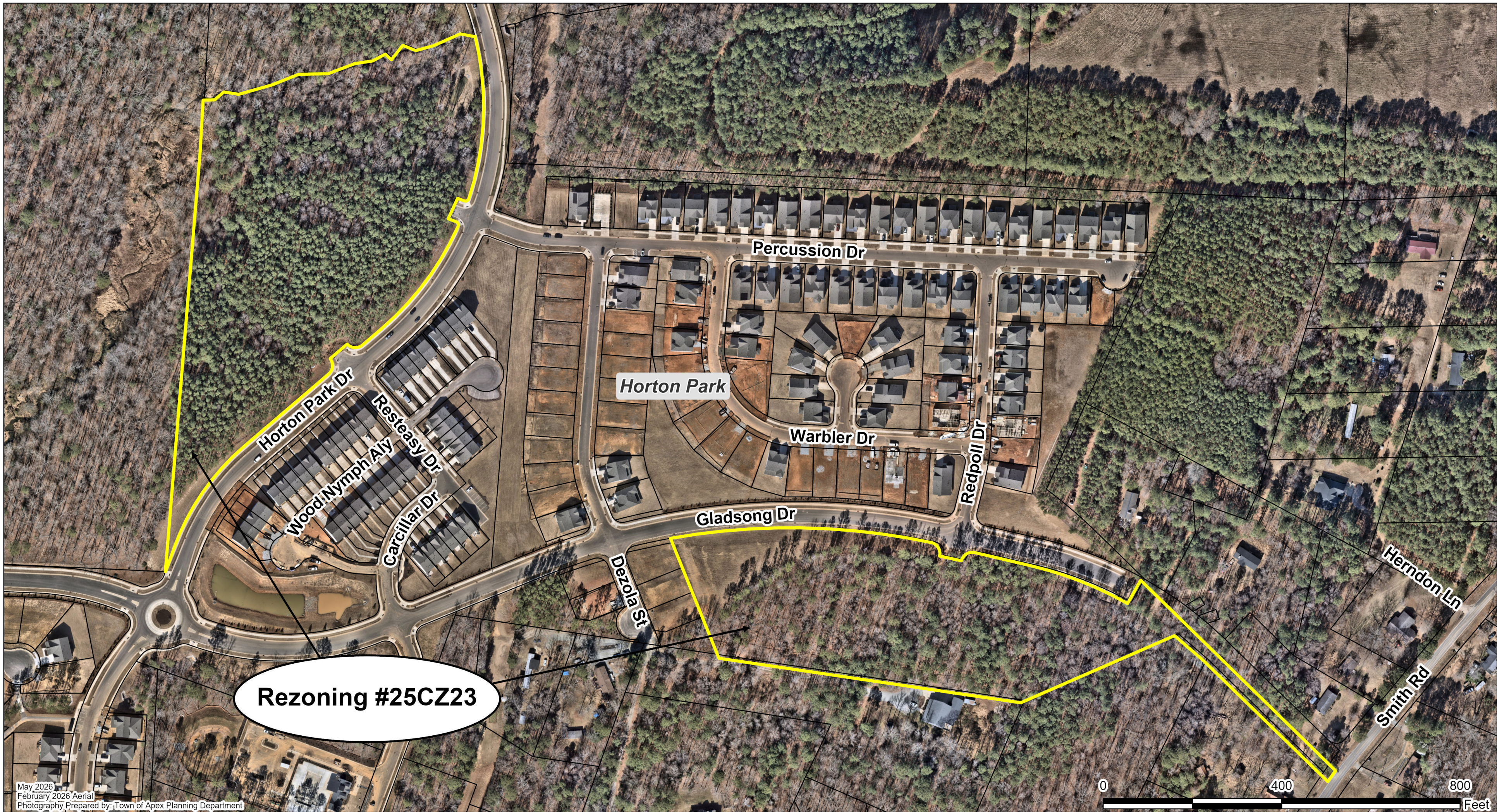
The Town Council shall find the PUD-CZ designation demonstrates compliance with the following standards. Sec. 2.3.3.F:

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.

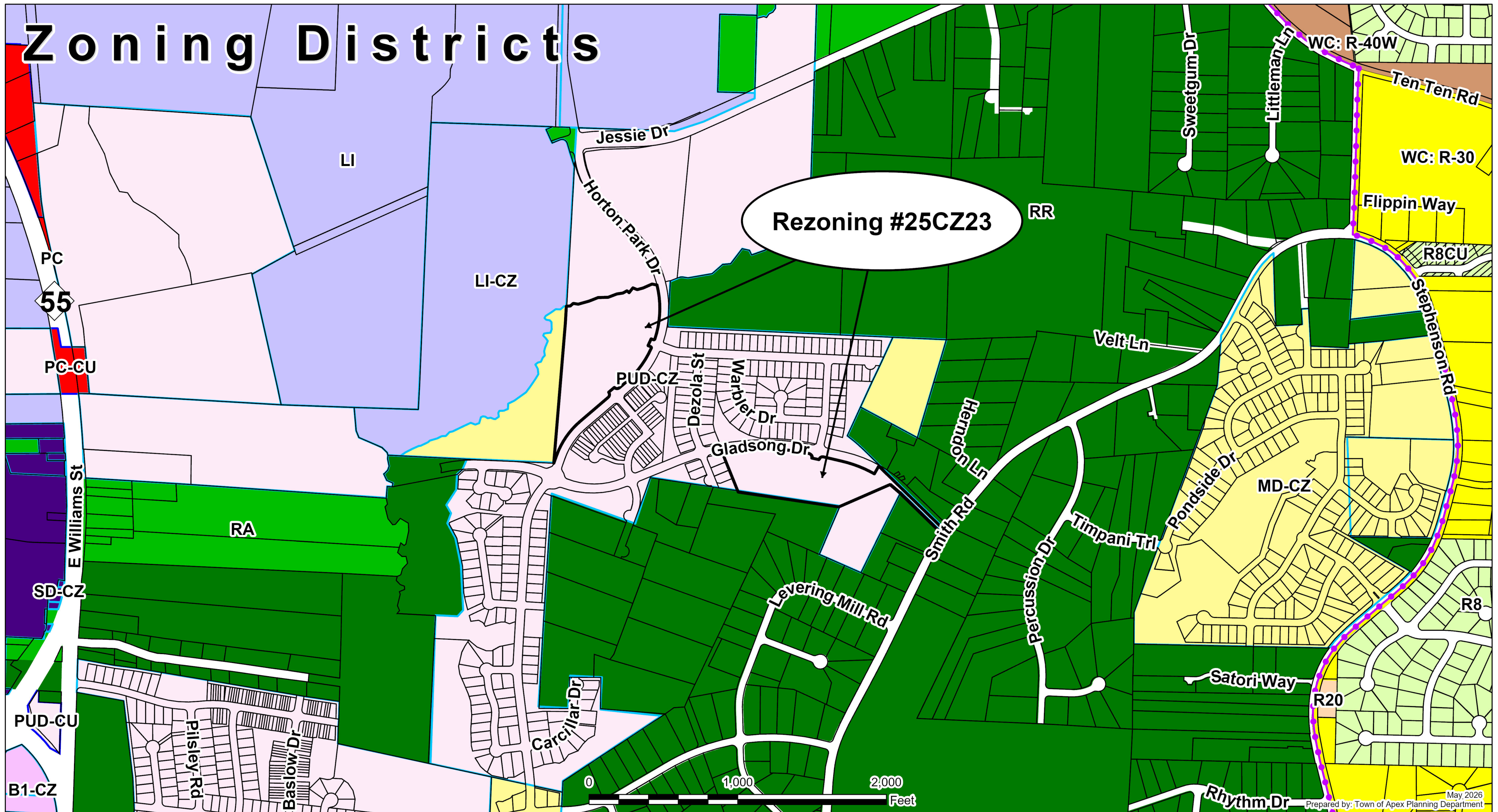


- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service 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.

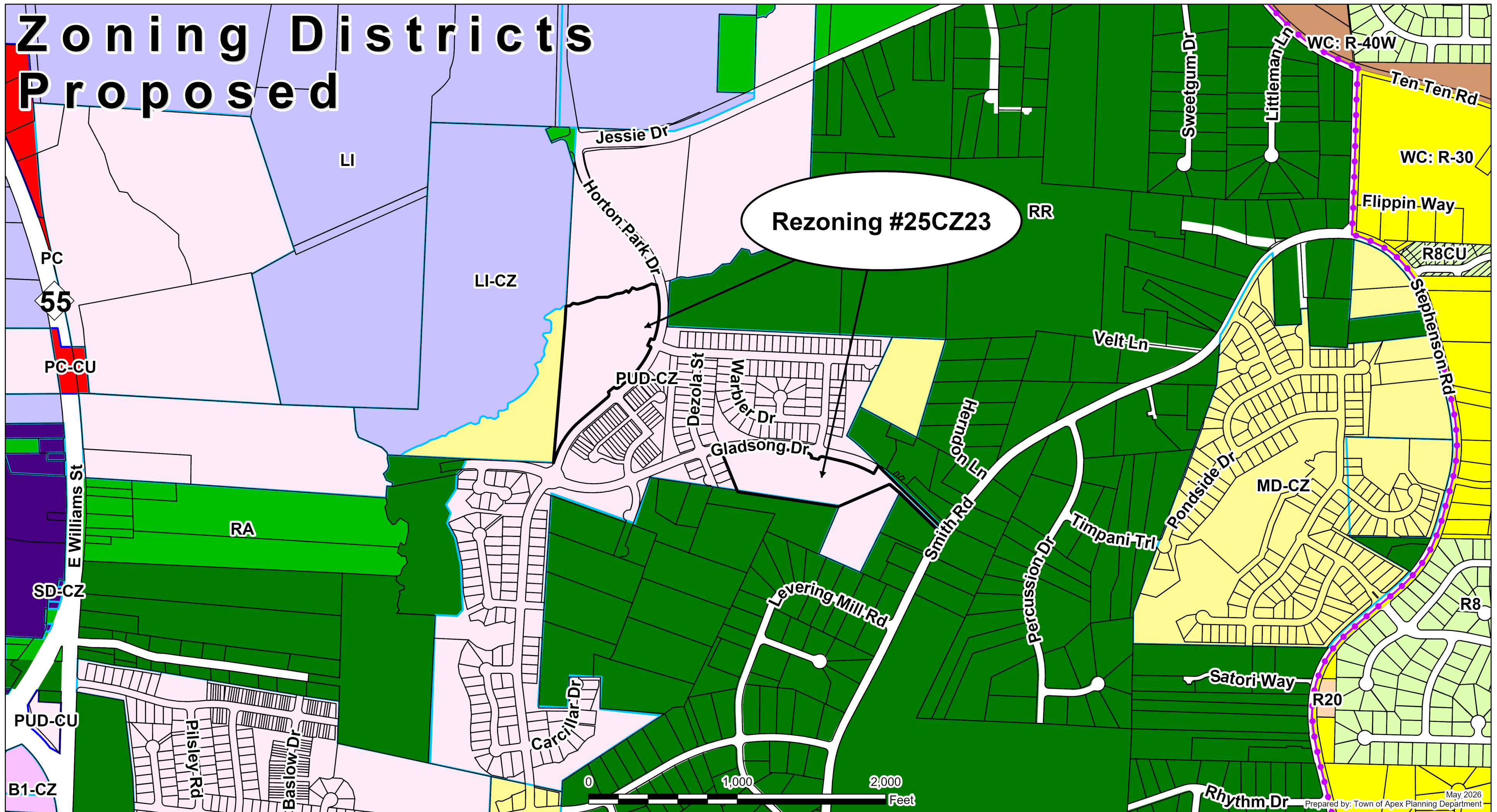


Rezoning #25CZ23

Zoning Districts

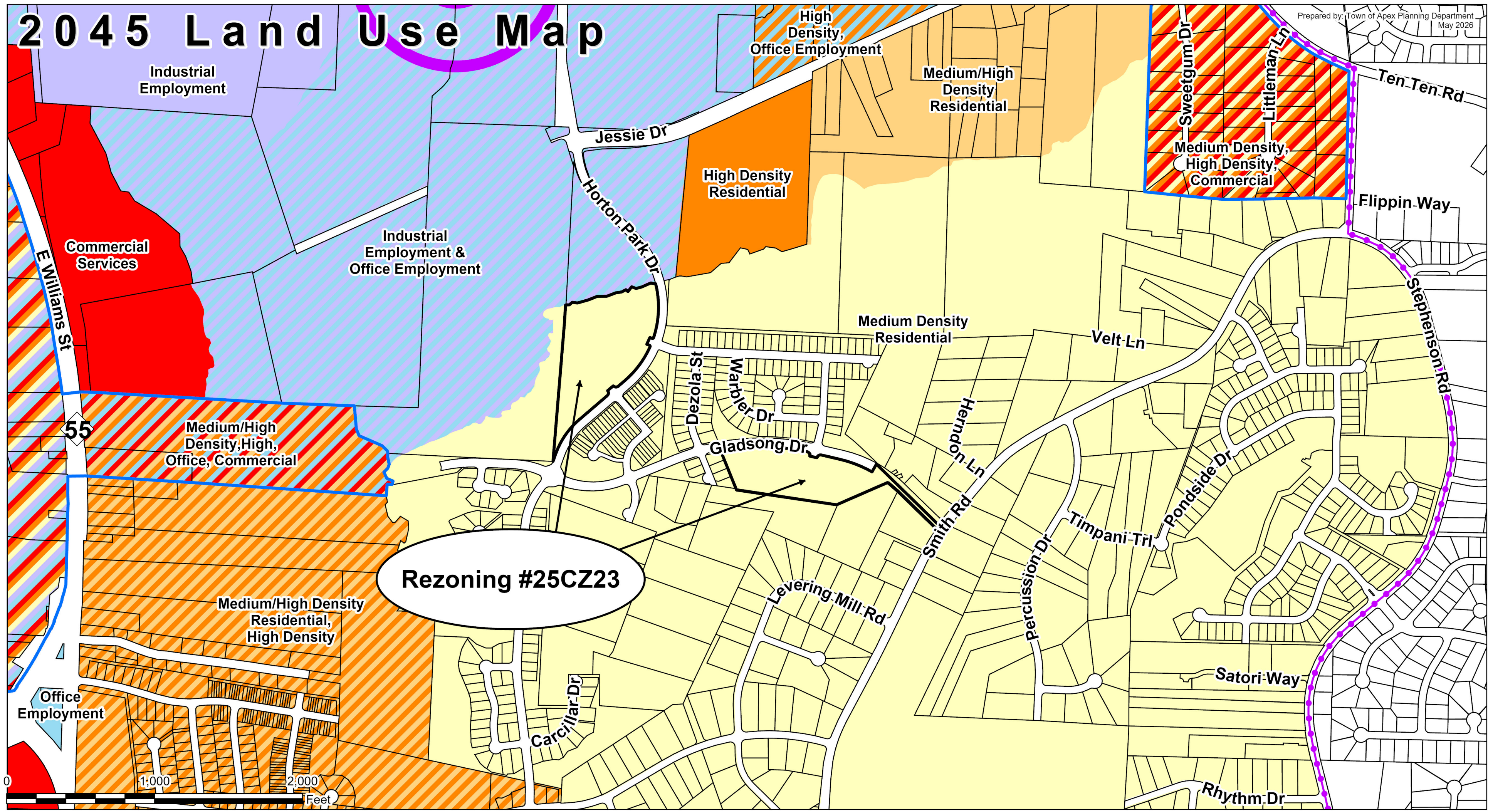


Zoning Districts Proposed



2045 Land Use Map

Prepared by: Town of Apex Planning Department
May 2026



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 #: #25CZ23 Submittal Date: _____
Fee Paid: \$ Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Horton Park PUD Amendment
Address(es): 8252 SMITH RD and 0 JESSIE DR
PIN(s) 0750493450 and 0751209246

_____ Acreage: +/- 17 acres
Current Zoning: PUD-CZ/RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Medium Density Residential, High Density Residential, and Office/Industrial Employment.

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

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

Applicant Information

Name: PRMS Investments LLC c/o Pablo Reiter
Address: 6908 N. Ridge Drive
City: Raleigh State: NC Zip: 27615
Phone: (919) 422-1166 E-mail: pablo@prmsinv.com

Owner Information

Name: HORTON PARK INVESTMENTS LLC
Address: 6908 N. Ridge Drive
City: Raleigh State: NC Zip: 27615
Phone: (919) 422-1166 E-mail: pablo@prmsinv.com

Agent Information

Name: Jason Barron
Address: 434 Fayetteville Street, Suite 2200
City: Raleigh State: NC Zip: 27601
Phone: (919) 590-0371 E-mail: jbarron@morningstarlawgroup.com

Other contacts: Leticia Shapiro, Morningstar Law Group
434 Fayetteville Street, Suite 2200, Raleigh NC 27601
(919) 590-0366; tshapiro@morningstarlawgroup.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: #25CZ23

Submittal Date: _____

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The 2045 Land Use Map designates the property as Medium Density Residential, High Density Residential, and Office/Industrial Employment.

The approved Horton Park PUD is a mixed-use development that is comprised of single-family homes, townhomes, apartments, and non-residential areas. This is an amendment to the original Horton Park PUD wherein property has been developed including lots that have

been platted and sold (approx. 247 units), open space dedicated, property dedicated to NCDOT (Jessie Drive), and internal R/W dedicated to the Town of Apex. The amendment does not change the boundary of the originally approved PUD and is not a density increase. It is a change to a 250 unit cap threshold condition directly related to road improvements that will instead allocate 335 dwelling units to allow development to continue.

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

The Horton Park PUD is located along Jessie Drive, west of Smith Road, north of Colby Chase Drive and east of Middle Creek. The properties

are all currently zoned PUD-CZ. The Town's 2045 Land Use Map designates the properties as Medium Density Residential, High Density

Residential, and Office/Industrial Employment and is adjacent to similarly designated properties. As such, this is the appropriate location for the

uses as previously approved and as shown on the Town's 2045 Land Use Map.

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

The amended PUD will comply with all Supplemental Standards in UDO Section 4.4, if applicable.

PETITION PROCESS INFORMATION

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

The PUD will adhere to the design guidelines within the previously approved PUD documents and all UDO standards for trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration. As previously noted, the adjacent and surrounding uses are compatible with the nature and scale of the approved single-family homes, townhomes, apartments, and non-residential areas of the PUD.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The amended PUD will not have adverse impacts on 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.

To the applicant's knowledge, the amended PUD will not have adverse impacts on public facilities and services to serve the PUD as previously approved.

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.

There will be no adverse impact to health, safety, and welfare related to the amended PUD. The Amendment will allow 335 units (225 Single Family detached and 110 Townhouses) to be allocated now, rather than the current condition capping the dwelling units at 250. This will allow development of the UPD to continue. This original cap was set when access from Horton Park was more constrained. Significant improvements have been made, including multiple points of access from Horton Park.

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

The amended PUD is similar in size, scale, and quality of existing nearby uses. Other conditions provided in the approved PUD text, including buffers, setbacks, and architectural requirements ensure the project is not detrimental to adjacent properties.

PETITION PROCESS INFORMATION

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

The amended PUD will not create a nuisance or hazard due to traffic or noise. A revised traffic study has been submitted with the PUD Amendment application that demonstrates allocating the additional units now to allow development to continue, is appropriate given the significant traffic improvements that have been completed in Horton Park. In addition, the amended PUD is similar in size, scale, and quality to existing in the area.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The amended PUD will comply with all standards required by the UDO and additional standards set forth in the previously approved PUD text which either meets or exceeds the base requirements of the UDO.

#25CZ23

ATTACHMENT A - APPLICATION PROPERTY LIST

#	Property Address	REID	PIN	Deed Acres	Current Zoning	Owner	Owner Mailing Address 1	Ownder Mailing Address 2	Deed Book	Deed Page	Deed Recorded
1	8252 SMITH RD	0033171	0750493450	7.42	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033	019103	00782	7/29/2022
2	0 JESSIE DR	0434123	0751209246	9.97	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033	019103	00782	7/29/2022

AGENT AUTHORIZATION FORM

Application #: #25CZ23

Submittal Date: _____

Pablo Reiter - Manager Horton Park Investments, LLC is the owner* of the property for which the attached application is being submitted:

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

The property address is: See Property List

The agent for this project is: Jason Barron and Leticia Shapiro - Morningstar Law Group
Jeff Roach - Peak Engineering and Design

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

Agent Name:	<u>Jason Barron and Leticia Shapiro</u> <u>Morningstar Law Group</u>	<u>Jeff Roach</u> <u>Peak Engineering and Design</u>
Address:	<u>434 Fayetteville St. Ste. 2200,</u> <u>Raleigh NC 27601</u>	<u>1125 Apex Peakway</u> <u>Apex, NC 27502</u>
Telephone Number:	<u>919-590-0371; 919-590-0366</u>	<u>919-439-0100</u>
E-Mail Address:	<u>jbarron@morningstarlawgroup.com</u> <u>tshapiro@morningstarlawgroup.com</u>	<u>jroach@peakengineering.com</u>

Signature(s) of Owner(s)*



Pablo Reiter - Manager Horton Park Investments, LLC 11-28-2025
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.

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

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Leticia Shapiro for Pablo Reiter - Manager Horton Park Investments, LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at See Property Attachment. and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated See Property Attachment. and recorded in the Wake County Register of Deeds Office on See Property Attachment., in Book See Property Attachment Page See Property Attachment.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on See Property Attachment., Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on See Property Attachment., no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 1st day of December, 2025.

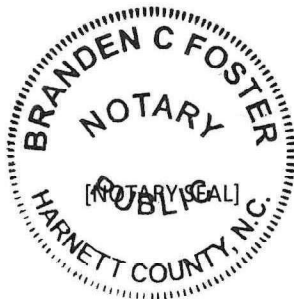


(seal)

Leticia Shapiro for Pablo Reiter - Manager Horton Park Investments, LLC
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Harnett, hereby certify that Leticia Shapiro, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NA, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Branden C Foster
Notary Public
State of North Carolina
My Commission Expires: December 12, 2028

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #:

Submittal Date:

Insert legal description below.

PIN: 0750493450

COMMENCING AT THE NORTHEAST PROPERTY CORNER OF LOT 504 OF HORTON PARK PHASE 2 AS SHOWN IN BOOK OF MAPS 2025 PAGES 1014-1019 THENCE, N 22° 00' 51.0" W FOR A DISTANCE OF 10.22 FEET TO THE POINT OF BEGINNING; THENCE RUNNING THE FOLLOWING CALLS:
 ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1528.18 FEET AND A 583.39 FEET CHORD WITH BEARING S89°14'34"E, AN ARC DISTANCE OF 586.99 FEET TO A POINT;
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET AND A 35.94 FEET CHORD WITH BEARING S32°17'26"E, AN ARC DISTANCE OF 40.10 FEET TO A POINT;
 THENCE S77°57'09"E, 50.02 FEET TO A POINT;
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET AND A 35.18 FEET CHORD WITH BEARING N58°22'23"E, AN ARC DISTANCE OF 39.02 FEET TO A POINT;
 THENCE S76°54'41"E, 129.05 FEET TO A POINT;
 THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 820.00 FEET AND A 231.99 FEET CHORD WITH BEARING S68°46'45"E, AN ARC DISTANCE OF 232.77 FEET TO A POINT;
 THENCE N29°21'11"E, 60.00 FEET TO A POINT;
 THENCE S45°43'33"E, 609.19 FEET TO A POINT;
 THENCE S35°48'35"W, 30.00 FEET TO A POINT;
 THENCE N45°43'02"W, 390.98 FEET TO A POINT;
 THENCE N49°11'07"W, 84.76 FEET TO A POINT;
 THENCE S66°35'11"W, 375.96 FEET TO A POINT;
 THENCE N81°28'30"W, 684.76 FEET TO A POINT;
 THENCE N22°00'51"W, 280.53 FEET TO THE POINT OF BEGINNING.
 CONTAINING 304,124.07 SQUARE FEET, MORE OR LESS.

PIN# 0751209246

BEGINNING AT THE SOUTHWEST MOST PROPERTY CORNER OF "LOTS O & P" AS SHOWN IN BOOK OF MAPS 2024 PAGES 1931-1946, THENCE RUNNING THE FOLLOWING CALLS:
 N4°44'10"E, 946.02 FEET TO A POINT;
 THENCE N3°19'27"E, 114.19 FEET TO A POINT;
 THENCE N88°25'14"E, 25.83 FEET TO A POINT;
 THENCE N49°14'56"E, 27.25 FEET TO A POINT;
 THENCE S80°49'05"E, 33.65 FEET TO A POINT;
 THENCE N74°14'18"E, 76.44 FEET TO A POINT;
 THENCE N68°27'28"E, 65.09 FEET TO A POINT;
 THENCE N88°37'23"E, 66.65 FEET TO A POINT;
 THENCE N69°14'14"E, 63.62 FEET TO A POINT;
 THENCE N81°19'05"E, 40.58 FEET TO A POINT;
 THENCE N62°00'44"E, 32.18 FEET TO A POINT;
 THENCE S46°52'03"E, 18.58 FEET TO A POINT;
 THENCE N38°06'11"E, 41.22 FEET TO A POINT;
 THENCE S68°05'04"E, 31.37 FEET TO A POINT;
 THENCE N74°43'15"E, 41.26 FEET TO A POINT;
 THENCE N66°10'28"E, 65.72 FEET TO A POINT;
 THENCE S78°50'46"E, 31.14 FEET TO A POINT;
 THENCE N70°07'44"E, 2.42 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 655.00 FEET AND A 364.35 FEET CHORD WITH BEARING S2°10'02"W, AN ARC DISTANCE OF 369.22 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 8.00 FEET AND A 11.51 FEET CHORD WITH BEARING S64°20'28"W, AN ARC DISTANCE OF 12.85 FEET TO A POINT;
 THENCE N69°38'01" WEST, 15.90 TO A POINT;
 THENCE S24°32'45" WEST, 50.21 TO A POINT;
 THENCE S69°38'01"E, 18.54 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 8.00 FEET AND A 11.68 FEET CHORD WITH BEARING S22°43'53"E, AN ARC DISTANCE OF 13.09 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 655.00 FEET AND A 286.52 FEET CHORD WITH BEARING S36°48'17"W, AN ARC DISTANCE OF 288.86 FEET TO A POINT;
 THENCE S49°26'19" WEST, 55.76 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET AND A 34.64 FEET CHORD WITH BEARING N86°42'27"W, AN ARC DISTANCE OF 38.27 FEET TO A POINT;
 THENCE S49°26'19" WEST, 50.04 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET AND A 34.64 FEET CHORD WITH BEARING S5°35'5"W, AN ARC DISTANCE OF 38.27 FEET TO A POINT;
 THENCE S49°26'19" WEST, 249.22 FEET TO A POINT;
 THENCE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 540.00 FEET AND A 277.37 FEET CHORD WITH BEARING S34°33'26"W, AN ARC DISTANCE OF 280.51 FEET TO A POINT;
 THENCE S19°40'32"W, 55.86 FEET;
 THENCE N87D20'7"W, 0.53 FEET TO THE POINT OF BEGINNING.
 CONTAINING 434,630 SQUARE FEET, MORE OR LESS.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: Previously approved see Town of Apex Rezoning Case #17CZ19 & #18CZ04.

Nearest intersecting roads: _____

Wake County PIN(s): _____

Township: _____

Contact Information (as appropriate)

Contact person: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: _____

2nd Choice (*Optional*): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff Date

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Wake County Approval Date: _____

Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

Information:

Description of location: See previously approved Town of Apex Rezoning Case #17CZ19 & #18CZ04.

Nearest intersecting roads: _____

Wake County PIN(s): _____

Township: _____

Contact information (as appropriate)

Contact person: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

of roads to be named: _____

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name Suffix

Hunter Street

- 1 See previously approved Town of Apex Rezoning 11 _____
- 2 Case #17CZ19 & #18CZ04. 12 _____
- 3 _____ 13 _____
- 4 _____ 14 _____
- 5 _____ 15 _____
- 6 _____ 16 _____
- 7 _____ 17 _____
- 8 _____ 18 _____
- 9 _____ 19 _____
- 10 _____ 20 _____

TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

WAKE COUNTY STAFF APPROVAL:

GIS certifies that _____ names indicated by checkmark are approved.

Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____ Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Horton Park PUD

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

PRMS Investments LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: PRMS Investments LLC

TOWN OF APEX

BY:  _____
Authorized Agent

BY: _____
Authorized Agent

DATE: 11-28-2025

DATE: _____

#25CZ23
NOTICE OF 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.

11/10/2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 See Attachment A See Attachment A

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, or “Convenience store with gas sales”	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input checked="" type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

Rezone for the purpose of amending the Horton Park Planned Unit development to remove a dwelling unit cap to increase the total allowed units.

Estimated submittal date: December 1, 2025

MEETING INFORMATION:

Property Owner(s) name(s): See Attachment A
 Applicant(s): PRMS Investments, c/o Leticia Shapiro, Morningstar Law Group (attorney)
 Contact information (email/phone): tshapiro@morningstarlawgroup.com
 Meeting Address: https://morningstarlaw.group/11242025.mtg
 Date/Time of meeting**: November 24, 2025, 5:30pm - 6:30pm
 Welcome: 5:30pm - 5:35pm Project Presentation: 5:35pm - 5:45pm Question & Answer: 5:45pm-6:30pm

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Horton Park PUD Amendment Zoning: See Attachment A

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: See Attachment A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: PRMS Investments LLC

Address: 6908 N. Ridge Dr.

City: Raleigh State: NC Zip: 27615

Phone: _____ Fax: _____ Email: pablo@prmsinv.com

Engineer: Jeff Roach, Peak Engineering & Design PLLC

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: (919) 439-0100 Fax: _____ Email: jroach@peakengineering.com

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	Water Resources	919-362-8166
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

How to Participate in the November 24, 2025 Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to <https://morningstarlaw.group/11242025.mtg> to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:

Dial one of the following numbers:

- +1 301 715 8592
- +1 305 224 1968
- +1 309 205 3325
- +1 312 626 6799
- +1 646 931 3860
- +1 929 436 2866
- +1 253 205 0468
- +1 253 215 8782
- +1 346 248 7799
- +1 360 209 5623
- +1 386 347 5053
- +1 507 473 4847
- +1 564 217 2000
- +1 669 444 9171
- +1 669 900 6833
- +1 689 278 1000

Webinar ID: 834 2827 5916

Passcode: 176754

- For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you may call Branden Foster at **(919) 590-0353** or email

bfoster@morningstarlawgroup.com prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **bfoster@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **bfoster@morningstarlawgroup.com**.

REGISTRATION QR



Attachment A

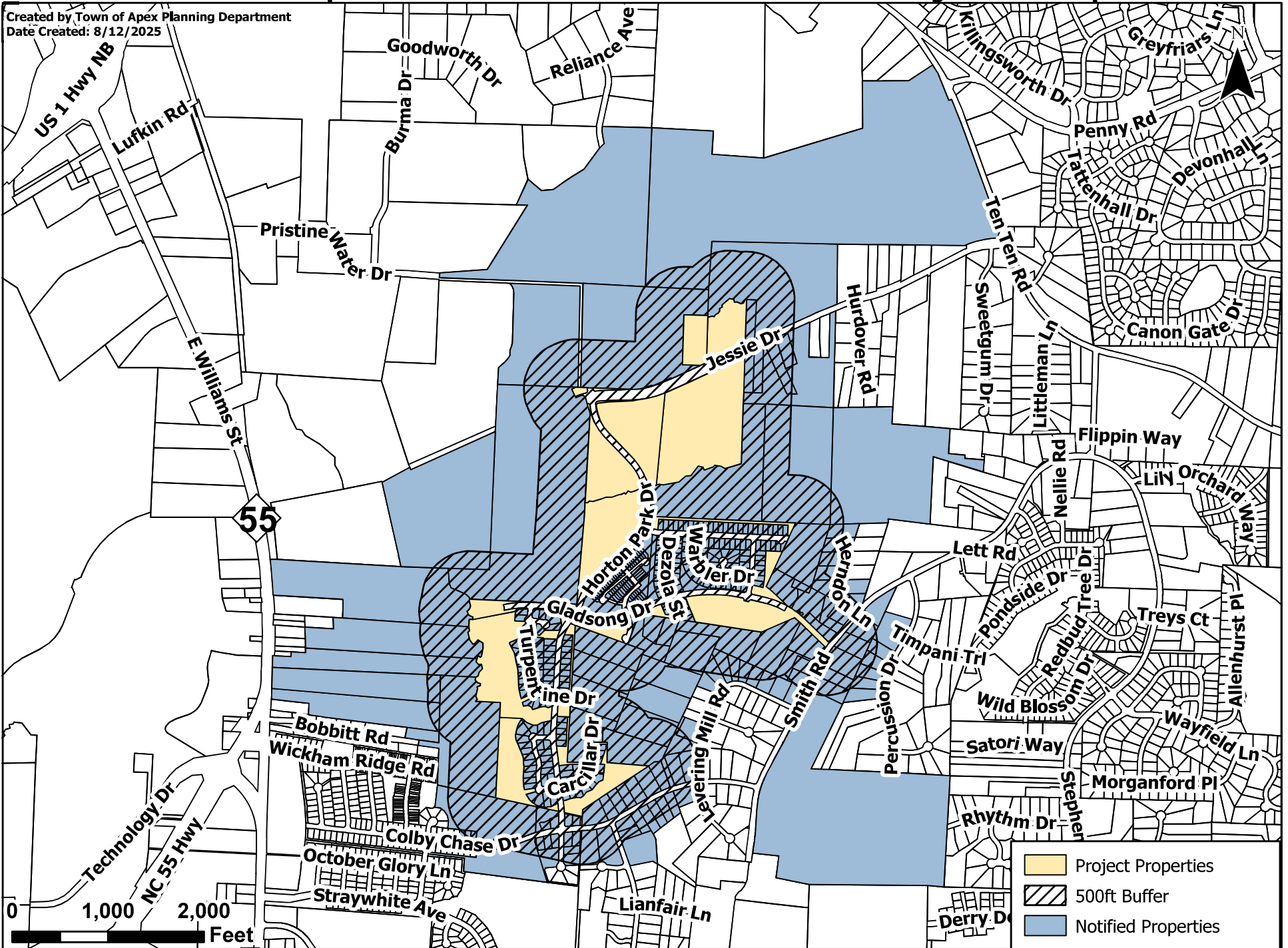
PIN	Site Address	Owner Name and Address	Current Zoning	Proposed Zoning
0751328256	5112 Jessie Drive	MFW INVESTMENTS LLC 2702 EMERALD DR EMERALD ISLE NC 28594-6525	RA	PUD
0751421387	5100 Jessie Drive	MFW INVESTMENTS LLC 2702 EMERALD DR EMERALD ISLE NC 28594-6525	PUD	PUD
0751217785	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0751311392	5220 Jessie Drive	STEPHENS ENTERPRISES LLC 319 CHAPANOKE RD STE 102 RALEIGH NC 27603-3433	PUD	PUD
0751216742	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	RA	RA
0751217546	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	RA/PUD	RA/PUD
0751217477	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0751219622	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0751318399	5101 Jessie Drive	HORTON PARK MF LLC PO BOX 6327 RALEIGH NC 27628-6327	PUD	PUD
0751303685	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0751401327	0 Percussion Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0751209246	0 Jessie Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD

#25CZ23

0750496718	0 Gladsong Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750493450	8252 Smith Road	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750394462	0 Gladsong Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750299215	0 Gladsong Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	RA/PUD	RA/PUD
0750294489	0 Gladsong Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750196496	0 Smith Road	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	RR	RR
0750188877	0 Gladsong Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	RR/PUD	RR/PUD
0750295211	0 Horton Park Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750284482	0 Horton Park Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750275916	0 Horton Park Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750179831	0 Horton Park Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD
0750278682	0 Horton Park Drive	HORTON PARK INVESTMENTS LLC 6908 N RIDGE DR RALEIGH NC 27615-7033	PUD	PUD

Notified Properties within 500ft of the Project Properties

Created by Town of Apex Planning Department
 Date Created: 8/12/2025



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: Online
 Date of meeting: November 24, 2025 Time of meeting: 5:30 pm
 Property Owner(s) name(s): See Attachment A
 Applicant(s): PRMS Investments, c/o Leticia Shapiro, Morningstar Law Group (attorney)

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Adolfo E Pulido				
2.	Sydney Asencio				
3.	Osiris Reyes Blancas				
4.	Hunter Muse				
5.	Robert Heise				
6.	Nicholas McAllister				
7.	Erika Hijazin				
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

First Neighborhood Meeting Report | Horton Park PUD Amendment

Date: November 24, 2025

The applicant opened the meeting and presented the proposed rezoning for the Horton Park Planned Unit Development Amendment. The applicant provided a presentation that discussed the purpose of the rezoning, the rezoning process, and the items being amended.

Key Topics Discussed:

Proposed Amendment Details

- The amendment would change a condition limiting development to 250 dwelling units prior to the widening of Ten Ten Road.
- The request is to increase this cap to 335 dwelling units (225 single family and 110 townhomes) in order for development to continue.
- This is not an increase to the total number of units in the full development (approximately 800 units), it is a change to the number of units that can be allocated for development.
- The original cap was set when access from Horton Park was more constrained than it is today.

Development Locations

- The additional development would occur in two interior areas of Horton Park.
- Approximately 25 lots east of the central roundabout.
- Approximately 65-70 townhomes north of the roundabout.
- The development will facilitate completion of the connection to Smith Road, providing another access point.

Traffic Considerations & Road Improvements

- Since the original rezoning, multiple access points have been added, including Production Drive connecting to Reliance and NC-55.
- Horton Park has already made significant road improvements:
- Added a second left turn lane from US-1 to Ten Ten Road
- Implemented additional improvements on Ten Ten between Lufkin and Reliance
- Submitted a signal warrant analysis for the Ten Ten/Jesse intersection
- The NCDOT timeline for Ten Ten Road widening has been repeatedly pushed back and is not currently programmed in the next 3-5 years.

- Jesse Drive improvements are planned by the Town of Apex with construction beginning in summer 2026.

Community Concerns

- Residents expressed concern about continued development without Ten Ten Road widening.
- Questions were raised about construction traffic through Marion subdivision, which was supposed to be prevented.
- The team explained that the Town of Apex required the barricades to be removed for emergency services access.
- One resident expressed concern that information about planned townhomes in Pod 5 wasn't disclosed prior to home purchase.

Rezoning Process Timeline

- The team has completed the pre-application meeting and this first neighborhood meeting.
- Anticipated submittal date is December 1st.
- After submission, there will be staff review, a second neighborhood meeting, review by Planning Board, and finally Town Council decision.

Specific Question and Answer Session

Do you know the DOT's timeline to expand Ten-Ten?

Response:

The comprehensive widening of Ten-Ten Road has been pushed and isn't planned in the next three to five years, based on the information that on the NCDOT website.

What is to prevent the developer from asking for more units until the max units are allowed and no work happens on Ten-Ten?

Response:

We would have to come in for a rezoning again if we wanted to raise the unit count.

Is there any plans to expand/widen Colby Chase Dr?

Response:

No.

Can you clarify your statement that this is not an addition of more units? What is the difference between continuing development and increasing a dwelling cap?

Response:

Instead of 250 being the number of units allocated for development, we are asking for 335 units to be allocated in order to continue moving forward with development. We're not asking to increase the dwelling unit count in total. We are asking for those units to be allocated now so we can continue development.

If the cap is increased, in which areas of the neighborhood will the additional lots be developed?

Response:

There is an East-West collector street near a roundabout in Horton Park; twenty-five lots on this road exceeded the current 250-unit cap. Additionally, 65 to 70 townhomes are planned, aiming for a total of 335 units.

Response:

I get you are not asking for new units, but you are asking for units sooner than Ten-Ten being expanded. The concern is more and more units and no change with Ten-Ten. This is one of the main concerns.

Response:

The initial traffic study did not consider additional connectivity north of Jesse Drive. Horton Park has been required to make significant improvements, including a second left turn lane and traffic signal modifications at US1 and Ten Ten Road. A signal warrant analysis has been submitted for the intersection of Ten Ten at Jesse. The project has paid for a traffic signal installation, pending approval from the town and D.O.T.

The construction of Production Drive up to Reliance and connections via Pristine Water Drive and Burma Drive partially fulfill the original zoning requirements for a connection to NC55. Additionally, the East-West road to Smith Road will be completed, likely reducing traffic on Colby Chase Drive.

There is heavy construction traffic in Merion. The deal with the developer originally was zero construction traffic in Merion. There are signs to redirect the construction traffic, but none of the subs pay attention. What can be done to make sure construction traffic out of Merion?

Response:

The original agreement was to keep Colby Chase Drive closed into Marion until the developer built the road. Barricades were left up and the road was dedicated to the Town of Apex. The Town made the decision to remove them. The goal was to improve emergency service access. Best thing to do about this is to call the either Apex planning or Apex transportation department.

We have called and they are not responsive to help. We did not want the road open.

Response:

No response provided.

When is Jessie going to connect to 55?

Response:

That is a great question. There are projects in the area that are looking at the Jessie Drive extension so private development could speed the extension of Jessie Drive.

Who has to pay for the Jessie drive connection to 55?

Response:

If the town of Apex undertakes a project, it may be funded through taxes or a transportation bond. There are multiple projects between NC55 and Jesse Drive that may contribute to funding parts of it.

Can you share a graphic for the full development plan of 800 units? As well as the increase in dwelling cap for this piece?

Response:

The applicant provided a visual that answered this question for the participant.

The western part of Horton Park Dr in Pod 5 directly impacts my lot/value. Why wasn't this information shared prior to purchase/given to the sales team at DR Horton?

Response:

We can't answer that question. DR Horton bought land from the applicant and built their community.

Does this also include some commercial development, or is it?

Response:

Currently residential.

Are they considering leaving some trees?

Response:

Original tree save requirements remain unchanged.

Is it solely a Town of Apex decision on that, or are there any other?

Response:

The Town of Apex staff, Planning Board, and Town Council will review the request. Public hearing notices will be sent to those living within 500 feet of the rezoning.

Is it the same Builder, or is it going to be a mix of different?

Response:

It's uncertain at this time.

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, Leticia Shapiro, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at online (location/address) on November 24, 2025 (date) from 5:30 pm (start time) to 6:30 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.

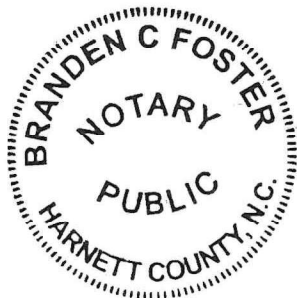
12/1/25
Date


By: 

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Branden C Foster, a Notary Public for the above State and County, on this the 1st day of December, 2025.

SEAL




Notary Public
Branden C Foster
Print Name

My Commission Expires: December 12, 2028

Applicant Clarification/Additional Language:

See previously approved PUD - Town of Apex Rezoning Case #17CZ19 & #18CZ04. This is a previously approved PUD that is exempt from the Environmental Advisory Board pursuant to UDO Section 2.1.9 (A)(2)(a).

2.1.9 Apex Environmental Advisory Board

A) Powers and Duties

The Environmental Advisory Board shall have the following powers and duties under the provisions of this Ordinance:

- 1) Advise the Planning Committee of the Apex Town Council regarding suggested changes to the Unified Development Ordinance related to the impacts of development upon the natural environment.
- 2) Review, with applicants, during the staff review phase of a proposal, certain requests for conditional rezoning and recommend zoning conditions to the applicant and Town Council that will mitigate anticipated impact to the natural environment as a result of the project under consideration. The following conditional rezoning requests shall be exempt from review by this Board:
 - a) Rezonings to amend zoning conditions which have no environmental impact on a site including but not limited to revisions to architectural standards, building height, setbacks, and uses;
 - b) Rezonings to resolve nonconformities;
 - c) Rezonings of 10 acres or less; and
 - d) Rezonings within the Small Town Character Overlay District.

Additional Board Recommendations:

NOTICE OF 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.

March 9, 2026

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
See Attachment A See Attachment A

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

Rezone for the purpose of amending the Horton Park Planned Unit Development to update transportation conditions.

Estimated submittal date: Application filed 12/1/2025

MEETING INFORMATION:	
Property Owner(s) name(s):	<u>See Attachment A</u>
Applicant(s):	<u>PRMS Investments, c/o Leticia Shapiro, Morningstar Law Group (attorney)</u>
Contact information (email/phone):	<u>tshapiro@morningstarlawgroup.com/919-590-0366</u>
Meeting Address:	<u>https://morningstarlaw.group/03232026 Zoom Platform</u>
Date/Time of meeting**:	<u>March 23, 2025, 5:30pm - 6:30pm</u>
Welcome:	<u>5:30pm - 5:35pm</u>
Project Presentation:	<u>5:35pm - 5:45pm</u>
Question & Answer:	<u>5:45pm-6:30pm</u>

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Horton Park PUD Amendment Zoning: See Attachment A

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: See Attachment A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: PRMS Investments LLC

Address: 6908 N. Ridge Dr.

City: Raleigh State: NC Zip: 27615

Phone: _____ Fax: _____ Email: pablo@prmsinv.com

Engineer: Jeff Roach, Peak Engineering & Design PLLC

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: (919) 439-0100 Fax: _____ Email: jroach@peakengineering.com

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	Water Resources	919-362-8166
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

ATTACHMENT A - PROPERTY LIST

#	Property Address	PIN	Deed Acres	Current Zoning	Owner	Owner Mailing Address 1	Owner Mailing Address 2
1	0 HORTON PARK DR	0750179831	5.3	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
2	0 HORTON PARK DR	0750275916	0.73	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
3	0 HORTON PARK DR	0750278682	3.63	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
4	5100 JESSIE DR	0751421387	4.55	PUD-CZ	MFV INVESTMENTS LLC	2702 EMERALD DR	EMERALD ISLE NC 28594-6525
5	0 GLADSONG DR	0750394462	0.57	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
6	8252 SMITH RD	0750493450	7.42	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
7	0 GLADSONG DR	0750392314	0.16	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
8	0 GLADSONG DR	0750394802	0.99	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
9	0 GLADSONG DR	0750398713	0.89	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
10	0 GLADSONG DR	0750496718	1.43	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
11	0 DEZOLA ST	0750495371	3.84	PUD-CZ	HORTON, KIMBERLY A HORTON, LOOMIS III	4801 SW 202ND AVE	SOUTHWEST RANCHES FL 33332-1033
12	0 JESSIE DR	0751209246	9.97	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
13	0 PERCUSSION DR	0751401327	1.22	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
14	0 PERCUSSION DR	0750393817	1.37	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
15	0 CARCILLAR DR	0750298468	1.61	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
16	0 GLADSONG DR	0750188877	11.98	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
17	0 GLADSONG DR	0750294489	0.1	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
18	0 HORTON PARK DR	0750295211	0.5	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
19	5101 JESSIE DR	0751318399	19.74	PUD-CZ	HORTON PARK MF LLC	PO BOX 6327	RALEIGH NC 27628-6327
20	5220 JESSIE DR	0751311392	15.47	PUD-CZ	STEPHENS ENTERPRISES LLC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433
21	0 HORTON PARK DR	0750284482	0.55	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
22	0 GLADSONG DR	0750299215	1.61	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
23	0 JESSIE DR	0751217477	0.01	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
24	0 JESSIE DR	0751217546	0.03	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
25	0 JESSIE DR	0751303685	0.06	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033

HOW TO PARTICIPATE IN THE MARCH 23, 2026, NEIGHBORHOOD MEETING

To participate by PC, Mac, or iPad device, go to <https://morningstarlaw.group/03232026> to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.) You may also scan the registration QR Code to register.

- Upon Registration, you Will receive a confirmation email with instructions on how to Access the meeting
- To attend the meeting via phone,
- Dial one of the following numbers:

Dial one of the following numbers:

- +1 301 715 8592
- +1 305 224 1968
- +1 309 205 3325
- +1 312 626 6799
- +1 646 931 3860
- +1 929 436 2866
- +1 253 205 0468
- +1 253 215 8782

REGISTRATION QR CODE



Webinar ID: 880 6940 1676

Passcode: 814227

- For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

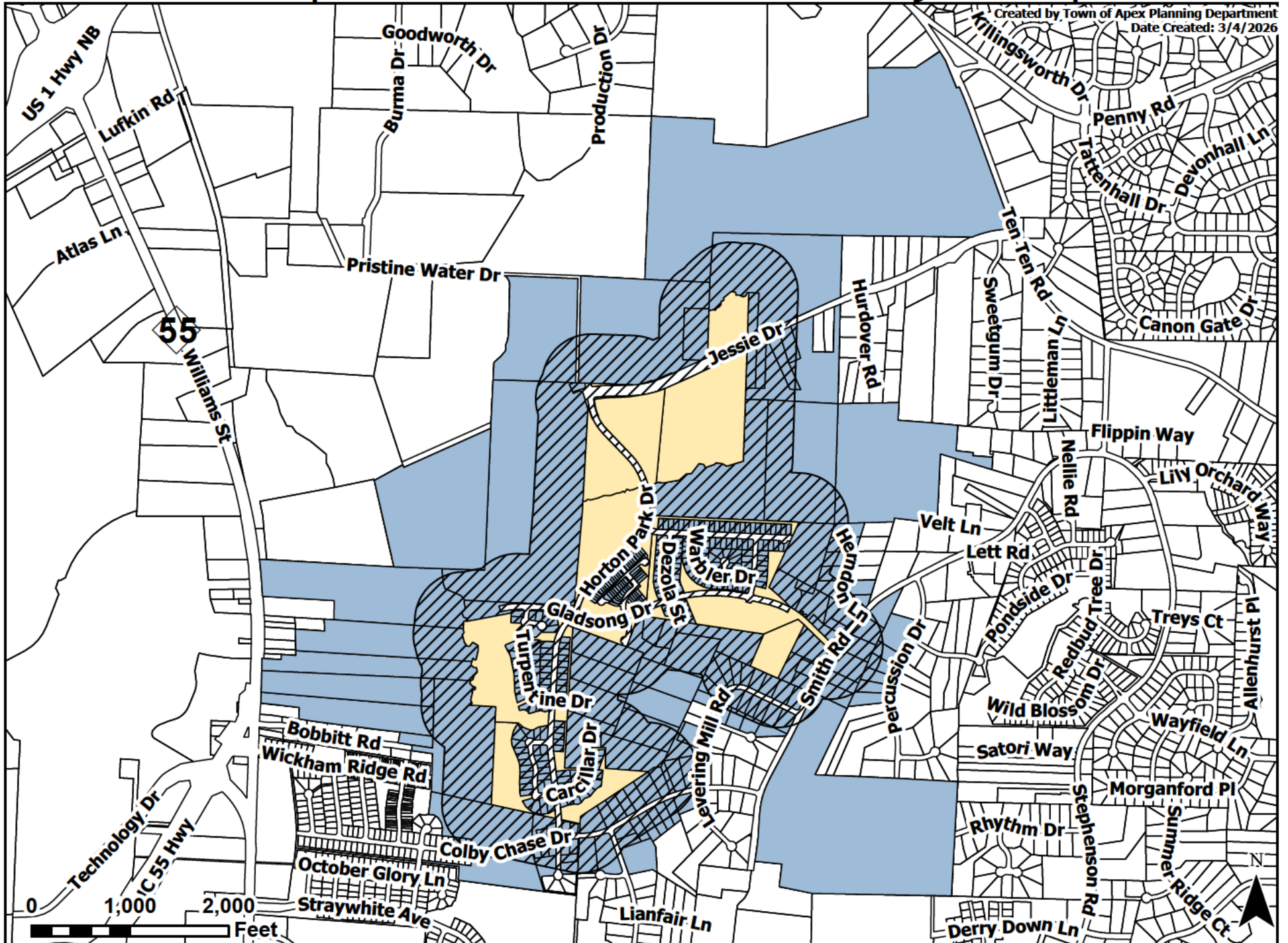
If you have difficulty registering, you can call Julia Odgen at **(919) 590-0367** or email jogden@morningstarlawgroup.com prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email jogden@morningstarlawgroup.com and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at tshapiro@morningstarlawgroup.com.

Notified Properties within 500ft of the Project Properties



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
560 PRISTINE WATER DR	075122279	560 PRISTINE WATER LLC	560 CORPORATE CENTER DR	RALEIGH NC 27607-0153
2213 RED ADMIRAL CT	0750482940	AGARWAL, PRANAV KUMAR GOYAL, SAPANA	2213 RED ADMIRAL CT	APEX NC 27539-3641
2255 HORTON PARK DR	0750390821	AKBAS, MURAT AKBAS, MELEK DJKA	2255 HORTON PARK DR	APEX NC 27539-3636
7540 PERCUSSION DR	0751309164	ALEXANDER, MICHAEL CHRISTIAN STRINEKA, MELANIE	7540 PERCUSSION DR	APEX NC 27539-3634
2253 HORTON PARK DR	0750390843	ALIAN, RYAN SEAN EIZADI, SHOHREH	2253 HORTON PARK DR	APEX NC 27539-3636
2265 HORTON PARK DR	0750299744	ANDERSON, KEVIN MICHAEL DUKIC, ANDRUJANA	2265 HORTON PARK DR	APEX NC 27539-3636
600 PRISTINE WATER DR	0751322322	APEX INDUSTRIAL OWNER 2 LLC	ROCKPOINT GROUP LLC	3953 MAPLE AVE STE 300
0 LEVERING MILL RD	0750387199	AQUA NORTH CAROLINA, INC	202 MACKENAN DR	CARY NC 27511-6447
2216 LEVERING MILL RD	0750484775	BACHLOZKY, KATHY	5216 LEVERING MILL RD	APEX NC 27539-3610
5228 JESSIE DR	0751102449	BACON, MARLOU SMITH BACON, KYLE EDWARD	1009 N SALEM ST	APEX NC 27502-2923
3213 COLBY CHASE DR	0750375348	BALL, VALERIE YVONNE TRUSTEE BALL, DAVID TOLLEY TRUSTEE	3213 COLBY CHASE DR	APEX NC 27539-3639
5201 LEVERING MILL RD	0750487352	BATOULLI, PHOUING	5201 LEVERING MILL RD	APEX NC 27539-3640
3312 DREXEL HILL CT	0750482356	BAUERMEISTER, RYAN KARL BAUERMEISTER, DEBBY	3312 DREXEL HILL CT	APEX NC 27539-3679
7517 PERCUSSION DR	0751307302	BENALLAL, SAID ABDELBAKI, IMANE	7517 PERCUSSION DR	APEX NC 27539-3634
2259 SHERWOOD RD	0750299788	BLANCAS, OSIRIS REYES PIZANO, MARTHA MENDOZA	604 SECRET MEADOW LN	APEX NC 27523-8502
3341 COLBY CHASE DR	0750273084	BRADLEY, SARAH E RALLIS, GEORGE M	3341 COLBY CHASE DR	APEX NC 27539-3602
5112 HERNDON LN	0750592844	BROWN, KENNETH LAMONT BROWN, MARION R	236 HOWARD RD	FUQUAY VARINA NC 27526-8156
5108 HERNDON LN	0750592995	BROWN, TONY	11021 ASTOR HILL DR	RALEIGH NC 27613-5669
7824 PERCUSSION DR	0750597081	BRUCKS, CAROLINE VRY DRIES, JASON ROBERT	7824 PERCUSSION DR	APEX NC 27539-3607
3225 COLBY CHASE DR	0750372274	BRUNET, JAMES R BRUNET, GRETA C	3225 COLBY CHASE DR	APEX NC 27539-3639
5208 LEVERING MILL RD	0750485688	BURNET, MARTHA SNYDER TRUSTEE BURNET, GILBERT NEFF TRUSTEE	5208 LEVERING MILL RD	APEX NC 27539-3610
2202 CARRILLAR DR	0750391731	CALDERON, LEONARDO BERMUDEZ PEROZO DIAZ, LINDA MERCEDES	2202 CARRILLAR DR	APEX NC 27539-3637
5401 MERION STATION DR	0750371220	CALDERWOOD, JAMES S CALDERWOOD, JENNIFER	5401 MERION STATION DR	APEX NC 27539-3605
3209 COLBY CHASE DR	0750376423	CAMPBELL, HENRY B CAMPBELL, JULIE M	3209 COLBY CHASE DR	APEX NC 27539-3639
2512 TEN TEN RD	0751532815	CAREY C JONES MEMORIAL PARK INC	PO BOX 781	APEX NC 27502-0781
7557 PERCUSSION DR	0751402310	CARLSON, DAVID	7557 PERCUSSION DR	APEX NC 27539-3634
3212 COLBY CHASE DR	0750373664	CATHEY, ROBERT E III	3212 COLBY CHASE DR	APEX NC 27539-3620
3217 COLBY CHASE DR	0750374352	CAVALIERO, MARK L CAVALIERO, ELIZABETH F	3217 COLBY CHASE DR	APEX NC 27539-3639
2324 HORTON PARK DR	0750293130	CHAHAL, JASVIR SINGH CHAHAL, SHARANJIT KAUR	2324 HORTON PARK DR	APEX NC 27539-3644
2332 TURPENTINE DR	0750280674	CHANDRASHEKAR, RAMASWAMY CHANDRASHEKAR, BHAGYA	34 FOWLER FARM RD	SCARBOROUGH ME 04074-7558
7556 PERCUSSION DR	0751401183	CHEN, CHIEN-CHUN CINDY LEE CHEN, HSIN-CHWEN SOLOMON	111 TEALIGHT LN	CARY NC 27513-5767
3325 COLBY CHASE DR	0750276006	CHIARO, JOHN WARD CHIARO, VIRGINIA MAISCH	3325 COLBY CHASE DR	APEX NC 27539-3602
5408 MERION STATION DR	0750269948	CHILDS, CHARLES CHILDS, PAIGE SALMON	5408 MERION STATION DR	APEX NC 27539-3603
0 DEZOLA ST	0750385765	COFFER, LANA HORTON	3113 CARRIAGE LIGHT CT	RALEIGH NC 27604-6117
7816 PERCUSSION DR	0750598293	COMER, BRIAN E STONE, MICHELE R	7816 PERCUSSION DR	APEX NC 27539-3607
5409 MERION STATION DR	0750362975	COYNE, CASH COYNE, KATE MCNAMARA	5409 MERION STATION DR	APEX NC 27539-3605
2269 HORTON PARK DR	0750299700	D R HORTON INC	2635 MERIDIAN PKWY STE 201	DURHAM NC 27713-4201
3224 COLBY CHASE DR	0750371540	DALE, DENNIS DALE, ROBERTA	3224 COLBY CHASE DR	APEX NC 27539-3620
2241 HORTON PARK DR	0750391952	DASANA, PARAMESHWARUDD TRUSTEE DASANA, NALINI TRUSTEE	3040	APEX NC 27502
8317 SMITH RD	0750576147	DEAN, JOSEPH W DEAN, CHRISTINE W	8317 SMITH RD	APEX NC 27539-8179
3472 COLBY CHASE DR	0750174078	DENCE, CARISA LEE	3472 COLBY CHASE DR	APEX NC 27539-9069
8129 SMITH RD	0750594097	DOWNING, OSWALD DOWNING, DEBORAH H	8129 SMITH RD	APEX NC 27539-8175
640 BUMBLEBEE LOOP	0750271722	DR HORTON INC	2635 MERIDIAN PKWY STE 201	DURHAM NC 27713-4201
3476 COLBY CHASE DR	0750174019	ELJARJOU, AAZIZ LAHMAR, FAIZA	3476 COLBY CHASE DR	APEX NC 27539-9069
3332 COLBY CHASE DR	0750275225	ELM STREET BUILDERS LLC	3434 KILDAIRE FARM RD STE 240	CARY NC 27518-2275
8128 SMITH RD	0750591257	EVENSON, DONNA MARTIN TRUSTEE OF MARILYN B MARTIN FAMILY TRUST	2201 CANDUN DR STE 103	APEX NC 27523-6413
3304 COLBY CHASE DR	0750278301	FELTON, TIMOTHY M FELTON, ALLISON C	3304 COLBY CHASE DR	APEX NC 27539-3601
7552 PERCUSSION DR	0751401123	FILIPPO, JULIA	7552 PERCUSSION DR	APEX NC 27539-3634
7537 PERCUSSION DR	0751309351	FITTS, MARCHE DOROTHY	7537 PERCUSSION DR	APEX NC 27539-3634
8121 SMITH RD	0750596206	GANDHI, ANIL R GANDHI, NEHA A	105 BONNIEWOOD DR	CARY NC 27518-8961
7577 PERCUSSION DR	0751404279	GEOLOZIN, ROBERT GEOLOZIN, SHAKHNOZA	7577 PERCUSSION DR	APEX NC 27539-3634
2208 RED ADMIRAL CT	0750495928	GHORI, NILAM NAVADIYA, PRATIKKUMAR	2208 RED ADMIRAL CT	APEX NC 27539-3641
8209 HORTON PARK DR	0750582632	GIETZ, DYLAN GIETZ, JACQUELINE	125 TEEPLE LN	MOLLY SPRINGS NC 27540-9666
3308 DREXEL HILL CT	0750484209	GILMAN, BRIAN P GILMAN, REBECCA G	101 VE THEYL LN	CARY NC 27513-1629
7601 PERCUSSION DR	0751407297	GILMAN, MATTHEW RYAN GILMAN, MARIA YEYVA	7601 PERCUSSION DR	APEX NC 27539-3635
7836 PERCUSSION DR	0750586637	GLENNON, WILLIAM D GLENNON, RUTHANNE	7836 PERCUSSION DR	APEX NC 27539-3607
5405 MERION STATION DR	0750371171	GOLD, LOREN J GOLD, MOLLY I	5405 MERION STATION DR	APEX NC 27539-3605
7572 PERCUSSION DR	0751404102	GORANTLA, NAGARAJUNA	7572 PERCUSSION DR	APEX NC 27539-3634
504 RESTEAY DR	0750392880	GOWRISHANKAR, RAMKUMAR KARAJAGI, LEENA NINGARAJ	2412 EMILY BROOK WAY	APEX NC 27523-8510
5213 LEVERING MILL RD	0750484438	GREENE, WILLIAM BLAKE GREENE, LAUREN KIRBY	5213 LEVERING MILL RD	APEX NC 27539-3640
5013 JESSIE DR	0751407981	GRIFFIN, JOSEPH A	2153 MAIZEFIELD LN	FUQUAY VARINA NC 27526-5351
2228 HORTON PARK DR	0751302062	HAGAN, ROBERT DOUGLAS JR HAGAN, MELISSA A	103 TREADWELL CT	CARY NC 27513-9002
7565 PERCUSSION DR	0751403229	HAMAN, DEIRDRE HYSLOP, LYNN	7565 PERCUSSION DR	APEX NC 27539-3634
2227 HORTON PARK DR	0751302083	HARTMAN, ALEXANDER ASENICIO, SYDNEY	2227 HORTON PARK DR	APEX NC 27539-3636
2408 MERION CREEK DR	0750371996	HEISE, ROBERT H HEISE, GARY VIVIAN	2408 MERION CREEK DR	APEX NC 27539-6300
5104 HERNDON LN	0751503134	HERNDON, GARY K HERNDON, DIANNE R	5104 HERNDON LN	APEX NC 27539-6505
5100 HERNDON LN	0751503287	HERNDON, GARY KENNETH HERNDON, DIANNE R	5100 HERNDON LN	APEX NC 27539-6505
2235 HORTON PARK DR	0750392918	HUAZIN, GEORGE HUAZIN, ERIKA	2235 HORTON PARK DR	APEX NC 27539-3636
5021 JESSIE DR	0751428103	HINTON, BLANCHE W	5021 JESSIE DR	APEX NC 27539-8859
5140 JESSIE DR	0751424433	HINTON, CHRISTOPHER R	5140 JESSIE DR	APEX NC 27539-6280
5408 BOBBITT RD	0750180114	HINTON, INETTA LOUISE	5408 BOBBITT RD	APEX NC 27539-7286
5137 DEZOLA ST	0750395262	HINTON, MELISSA D	5137 DEZOLA ST	APEX NC 27539-9529
2325 HORTON PARK DR	0750295019	HOGAN, JEREMY LEE HOGAN, SUSAN ELIZABETH	2325 HORTON PARK DR	APEX NC 27539-3644
5228 LEVERING MILL RD	0750481855	HORNADA, JEFFREY MICHAEL HORNADA, KARA LEIGH	5228 LEVERING MILL RD	APEX NC 27539-3610
2443 CARRILLAR DR	0750278739	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
5009 DEZOLA ST	0751306056	HORTON PARK INVESTMENTS LLC	2635 MERIDIAN PKWY STE 201	DURHAM NC 27713-4201
5101 JESSIE DR	0751316399	HORTON PARK MF LLC	PO BOX 6327	RALEIGH NC 27628-6327
8145 DEZOLA ST	0750394290	HORTON, CHARLES LEON HORTON, SARAH J	8301 TEPHENS RD	APEX NC 27539-8708
8304 SMITH RD	0750184078	HORTON, KIMBERLY A HORTON, LOOMIS III	4801 SW 202ND AVE	SOUTHWEST RANCHES FL 33332-1033
8217 SMITH RD	0750582794	HORTON, WILLIAM HORTON, EDNA W	8208 SMITH RD	APEX NC 27539-8176
8208 SMITH RD	0750489723	HORTON, WILLIAM JR	JULIA HORTON BURRIS	8204 SMITH RD
8204 SMITH RD	0750489886	HORTON, WILLIAM JR BURRIS, JULIA HORTON	JULIA HORTON BURRIS	2337 CENTURY OAKS LN
0 SMITH RD	0750488827	HORTON, WILLIAM JR HORTON, EDNA	JULIA HORTON BURRIS	8204 SMITH RD
8205 SMITH RD	0750583990	HORTON, WILLIAM JR HORTON, EDNA WILLIS	JULIA HORTON BURRIS	8204 SMITH RD
0 HERNDON LN	0750499710	HORTON, WILLIAM SR HEIRS HORTON, LOOMIS JR HEIRS	WILLIAM HORTON JR	8208 SMITH RD
7553 PERCUSSION DR	0751401360	HUANG, WILSON HUANG, GUOZHANG	7553 PERCUSSION DR	APEX NC 27539-3634
5037 JESSIE DR	0751415915	HUNTER, MELVIN O HUNTER, NICOLE	5037 JESSIE DR	APEX NC 27539-8859
2267 HORTON PARK DR	0750299722	HUSNA, HUSAIN TAWAWALA, ZAHARA	2272 CASCADE ST	MILPITAS CA 95035-7804
7564 PERCUSSION DR	0751402192	HUSSIEN, OMNIA GALAL, KAREEM	7564 PERCUSSION DR	APEX NC 27539-3634
5000 JESSIE DR	0751428828	INDUS REAL ASSOC LLC	4713 BROOK TOP CT	RALEIGH NC 27606-3100
7549 PERCUSSION DR	0751401310	ISAEV, MIKHAIL ISAEVA, IANA	7549 PERCUSSION DR	APEX NC 27539-3634
0 E WILLIAMS ST	0750084420	JONES, PATRICIA A	435 EYAM HALL LN	APEX NC 27502-4758
7568 PERCUSSION DR	0751403142	KALATHUR, RAJA SEKHAR REDDY KALATHUR, BINDU MADHAVI	7568 PERCUSSION DR	APEX NC 27539-3634

7541 PERCUSSION DR	0751400311	KANIA, CHRISTOPHER MICHAEL RYDER, LAURA	7541 PERCUSSION DR	APEX NC 27539-3634	
3204 COLBY CHASE DR	0750376759	KANODE, MARK E KANODE, LORI D	3204 COLBY CHASE DR	APEX NC 27539-3620	
2200 CARCILLAR DR	0750391753	KAPOOR, ROHAN SANDHUR	2200 CARCILLAR DR	APEX NC 27539-3637	
6200 LEVERING MILL RD	0750488577	KEENE, CHRISTOPHER P KEENE, ANNA E	6200 LEVERING MILL RD	APEX NC 27539-3610	
7589 PERCUSSION DR	0751406238	KENJALE, HIMANSHU RAMESH KENJALE, ROMA	7589 PERCUSSION DR	APEX NC 27539-3634	
2216 RED ADMIRAL CT	0750490846	KHANAL, KALYAN RIMAL, SARITA	2216 RED ADMIRAL CT	APEX NC 27539-3641	
5001 JESSIE DR	0751510857	KK LAND INC	2203 GOOD SHEPHERD WAY	APEX NC 27523-6947	
2329 HORTON PARK DR	0750295003	KOIRALA, GOPAL DHUNGANA, SUJATA	2329 HORTON PARK DR	APEX NC 27539-3644	
2217 RED ADMIRAL CT	0750492835	KONDAPALLI, RAGHAVA SANTOSH VUTUKURU, SREE DIVYA	2217 RED ADMIRAL CT	APEX NC 27539-3641	
0 SMITH RD	0750591456	KUMBA LLC	225 GRENOCH VALLEY LN	APEX NC 27539-6351	
7548 PERCUSSION DR	0751400173	LAKSHMANAN, SADAYAN SADAIYAN, MAHALAKSHMI	7548 PERCUSSION DR	APEX NC 27539-3634	
2237 HORTON PARK DR	0750391996	LAL, RAHUL LAL, SAFNA	2237 HORTON PARK DR	APEX NC 27539-3636	
3232 COLBY CHASE DR	0750279358	LASTER, JOHN CASEY LASTER, REBEKAH ELIZABETH	3232 COLBY CHASE DR	APEX NC 27539-3620	
5129 DEZOLA ST	0750492134	LEATHAM, GARRETT LEATHAM, EMILY	5129 DEZOLA ST	APEX NC 27539-9529	
7585 PERCUSSION DR	0751405288	MACKIE, ROBERT	7585 PERCUSSION DR	APEX NC 27539-3634	
2261 HORTON PARK DR	0750229766	RADIKI, SUVARNA KUMAR	2261 HORTON PARK DR	APEX NC 27539-3636	
5204 LEVERING MILL RD	0750487632	MADRID, RICHARD J MADRID, RENE MONIQUE	5204 LEVERING MILL RD	APEX NC 27539-3610	
2204 CARCILLAR DR	0750391710	MALONE, JESSE MALONE, VERONICA R	2204 CARCILLAR DR	APEX NC 27539-3637	
2238 HORTON PARK DR	0750391974	MANDLIYA, AMIT	2238 HORTON PARK DR	APEX NC 27539-3636	
5133 DEZOLA ST	0750398002	MANSFIELD, MARISA MANSFIELD, MICHAEL	5133 DEZOLA ST	APEX NC 27539-9529	
2205 CARCILLAR DR	0750392548	MASOOD, HABIB ABUL MASOOD, DILARA YESMIN	611 MERCER GRANT DR	CARY NC 27519-8742	
3208 COLBY CHASE DR	0750375700	MATTHEWS, VIRGINIA M MATTHEWS, JOHN L	3208 COLBY CHASE DR	APEX NC 27539-3620	
2211 CARCILLAR DR	0750391592	MCCALLISTER, NICHOLAS	2211 CARCILLAR DR	APEX NC 27539-3637	
7832 PERCUSSION DR	0750586768	MCCLAMROCK, GRAY L III MCLAMROCK, HUONG T	7832 PERCUSSION DR	APEX NC 27539-3607	
5209 LEVERING MILL RD	0750485424	MEHTA, AM MEHTA, RJ	5209 LEVERING MILL RD	APEX NC 27539-3640	
5304 LEVERING MILL RD	0750387004	MERION HOMEOWNERS ASSOCIATION INC	C/O ASSOCIA HRW	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
502 RESTEASY DR	0750393707	MEYERS, JENNIFER TORRISI MEYERS, MATTHEW WALTER	502 RESTEASY DR	APEX NC 27539-3638	
5100 JESSIE DR	0751421387	MFW INVESTMENTS LLC	2702 EMERALD DR	EMERALD ISLE NC 28594-6525	
7536 PERCUSSION DR	0751309104	MICCHI, PAUL O RICARDO DOS SANTOS MICCHI, MARISA DA SILVA	7536 PERCUSSION DR	APEX NC 27539-3634	
7584 PERCUSSION DR	0751405151	MIN, YU KEUN HA, JIYEON	7584 PERCUSSION DR	APEX NC 27539-3634	
2225 HORTON PARK DR	0751303005	MOORE, ERIC SCOTT MOORE, TRACEY LEA	2225 HORTON PARK DR	APEX NC 27539-3636	
5220 LEVERING MILL RD	0750483860	MOUSHEGAN, KENNETH C	5220 LEVERING MILL RD	APEX NC 27539-3610	
2207 CARCILLAR DR	0750392526	MURPHY, COLLEEN NICOLE	2207 CARCILLAR DR	APEX NC 27539-3637	
3305 COLBY CHASE DR	0750267955	MUSE, EDWARD MUSE, ROBIN	3305 COLBY CHASE DR	APEX NC 27539-3602	
7544 PERCUSSION DR	0751400114	NAGAOKA, SHUICHI NAGAOKA, YUMIKO	7544 PERCUSSION DR	APEX NC 27539-3634	
2221 REDPOLL DR	0750495828	NARAYANAN, NITHIN PUNAROOR ADIGA, PRIYANKA NAGESH	2221 REDPOLL DR	APEX NC 27539-3642	
5035 DEZOLA ST	0750396733	NEPAL, BHIM BAHADUR NEPAL, SABITA BISTA	5035 DEZOLA ST	APEX NC 27539-9501	
2201 CARCILLAR DR	0750392681	ORTIZ, JOSUE ZEVALLOS TAMA, MARIA ANTONELLA	2201 CARCILLAR DR	APEX NC 27539-3637	
1713 E WILLIAMS ST	0750096187	PAGE TWO HOLDINGS LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
0 E WILLIAMS ST	0750095624	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
7529 PERCUSSION DR	0751308335	PARK, SUNNY PARK, EDWARD	7529 PERCUSSION DR	APEX NC 27539-3634	
0 COLBY CHASE DR	0750176279	PEMBERLEY PROPERTY OWNERS' ASSOCIATION, INC	OMEGA ASSOCIATION MANAGEMENT INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
7592 PERCUSSION DR	0751406161	PETKAR, DEVENDRA PETKAR, DHANASHRI	7592 PERCUSSION DR	APEX NC 27539-3634	
3316 DREXEL HILL CT	0750481421	PICKLE, KENNETH B PICKLE, SHARON B	3316 DREXEL HILL CT	APEX NC 27539-3679	
0 COLBY CHASE DR	0750375774	PIETZ, BRYAN PIETZ, JORDAN	2400 MERION CREEK DR	APEX NC 27539-6300	
2400 MERION CREEK DR	0750383293	PIETZ, BRYAN S PIETZ, JORDAN	2400 MERION CREEK DR	APEX NC 27539-6300	
2257 HORTON PARK DR	0750390709	POLISHCHUK, YURII POLISHCHUK, ANASTASIIA	2257 HORTON PARK DR	APEX NC 27539-3636	
5224 LEVERING MILL RD	0750482864	POZDER, VLADIMIR POZDER, JULI W	5224 LEVERING MILL RD	APEX NC 27539-3610	
5043 DEZOLA ST	0750396666	PRADHAN, GEETA DEVI PRADHAN, PREM KUMAR	5043 DEZOLA ST	APEX NC 27539-9501	
7561 PERCUSSION DR	0751402279	PRADHAN, KRISHNA DANGOL, SITA	7561 PERCUSSION DR	APEX NC 27539-3634	
2206 CARCILLAR DR	0750390698	PRADHAN, SUSHMITA PRADHAN, LAXMI	2206 CARCILLAR DR	APEX NC 27539-3637	
7545 PERCUSSION DR	0751400360	QUDDUS, MD ABDUL AFROSE, NUSRAT NUR	7545 PERCUSSION DR	APEX NC 27539-3634	
2205 RED ADMIRAL CT	0751402043	RAHIMI, KHALIL MUSA	2205 RED ADMIRAL CT	APEX NC 27539-3641	
508 RESTEASY DR	0750392853	REGAN, JAMES MICHAEL	508 RESTEASY DR	APEX NC 27539-3638	
2213 REDPOLL DR	0750495928	REILLY, CHELSEA KAISER REILLY, KEVIN PATRICK	2213 REDPOLL DR	APEX NC 27539-3642	
0 DEZOLA ST	0750288880	RICHARDSON, ALTON RICHARDSON, TERESA	1295 WINDHAM RD	GREENVILLE NC 27834-7093	
0 DEZOLA ST	0750384478	RICHARDSON, DONALD F	1630 VAN BUREN ST NW	WASHINGTON DC 20012-2838	
0 DEZOLA ST	0750288532	RICHARDSON, DONALD FELIX	1630 VAN BUREN ST NW	WASHINGTON DC 20012-2838	
3326 COLBY CHASE DR	0750276204	RICKARDS, ZACHARY RICKARDS, KACI	3326 COLBY CHASE DR	APEX NC 27539-3601	
5312 LEVERING MILL RD	0750378772	ROBINSON, KEVIN ROBINSON, BRENDA	5312 LEVERING MILL RD	APEX NC 27539-3649	
2231 HORTON PARK DR	0751302040	RODRIGUEZ, RAFAEL BERTI COLINA DE BERTI, CAROLINA SNEYDY	2231 HORTON PARK DR	APEX NC 27539-3636	
5116 HERNDON LN	0750592619	RUSHING, JOHN RUSHING, KELLI KAE	5116 HERNDON LN	APEX NC 27539-6505	
5205 LEVERING MILL RD	0750486339	RUSNAK, DAVID W RUSNAK, PAMELA P	5205 LEVERING MILL RD	APEX NC 27539-3640	
5232 LEVERING MILL RD	0750480767	RYDESKY, THOMAS E RYDESKY, LINDA U	5232 LEVERING MILL RD	APEX NC 27539-3610	
7521 PERCUSSION DR	0751307352	SABO, JOSEPH BRIAN	7521 PERCUSSION DR	APEX NC 27539-3634	
2251 HORTON PARK DR	0750390964	SARPAL, ANEETA SARPAL, MANDEEP SINGH	2251 HORTON PARK DR	APEX NC 27539-3636	
7828 PERCUSSION DR	0750587839	SEIBERT, BLAKE A SEIBERT, AMANDA	7828 PERCUSSION DR	APEX NC 27539-3607	
2203 CARCILLAR DR	0750392569	SENLIK, CIHANGIR SENLIK, MERYEM	2203 CARCILLAR DR	APEX NC 27539-3637	
7840 PERCUSSION DR	0750585596	SETZER, DAVID M SETZER, JULIA D	7840 PERCUSSION DR	APEX NC 27539-3607	
3468 COLBY CHASE DR	0750175038	SIMPSON, DAVID L SIMPSON, RACHEL E	3468 COLBY CHASE DR	APEX NC 27539-9069	
506 RESTEASY DR	0750392861	SINGH, RAHUL TRUSTEE SINGH, ALKA TRUSTEE	3701 ADELA CT	CARY NC 27519-8637	
5217 LEVERING MILL RD	0750483541	SINGLETARY, MICHAEL SINGLETARY, LAETITIA	5217 LEVERING MILL RD	APEX NC 27539-3640	
2243 HORTON PARK DR	0750391931	SIRPAL, SAVEET	2243 HORTON PARK DR	APEX NC 27539-3636	
7588 PERCUSSION DR	0751406111	SKUTHAN, JERRY SKUTHAN, ALYSHA	7588 PERCUSSION DR	APEX NC 27539-3634	
5240 LEVERING MILL RD	0750389545	SMITH, ALEXANDER DUNCAN SMITH, CELESTE MIDDLETON	5240 LEVERING MILL RD	APEX NC 27539-3610	
5121 HERNDON LN	0750594559	SOCH, SHELLY RIAZ, ZAHID	5433 DEN HEIDER WAY	RALEIGH NC 27606-9584	
0 SMITH RD	0751505892	SORRELL GRADING COMPANY	929 TYLER DEWAR LN	FUQUAY VARINA NC 27526-6434	
5236 LEVERING MILL RD	0750389677	SPOHRER, STEVE SPOHRER, ALICE	5236 LEVERING MILL RD	APEX NC 27539-3610	
7523 PERCUSSION DR	0751308301	STEPHEN, JAMES GEORGE STEPHEN, MARILYN	7523 PERCUSSION DR	APEX NC 27539-3634	
5220 JESSIE DR	0751311392	STEPHENS ENTERPRISES LLC	319 CHAPANOKO RD STE 102	RALEIGH NC 27603-3433	
3220 COLBY CHASE DR	0750372555	STEWART, RICHARD J STEWART, MARY A	3220 COLBY CHASE DR	APEX NC 27539-3620	
7560 PERCUSSION DR	0751402133	SUNKARA, SNEHA BOLLA, PAVAN	7560 PERCUSSION DR	APEX NC 27539-3634	
5229 LEVERING MILL RD	0750482535	SURA, PIYUSH SURA, SMITA P	5229 LEVERING MILL RD	APEX NC 27539-3640	
7581 PERCUSSION DR	0751405238	THAPA, SHIV LAL THAPA, SABITRI	7581 PERCUSSION DR	APEX NC 27539-3634	
5025 JESSIE DR	0751426099	TOOMER, FANNIE O	5025 JESSIE DR	APEX NC 27539-8859	
5041 JESSIE DR	0751414924	TOOMER, JOEY T	5025 JESSIE DR	APEX NC 27539-8859	
0 E WILLIAMS ST	0750085838	TRINITY APEX NORTH 100 LLC	1508 VON CANNON CIR	SANFORD NC 27330-8256	
2209 CARCILLAR DR	0750392514	VARGHESE, SIBI SIBI, VINITA MARIA	2209 CARCILLAR DR	CARY NC 27519-7300	
3205 COLBY CHASE DR	0750377550	WATSON, CHRISTOPHER WATSON, ARIEL	3205 COLBY CHASE DR	APEX NC 27539-3639	
3221 COLBY CHASE DR	0750373287	WILLS, JONATHAN RAY PANTEA, SIMONA	3221 COLBY CHASE DR	APEX NC 27539-3639	
7569 PERCUSSION DR	0751403279	WIMPEY, MICHAEL SHALIN WIMPEY, MARISKE DEIRDRE	7569 PERCUSSION DR	APEX NC 27539-3634	
3304 DREXEL HILL CT	0750485263	WINDES, TODD N WINDES, SASHA TRUSTEES	4607 LAKEVIEW CANYON RD	WESTLAKE VILLAGE CA 91361-4028	
0 E WILLIAMS ST	0751201670	WOMBLE, CHARLES H WOMBLE, GLEN A	NORTH MYRTLE BEACH SC 29582-2828		
8140 SMITH RD	0750497667	WRIGHT, DWIGHT MARVIN	5010 DEZOLA ST	APEX NC 27539-9500	

7525 PERCUSSION DR	0751308302	XU, XIWEN	7525 PERCUSSION DR	APEX NC 27539-3634
7573 PERCUSSION DR	0751404229	YAO, WILLIAM SHAU YAO, JANE HSIAO	7573 PERCUSSION DR	APEX NC 27539-3634
5005 DEZOLA ST	0751306151	YECKEL, CATHERINE MLK YECKEL, PHILIP ROSS	5005 DEZOLA ST	APEX NC 27539-3634
3228 COLBY CHASE DR	0750379454	YOUNG, GLORIA C TRUSTEE THE GLORIA C YOUNG REVOCABLE TRUST	3228 COLBY CHASE DR	APEX NC 27539-3620
510 RESTEASY DR	0750392835	YUKSELDI, ALI	510 RESTEASY DR	APEX NC 27539-3638
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	600 Bumblebee LOOP	APEX NC 27539
		Current Tenant	601 Bumblebee LOOP	APEX NC 27539
		Current Tenant	604 Bumblebee LOOP	APEX NC 27539
		Current Tenant	605 Bumblebee LOOP	APEX NC 27539
		Current Tenant	608 Bumblebee LOOP	APEX NC 27539
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		Current Tenant	616 Bumblebee LOOP	APEX NC 27539
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		Current Tenant	2467 Carcillar DR	APEX NC 27539
		Current Tenant	3331 Co by Chase DR	APEX NC 27539
		Current Tenant	3332 Co by Chase DR	APEX NC 27539
		Current Tenant	3340 Co by Chase DR	APEX NC 27539
		Current Tenant	3346 Co by Chase DR	APEX NC 27539
		Current Tenant	3347 Co by Chase DR	APEX NC 27539
		Current Tenant	3353 Co by Chase DR	APEX NC 27539
		Current Tenant	5000 Dezola ST	APEX NC 27539
		Current Tenant	5001 Dezola ST	APEX NC 27539
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Current Tenant	5112 Jessie DR	APEX NC 27539
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Current Tenant	2325 Pine Cone CT	APEX NC 27539
Current Tenant	2328 Pine Cone CT	APEX NC 27539
Current Tenant	2329 Pine Cone CT	APEX NC 27539
Current Tenant	560 Pristine Water DR	APEX NC 27539
Current Tenant	2201 Red Admiral CT	APEX NC 27539
Current Tenant	2204 Red Admiral CT	APEX NC 27539
Current Tenant	2209 Red Admiral CT	APEX NC 27539
Current Tenant	2212 Red Admiral CT	APEX NC 27539
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Current Tenant	2233 Redpoll DR	APEX NC 27539
Current Tenant	504 Resteasy DR	APEX NC 27539
Current Tenant	506 Resteasy DR	APEX NC 27539
Current Tenant	8120 Smith RD	APEX NC 27539
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Current Tenant	2348 Turpentine DR	APEX NC 27539
Current Tenant	2352 Turpentine DR	APEX NC 27539
Current Tenant	2200 Warbler DR	APEX NC 27539

Attendee Report

Report generated time 3/24/2026 9:57

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registrants	# Cancelled registrants	Unique Vie	Total Users	Max Concurrent Views	Enable Registration
Horton Park PUD Amendment	880 6940 1676	3/23/2026 17:15	80	10	0	7	22	10	Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Leticia Shapiro	[REDACTED]	3/23/2026 17:15	3/23/2026 18:34	80	No	United States

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Pablo Reiter	[REDACTED]	3/23/2026 17:38	3/23/2026 18:01	23	Yes	United States
Yes	Kevin Dean	[REDACTED]	3/23/2026 17:21	3/23/2026 18:01	40	Yes	United States
Yes	Jeff Roach	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Yes	[REDACTED]	[REDACTED]	3/23/2026 17:20	3/23/2026 18:12	52	No	United States
Yes	Julia Ogden	[REDACTED]	3/23/2026 18:11	3/23/2026 18:12	2	No	United States
Yes	Julia Ogden	[REDACTED]	3/23/2026 18:13	3/23/2026 18:34	22	No	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval S	Join Time	Leave Time	Time in Se	Is Guest	Country/Region Name
Yes	Toufic Batouli	Toufic	Batouli	[REDACTED]	3/14/2026 20:02	approved	3/23/2026 17:31	3/23/2026 18:25	54	Yes	United States
Yes	Christopher Kania	Christopher	Kania	[REDACTED]	3/22/2026 12:34	approved	3/23/2026 17:30	3/23/2026 17:50	21	Yes	United States
Yes	Thomas Drake	Thomas	Drake	[REDACTED]	3/23/2026 16:29	approved	3/23/2026 17:30	3/23/2026 17:34	4	Yes	United States
Yes	Thomas Drake	Thomas	Drake	[REDACTED]			3/23/2026 17:31	3/23/2026 17:50	19	Yes	United States
Yes	Thomas Drake	Thomas	Drake	[REDACTED]			3/23/2026 17:38	3/23/2026 17:50	13	Yes	United States
Yes	Skip Hagan	Skip	Hagan	[REDACTED]	3/23/2026 16:36	approved	3/23/2026 17:30	3/23/2026 17:48	18	Yes	United States
Yes	Skip Hagan	Skip	Hagan	[REDACTED]			3/23/2026 17:54	3/23/2026 18:00	6	Yes	United States
Yes	Skip Hagan	Skip	Hagan	[REDACTED]			3/23/2026 18:00	3/23/2026 18:00	1	Yes	United States
Yes	Skip Hagan	Skip	Hagan	[REDACTED]			3/23/2026 18:00	3/23/2026 18:03	3	Yes	United States
Yes	Skip Hagan	Skip	Hagan	[REDACTED]			3/23/2026 18:12	3/23/2026 18:19	8	Yes	United States
Yes	Jim Brunet	Jim	Brunet	[REDACTED]	3/23/2026 17:29	approved	3/23/2026 17:30	3/23/2026 17:45	16	Yes	United States
Yes	Jim Brunet	Jim	Brunet	[REDACTED]			3/23/2026 17:30	3/23/2026 17:48	19	Yes	United States
Yes	Anne Oakley	Anne	Oakley	[REDACTED]	3/23/2026 17:30	approved	3/23/2026 17:30	3/23/2026 18:00	30	Yes	United States
Yes	Anne Oakley	Anne	Oakley	[REDACTED]			3/23/2026 17:30	3/23/2026 18:01	31	Yes	United States
Yes	jon cooper	jon	cooper	[REDACTED]	3/23/2026 17:39	approved	3/23/2026 17:39	3/23/2026 17:45	7	Yes	United States
No	Osiris	Osiris	Reyes Blancas	[REDACTED]	3/15/2026 20:41	approved	--	--	--	--	--
No	Mike	Mike	Whitehead	[REDACTED]	3/16/2026 10:50	approved	--	--	--	--	--
No	Selva	Selva	Mo	[REDACTED]	3/23/2026 16:54	approved	--	--	--	--	--

Second Neighborhood Meeting Report | Horton Park PUD Rezoning

Date: March 23, 2026

The applicant provided a presentation providing a detailed overview of the proposed Planned Unit Development Amendment Rezoning and included the following key topics:

Purpose of the Meeting

The meeting was intended to:

- update neighbors since the first neighborhood meeting in November of 2025,
- explain where the application stands in the rezoning process,
- answer questions and collect public comments.

Current Status of the Rezoning

The team explained that:

- a pre-application meeting has been completed,
- the first neighborhood meeting was held in November,
- the application was submitted on December 1,
- the project is in staff review,
- the next steps are Planning Board and then Town Council public hearings.

Proposed Amendment

The amendment is limited to a single transportation-related condition in the PUD.

Currently, the PUD limits development to 250 dwelling units before certain road improvements identified in the traffic study are completed. The applicant is requesting that this cap be increased to 335 dwelling units before those improvements are complete.

The team emphasized that:

- this is not a request for additional density,
- the total approved development pattern in the PUD is not changing,
- the amendment only changes the phasing threshold so construction can continue while road improvements proceed.

The revised threshold would allow up to:

- 225 single-family detached homes
- 110 townhomes

Additional Traffic Commitments and Context

The team stated that transportation conditions have changed since the original 2019 rezoning because the area now has more access points and connections than before. They noted:

- improvements have already been completed,
- an updated traffic study has been performed,
- the developer will commit to installing a traffic signal at Jesse Drive and Ten Ten Road before platting more than 250 residential lots.

The broader network improvements were also discussed, including:

- extension of Glad Song over existing DeSola Street toward Smith Road,
- access north through Production Drive into Pinnacle Park toward Lufkin Road and Highway 55.

The applicant team said these connections are expected to relieve pressure on local roads and provide more route options.

Q&A

Q: A participant asked what size lots were planned.

A: The PUD was approved with the same lot pattern as the rest of the development, including townhomes and 52-foot lots.

Q: A participant asked about traffic impacts on Colby Chase Drive, stating that traffic had increased significantly since the barrier was removed.

A: Traffic engineer responded:

- an updated traffic analysis was completed in September,
- the opening of the gate/barrier was directed by the Town, not the developer,
- future connections and the new signal at Jesse Drive/Ten Ten Road should help distribute traffic and reduce pressure on Colby Chase.

Civil engineer added that improved westward and northward connections are one reason the rezoning amendment is being pursued now.

Q: A participant asked whether the amendment was increasing the overall density of the PUD.

A: The amendment does not add density beyond what is already approved in the PUD,

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, Leticia L. Shapiro, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual - Zoom Platform (location/address) on March 23, 2024 (date) from 5:30pm (start time) to 6:30pm (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.

March 25, 2026

Date

By: 

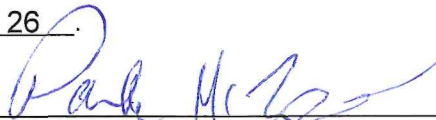
Leticia L. Shapiro

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paula H. Zorio, a Notary Public for the above State and County, on this the 25th day of March, 20 26.

SEAL

**PAULA H. ZORIO
NOTARY PUBLIC
WAKE COUNTY, N.C.**



Notary Public

Paula H. Zorio

Print Name

My Commission Expires: 03/26/29



Leticia Shapiro | Attorney
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

919-590-0366
tshapiro@morningstarlawgroup.com
www.morningstarlawgroup.com

December 1, 2025

Via Town of Apex IDT

Planning
Town of Apex
322 N. Mason Street
Apex, NC 27502

RE: Horton Park PUD Amendment
(See Exhibit C – List of Properties)

To Whom it May Concern,

This letter is submitted to inform you of a proposed amendment to the Horton Park Planned Unit Development (PUD). The request seeks to modify the existing zoning from Planned Unit Development Conditional Zoning (PUD-CZ) to PUD-CZ with revised conditions.

The Horton Park PUD was initially rezoned on October 18, 2017, under Case No. 17CZ19, encompassing a total of 149.029 acres (121.109 acres zoned PUD-CZ and 27.92 acres zoned LI-CU). Subsequently, on April 17, 2018, under Case No. 18CZ04, the PUD was amended to incorporate three additional parcels into the PUD-CZ portion of the district, adding 25.790 acres and increasing the total PUD-CZ acreage to 146.899 acres. The 2018 amendment also established a condition limiting development to a maximum of 250 dwelling units until the completion of specified off-site roadway improvements, including the NCDOT widening of Ten Ten Road. These improvements were identified in the Traffic Study prepared by Ramey Kemp & Associates and referenced in Section 12 and Section 17 of the approved PD Text, attached hereto as Exhibit B.

To date, approximately 247 units have been developed. The developer has completed a significant portion of the required improvements, resulting in materially enhanced access to and from Horton Park since approval of the amended PUD. These improvements are further documented in the revised Traffic Analysis prepared by Kimley-Horn, which has been submitted for review as part of this amendment application. At the time of the original approvals in 2017 and 2018, the widening of Ten Ten Road was anticipated for 2021. Due to delays, including but not limited to, the COVID-19 pandemic, the project was postponed to

2023 and, with the advancement of the NC-540 extension, now appears to have been deprioritized by NCDOT.

Exhibit A proposes an amendment to remove the 250-unit development cap and replace it with a revised cap of 335 units (225 single-family detached homes and 110 townhomes), consistent with the findings of the updated Transportation Impact Analysis performed by Kimley-Horn dated September 25, 2025. This amendment does not increase the overall number of units previously approved for the PUD; rather, it reallocates the approved units to allow development within the PUD to progress.

A corresponding PUD-CZ rezoning application and the revised Traffic Impact Analysis prepared by Kimley-Horn have been submitted through the Town's development portal.

Respectfully submitted,

Leticia L. Shapiro

Exhibit A

HORTON PARK PUD AMENDMENT

Proposed Rezoning Changes

December 1, 2025

Section 12: Public Facilities

...

Transportation

Following are the Traffic Capacity Zoning Conditions for the project as coordinated between NCDOT, the Town of Apex Transportation Engineering staff, and the project Transportation Engineer (Ramey Kemp & Associates).

The Developer shall coordinate with NCDOT all planned improvements on state maintained roadways. In some cases, zoning conditions are subject NCDOT review and approval and may change to conform to NCDOT approvals. Turn bay storage lengths refer to the length of full width lane provided exclusive of the 100-foot taper in each case. Jessie Drive shall continue as a state maintained roadway for all existing and proposed sections, and the developer shall dedicate the right-of-way pursuant to the current Town of Apex Transportation Plan – Thoroughfare and Collector Street Plan, currently a 100-foot public right of way along all sections of Jessie Drive within the development.

The timing of the roadway improvements will be coordinated with Apex Transportation Staff during the Master Subdivision Plan and Construction Document review based upon the recommendations within the approved Traffic Impact Analysis (TIA) and according to the phasing plan providing in Section 17 – Phasing. The following recommendations are based upon the initial TIA dated May 31, 2017 with Colby Chase Addendum dated August 30, 2017 and an updated Traffic Study provided by Kimley-Horn dated September 29, 2025.

US 1 Southbound Ramps / Waterford Green Drive at Center Street

- The Developer shall coordinate with NCDOT and Town staff in order to conduct a signal timing study and implement traffic signal timing modifications within the scope of the closed loop-system for Center Street/Ten-Ten Road, including this intersection, Lufkin Road and Reliance Avenue. The developer shall be obligated to pursue this effort only once during the development build-out schedule as directed by the Town of Apex Senior Transportation Engineer.

- The Developer shall provide intersection signal timing evaluation and modifications at a time to be determined by the Town of Apex Senior Transportation Engineer within the following schedule: The timing evaluation shall occur after the first Final Plat is recorded and prior to the recorded and prior to the recordation of the Final Plat for no more than 250 dwelling units of single-family and/or townhomes, or the issuance building permits for 250 apartment u nits, or any combination thereof.

US Northbound Ramps / Lufkin Road at Ten-Ten Road

- The Developer shall construct dual left turn lanes with 400 feet of storage on the US 1 off-ramp, assuming the pending state TIP project west of Reliance Avenue remains on schedule to be constructed after proposed development build-out. Acceleration of the TIP project may result in revised requirements subject to approval by Apex and NCDOT at a later date.
- The Developer shall construct the aforementioned US 1 Northbound Ramp improvements prior to recordation of the Final Plat for 180 dwelling units of single-family and/or townhomes, or the issuance of building permits for 180 apartments units, or any combination thereof.

Reliance Avenue at Ten-Ten Road

- The Developer Shall restripe the eastbound right turn lane as a through-right and provide additional merge length east of the signalized intersection subject to NCDOT requirements.
- The Developer shall construct the improvements at the aforementioned Reliance Avenue/Ten Ten intersection prior to the first Final Plat for single-family and/or townhomes, or the first building permit issuance for the apartments.

Jessie Drive at Ten-Ten Road

To date, the following improvements have been completed by the Developer:

- Construct a westbound left-turn lane with a minimum of 100 feet of storage and appropriate taper prior to the pending state TIP project.
- Construct an eastbound right-turn with a minimum of 200 feet of storage and appropriate taper prior to the pending state TIP project.
- Construct a northbound right-turn lane with 100 feet of storage and appropriate taper prior to the pending state TIP project.

The following condition has been added with this PUD update, per the revised Traffic Impact Analysis for phases 1 and 2 completed by Kimley-Horn dated September 29, 2025:

- The Developer shall install a traffic signal at the intersection of Jessie Drive and Ten-Ten Road prior to platting more than 250 residential lots.

Smith Road at Ten-Ten Road

- The Developer shall extend the existing westbound left-turn lane to provide a minimum of 350 feet of storage and appropriate taper.
- The Developer shall construct the aforementioned improvements at the Smith Road/Ten Ten intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

Smith Road at Stephenson Road

- The Developer shall construct an eastbound left-turn lane with a minimum of 100 feet of storage and appropriate taper.
- The Developer shall monitor this intersection for installation of all-way stop control and provide for the all-way stop conversation if warranted and permitted by NCDOT.
- The Developer shall construct the aforementioned improvements at the Smith Road/Stephenson Road intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

Smith Road at Dezola Street

- The Developer shall construct a southbound right-turn lane with a minimum of 100 feet of storage and appropriate taper.
- The Developer shall construct and improve Dezola Street to a Major Collector Street Typical section on a 60-foot public right of way for the entire length.
- The Developer shall provide access to existing residential properties on Dezola Street in a manner that avoids residential driveways directly accessing any Major Collector Streets.
- The Developer shall construct the aforementioned improvements at the Smith Road/Dezola Street (aka East-West Collector) intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

East Williams Street at Straywhite Avenue

- The Developer shall monitor the intersection and install a traffic signal if warranted and permitted by NCDOT.

- The Developer shall complete the monitoring period as directed by the Town of Apex Senior Transportation Engineer within the following schedule: The monitoring shall occur after the opening of Colby Chase Drive from the Pemberley subdivision to the Merion Subdivision but no later than the recording of the Final Plat for 250 dwelling units of single-family and/or townhomes, or the issuance of building permits for 250 apartment units, or any combination thereof.

Jessie Drive at Site Drive #1 at the North-South Connector Street

- The Developer shall construct single lane northbound and southbound approaches with stop control, and free-flow eastbound and westbound approaches with 100-foot left turn lanes both directions at both intersections.
- The Developer shall construct the North-South Connector Street to a Minor Collector Street typical section on a 60-foot public right-of-way for the entire length.
- The Developer shall construct the aforementioned improvements at the Jessie Drive/North-South Collector prior to recordation of the first Final Plat for single-family and/or townhomes, or the issuance of the first building permit for the apartments.

The following roadway improvements are internal to the project and do not require NCDOT review or approval. These improvements shall be reviewed with Apex staff to verify compliance with design standards during the zoning, master subdivision, and construction document stages of the project as appropriate. Improvements shall be constructed and platted as the connections are created for each development POD.

North-South Connector Street at Site Drive #2m #3, and Dezola Street

- The Developer shall construct single lane eastbound and westbound approaches with stop control, and single lane northbound and southbound free-flow approaches.

Dezola Street at Site Drive #4

- The Developer shall construct single lane northbound and southbound approaches with stop control, and single lane eastbound and westbound free-flow approaches. Stop control may be reversed subject to future connectivity.

North South Connector Street at Colby Chase Drive

- The Developer shall construct the connection of Colby Chase from Pemberley Subdivision to the Merion Subdivision. The connection of Colby Chase Drive to the state-maintained portion required NCDOT review and approval.
- The Developer shall construct the connection of the north-south connector street to Colby Chase.
- The Developer shall evaluate with Apex staff the option for traffic calming devices along Colby Chase Drive between Pemberley and Merion subdivisions.

Colby Chase Drive Extension

- The Developer agrees not to open Colby Chase Drive to the Merion Subdivision until the North-South Collector Street is constructed and open to the public.

Section 17: Phasing

Residential Development Restrictions:

The residential sections of Horton Park are being restricted by off-site roadway improvements as listed below. No restrictions on the development of the non-residential sections of Horton Park or the adjacent Light Industrial property is identified within this section of the PD Text.

Option 1:

Phase I: No more than 335 lots shall be platted for single family and townhomes, or 335 apartment units can receive building permits, or any combination thereof (not to exceed 335 units total) prior to the completion of the off-site roadway improvements identified within the Traffic Study provided by Kimley-Horn dated September 29, 2025, which replaces the Traffic Study provided by Ramey Kemp & Associates as noted in the PD Text – Section 12. To date, the following improvements have been made as referenced in the Ramey Kemp & Associates Traffic Study: the north-south Collector from Jessie Drive to Colby Chase Drive, the Colby Chase connection from Merion subdivision to Pemberley subdivision, and the portion of the east-west Major Collector from the north-south Collector to the access for the Dezola Street properties. The east-west Major Collector to Smith Road has not been completed.

Phase II: No more than 50 additional residential lots shall be platted for single-family and townhomes, or 50 additional units and 385 units total) prior to the

completion of additional through lanes associated with the NCDOT U-5825 project (Ten Ten Road widening).

Phase III: All remaining residential lots shall not be platted for single-family and townhomes, nor additional apartment units can receive building permits, until the Jessie Drive extension from Highway 55 to Ten Ten Road has been let for construction.

Option 2:

The completion of the extension of Jessie Drive from Highway 55 to Ten Ten Road as a 2-lane roadway section shall release all lots and units within Horton Park from any development timeline restrictions identified in Option 1.



EXHIBIT B

HORTON PARK

A PLANNED UNIT DEVELOPMENT

PD PLAN

Initial Horton Park Rezoning Submittal: (Rezoning Case #17CZ19)	June 1, 2017
Initial Horton Park Town Council Approval:	October 18, 2017
Horton Park Amendment:	February 1, 2018 March 1, 2018 March 20, 2018
Town Council Approval:	April 17, 2018

Applicant:	MFW Investments, LLC 114 Birklands Drive Cary, NC 27518
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Civil Engineering & Land Planning:	Peak Engineering & Design, PLLC 5448 Apex Peakway #368 Apex, NC 27502 (919) 439-0100
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JRoach@PeakEngineeringDesign.com

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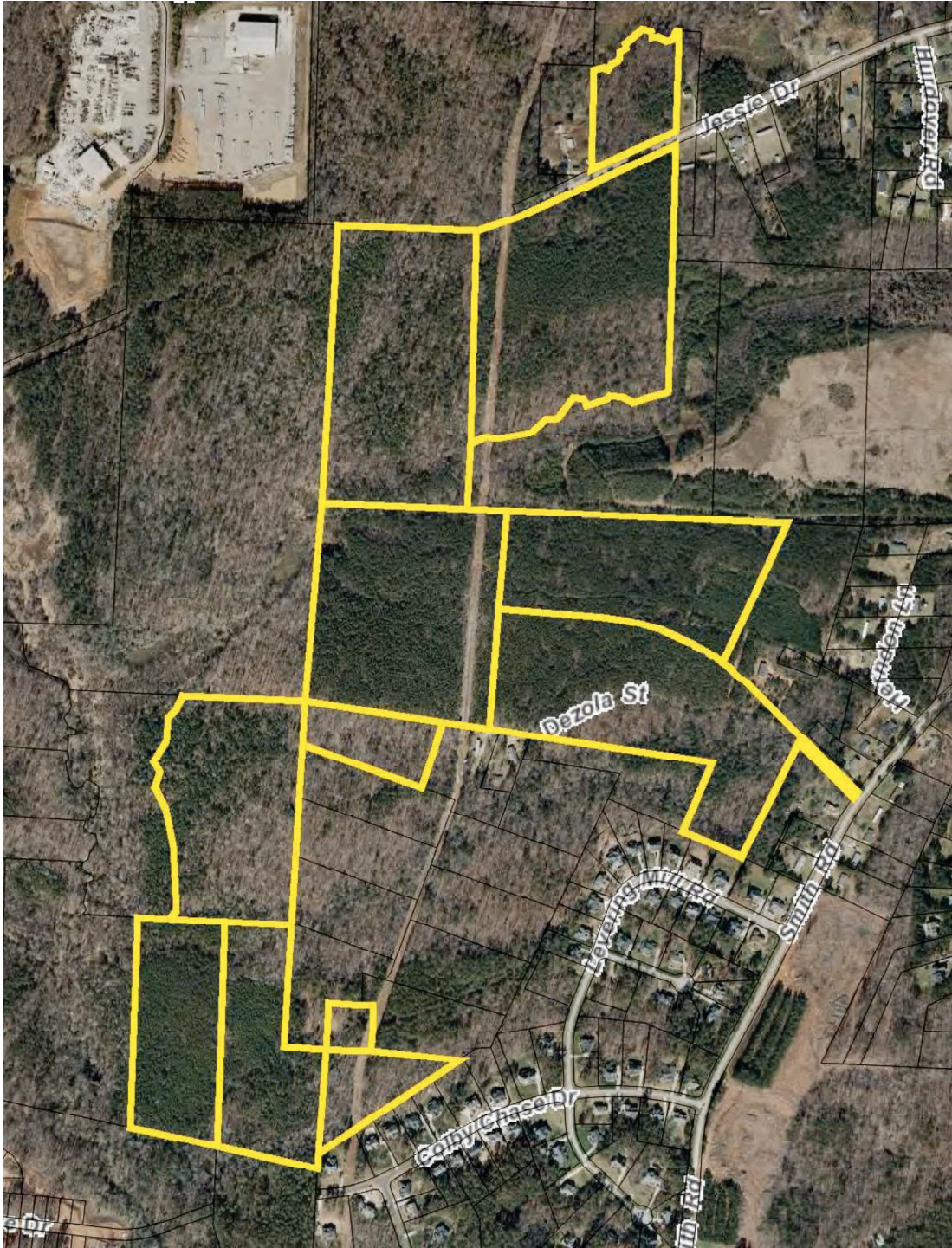
Section 1:	Table of Contents
Section 2:	Vicinity Map
Section 3:	Project Data
Section 4:	Purpose Statement
Section 5:	Permitted Uses
Section 6:	Description, Density and Dimensional Standards
Section 7:	Architectural Standards
Section 8:	Parking and Loading
Section 9:	Resource Conservation Area (RCA)
Section 10:	Landscaping
Section 11:	Signage
Section 12:	Public Facilities
Section 13:	Pedestrian Circulation System and Amenities
Section 14:	Natural Resources and Environmental Protection
Section 15:	Storm Water Management
Section 16:	Parks and Recreation
Section 17:	Phasing
Section 18:	2030 Land Use Map
Section 19:	Compliance with the Unified Development Ordinance (UDO)

Exhibits

Building Elevations

Section 2: Vicinity Map

Horton Park is a property assembly located along the western terminus of Jessie Drive on the north; Colby Chase Drive on the south; Middle Creek on the west; and Smith Road on the east. A Light Industrial area is located north of Jessie Drive which is not part of the rezoning package and is not included in the PUD-CZ zoning or PD Text document.





Executive Summary:

Horton Park was rezoned in October 2017 under case #17CZ19. The zoning case included 149.029 acres (121.109 acres PUD-CZ and 27.92 acres LI-CU). This zoning case is to add three parcels to the PUD-CZ section of the rezoning – 14.790 acre, 10.00 acre and 1 acre parcels. The following information is related to the overall project description and development opportunities.

Section 3: Project Data

Project name: Horton Park
Applicant/Developer: MFW Investments, LLC
114 Birklands Drive
Cary, NC 27518-8203
mwhitehead@macgregordev.com
Prepared by: Peak Engineering & Design, PLLC
5448 Apex Peakway #368
Apex, NC 27502
(919) 439-0100
jroach@peakengineeringdesign.com

Zoning:

Existing Zoning: Planned Unit Development (PUD-CZ) and Rural Residential (RR)
Proposed Zoning: Planned Unit Development – Conditional Zoning (PUD-CZ)

2030 Land Use Map

Existing Land Use Designation: Medium Density Residential, High Density Residential, Office Employment/Industrial Employment
Proposed Land Use: Medium Density Residential, High-Density Residential, Office Employment/Industrial Employment (no change proposed)

Total Property: 146.899 acres
121.109 acres in the original PUD zoning (case #17CZ19)
25.790 acres of new property added to the PUD

Property Data (PINs):

0751-42-1387	0750-49-2436	0750-27-8677
0751-31-9308	0750-29-9342	0751-40-0194
0751-31-0079	0750-29-2070	0750-27-0906
0750-39-0993	0750-27-4707	0750-27-8925

Legal descriptions of the properties are based upon recorded maps, plats, or deeds. This information is all public and provided within the zoning application packet.

Section 4: Purpose Statement

Horton Park is a proposed mixed-use development that is comprised of single family homes, townhomes, apartments, and non-residential areas. The 146.899 acre assemblage – 25.790 acres are new properties within the proposed PUD zoning district – is located in an underserved portion of Apex due to the lack of adequate road, water and sewer infrastructure. The PUD parameters are outlined in UDO Section 2.3.4(F)(1)(a)(i - vi) and addressed in various locations within the PD text document which will control the overall Horton Park development as previously described.

The PUD section of the property assemblage is comprised of twelve (12) parcels which total 146.899 acres located along Jessie Drive, west of Smith Road, north of Colby Chase Drive and east of Middle Creek. The properties are all currently zoned PUD-CZ or RR (Rural Residential). The Town of Apex's 2030 Land Use Map designates the properties as Medium Density Residential, High Density Residential as well as Office Employment/Industrial Employment. An amendment to the 2030 Land Use Map is not required for the current zoning request. Additional information related to the 2030 Land Use Map is provided in Section 18 – 2030 Land Use Map - within the PD Text document and with additional exhibits within the rezoning application.

The purpose of the PUD-CZ rezoning application is to develop a high quality, multi-product development including single family homes, townhomes, apartments and office/industrial employment and tech-flex options. The Horton Park project was previously approved as a PUD-CZ (case #17CZ19) with additional property north of Jessie Drive for Light Industrial uses. The current request is for the previous PUD-CZ district along with three additional parcels. This request does not include any changes to the LI-CZ district north of Jessie Drive.

The higher density residential portion of the property, including apartments and townhomes, will be clustered along Jessie Drive (a major thoroughfare) and the north-south connector (a minor collector street). As the site transitions from north to south, the density of the residential portion of Horton Park will reduce and the lot sizes increase. Infrastructure – including roads, water, and sewer – will extend from Jessie Drive south to other collectors and properties from the light industrial and higher density use on the north to the lower density, residential uses in the south.

The residential and non-residential portions of the development will allow the live-work environment which has been stressed by staff and elected officials for years. Greenways will provide pedestrian and bicycle connectivity to surrounding developments, future Apex trail connections and adjacent municipal connections. In the greenways section of the PD text, the extension of the Middle Creek greenway will be analyzed as discussions have been ongoing with Parks & Recreation staff related to long-term connectivity within the basin.

The transportation systems associated with the project will construct a portion of Jessie Drive from the project's western boundary to Ten Ten Road. This is the start of a critical link for future transportation systems in Apex to serve the area. The developer does not control the property to

the west of Middle Creek and cannot commit to the construction of the Jessie Drive connection to Highway 55. Discussions are ongoing with the Town of Apex and adjacent property owners to facilitate construction of Jessie Drive to Highway 55. A full Traffic Impact Analysis prepared by Ramey Kemp & Associates is included with the rezoning application. The analysis includes roadway improvements associated with Horton Park, including sections of Jessie Drive, major and minor collectors, and local streets to serve future residents and local commuters in the area.

Phasing is covered in Section 17 of the PD Text and in summary, the project expects development to occur in a number of phases, including non-residential, apartments, townhomes and single family areas. The final construction phasing will be coordinated with Apex staff during the Master Subdivision and Site Plan design stages. Section 17 provides additional phasing details.

The rezoning of the properties to PUD-CZ will provide a high quality project for the live-work option in southeast Apex, preserves significant environmentally sensitive areas, provides greenway connections and play lawns, ensures compatibility with the surrounding developments, provides major infrastructure upgrades, and adds significant industrial/employment zoned areas in southeast Apex.

Section 5: Permitted Use Table

The rezoned lands may be used as listed below. The chart provided is a reference to UDO Section 4.2.2 – Use Table – which lists the uses which are permitted within the proposed PUD-CZ zoning.

Horton Park PUD			
Permitted Use Table – PUD-CZ District Only			
"P" permitted; "S" special use permit; " " not permitted; "%" percentage of gross square footage			
Use Type	Residential PODs 3, 5 - 8	High Density Residential POD 4	Tech-Flex Non-Residential POD 2
Residential Uses (UDO 4.3.1)			
Accessory apartment	P	P	
Condominium			
Congregate living facility			
Duplex			
Family care home	P	P	
Farm residence			
Manufactured home			
Mobile home			
Multi-family or apartment		P	
Nursing or convalescent facility			
Security or caretaker quarters			
Single-family	P		

Horton Park PUD			
Permitted Use Table			
"P" permitted; "S" special use permit; " " not permitted; "%" percentage of gross square footage			
Use Type	Residential PODs 3, 5 - 8	High Density Residential POD 4	Tech-Flex Non-Residential POD 2
Townhouse	P	P	
Townhouse, detached	P	P	
Triplex or quadplex			
Public and Civil Uses (UDO 4.3.2)			
Airplane landing strip			
Airport			
Ambulatory Health- care Facility with Emergency Dept.			
Assembly hall, nonprofit			
Assembly hall, for- profit			
Cemetery			
Church or place of worship			
Day care facility			P
Drop-in or short- term day care			P
Government service			P
Heliport or helipad			
Hospital			
School, public or private			
Transportation facility			
Veterinary clinic or hospital			P
Vocational school			P
Utilities (UDO 4.3.3)			
Chipping and mulching			
Communication tower, commercial			
Communication tower, constructed stealth			
Communication tower, camouflage stealth			
Electrical power facility			
Incinerator			
Recycling plant			
Sanitary landfill			
Utility, minor	P	P	P

Horton Park PUD			
Permitted Use Table			
"P" permitted; "S" special use permit; " " not permitted; "%" percentage of gross square footage			
Use Type	Residential PODs 3, 5 - 8	High Density Residential POD 4	Tech-Flex Non-Residential POD 2
Water reservoir			
Water or wastewater plant			
Land Clearing and Inert Debris Landfill			
Wireless support structure			
Wireless communication facility			
Recreation Uses (UDO 4.3.4)			
Arena, auditorium or stadium			
Beach bingo			
Botanical garden			P
Campground			
Entertainment, indoor			P
Entertainment, outdoor			
Fish hatchery and fish pond			
Game rooms and device			
Golf course			
Greenway	P	P	P
Horse boarding and riding stable			
Park, active	P	P	P
Park, passive	P	P	P
Recreation facility, private	P	P	
Regional recreation complex			
Youth or day camps			
Zoological garden			
Shooting range, indoor			
Shooting range, outdoor			
Commercial Uses - Adult Use (UDO 4.3.5.A)			
Adult Establishment			
Bar or nightclub			
Electronic gaming operation			
Tattoo parlor and body piercing			

Horton Park PUD			
Permitted Use Table			
"P" permitted; "S" special use permit; " " not permitted; "%" percentage of gross square footage			
Use Type	Residential PODs 3, 5 - 8	High Density Residential POD 4	Tech-Flex Non-Residential POD 2
Communication (UDO 4.3.5.B)			
Broadcasting station (radio and television)			
Radio and television recording studio			
Food and beverage service (UDO 4.3.5.C)			
Restaurant, drive-through			
Restaurant, general			P
Office and Research (UDO 4.3.5.D)			
Dispatching office			P
Medical or dental office or clinic			P
Medical or dental laboratory			P
Office, business or professional			P
Publishing office			P
Research facility			P
Parking, Commercial (UDO 4.3.5.E)			
Parking garage, commercial			
Parking lot, commercial			
Public accommodation (UDO 4.3.5.F)			
Bed and breakfast			
Hotel or motel			
Retail Sales and Services (UDO 4.3.5.G)			
Artisan Studio			P
Barber and beauty shop			
Book store			
Building supplies, retail			
Convenience store			P
Convenience store with gas sales			P
Dry cleaners and laundry service			

Horton Park PUD			
Permitted Use Table			
"P" permitted; "S" special use permit; " " not permitted; "%" percentage of gross square footage			
Use Type	Residential PODs 3, 5 - 8	High Density Residential POD 4	Tech-Flex Non-Residential POD 2
Farmer's market			
Financial institution			
Flea Market			
Floral shop			
Funeral home			
Gas and fuel, retail			
Glass sales			
Greenhouse or nursery, retail			
Grocery, general			P
Grocery, specialty			P
Health/fitness center or spa			P
Kennel, indoor			
Kennel, outdoor			
Laundromat			
Monument sales, retail			
Newsstand or gift shop			
Personal service			P
Pharmacy			P
Printing and copying service			P
Real estate sales			P
Repair services, limited			P
Retail sales, bulky goods			
Retail sales, general			
Self-service storage			
Studio for art			P
Tailor shop			P
Theater			
Upholstery shop			P
Pet services			P
Pawn shop			
Vehicle Repair and Service (UDO 4.3.5.H)			
Automotive paint or body shop			
Automotive parts			

Horton Park PUD			
Permitted Use Table			
"P" permitted; "S" special use permit; " " not permitted; "%" percentage of gross square footage			
Use Type	Residential PODs 3, 5 - 8	High Density Residential POD 4	Tech-Flex Non-Residential POD 2
Automotive Service Station			
Car wash or auto detailing			
Repair and maintenance, general			
Towing Service			
Truck Terminal			
Vehicle Inspection Center			
Vehicle sales and rental, heavy			
Vehicle sales and rental, light			
Industrial Uses - Industrial Service (UDO 4.3.6.A)			
Building Supplies, wholesale			
Contractor's office and storage yard			
Greenhouse or nursery, wholesale			
Laboratory, industrial research			P
Machine or welding shop			
Railroad facility			
Warehousing			
Woodworking or cabinetmaking			
Wholesaling, general			
Production (UDO 4.3.6.B)			
Brewery			
Distillery			
Forestry			
Laundry plant			
Manufacturing and processing			
Microbrewery			P
Microdistillery			P
Wood or lumber processing			
Agricultural Uses (UDO 4.3.7)			
Active farm			

Section 6: Description, Density and Dimensional Standards

The project is broken down into eight (8) PODs to explain the proposed uses, dimensional standards, density and other UDO standards. The PODs are shown on the project exhibit – identified as “EX-1: Proposed Site Exhibit” – included in the rezoning package. The density of the property is identified per POD, access shown per POD, and overall site configuration shown for future roadway extensions.

**** If additional property is included in the project boundary prior to any single family homes or townhomes being occupied in an adjacent POD/Phase, the design buffer may be shifted to the new project boundary in coordination with Apex staff. The design buffer may also be crossed by future public streets based upon review and approval by Apex staff.**

POD 1 Non-Residential/Light Industrial

Site Area: 27.92 acres
Proposed zoning: LI-CZ (Light Industrial – Conditional Zoning)

POD 1 is not addressed in any portion of the revised Horton Park PUD documents. It is shown on EX-1 as a hold-over from the previous rezoning (case #17CZ19). No changes to POD 1 are included in any part of the Horton Park project.

POD 2 Tech-Flex Non-Residential (Office/Industrial Employment)

POD 2 site area: 19.06 acres
Proposed zoning: PUD-CZ (with TF uses as noted in PD Text Section 5)
Maximum building height: 65 feet
Maximum Built-Upon percentage: 70% (PUD standard maximum BUA)
Front, side, rear and corner side setbacks: 20 feet

The Tech-Flex Non-Residential area is designated within the PUD-CZ district to allow the non-residential component within Horton Park. The uses are typical of small office parks or service areas adjacent to residential developments with access to collector streets and the surrounding transportation corridors. The tech-flex zoning allows a wide range of uses as outline in PD Text Section 5 – Table of Permitted Uses. The standards established within POD 2 shall follow UDO Section 5.1 – Table of Intensity – where the PD Text is silent or does not directly address the requirements.

PODs 3 & 5 Medium-High / High-Density Residential

- POD 3 site area: 4.55 acres
- POD 5 site area: 19.71 acres
- Proposed zoning: PUD-CZ
- Maximum density: Townhomes (6 units / acre) or single family homes (4 units / acre)
 - POD 3 Density: 27 townhomes or 18 single family homes
 - POD 5 Density: 118 townhomes or 78 single family homes
- Maximum building height: 40 feet
- Maximum Built-Upon percentage: 70%

PODs 3 & 5 are proposed for Medium-High/High Density Residential uses, including townhomes, single-family homes or a mix of products. All development of the residential portions of Horton Park shall submit for Master Subdivision Plan approval through the Town of Apex. Townhomes will be a mix of one (1), two (2), and three (3) bedroom units with various garage and surface parking options to meet current UDO standards (parking standards are referenced in Section 8 of the PD Text).

Individual lot driveway access from POD 5 to the North-South Minor Collector Street shall not be permitted.

Type T-1 Townhomes: front entry units

- Minimum lot width: 20 feet
- Minimum lot depth: 80 feet
- Front entry townhomes
- Setbacks:
 - Front setback: 20 feet from R/W
 - Side setback: 0 feet
 - Garage setback: 20 feet from back of sidewalk or back of curb where no SW exists
 - End unit side & corner lot setback: 3 ft
 - Rear setback: 10 feet

Type T-2 Townhomes: rear or alley entry units fronting on public streets

- Minimum lot width: 20 feet
- Minimum lot depth: 80 feet
- Rear or alley entry townhomes
- Setbacks:
 - Front setback: 10 feet from R/W
 - Rear setback: 5 feet from alley easement or right-of-way
 - Side setback: 0 feet
 - End unit side & corner lot setback: 3 ft

Type S-1, S-2, S-3 and S-4 single family lots in PODs 3 & 5 shall match the standards established in PODs 6, 7 & 8 within the PD Text document.

Perimeter buffers POD 3 & 5:

All perimeter buffers for PODs 3 & 5 are noted in the table included at the end of Section 6.

POD 4 High Density Residential

Site Area: 20.99 acres
Proposed zoning: PUD-CZ (Planned Unit Development – Conditional Zoning)

POD 4 is proposed for High Density Residential uses, including apartments, townhomes or a mix of both housing types. The final product will depend upon market conditions as the project progresses. POD 4 will have direct access to Jessie Drive and obtain approval from NCDOT and the Town of Apex.

The following parameters will control future apartment and/or townhome development within POD 4 as the required PUD-CZ standards apply:

POD 4 Apartments:

POD 4 site area: 20.99 acres
Proposed density: 314 apartments (maximum of 15 units/acre)
Maximum built-upon percentage: 70%
Maximum building height: 65 feet; 4-stories (not including basement level)

Apartments will be a mix of one (1), two (2) and three (3) bedroom units with the option for various parking standards, including surface, garage, and/or basement level parking.

Proposed minimum building setbacks:

- Front, side and rear: 50 feet (perimeter of the apartment site only)

POD 4 Townhomes:

POD 4 site area: 20.99 acres
Proposed density: 125 townhomes (max of 6 units/acre)
Maximum built-upon percentage: 70%
Maximum building height: 40 feet

If POD 4 is developed as townhomes, there may be a mix of two (2) car garage units, one (1) car garage units, and units without garages. Various types of parking shall be provided to meet current UDO standards (parking standard noted in Section 8 of the PD Text).

Type T-1 Townhomes: front entry units

- Minimum lot width: 18 feet
- Minimum lot depth: 80 feet
- Minimum building separation: 8 feet
- Front entry townhomes
- Setbacks:
 - o Front setback: 20 feet from R/W
 - o Garage setback: 20 feet from back of sidewalk or back of curb where no SW exists
 - o Side setback: 0 feet
 - o End unit side & corner lot setback: 3 ft
 - o Rear setback: 10 feet

Type T-2 Townhomes: rear or alley entry units

- Minimum lot width: 18 feet
- Minimum lot depth: 80 feet
- Minimum building separation: 8 feet
- Rear or alley entry townhomes
- Setbacks:
 - o Front setback: 10 feet from R/W
 - o Side setback: 0 feet
 - o End unit side & corner lot setback: 3 ft
 - o Rear setback: 5 feet from alley right-of-way limits

Perimeter buffers POD 4:

All perimeter buffers for POD 4 are noted in the table included at the end of Section 6.

The project will comply with other standards established by UDO Section 5.1.3 related to setbacks and density requirements or as proposed throughout the rezoning process and noted within the PD Text document.

PODs 6, 7 & 8 Medium Density Residential

PODs 6, 7 and 8 are proposed Medium Density Residential uses per Section 5 of the PD text – Permitted Use table.

POD 6	39.01 acres (14.79 acres added to POD 6)
POD 7	19.37 acres
POD 8	24.21 acres (11 acres added to POD 8)
Total area:	82.59 acres
Proposed density:	227 single family lots (2.75 units / acre – medium density)
Maximum Built Upon Percentage:	70%
Maximum Building height:	40 feet

25.79 acres have been added to the Medium Density Residential PODs (PODs 6, 7 & 8). The overall lot count for this area has not increased from the previous zoning. Single family lots will be a mix of various sizes to create different options for future residents, including the following:

Type S-1 single family lots

- Minimum lot width: 70 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 7,700 SF
- Average lot size: 8,500 SF
- Lots shall be front, side, or rear entry garage homes
- Proposed minimum setbacks:
 - o Front setback: 15 feet from R/W
 - o Garage setback: 20 feet from back of sidewalk, or back of curb where no SW exists
 - o Side setback: 5' min. (no aggregate)
 - o Corner side setback: 10 feet minimum
 - o Rear setback: 10 feet
 - o Rear entry setback: 5 feet (garage setback for driveway parking standards from alley)

Type S-2 single family lots

- Minimum lot width: 60 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 6,600 SF
- Average lot size: 7,200 SF
- Lots shall be front, side, or rear entry garage homes
- Proposed minimum setbacks:
 - Front setback: 15 feet from R/W
 - Garage setback: 20 feet from back of sidewalk, or back of curb where no SW exists
 - Side setback: 5' min. (no aggregate)
 - Corner side setback: 8 feet minimum
 - Rear setback: 10 feet
 - Rear entry setback: 5 feet (garage setback for driveway parking standards from alley)

Type S-3 single family lots

- Minimum lot width: 50 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 5,500 SF
- Average lot size: 6,000 SF
- Lots shall be front, side, or rear entry garage homes
- Building setbacks:
 - Front setback: 10 feet from R/W
 - Garage setback: 20 feet from back of sidewalk, or back of curb where no SW exists
 - Side setback: 5' min. (no aggregate)
 - Corner side setback: 5 feet
 - Rear setback: 5 feet
 - Rear entry setback: 5 feet (garage setback for driveway parking standards from alley)

Type S-4 single family lots

S-4 single family lots are not permitted in POD 8 and are only permitted along the collector streets within POD 6 and 7.

- Minimum lot width: 40 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 4,000 SF
- Average lot size: 4,500 SF
- Front entry units may have 1 car garage or no garage for each unit
- Rear entry units may have 2 car garage for each unit
- Building setbacks:
 - Front setback: 10 feet from R/W
 - Garage setback: 20 feet from back of sidewalk, or back of curb where no SW exists
 - Side setback: 5' min. (no aggregate)
 - Corner side setback: 5 feet
 - Rear setback: 5 feet
 - Rear entry setback: 5 feet (garage setback for driveway parking standards from alley)

Perimeter buffers PODs 6, 7 & 8:

All perimeter buffers for PODs 6, 7 & 8 are noted in the table included at the end of Section 6.

Horton Park PUD Proposed Buffer Table				
POD #	North	East	South	West
1	N/A	N/A	N/A	N/A
2	30' Type E (50' Type E if disturbed per UDO)	20' Type A Gas easement	20' Type B Stream buffer	20' Type B (class 4/5) 30' Type B (class 6)
3	20' Type B	20' Type B	30' Type B (50' Type A/B if disturbed per UDO)	20' Type B
4	30' Type B (50' Type A/B if disturbed per UDO)	25' Type B-residential and landfill	25' Type B – stream buffer next to landfill	0' - adjacent to gas easement
5	20' Type B	25' Type B–next to landfill 0' between POD 5&6	10' Type A-major collector * (type 'D' for alley loaded)	20' Type B
6	25' Type B – landfill 20' Type B- residential	20' Type B	10' Type A-major collector * (type 'D' for alley loaded) 20' Type B-residential 30' Type B-Beck property	0' - adjacent to gas easement
7	10' Type A-major collector *	10' Type D-collector OR 20' Type B-residential	None; internal to project (stream buffer)	10' Type B-floodplain
8	0' – internal 20' Type B-residential	20' Type B-stream buffer 20' Type B – residential 10' Type B – eastern boundary of Virginia Horton Stewart property	10' Type B-Colby Crossing & stream buffer	10' Type B floodplain

Buffers along roads shall be provided as shown on Sheet EX-1 or the PUD Plan Sheet Packet

* Alley units which front on a collector street are required to have a Type 'D' buffer

Section 7: Architectural Standards

The following Architectural Standards shall apply for the multi-family/apartments, townhomes and single family homes as applicable to the following sections.

Apartment standards:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Siding materials shall be varied in type and/or color on 30% of each façade on each building.
3. Windows must vary in size and/or type.
4. Windows that are not recessed must be trimmed.
5. Recesses and projections shall be provided for at least 50% of each façade on each building.
6. Rooflines cannot be a single mass; they must be varied with the use of gables or parapets.
7. Garage doors must have windows, decorative details or carriage-style adornments.
8. At least three of the following decorative features shall be used on each building:
 - Decorative shake
 - Board and batten
 - Decorative porch railing/posts
 - Shutters
 - Decorative/functional air vents on roof or foundation
 - Recessed windows
 - Decorative windows
 - Decorative brick/stone
 - Decorative gables
 - Decorative cornices
 - Tin/metal roof
9. A varied color palette shall be utilized for the apartment buildings throughout the development. With garden style apartments, a minimum of three color families for siding shall be provided and will include varied trim, shutter, and accent colors complementing the siding color. For a single mass apartment structure, the color shall vary with accent colors or architectural features to provide building relief.
10. Breezeway(s) for the four story apartment elevation is to be enclosed for additional mechanical equipment or elevators.

Townhome standards:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. All townhomes shall have a crawl space or raised foundation which at a minimum rises at least 12 inches from average grade across the front of the house to the finished floor level at the front door.
3. Roofline cannot be a single mass; it must be broken up horizontally and vertically between units.
4. Garage doors must have windows, decorative details or carriage-style adornments.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. The visible side of a townhome on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch

- Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
 9. 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.
 10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
 11. Minor elevation adjustments may be accommodated with staff approval – including limiting clipped dormers on no more than 25% of the proposed townhome building designs.
 12. Side entry, end unit townhomes in highly visible locations shall provide a covered entry feature for each unit. Highly visible locations shall include the end of a series of buildings, and adjacent to public or private rights-of-ways, recreation areas, open space, buffers, or adjacent properties.

Single-family residential standards:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. All single-family homes shall have a crawl space or have a raised foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
3. Garage doors must have windows, decorative details or carriage-style adornments.
4. The garage cannot protrude more than 1 foot out from the front façade or front porch.
5. The roof shall be pitched at 5:12 or greater for 50% of the building designs.
6. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
7. Eaves shall project at least 12 inches from the wall of the structure.
8. 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
 - 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
9. 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.

10. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
11. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
12. Front porches shall be a minimum of 6 feet deep.
13. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
14. A maximum of 100% of the single family detached residential units within POD 6 shall be permitted as “zero-entry” homes without the 20 inch rise from average grade across the front of the property to the finished floor elevation. All “zero-entry” homes shall also provide first floor master bedrooms. Lots permitted as “zero-entry” shall be noted on the Final Plat.
15. All single family detached residential homes are to be pre-configured with conduit for a solar energy system.
16. No less than 10 single family detached homes out of the first 100 homes within POD 6 will be installed with a minimum of a 4 kW solar PV system.

Non-Residential / Commercial architectural standards:

1. Buildings located in the commercial area shall be architecturally compatible through the use of similar colors and building materials. Buildings shall be consistent in scale, massing, style, and relationship to adjacent streets.
2. Building placement shall be done to maximize parking in the rear or side of commercial buildings. Drive-thrus, pick-up windows, loading areas, trash facilities, and other uses necessary for the operation of the business should be encouraged to orient such uses away from adjacent streets.
3. Buildings shall have vertical breaks across any façade which faces an adjacent street. Windows and other store front treatments shall be proportional to the building height and width. Horizontal and vertical setbacks shall be used to provide a visual break in the building mass. Various architectural features shall be incorporated, including roofline changes, parapet heights, columns, piers, and material patterns to create various façade breaks.
4. Exterior materials for non-residential structures shall be a combination of materials. The primary façade (front) or any façade facing a street shall include:
 - Brick masonry
 - Decorative brick or stone
 - Stone accents
 - Decorative /block (integrally colored or textured)
 - EIFS cornices and parapet trim (EIFS or stucco shall not be used within 4 feet of ground and shall be limited to 25% of each building façade)
 - Precast concrete

Section 8: Parking and Loading

Parking will be provided for each product type in accordance with Apex UDO Section 8.3 standards or as note below.

Non-Residential Parking:

Parking for non-residential, light industrial, and tech-flex uses shall be reviewed during the Site Plan for each specific use. Each use shall be required to meet UDO Section 8.3 standards for parking, loading and ingress/egress for the property.

Apartments:

Parking shall be provided by surface, garage, underground parking or a mix of parking types. Parking shall be provide per UDO Section 8.3 standards in conjunction with staff reviews.

Townhomes:

Townhome parking shall be provided pursuant to standards established in Section 8.3 of the UDO with the following clarification:

- 2 parking space/townhome required, including garage or driveway spaces, plus
- 0.50 parking spaces/bedroom over 2 bedrooms/unit, plus
- 0.25 parking spaces/unit for guest spaces
- Garages and driveways shall be counted for overall parking standards if they meet dimensional standards

Single Family detached:

Parking for single family homes will be provided in garages and concrete driveways on each lot which meet Apex UDO standards. CBU or Mail Kiosk parking shall be calculated per UDO Section 8.3 standards and provided around the appropriate device.

Residential driveways shall have a minimum width of 12' and 20' in length as measured from the back of the sidewalk or, where no sidewalk exists, a minimum of 20' as measured from the back of the curb, to count as required parking.

Section 9: Resource Conservation Area (RCA)

The PUD (146.899 acres) is located north and east of 540 and is therefore required to meet the standards UDO Section 8.1.2 to preserve or establish a minimum of 20% Resource Conservation Area (RCA) for the project. The project is proposing to mass grade the site and is therefore required to provide an additional 2% RCA. Horton Park is not requesting a 2% reduction in the RCA per UDO Section 2.3.4(F)(1)(c). The project will provide an overall RCA of no less than 20% (29.38 acres) of the PUDs total gross acreage if the site is stage-graded, and an additional 2% RCA for any single family sections within the PUD which are mass graded.

With large portions of floodplain along the western boundary of the site, development patterns may adjust to accommodate required RCA standards. RCA for the project may include stream buffers, floodplains, wetlands, steep slope areas, perimeter buffers, street and roadway buffers, a portion of storm water devices, community amenity areas, play lawns and other designated areas. The final location and calculations for RCA shall be finalized during the master subdivision and construction document plan review.

Section 10: Landscaping

Internal landscaping will comply with various UDO sections including 8.2 for buffers, street tree plantings, foundation plantings and tree preservation (as proposed) or as noted within Section 6 of the PD Text or as shown on EX-1: Proposed Site Exhibit attached with the rezoning request. With the variety of uses in and around the property, variable width and variable opacity buffers will be provided throughout the project.

The residential buffers will follow UDO standards for perimeter plantings, Jessie Drive frontage (thoroughfare), and residential adjacent to developed or undeveloped property. Proposed buffers are labeled within Section 6 – Description, Density, and Dimensional Standards for each POD and shown on Exhibit 1 to assist in the identification of the buffer classifications.

Section 11: Signage

All signage will comply with the applicable standards and requirements of UDO Section 8.7. Any non-residential sections shall also provide a signage plan along Jessie Drive or other roadway connections during Site Plan review and approval for future development.

Signage for the residential developments, whether apartments, townhome or single family PODs, shall be coordinated with staff during the appropriate Master Subdivision Plan and/or Master Signage Plan approval. Each section of the development will provide sign easements along perimeter street infrastructure for appropriate signage.

Section 12: Public Facilities

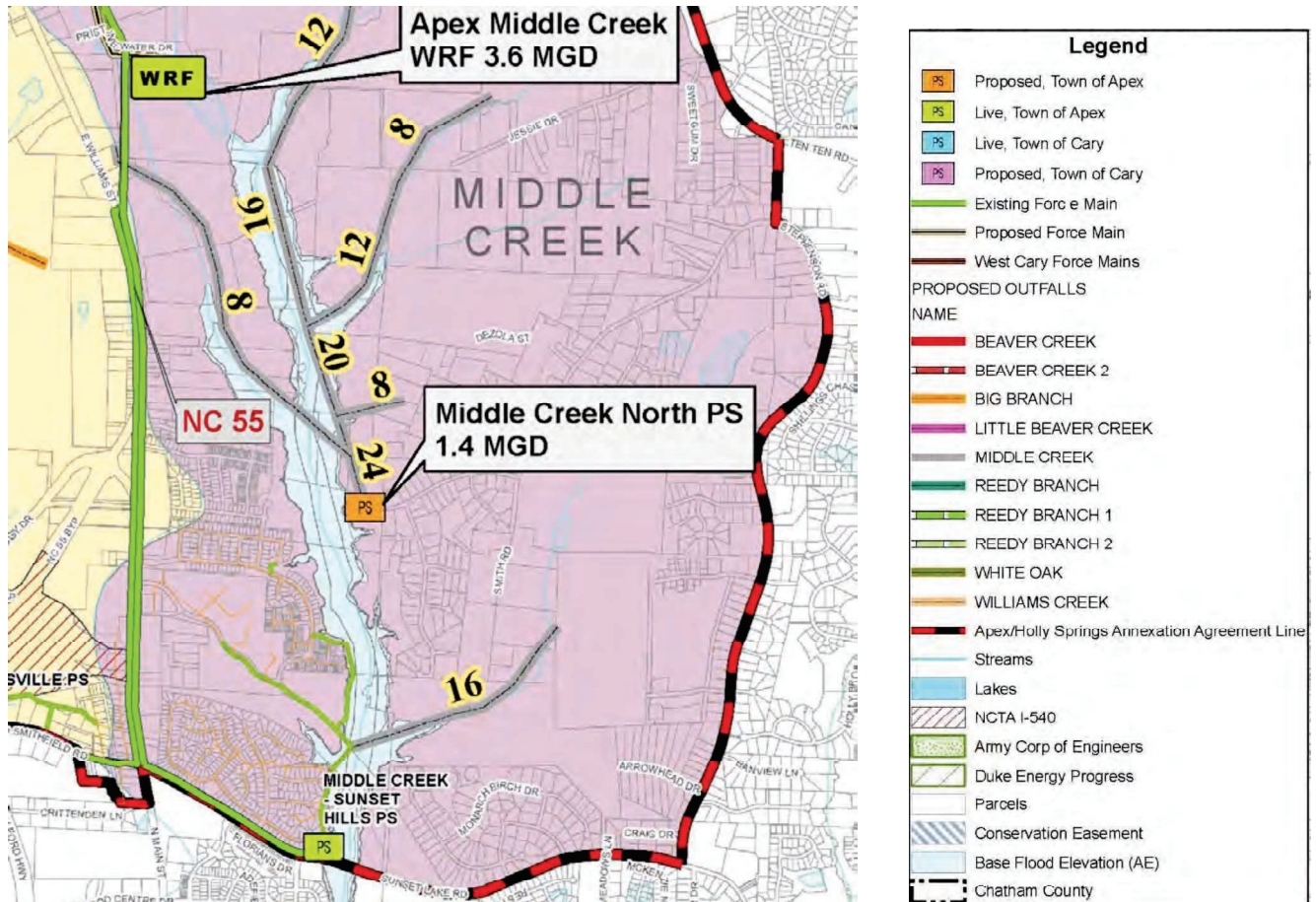
The project’s construction will consist of the extension of public facilities to serve the site. All public facilities and infrastructure shall be designed per the current Town of Apex standards and specifications. Facilities include:

Water

Water will be extended from the Jessie Drive right-of-way (north), Pemberley subdivision (south) and Smith Road (east). Various extensions will be provided within the Horton Park phasing study to confirm sufficient pressure and flows to all portions of the project during any phase.

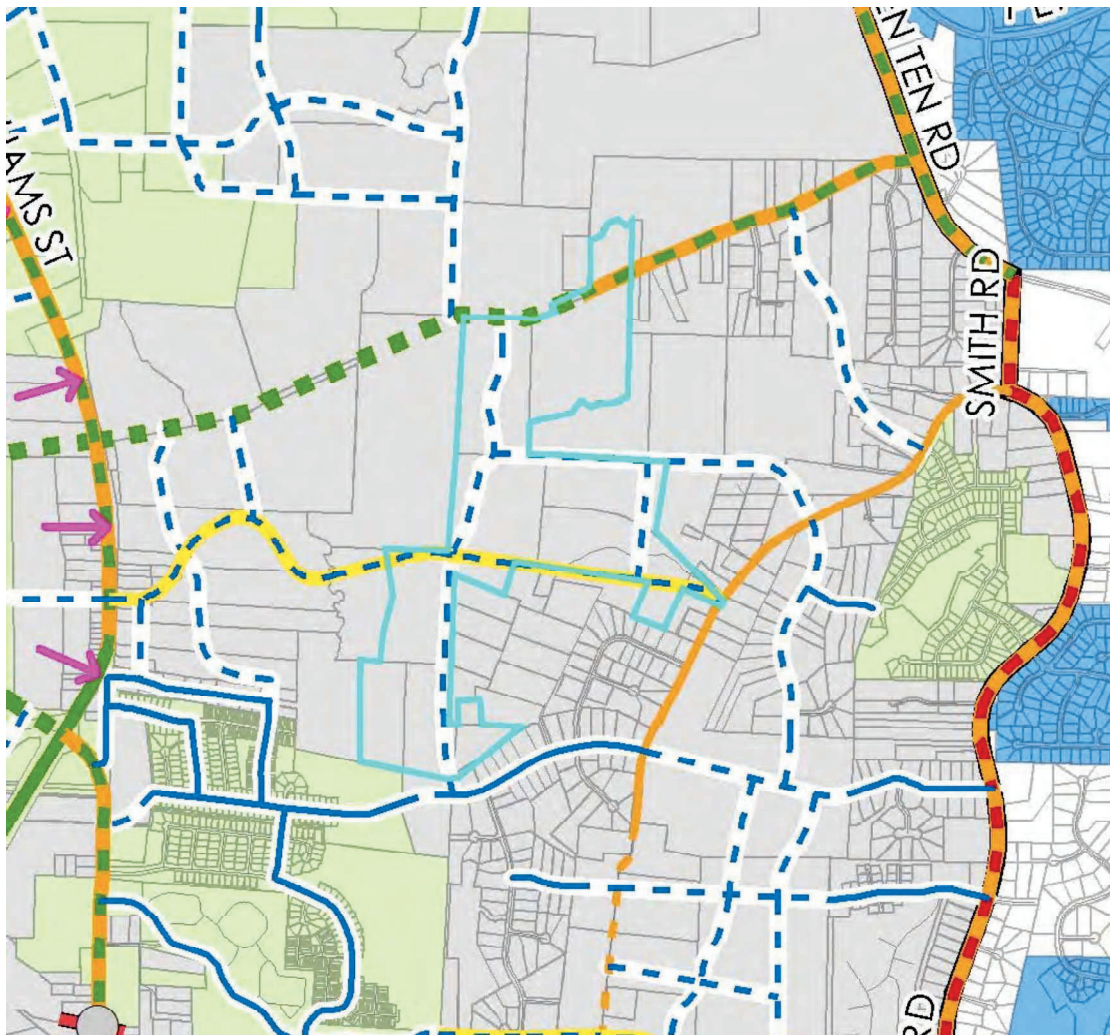
Sanitary Sewer

The Middle Creek North Pump Station is proposed to provide sanitary sewer service to the Middle Creek drainage basin north of Colby Chase Drive. This pump station will be fully funded by the development team, including design, land acquisition, construction and commissioning. Costs associated with the pump station will be reimbursed through separate developers’ agreements with the Town of Apex that are outside the scope of the PUD rezoning process. The new regional pump station is required as the existing Middle Creek – Sunset Hills pump station is current at capacity and cannot accept significant flows for development within the Middle Creek drainage basin. This new pump station will alleviate capacity concerns for the existing pump station and provide a public sewer system option for Horton Park and other parts of Apex.



Streets

A number of future collector streets and a future 4-lane thoroughfare are shown on the Apex Transportation Plan – Thoroughfare and Collector Street Plan within the boundary of the PUD. These streets include Jessie Drive (major thoroughfare); an east-west major collector (within the vicinity of Dezola Street); an east-west minor collector (connection from Percussion Drive to the north-south connector); a north-south minor collector from the east-west major collector to the property boundary on the north; a north-south minor collector (Colby Chase Drive to Jessie Drive). The final alignment of any collectors or thoroughfares will be coordinated with staff during the Master Subdivision Plan or Site Plans. The ultimate right-of-way for each of the collectors and thoroughfares shall be provided during the time of Master Subdivision Plan review. The roadway sections which are installed are based upon the traffic capacity evaluations, the Traffic Impact Analysis, standards, and discussions with staff at the time of submittal of the Horton Park design documents. Modifications to the alignment of the collectors and thoroughfares will be reviewed with staff at the appropriate time to ensure compliance with Town standards that certain connections are made. The final alignment of all streets shown within the Master Subdivision Plans will be coordinated with staff.



Transportation:

Following are the Traffic Capacity Zoning Conditions for the project as coordinated between NCDOT, the Town of Apex Transportation Engineering staff, and the project Transportation Engineer (Ramey Kemp & Associates).

The Developer shall coordinate with NCDOT all planned improvements on state maintained roadways. In some cases, zoning conditions are subject to NCDOT review and approval and may change to conform to NCDOT approvals. Turn bay storage lengths refer to the length of full width lane provided exclusive of the 100-foot taper in each case. Jessie Drive shall continue as a state maintained roadway for all existing and proposed sections, and the developer shall dedicate the right-of-way pursuant to the current Town of Apex Transportation Plan – Thoroughfare and Collector Street Plan, currently a 100-foot public right of way along all sections of Jessie Drive within the development.

The timing of the roadway improvements will be coordinated with Apex Transportation Staff during the Master Subdivision Plan and Construction Document review based upon the recommendations within the approved Traffic Impact Analysis (TIA) and according to the phasing plan provided in Section 17 - Phasing. The following recommendations are based upon the initial TIA dated May 31, 2017 with the Colby Chase Addendum dated August 30, 2017.

US 1 Southbound Ramps / Waterford Green Drive at Center Street

- The Developer shall coordinate with NCDOT and Town staff in order to conduct a signal timing study and implement traffic signal timing modifications within the scope of the closed loop-system for Center Street/Ten-Ten Road, including this intersection, Lufkin Road and Reliance Avenue. The developer shall be obligated to pursue this effort only once during the development build-out schedule as directed by the Town of Apex Senior Transportation Engineer.
- The Developer shall provide intersection signal timing evaluation and modifications at a time to be determined by the Town of Apex Senior Transportation Engineer within the following schedule: The timing evaluation shall occur after the first Final Plat is recorded and prior to the recordation of the Final Plat for no more than 250 dwelling units of single-family and/or townhomes, or the issuance building permits for 250 apartment units, or any combination thereof.

US 1 Northbound Ramps / Lufkin Road at Ten-Ten Road

- The Developer shall construct dual left turn lanes with 400 feet of storage on the US 1 off-ramp, assuming the pending state TIP project west of Reliance Avenue remains on schedule to be constructed after proposed development build-out. Acceleration of the TIP project may result in revised requirements subject to approval by Apex and NCDOT at a later date.
- The Developer shall construct the aforementioned US 1 Northbound Ramp improvements prior to recordation of the Final Plat for 180 dwelling units of single-family and/or townhomes, or the issuance of building permits for 180 apartment units, or any combination thereof.

Reliance Avenue at Ten-Ten Road

- The Developer shall restripe the eastbound right turn lane as a through-right and provide additional merge length east of the signalized intersection subject to NCDOT requirements.
- The Developer shall construct the improvements at the aforementioned Reliance Avenue/Ten Ten intersection prior to the first Final Plat for single-family and/or townhomes, or the first building permit issuance for the apartments.

Jessie Drive at Ten-Ten Road

- The Developer shall construct a westbound left-turn lane with a minimum of 100 feet of storage and appropriate taper prior to the pending state TIP project.
- The Developer shall construct an eastbound right-turn lane with a minimum of 200 feet of storage and appropriate taper prior to the pending state TIP project.
- The Developer shall construct a northbound right-turn lane with 100 feet of storage and appropriate taper prior to the pending state TIP project.
- The Developer shall monitor this intersection and install a traffic signal if warranted and permitted by NCDOT prior to the pending state TIP project.
- The Developer shall construct the improvements at the aforementioned Jessie Drive/Ten Ten intersection prior to the first Final Plat for single-family and/or townhomes, or the first building permit issuance for the apartments.
- If the traffic signal is not warranted prior to the first Final Plat, the developer shall provide a performance bond for the signal based on an engineer's estimate of final costs. The performance bond shall remain in place for a period of 5 years, or until the last Final Plat for the development, whichever comes first. Once the signal is warranted, the developer shall install the signal within 6 months plus time for any delays due to right-of-way acquisition and utility relocation but not to exceed 12 months.

Smith Road at Ten-Ten Road

- The Developer shall extend the existing westbound left-turn lane to provide a minimum of 350 feet of storage and appropriate taper.
- The Developer shall construct the aforementioned improvements at the Smith Road/Ten Ten intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

Smith Road at Stephenson Road

- The Developer shall construct an eastbound left-turn lane with a minimum of 100 feet of storage and appropriate taper.
- The Developer shall monitor this intersection for installation of all-way stop control and provide for the all-way stop conversion if warranted and permitted by NCDOT.
- The Developer shall construct the aforementioned improvements at the Smith Road/Stephenson Road intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

Smith Road at Dezola Street

- The Developer shall construct a southbound right-turn lane with a minimum of 100 feet of storage and appropriate taper.
- The Developer shall construct and improve Dezola Street to a Major Collector Street typical section on a 60-foot public right of way for the entire length.
- The Developer shall provide access to existing residential properties on Dezola Street in a manner that avoids residential driveways directly accessing any Major Collector Streets.
- The Developer shall construct the aforementioned improvements at the Smith Road/Dezola Street (aka East-West Collector) intersection at the time the East-West Collector Street is constructed and platted to Smith Road.

East Williams Street at Straywhite Avenue

- The Developer shall monitor the intersection and install a traffic signal if warranted and permitted by NCDOT.
- The Developer shall complete the monitoring period as directed by the Town of Apex Senior Transportation Engineer within the following schedule: The monitoring shall occur after the opening of Colby Chase Drive from the Pemberley subdivision to the Merion Subdivision but no later than the recording of the Final Plat for 250 dwelling units of single-family and/or townhomes, or the issuance of building permits for 250 apartment units, or any combination thereof.

Jessie Drive at Site Drive #1 at the North-South Connector Street

- The Developer shall construct single lane northbound and southbound approaches with stop control, and free-flow eastbound and westbound approaches with 100-foot left turn lanes both directions at both intersections.
- The Developer shall construct the North-South Connector Street to a Minor Collector Street typical section on a 60-foot public right of way for the entire length
- The Developer shall construct the aforementioned improvements at the Jessie Drive/North-South Collector prior to recordation of the first Final Plat for single-family and/or townhomes, or the issuance of the first building permit for the apartments.

The following roadway improvements are internal to the project and do not require NCDOT review or approval. These improvements shall be reviewed with Apex staff to verify compliance with design standards during the zoning, master subdivision, and construction document stages of the project as appropriate. Improvements shall be constructed and platted as the connections are created for each development POD.

North-South Connector Street at Site Drive #2, #3, and Dezola Street

- The Developer shall construct single lane eastbound and westbound approaches with stop control, and single lane northbound and southbound free-flow approaches.

Dezola Street at Site Drive #4

- The Developer shall construct single lane northbound and southbound approaches with stop control, and single lane eastbound and westbound free-flow approaches. Stop control may be reversed subject to future connectivity.

North South Connector Street at Colby Chase Drive

- The Developer shall construct the connection of Colby Chase from Pemberley Subdivision to the Merion Subdivision. The connection of Colby Chase Drive to the state-maintained portion requires NCDOT review and approval.
- The Developer shall construct the connection of the north-south connector street to Colby Chase.
- The Developer shall evaluate with Apex staff the option for traffic calming devices along Colby Chase Drive between Pemberley and Merion subdivisions.

Colby Chase Drive Extension

- The Developer agrees not to open Colby Chase Drive to the Merion Subdivision until the North-South Collector Street is constructed and open to the public.

Sidewalks

Sidewalks will be installed in accordance with the UDO standards along all streets within the residential development and along the public rights-of-ways.

Greenways

Greenways and multi-use paths will be provided within the development per the PRGOS Master Plan and as an additional project amenity. Location of said greenways and multi-use paths is being and will continue to be coordinated with staff through the rezoning process and future MSPs. Additional detail will be provided at the appropriate time including the Parks & Recreation Advisory Commission meeting, MSP review and construction document submittals. Additional information is contained in Section 16 – Parks & Recreation.

Section 13: Pedestrian Circulation System and Amenities

The pedestrian circulation system will include sidewalks along internal streets, perimeter roadways, Jessie Drive, Dezola Street and other named and unnamed collectors, residential streets, alleys or as appropriate in discussion with staff. Various greenways and multi-use paths are shown within the Apex Master Plans and will be coordinated with staff for the design and installation as appropriate.

The developer has agreed to work with staff to find a location which can accommodate a future transit easement along Jessie Drive. Any final agreement and location shall be coordinated during the design of Jessie Drive. This commitment is not a commitment to construct – this is a commitment to work with staff to find an appropriate location only.

Section 14: Natural Resources and Environmental Protection

The site is located within the Town's Secondary Watershed Protection Overlay District including Middle Creek and the large floodplain associated with this feature. This part of Apex is currently undeveloped and has a number of creeks and streams containing a large amount of wetlands, floodplains, stream buffers and other environmentally sensitive areas. The site is shown within Specials Flood Hazard areas as identified by FEMA FIRM Maps 3720075100J and 3720075000J dated May 2, 2006.

Impacts to some of these environmentally sensitive areas will be unavoidable during the design and permitting for the project. Impacts will be identified and permitted through the appropriate local, State and/or Federal review agencies as required for construction of the project. Major creek crossings will be required and adjusted to minimize environmental impacts associated with the development.

A full review of the flora, fauna, endangered species and historical data has begun on the property. Any environmentally sensitive areas will be identified during the rezoning, site plan and construction document processes and required approvals obtained for impacts within the development. The creeks, streams, and buffers which are currently shown were provided by S&EC, Inc. and from the current USGS map and Wake County soils survey. An onsite review with

the US Army Corps of Engineers and NC-DNR will also be provided upon approval of the rezoning application. Any additional buffers or shall be coordinated with NCDEQ staff and the site adjusted per the final concurrence calls. Immediately adjoining land uses would extend into the newly available development area with additional building square footage or additional lots not to exceed the zoning approval conditions.

Based upon the North Carolina State Historic Preservation Office website (HPOWEB GIS Service) and Apex UDO Section 12.2 – Historic Structures – there are no historic homes or contributory structures within the boundary of the properties.

Section 15: Storm Water Management

The project will contain a number of proposed storm water SCMs. The site is located within the Middle Creek basin and Apex’s Secondary Watershed Overlay District and is therefore required to meet the standards of UDO Section 6.1 as applicable. Horton Park will utilize approved structural devices to control storm water and sediment runoff including detention ponds, retention ponds, bioretention cells, wetlands, underground devices, and/or other State recognized storm water management devices. Storm water control devices shall blend into the surrounding developments or be used as possible amenities depending upon their design, aesthetics, size, and location. Final routing of the SCMs will be done in conjunction with the Apex Environmental Services staff to assure compliance with appropriate guidelines.

Section 16: Parks and Recreation

The Parks, Recreation, Greenways and Open Space Master Plan shows the development of the Middle Creek greenway from the Holly Springs greenway system at Sunset Lake Road extending north to Lufkin Road Middle School and the Town of Cary’s greenway system north of Ten Ten Road. The greenway and multi-use path shall be a mix of asphalt, concrete, sidewalk, boardwalk, and pedestrian bridges which will be identified with Apex staff during the Master Subdivision Plan review. Horton Park has been in discussions with Parks & Recreation staff to determine the best routing to serve the most residents and possible commuters as practical. This routing would involve greenways along Middle Creek, unnamed creeks and streams, floodplain boundaries and other natural areas as well as multi-use paths along residential streets, minor collectors, and major collectors.

Horton Park was reviewed at the August 30, 2017 PRCR Advisory Commission meeting and was approved consistent with Staff’s recommendation of a fee-in-lieu for the project with the flexibility for both parties to continue to work to find a way to implement the Middle Creek Greenway alignment. In the event a solution can be reached, which may involve adjusting the corridor, the developer would build the connection and receive credit against the fees owed. All other sections of the UDO pertaining to the construction of public greenway would then be applicable.

A Public Art Easement shall be provided at the intersection of Jessie Drive and the North-South Collector with a second location within the roundabout at the intersection of the North-South Collector and the East-West Collector streets.

Section 17: Phasing

Lot Development Phasing:

The project will consist of as many as eight (8) development phases. These phases will be broken into the following categories, although development will vary in timing and order of POD development based upon market conditions at the time of approval:

1. one (1) phase of Office/Industrial Employment north of Jessie Drive (POD 1); (although not part of the overall PUD, the LI section is part of original rezoning discussions and therefore included with a possible construction phasing for the area);
2. one (1) phase of non-residential south of Jessie Drive (POD 2) although development shall occur on this property as specific uses are identified, not at one time;
3. one (1) phase of high density residential north of Jessie Drive (POD 3);
4. one (1) phase of high density residential south of Jessie Drive (POD 4);
5. one (1) townhome phase south of Jessie Drive (POD 5); and
6. three (3) medium density/single family phases south of Jessie Drive to Colby Chase Drive and east to Smith Road (PODs 6, 7 & 8).

Residential Development Restrictions:

The residential sections of Horton Park are being restricted by off-site roadway improvements as listed below. No restrictions on the development of the non-residential sections of Horton Park or the adjacent Light Industrial property is identified within this section of the PD Text.

Option 1:

Phase I: No more than 250 lots shall be platted for single-family and townhomes, or 250 apartment units can receive building permits, or any combination thereof (not to exceed 250 units total) prior to the completion of the off-site roadway improvements identified within the Traffic Study provided by Ramey Kemp & Associates and noted in the PD Text – Section 12. This also includes the construction of the north-south Collector from Jessie Drive to Colby Chase Drive, the Colby Chase connection from Merion subdivision to Pemberley subdivision, the portion of the east-west Major Collector from the north-south Collector to the access for the Dezola Street properties, and the completion of the east-west Major Collector to Smith Road.

Phase II: No more than 50 additional residential lots shall be platted for single-family and townhomes, or 50 additional apartment units can receive building permits, or any combination thereof (not to exceed 50 additional units and 300 units total) prior to the completion of additional through lanes associated with the NCDOT U-5825 project (Ten Ten Road widening).

Phase III: All remaining residential lots shall not be platted for single-family and townhomes, nor additional apartment units can receive building permits, until the Jessie Drive extension from Highway 55 to Ten Ten Road has been let for construction.

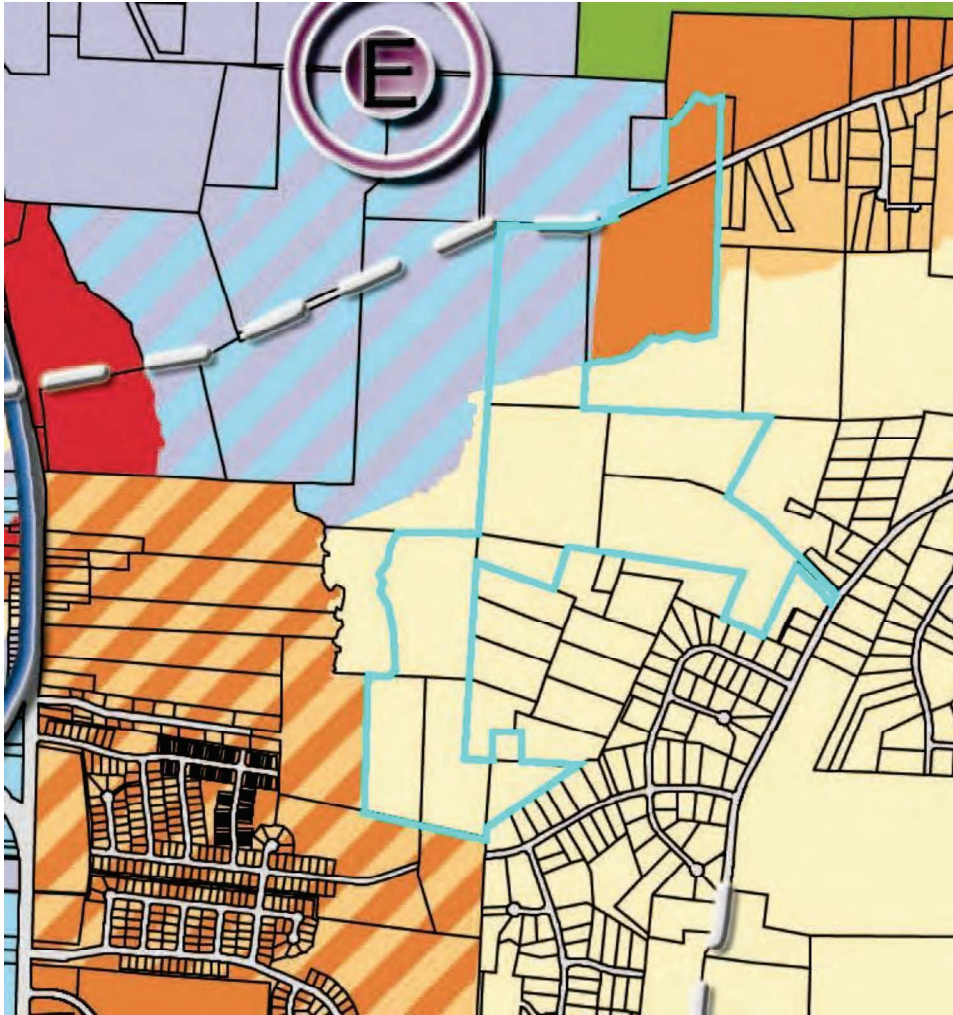
Option 2:

The completion of the extension of Jessie Drive from Highway 55 to Ten Ten Road as a 2-lane roadway section shall release all lots and units within Horton Park from any development timeline restrictions identified in Option 1.

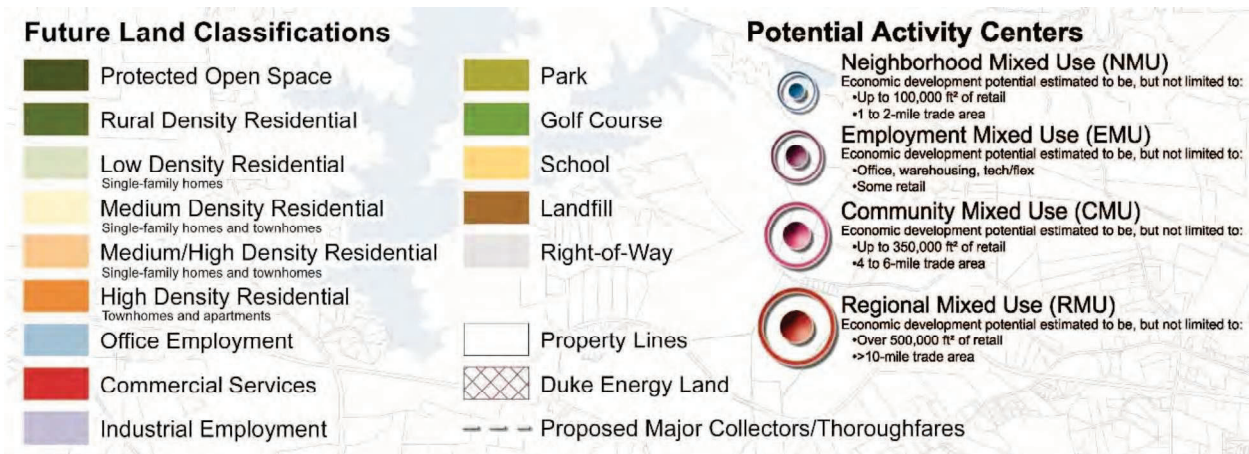
Section 18: 2030 Land Use Map

The Horton Park PUD development encompasses 146.899 acres of property including multiple residential types (PODs 3-8) and a non-residential area (POD 2). The rezoning request is in keeping with the land use designations identified on the current 2030 Land Use Map. The 2030 Land Use Map has been included for reference in this section although there are no requested changes.

NO CHANGES TO THE CURRENT 2030 LAND USE MAP ARE PROPOSED WITH THE HORTON PARK REZONING.



Existing 2030 Land Use Map Boundary of property under control is shown in blue



Section 19: Compliance with the Unified Development Ordinance

With any specific items previously identified within the PD Text addressed, the project – including the Residential Master Subdivision Plans, non-residential Site Plans, and Construction Documents – shall comply with the applicable Apex Unified Development Ordinance sections. Any deviation from these standards shall be approved by staff, Planning Board or Town Council representatives through the design and approval for the project as appropriate.

EXHIBITS

The following exhibits/drawings are attached as part of the required PUD-CZ. Any reference to the LI-CZ parcels is for information purposes only and does not constitute control or additional standards on the LI-CZ parcel.

COVER SHEET (Sheet C000)

The Cover Sheet contains contact information, a vicinity map, the site design guidelines and required Town of Apex site notes and descriptions.

EXISTING CONDITIONS (Sheet C001)

The C001 Existing Conditions sheet is the overall boundary of the property including land owners, property line calls, creek data, adjacent property owner's information, land uses, PIN reference, deed and/or plat information, and surrounding roadway networks.

EXISTING CONDITIONS - TOPO (Sheet C002)

The C002 Existing Conditions sheet includes the data on sheet C001 along with LIDAR topographic information referenced into the drawing.

EXISTING CONDITIONS – TREE SURVEY (C003)

The C003 Tree Survey sheet contains the location, size and tree data. The trees were identified per requirements of UDO Section 8.1.2(B)(2) including perimeter site locations, anticipated RCA, and a general notation for internal tree samplings. This information was provided by Ellen & Associates, registered NC forester #565.

CONCEPTUAL SITE PLAN (Sheet C100)

The Conceptual Site Plan includes the required base items per the PUD checklist, standard site notes, access points, existing street network, and identification of specific uses. The light industrial area, townhomes/apartment areas as well as the single family residential areas are all identified on the plan. One item to point out is the location of Jessie Drive, the gas easement and creek locations based upon LIDAR and FEMA mapping options.

CONCEPTUAL UTILITY PLAN (Sheet C200)

The Conceptual Utility Plan shows the location of existing water and sewer infrastructure in the area. Although there is no sewer in the area, we have still set up the drawing to reflect existing conditions and location of possible connections.

PROPOSED SITE EXHIBIT (Sheet EX-1)

The Proposed Site Exhibit shows the location of the different uses within the project boundary. This includes separate areas for Light Industrial; high density residential (townhomes and/or apartments); medium/high density residential (townhomes); and medium density residential (single family homes). Each section is broken into PODs for each use and summarized in the PD Text document.

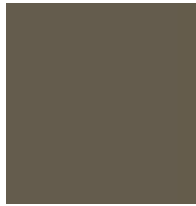
SINGLE FAMILY BUILDING ELEVATIONS

Single-family residential standards:

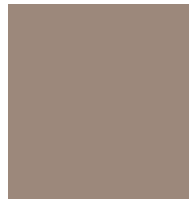
1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. All single-family homes shall have a crawl space or have a raised foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
3. Garage doors must have windows, decorative details or carriage-style adornments.
4. The garage cannot protrude more than 1 foot out from the front façade or front porch.
5. The roof shall be pitched at 5:12 or greater for 50% of the building designs.
6. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
7. Eaves shall project at least 12 inches from the wall of the structure.
8. 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
 - 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
9. 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.
10. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
11. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
12. Front porches shall be a minimum of 6 feet deep.
13. No more than 25% of the lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
14. A maximum of 100% of the single family detached residential units within POD 6 shall be permitted as “zero-entry” homes without the 20 inch rise from average grade across the front of the property to the finished floor elevation. All “zero-entry” homes shall also provide first floor master bedrooms. Lots permitted as “zero-entry” shall be noted on the Final Plat.
15. All single family detached residential homes are to be pre-configured with conduit for a solar energy system.
16. No less than 10 single family detached homes out of the first 100 homes within POD 6 will be installed with a minimum of a 4 kW solar PV system.

Townhome and Single Family Home Color Palette (Sherwin Williams)

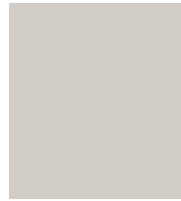
All colors are Primary with the exception of those noted



SW 6166
ECLIPSE



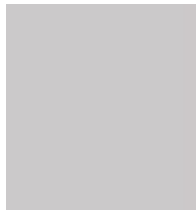
SW 7502
DRY ROCK



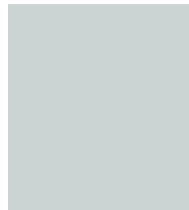
SW 6008
INDIVIDUAL
AZURITE



SW 9148
SMOKEY



SW 6260
UNIQUE GRAY



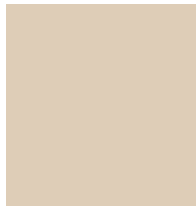
SW 9136
LULLABY
SLATE



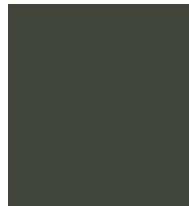
SW 9131
CORNWALL
GREEN



SW 6524
COMMODORE



SW 9119
DIRTY
MARTINI



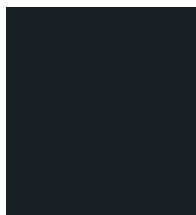
SW 6188
SHADE
GROWN



SW 9117
URBAN
JUNGLE



SW 6156
RAMIE



SW 6994
GREENBLACK
ACCENT



SW 6717
LIME RICKEY
ACCENT



SW 7589
HABANERO
CHILE
ACCENT



SW 70399148
VIRTUAL
TAUPE

White may also be used as a primary, trim, or accent color with any palette variations



Wakefield

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Left Elevation



Right Elevation



Rear Elevation

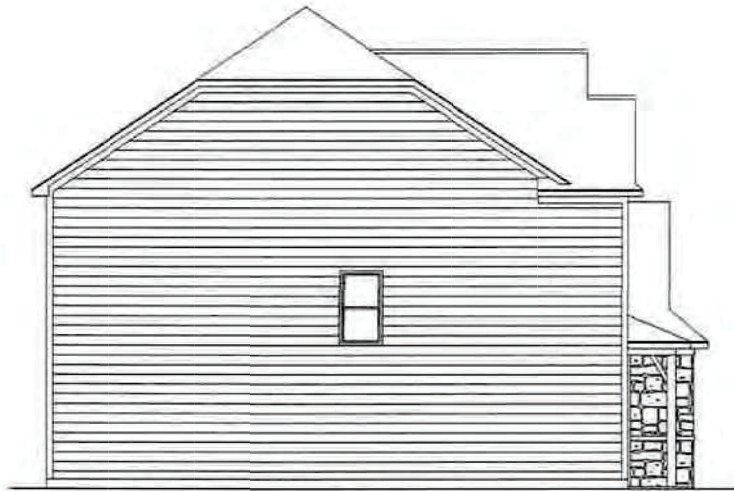
Wakefield - French Country

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Wakefield

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Left Elevation



Right Elevation



Rear Elevation

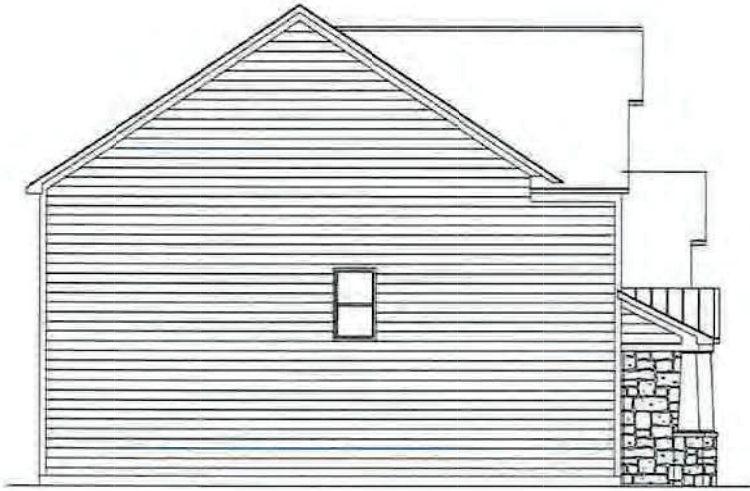
Wakefield - Low Country

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Wakefield

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Left Elevation



Right Elevation



Rear Elevation

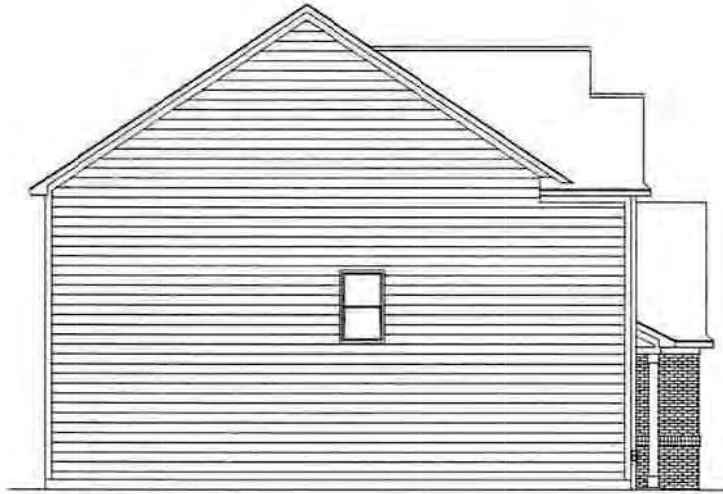
Wakefield - Craftsman

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Wakefield

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

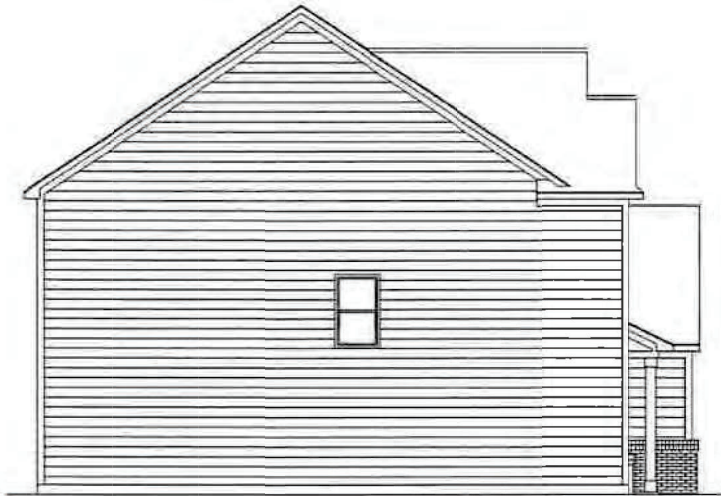
Wakefield - Federal - Brick

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Wakefield

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Left Elevation



Right Elevation



Rear Elevation

Wakefield - Federal - Siding

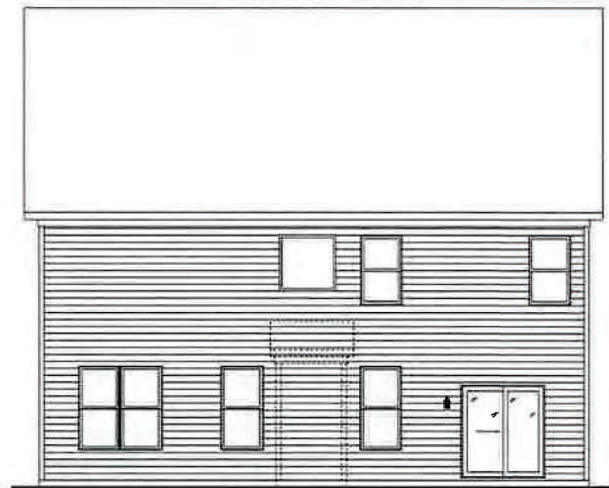
BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



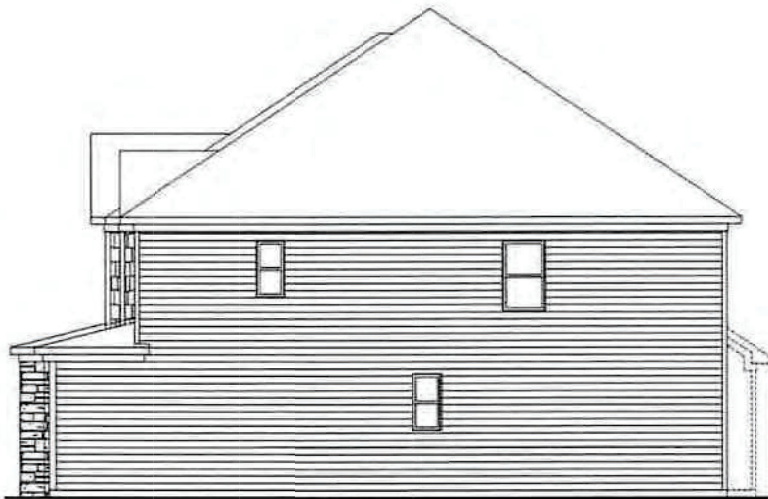
Rear Elevation

Dorset - Craftsman

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Dorset - French Country

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Dorset - Low Country

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



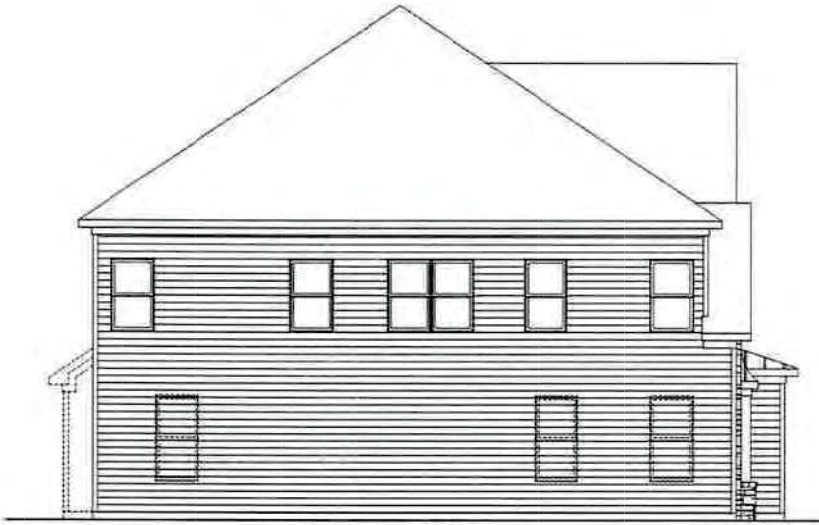
Right Elevation



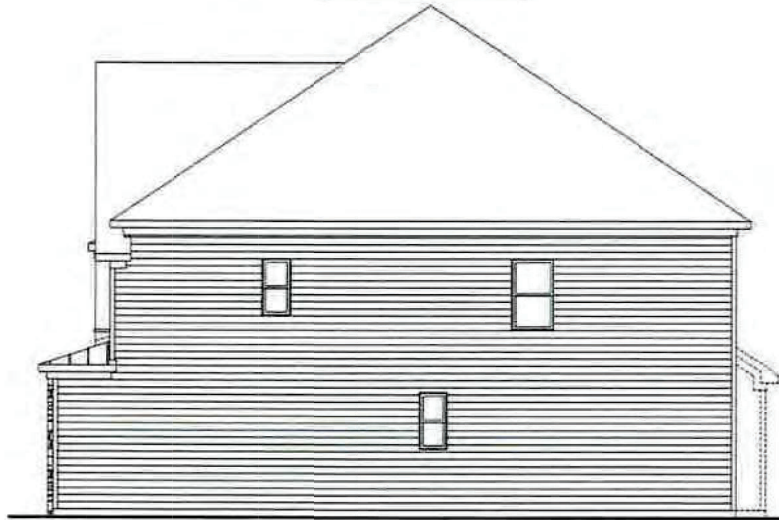
Rear Elevation

Dorset - Arts and Crafts

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Dorset - European

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Dorset - Federal - Brick

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Dorset - Federal - Siding

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

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ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Low Country

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**

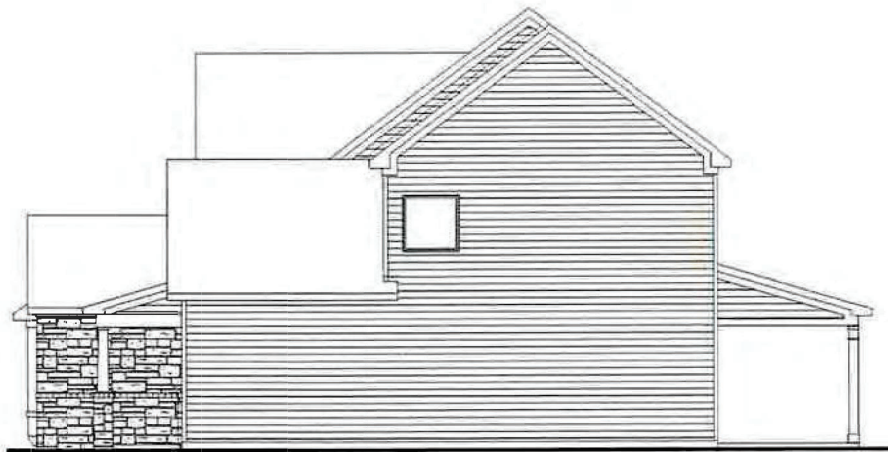


Essex II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Left Elevation



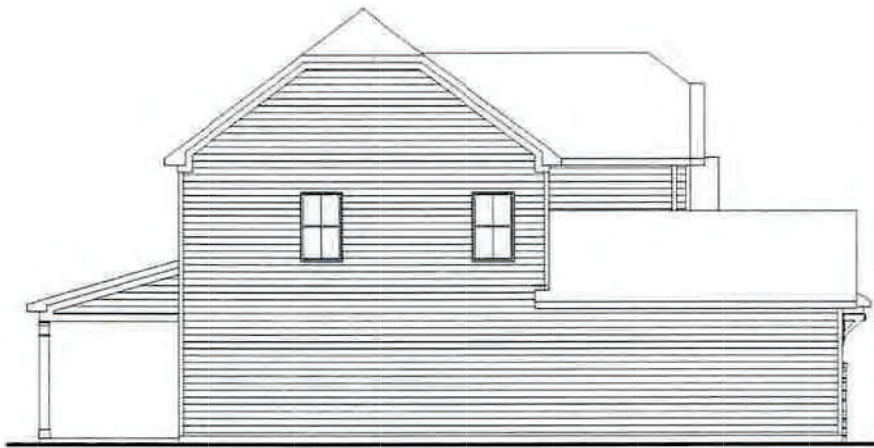
Right Elevation



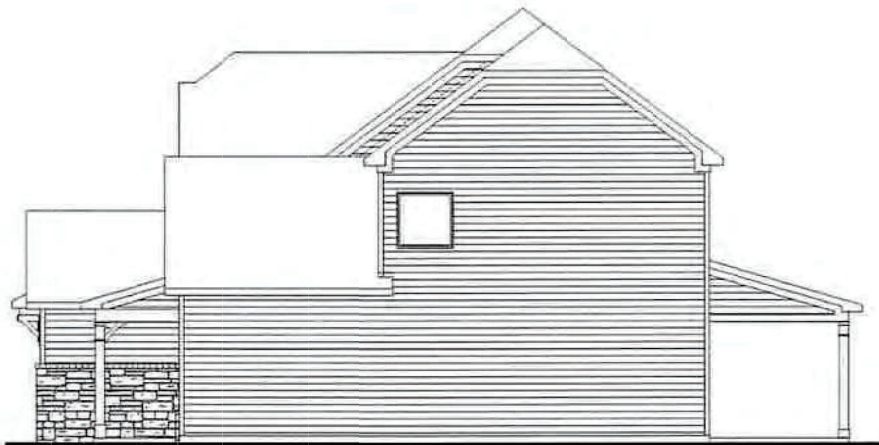
Rear Elevation

Brighton - Craftsman

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



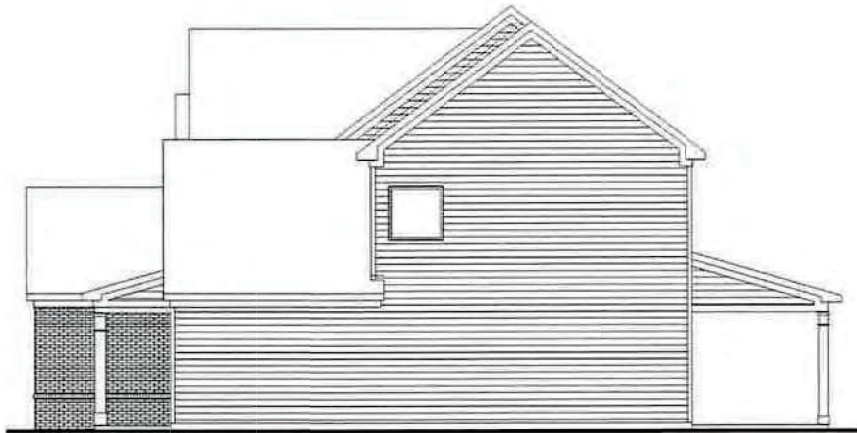
Rear Elevation

Brighton - Farmhouse

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



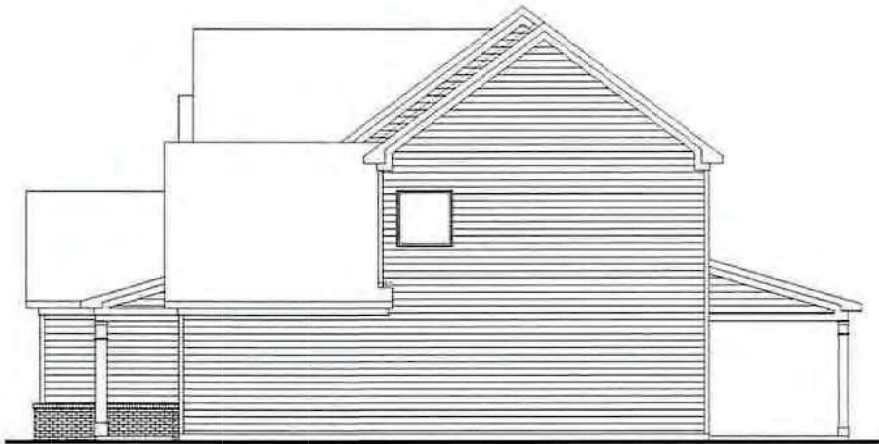
Rear Elevation

Brighton - Federal - Brick

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



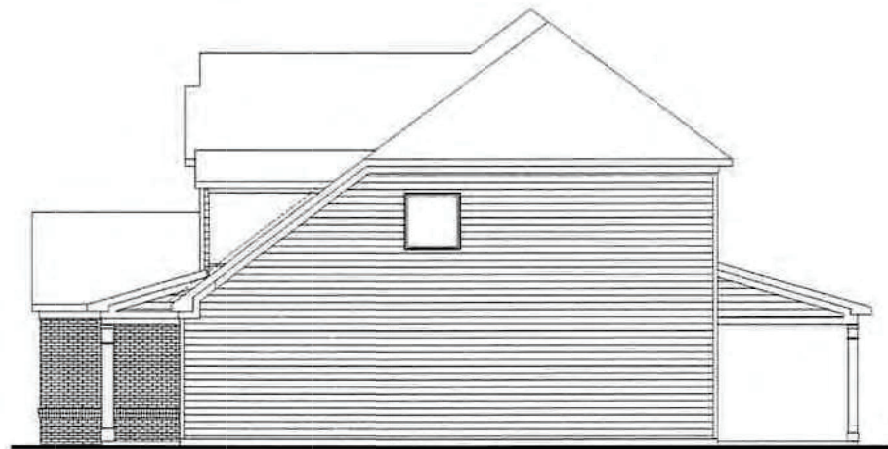
Rear Elevation

Brighton - Federal - Siding

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Brighton - Traditional

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Highland - Craftsman

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Highland - Farmhouse

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Highland - Federal - Brick

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Highland - Federal - Siding

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



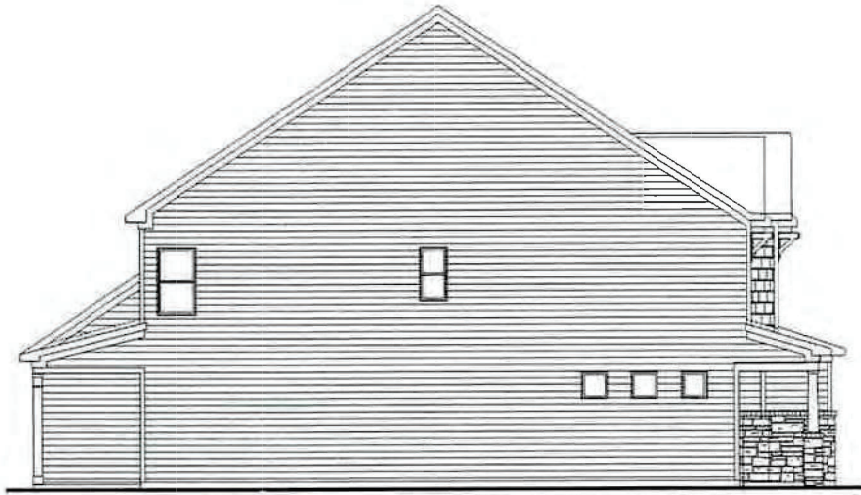
Right Elevation



Rear Elevation

Highland - Traditional

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



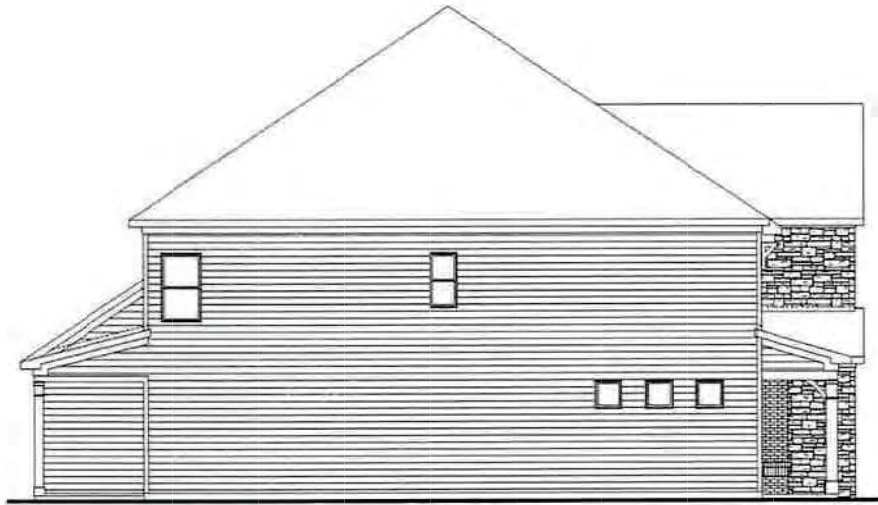
Right Elevation



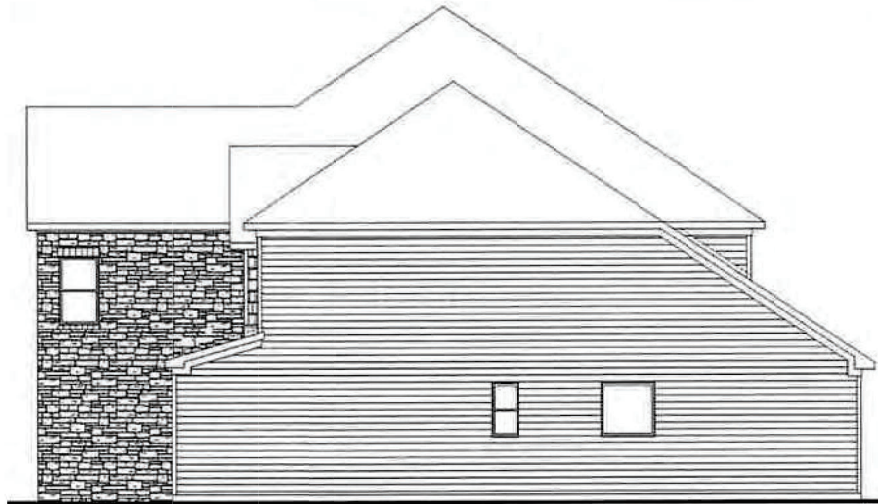
Rear Elevation

Kendyll - Craftsman

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



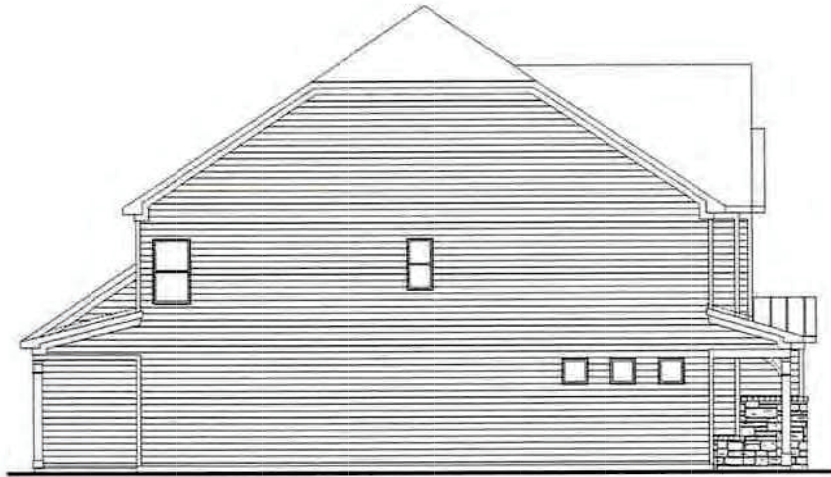
Right Elevation



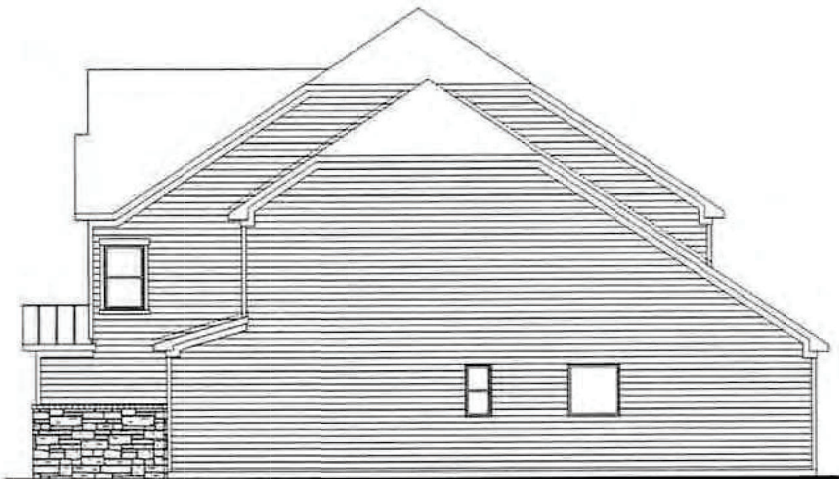
Rear Elevation

Kendyll - European

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Kendyll - Farmhouse

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

Kendyll - Federal - Brick

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



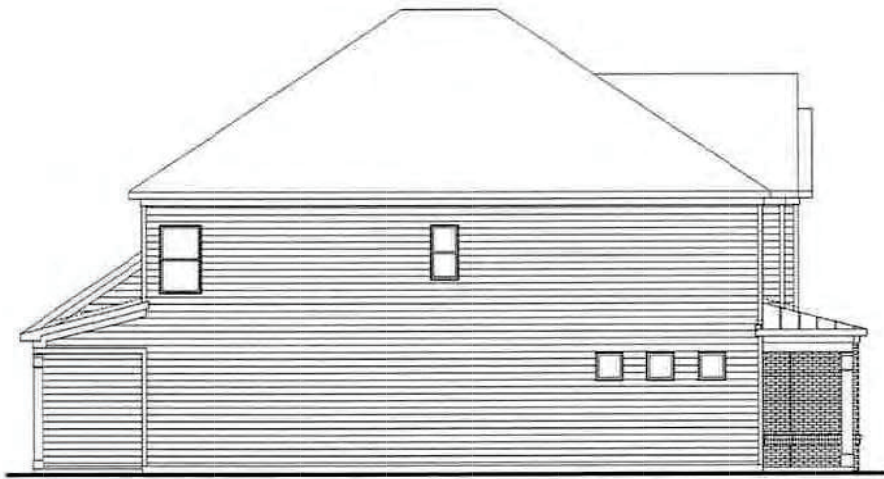
Right Elevation



Rear Elevation

Kendyll - Federal - Siding

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



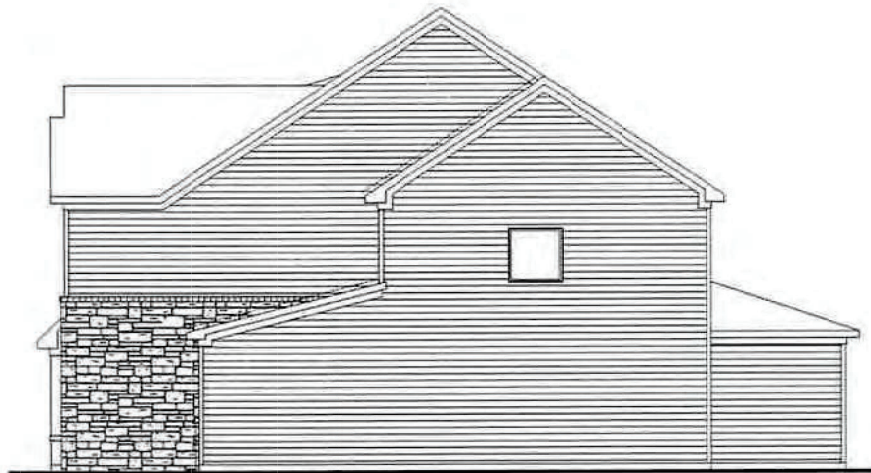
Rear Elevation

Kendyll - Traditional

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



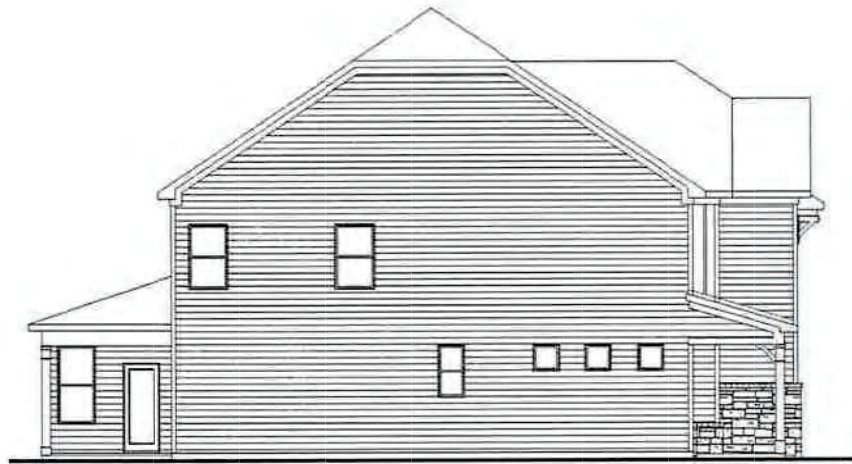
Right Elevation



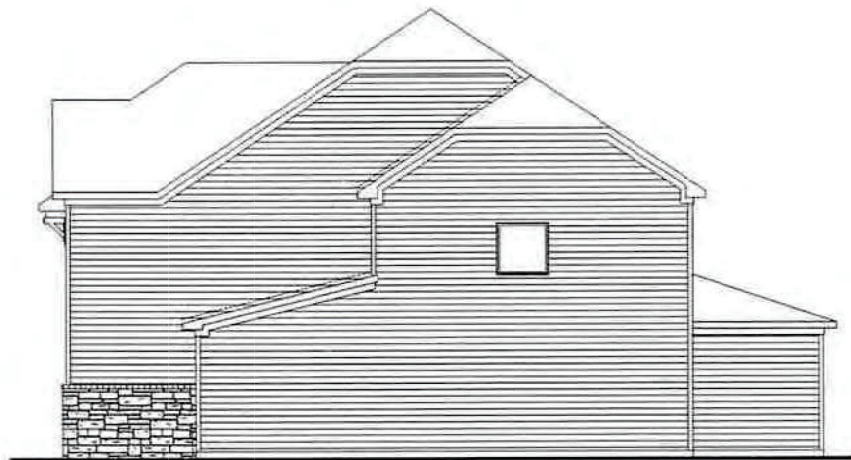
Rear Elevation

London - Craftsman

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

London - Farmhouse

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



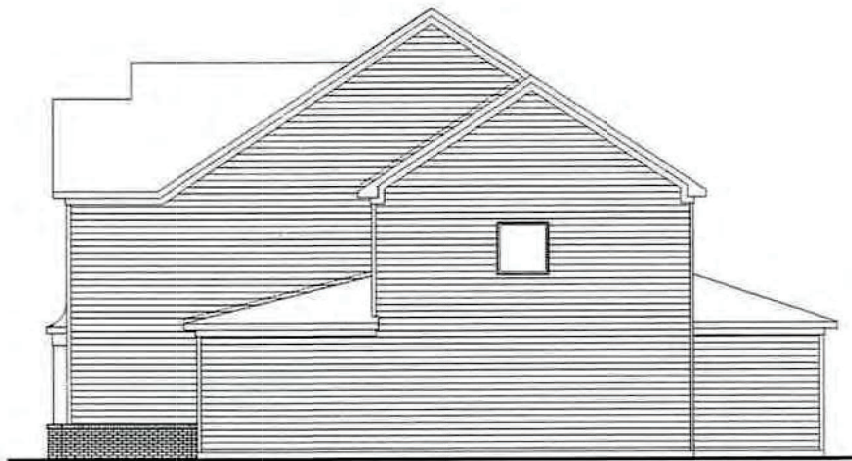
Rear Elevation

London - Federal - Brick

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



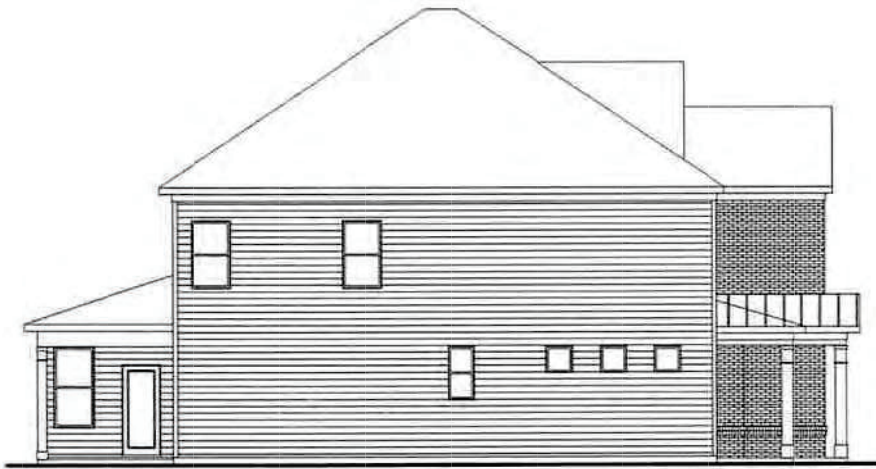
Right Elevation



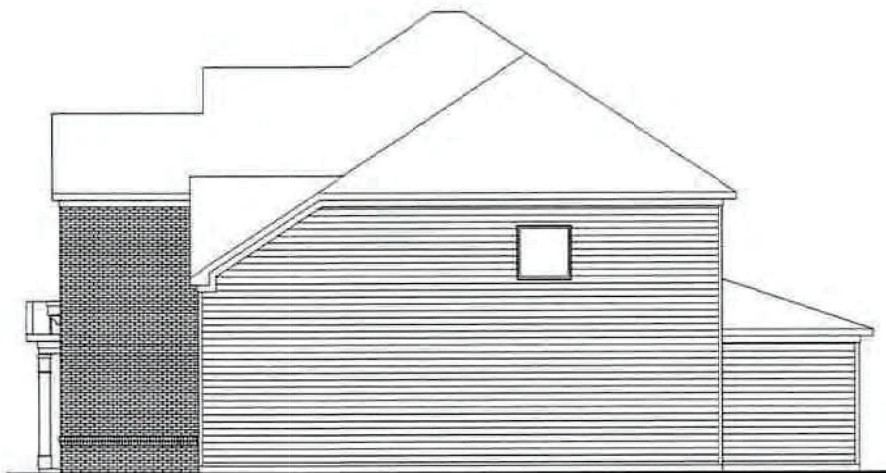
Rear Elevation

London - Federal - Siding

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Left Elevation



Right Elevation



Rear Elevation

London - Traditional

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Livingston

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Livingston

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



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Livingston

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Waverly

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Waverly

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Somerset

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Somerset

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Prescott II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Prescott II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Pescott II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



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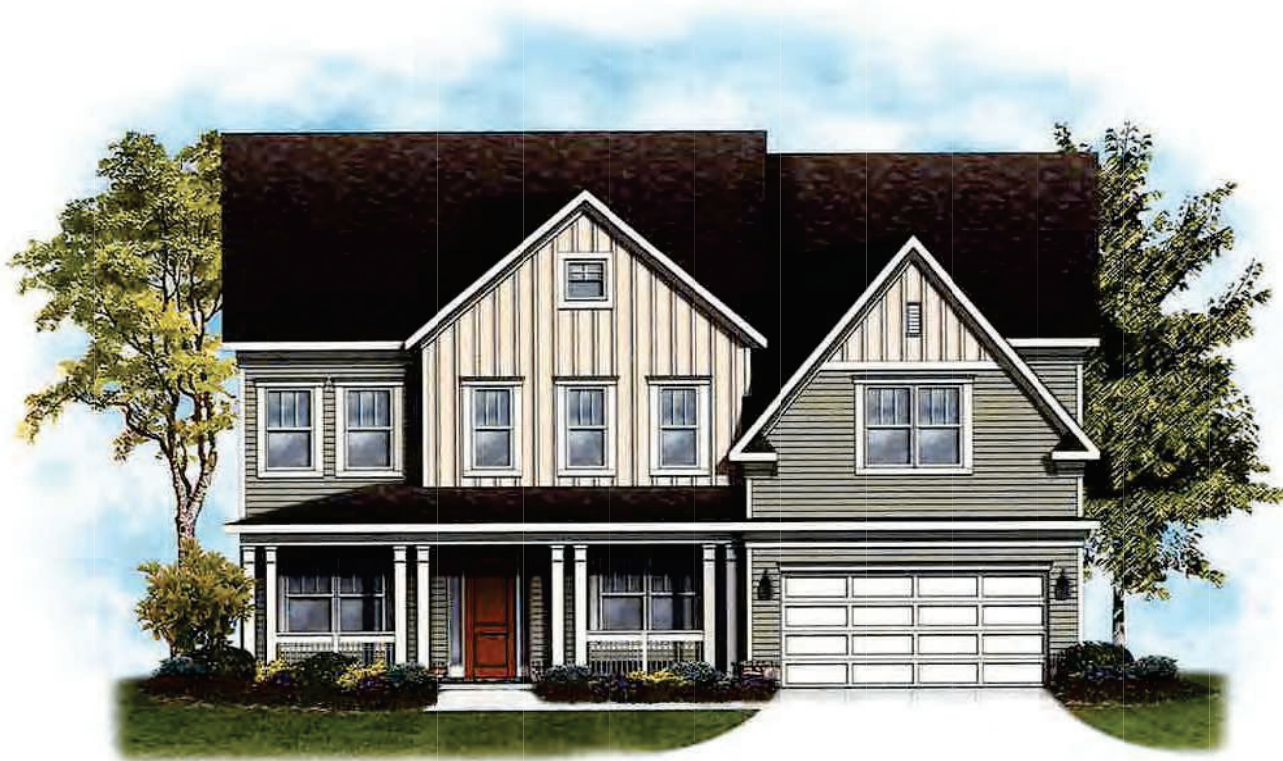
Pescott II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Prescott II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**



Prescott II

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Prescott II

**BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY**

Game Changer

3,037 square feet

3 Bedrooms | 2.5 Bathrooms



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

Massey

2,883 square feet

4 Bedrooms | 3.5 Bathrooms | Game Room



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

Barrett

3,147 square feet

4 Bedrooms | 3 Bathrooms | Study



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

Stratton

3,217 square feet

4 Bedrooms | 3.5 Bathrooms



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

Bliss

2,056 square feet

3 Bedrooms | 2.5 Bathrooms



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

Sanctuary

2,580 square feet

4 Bedrooms | 3.5 Bathrooms

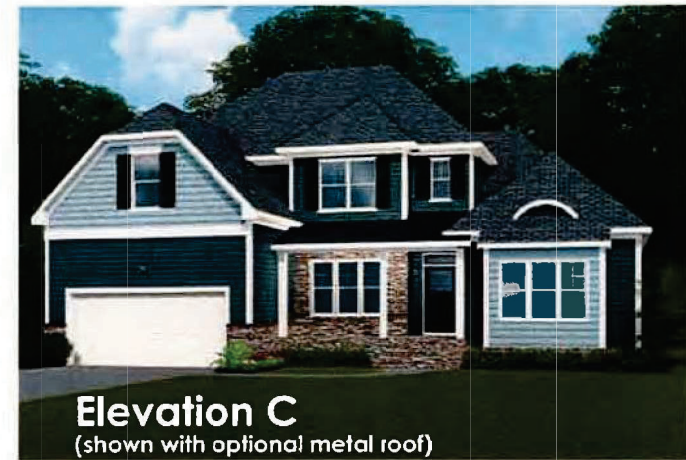


BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

Braxton

2,935 square feet

4 Bedrooms | 2.5 Bathrooms | Loft



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

House Party

3,015 square feet

4 Bedrooms | 2.5 Bathrooms



Elevation C



Elevation A



Elevation B

BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY

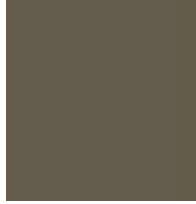
TOWNHOME BUILDING ELEVATIONS

Townhome notes:

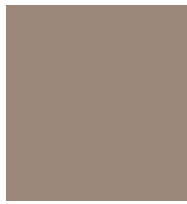
1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. All townhomes shall have a crawl space or raised foundation which at a minimum rises at least 12 inches from average grade across the front of the house to the finished floor level at the front door.
3. Roofline cannot be a single mass; it must be broken up horizontally and vertically between units.
4. Garage doors must have windows, decorative details or carriage-style adornments.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. The visible side of a townhome on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. 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.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Minor elevation adjustments may be accommodated with staff approval – including limiting clipped dormers on no more than 25% of the proposed townhome building designs.
12. Side entry, end unit townhomes in highly visible locations shall provide a covered entry feature for each unit. Highly visible locations shall include the end of a series of buildings, and adjacent to public or private rights-of-ways, recreation areas, open space, buffers, or adjacent properties.

Townhome and Single Family Home Color Palette (Sherwin Williams)

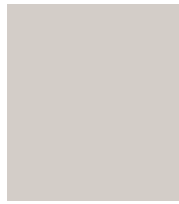
All colors are Primary with the exception of those noted



SW 6166
ECLIPSE



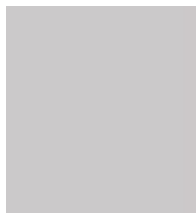
SW 7502
DRY ROCK



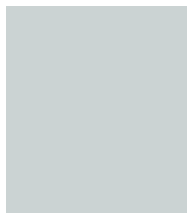
SW 6008
INDIVIDUAL
AZURITE



SW 9148
SMOKEY



SW 6260
UNIQUE GRAY



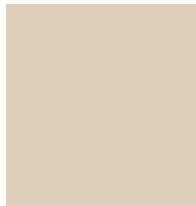
SW 9136
LULLABY
SLATE



SW 9131
CORNWALL
GREEN



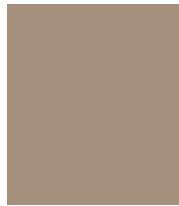
SW 6524
COMMODORE



SW 9119
DIRTY
MARTINI



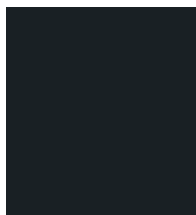
SW 6188
SHADE
GROWN



SW 9117
URBAN
JUNGLE



SW 6156
RAMIE



SW 6994
GREENBLACK
ACCENT



SW 6717
LIME RICKEY
ACCENT
ACCENT



SW 7589
HABANERO
CHILE
ACCENT



SW 70399148
VIRTUAL
TAUPE

White may also be used as a primary, trim, or accent color with any palette variations



Elevation A1-R



Elevation A2



Elevation A3-R



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Elevation B1



Elevation B2



Elevation B3-R



Elevation B4



Elevation B5 - R



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Elevation C1



Elevation C2



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Elevation D1



Elevation D2



BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



Elevation E1



Elevation E2



Elevation E3 R



BUILDING ELEVATION FOR
ILLUSTRATIVE PURPOSES ONLY



Elevation F1



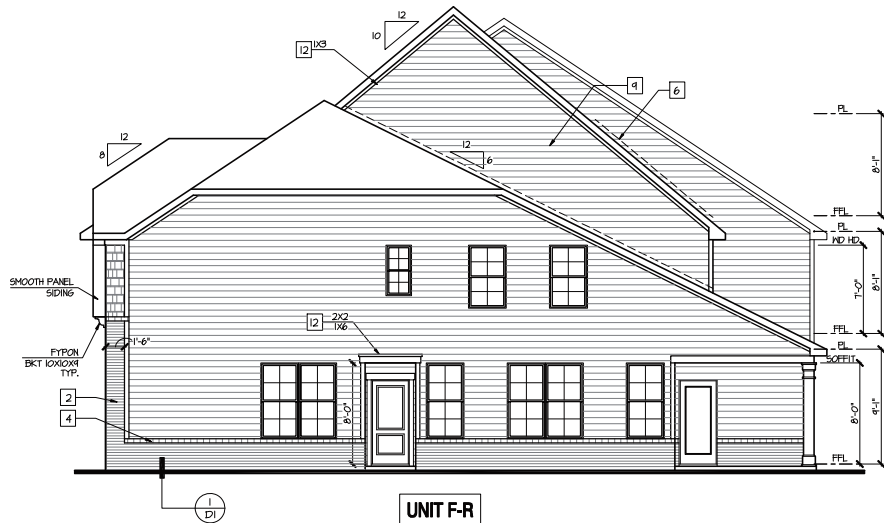
Elevation F2-R



Elevation F3

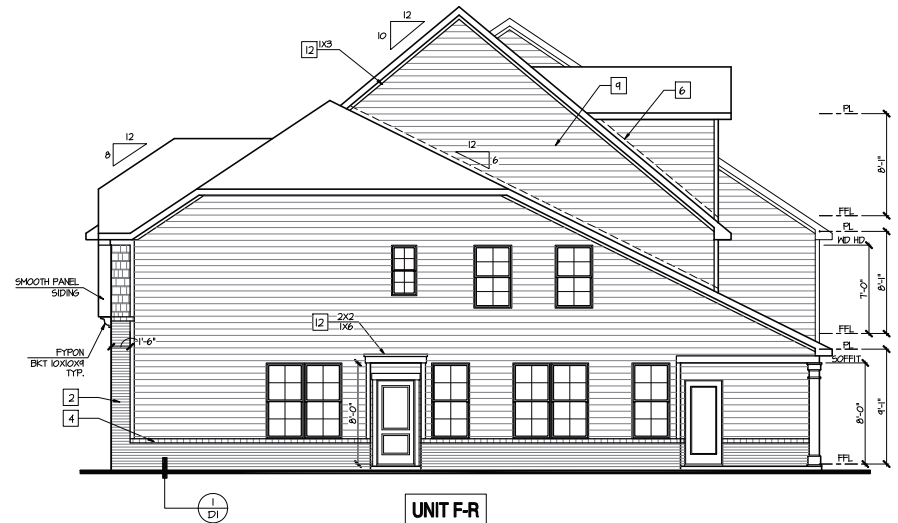


BUILDING ELEVATIONS FOR
ILLUSTRATIVE PURPOSES ONLY



UNIT F-R
 Right Elevation 5-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



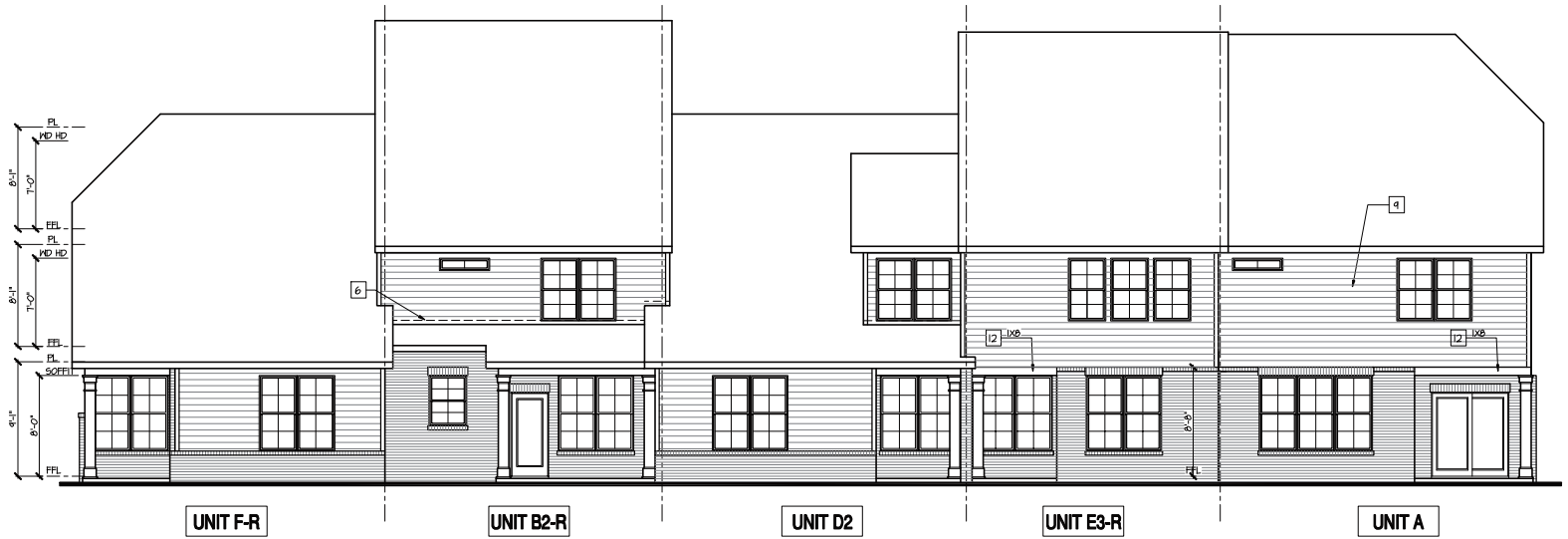
UNIT F-R
 Right Elevation 5-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



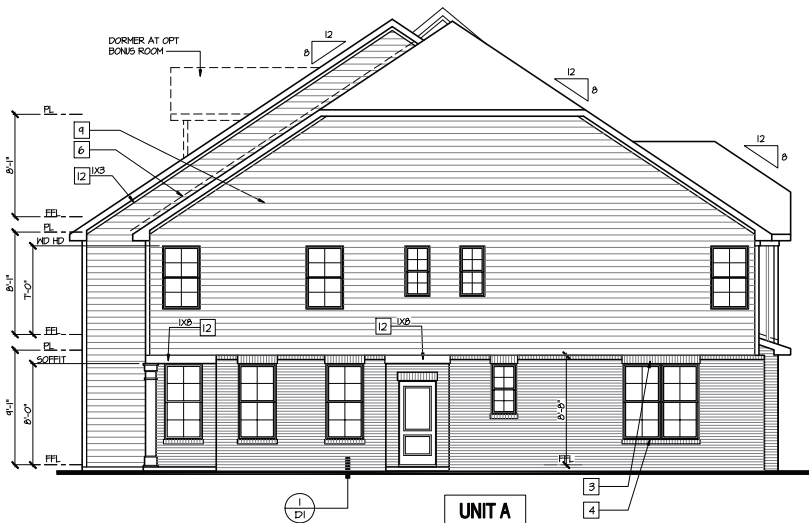
UNIT F-R UNIT B2-R UNIT D2 UNIT E3-R UNIT A
 Rear Elevation 5-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



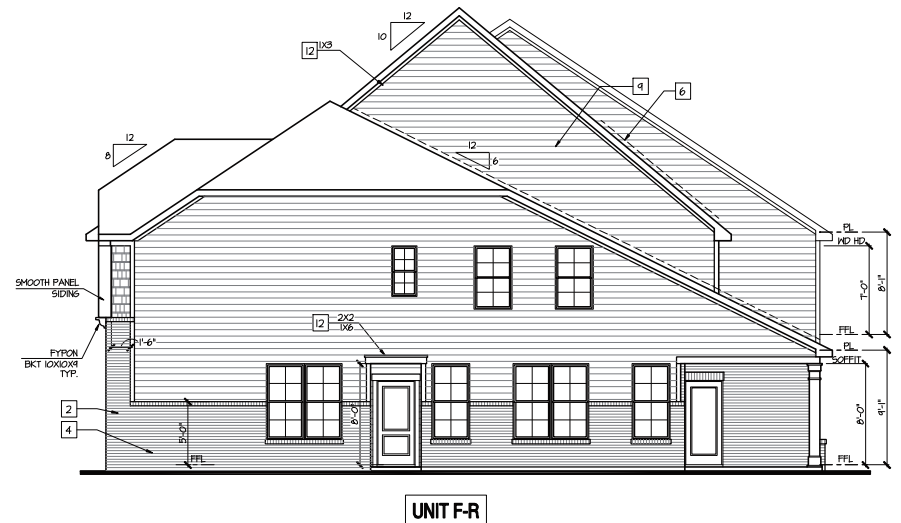
Rear Elevation 5-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



Left Elevation 5-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



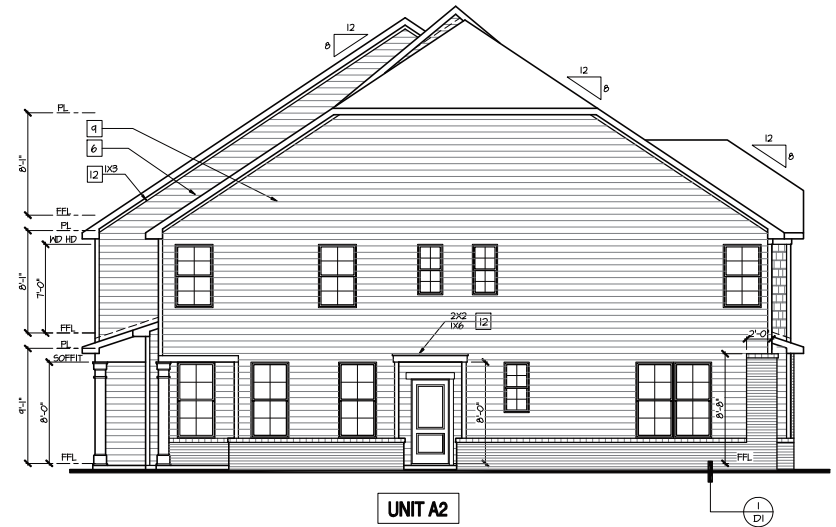
Right Elevation 5-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



UNIT A2
Left Elevation 5-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT



UNIT A2
Left Elevation 5-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

KEY NOTES:

MASONRY:

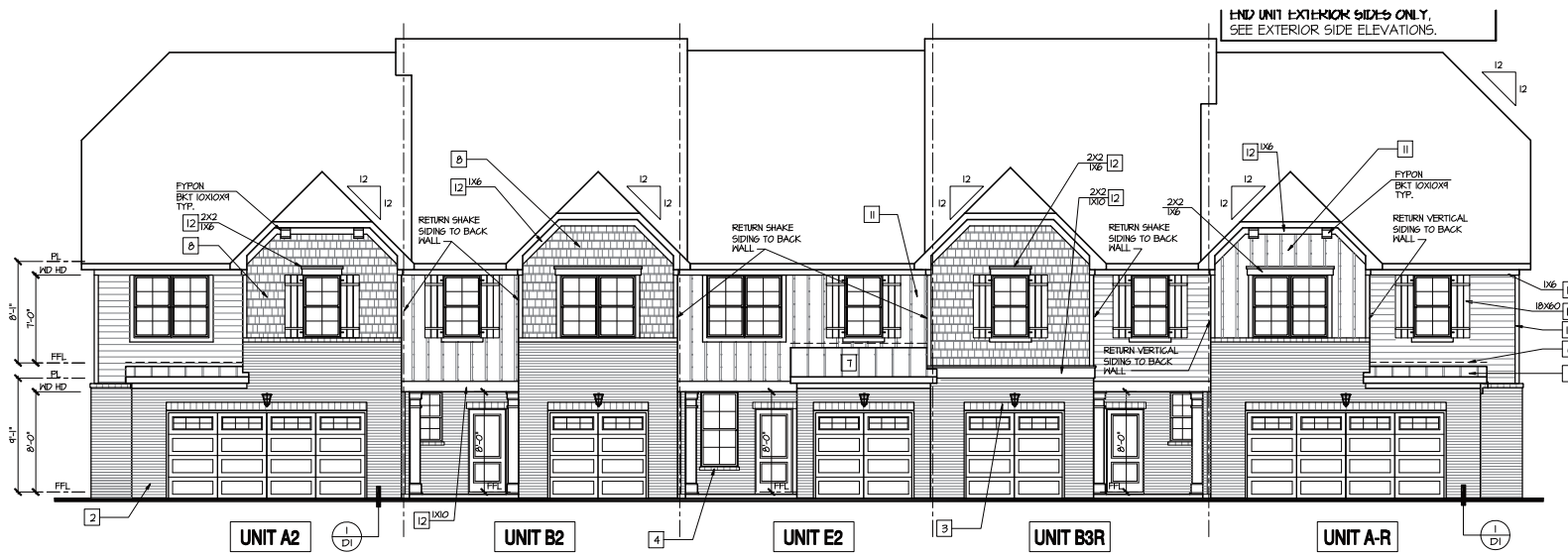
- 1] ADHERED STONE VENER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3] 8" SOLDIER COURSE.
- 4] ROWLOCK COURSE

TYPICALS:

- 5] CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- 6] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 7] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SIDING:

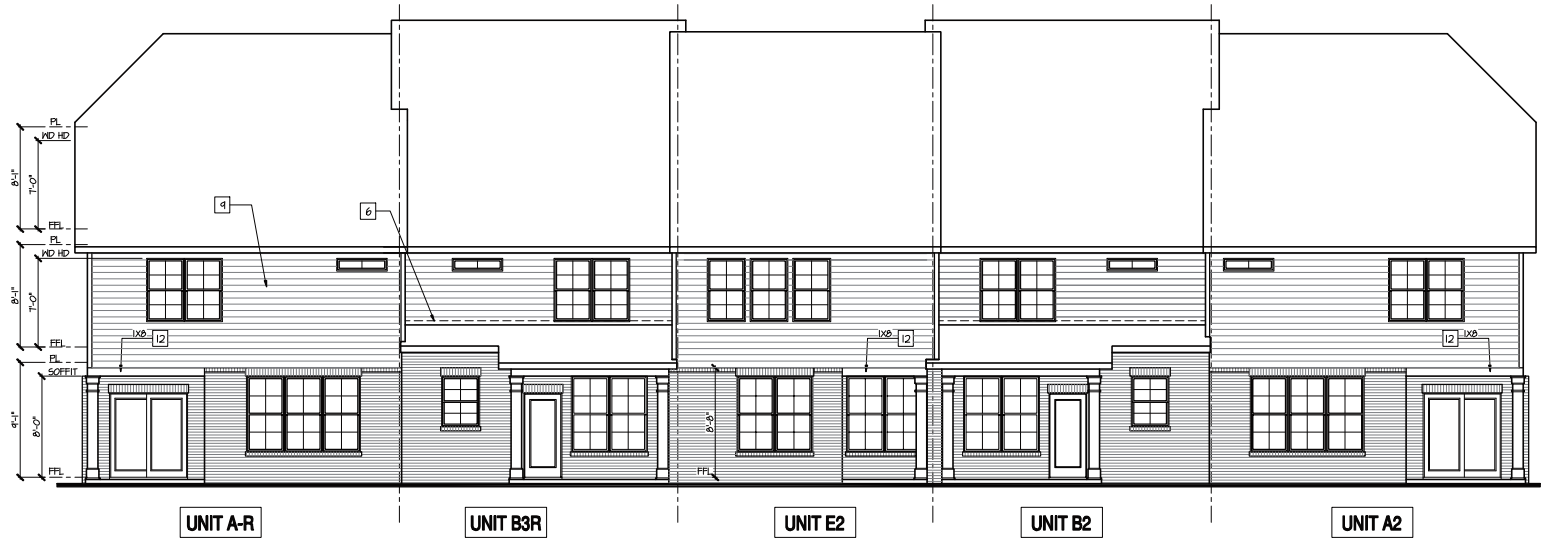
- 8] VINYL SHAKE SIDING PER DEVELOPER W/ VINYL CORNER.
- 9] VINYL LAP SIDING PER DEVELOPER W/ VINYL CORNER.
- 10] VINYL BATT AND BOARD SIDING PER DEVELOPER W/ VINYL CORNER.
- 11] VINYL VERTICAL SIDING PER DEVELOPER W/ VINYL CORNER.
- 12] 1x SYMBEARD TRIM OR EQUAL, UNO. SIZE AS NOTED.
- 13] 3 1/2" VINYL TRIM (WINDOW JAMBES AND EXTERIOR CORNERS.)
- 14] VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.



UNIT A2 UNIT B2 UNIT E2 UNIT B3R UNIT A-R
Front Elevation 5-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT

END UNIT EXTERIOR SIDES ONLY.
SEE EXTERIOR SIDE ELEVATIONS.



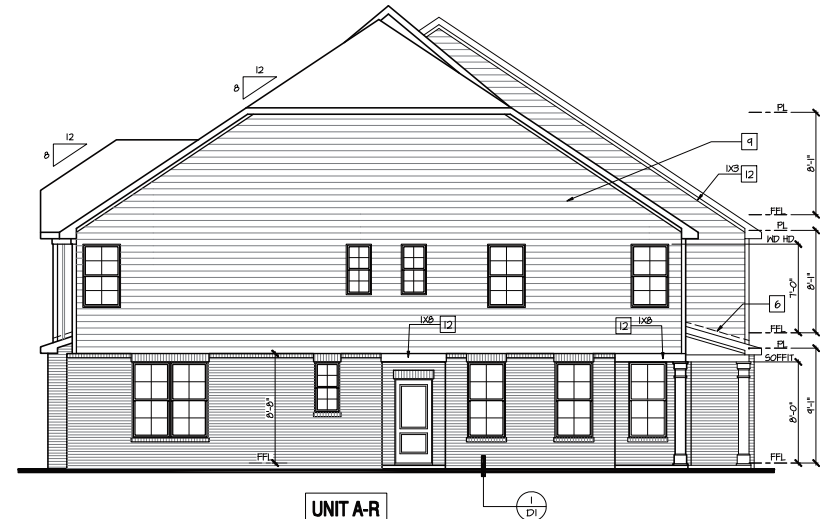
Rear Elevation 5-Plex 'B'

SCALE: 3/16"=1'-0" AT 22'X34' LAYOUT



Left Elevation 5-Plex 'B'

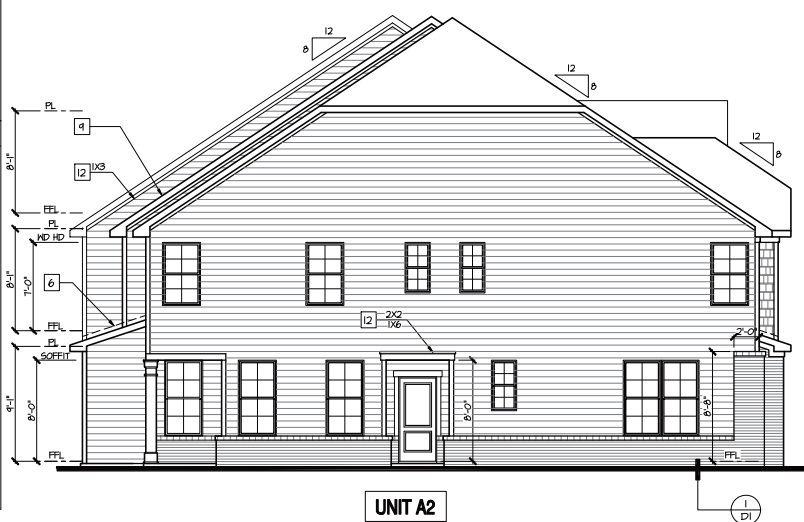
SCALE: 3/16"=1'-0" AT 22'X34' LAYOUT



Right Elevation 5-Plex 'B'

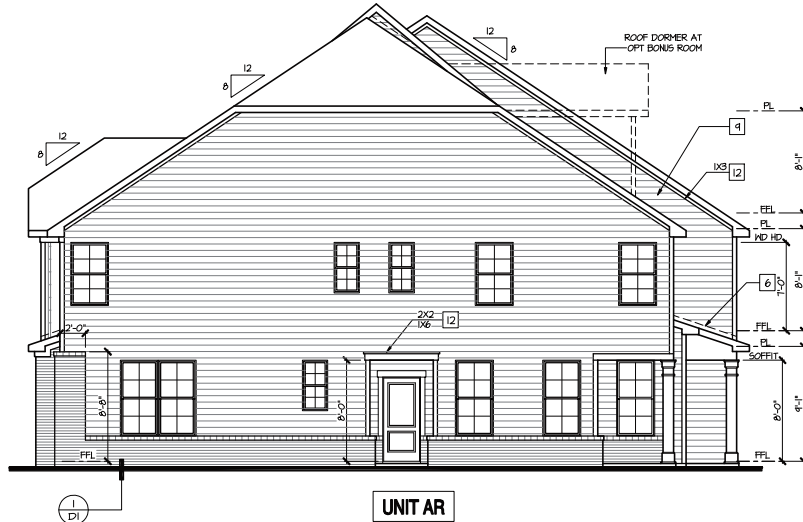
SCALE: 3/16"=1'-0" AT 22'X34' LAYOUT

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNL. ON ELEVATIONS.
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 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- KEY NOTES:**
- MASONRY:**
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] 8" SOLDIER COURSE.
 - [4] RAINLOCK COURSE.
- TYPICALS:**
- [5] CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
 - [6] CORROSION RESISTANT ROOF TO HALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/HALL INTERSECTIONS.
 - [7] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- SIDING:**
- [8] VINYL SHAKE SIDING PER DEVELOPER W/ VINYL CORNER.
 - [9] VINYL LAP SIDING PER DEVELOPER W/ VINYL CORNER.
 - [10] VINYL BATT AND BOARD SIDING PER DEVELOPER W/ VINYL CORNER.
 - [11] VINYL VERTICAL SIDING PER DEVELOPER W/ VINYL CORNER.
 - [12] 1X SYNBOARD TRIM OR EQUAL, UNL. SIZE AS NOTED.
 - [13] 3 1/2" VINYL TRIM (WINDOW JAMBES AND EXTERIOR CORNERS).
 - [14] VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



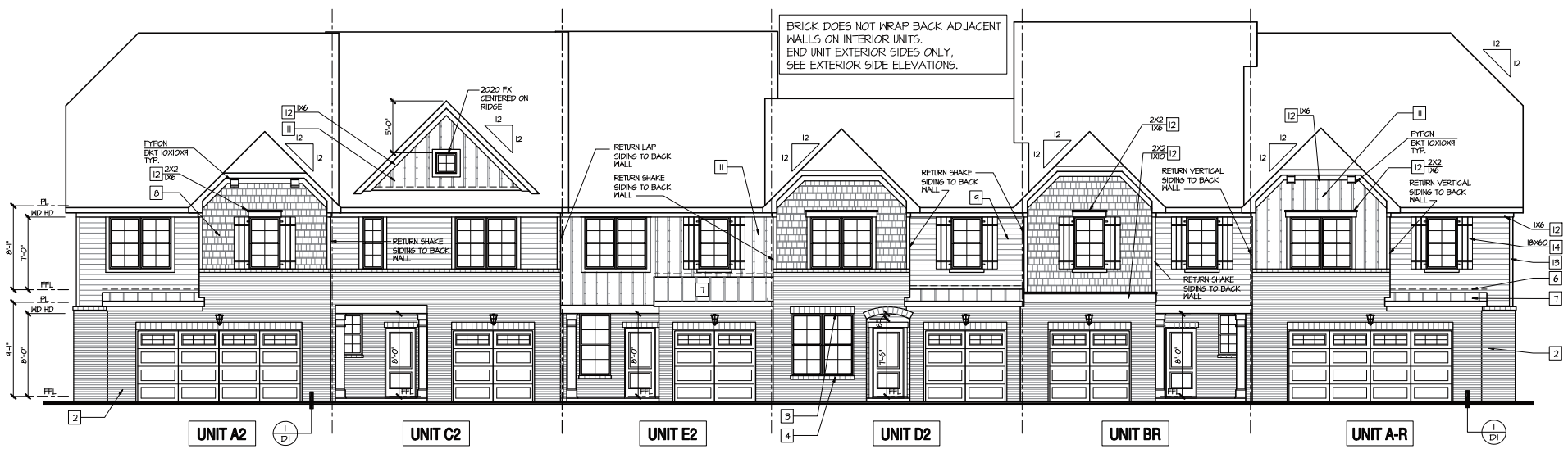
UNIT A2
Left Elevation 6-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT



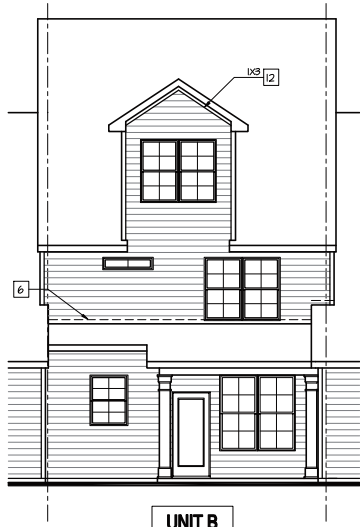
UNIT A2
Right Elevation 6-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT



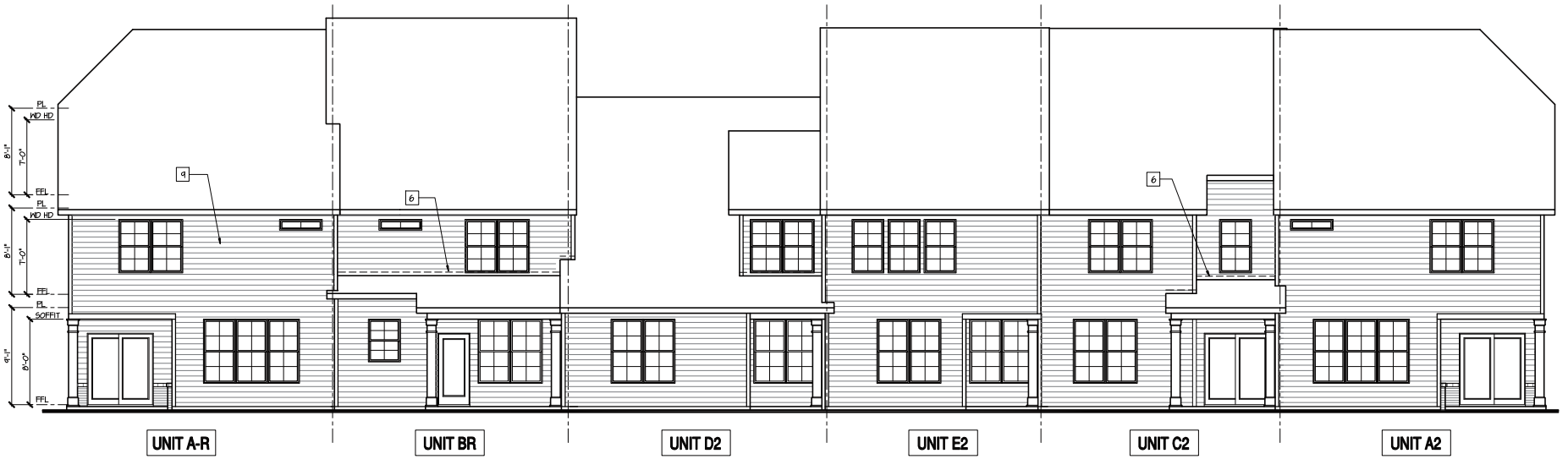
UNIT A2 UNIT C2 UNIT E2 UNIT D2 UNIT BR UNIT A-R
Front Elevation 6-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT



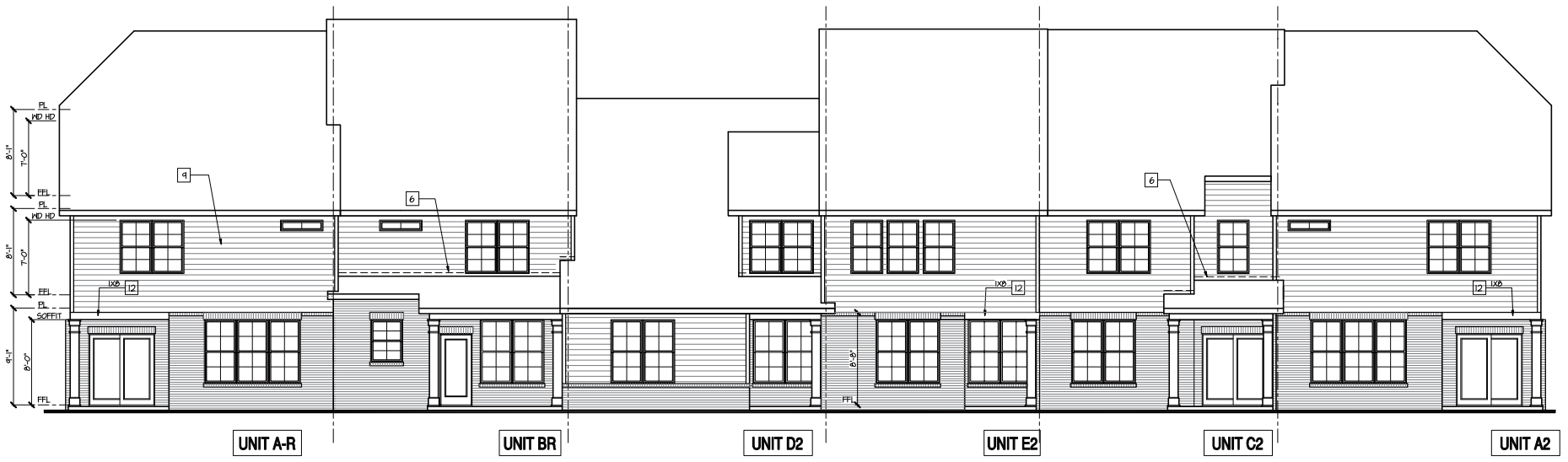
Rear Elevation

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



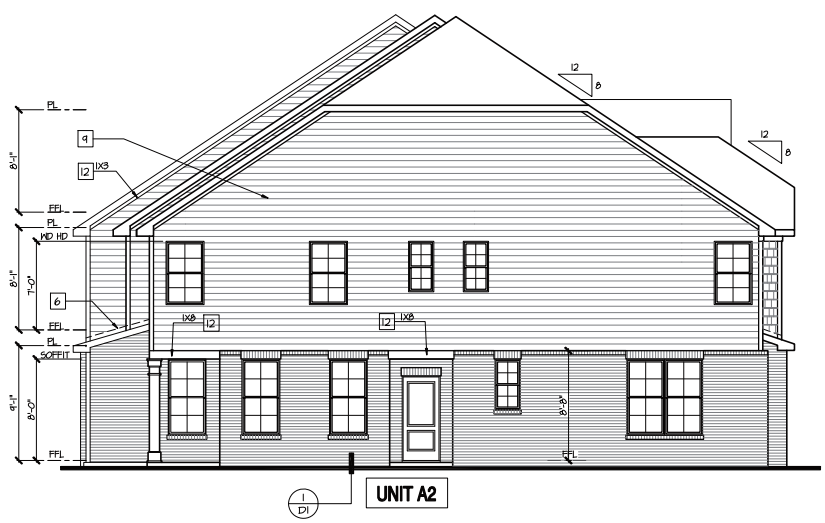
Rear Elevation 6-Plex 'A'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



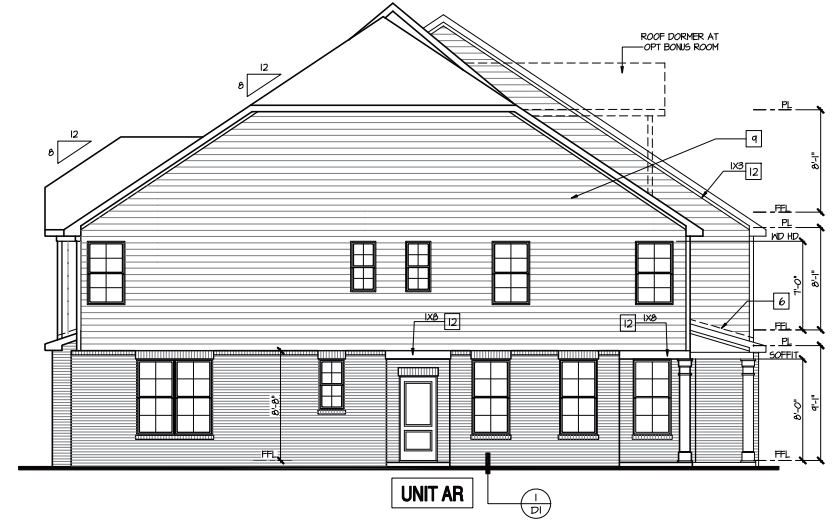
Rear Elevation 6-Plex 'A'

SCALE: 3/16"=1'-0" AT 22'X34' LAYOUT



Left Elevation 6-Plex 'A'

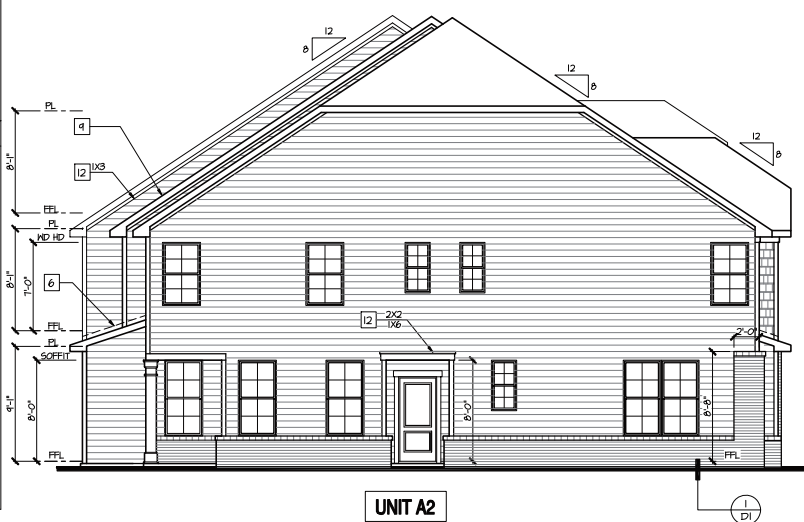
SCALE: 3/16"=1'-0" AT 22'X34' LAYOUT



Right Elevation 6-Plex 'A'

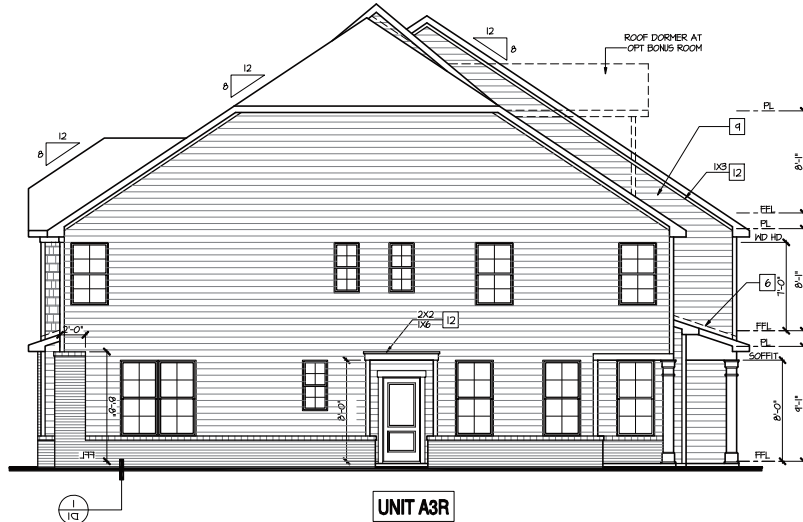
SCALE: 3/16"=1'-0" AT 22'X34' LAYOUT

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNL. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNL. ON ELEVATIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOORS: AS SELECTED BY DEVELOPER.
 - GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- KEY NOTES:**
- MASONRY:**
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] 8" SOLDIER COURSE.
 - [4] RAINLOCK COURSE.
- TYPICALS:**
- [5] CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
 - [6] CORROSION RESISTANT ROOF TO HALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/HALL INTERSECTIONS.
 - [7] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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 - [10] VINYL LAP SIDING PER DEVELOPER.
 - [11] VINYL CORNER.
 - [12] VINYL BATT AND BOARD SIDING PER DEVELOPER.
 - [13] VINYL CORNER.
 - [14] VINYL VERTICAL SIDING PER DEVELOPER.
 - [15] VINYL CORNER.
 - [16] 1X SYNBOARD TRIM OR EQUAL, UNL. SIZE AS NOTED.
 - [17] 3 1/2" VINYL TRIM (WINDOW JAMBES AND EXTERIOR CORNERS).
 - [18] VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



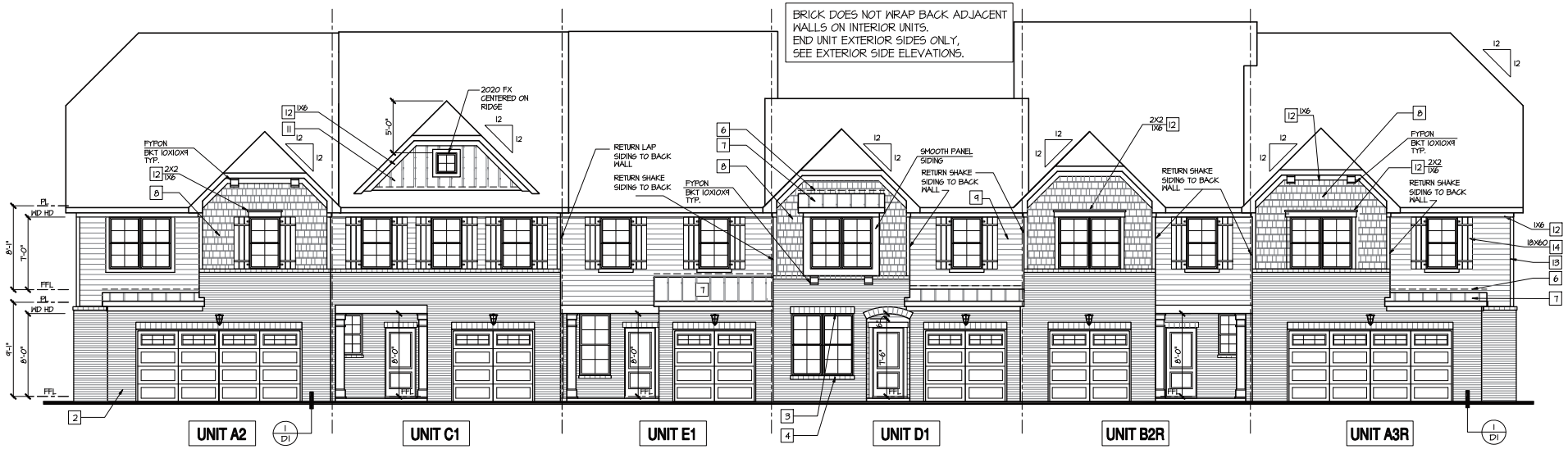
Left Elevation 6-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT



Right Elevation 6-Plex 'B'

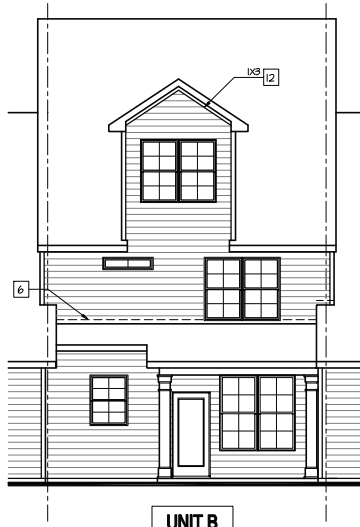
SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT



Front Elevation 6-Plex 'B'

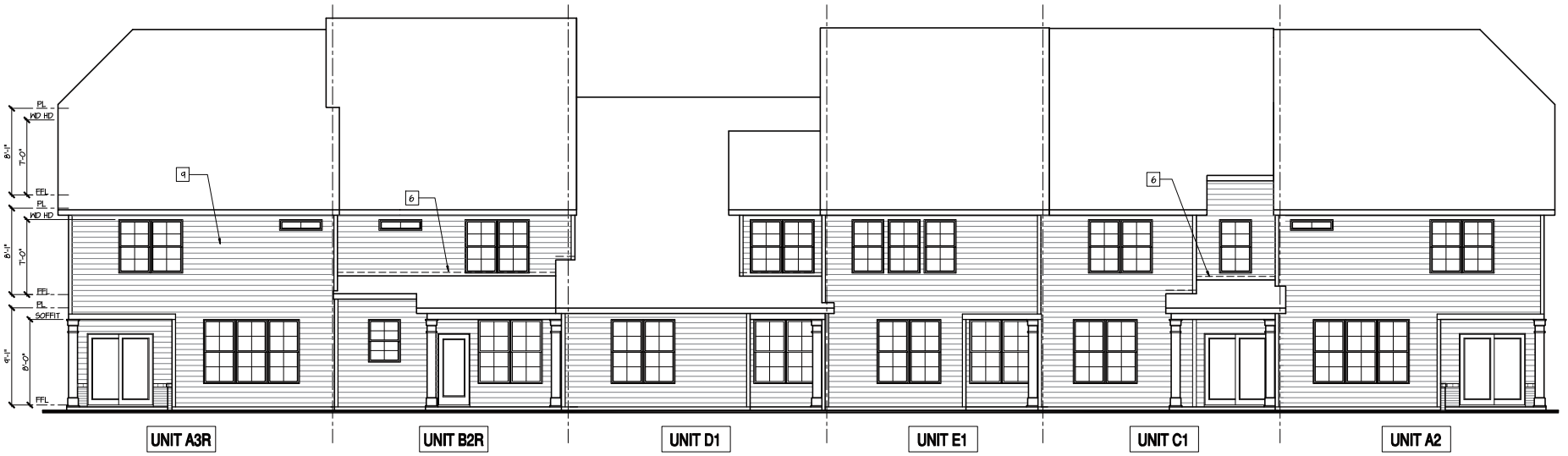
SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT

BRICK DOES NOT WRAP BACK ADJACENT WALLS ON INTERIOR UNITS. END UNIT EXTERIOR SIDES ONLY. SEE EXTERIOR SIDE ELEVATIONS.



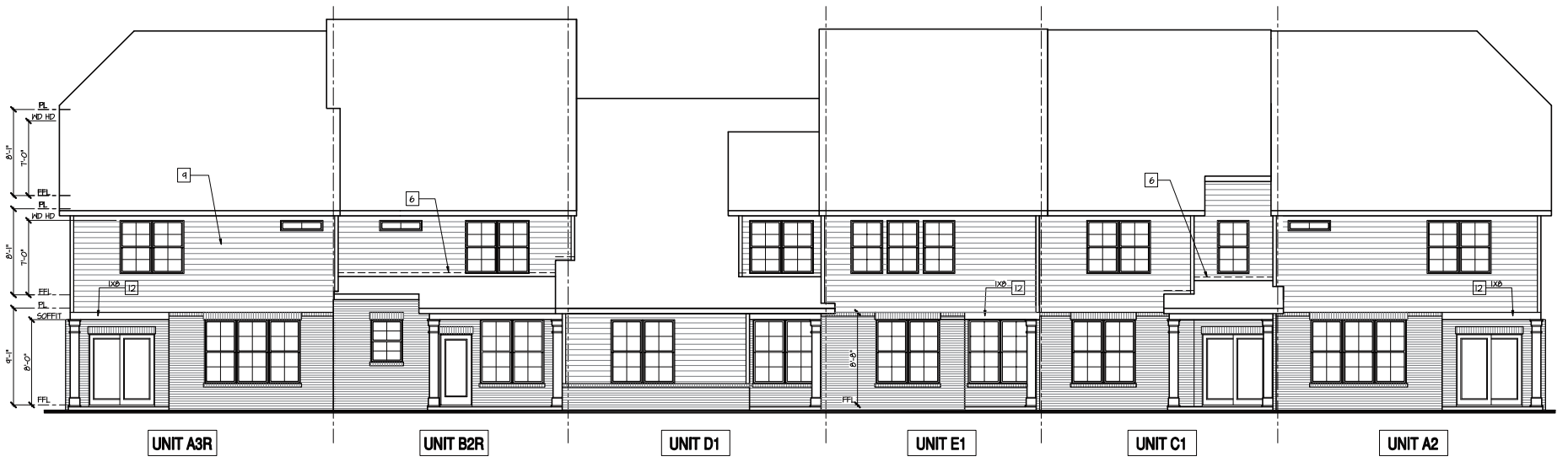
Rear Elevation

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



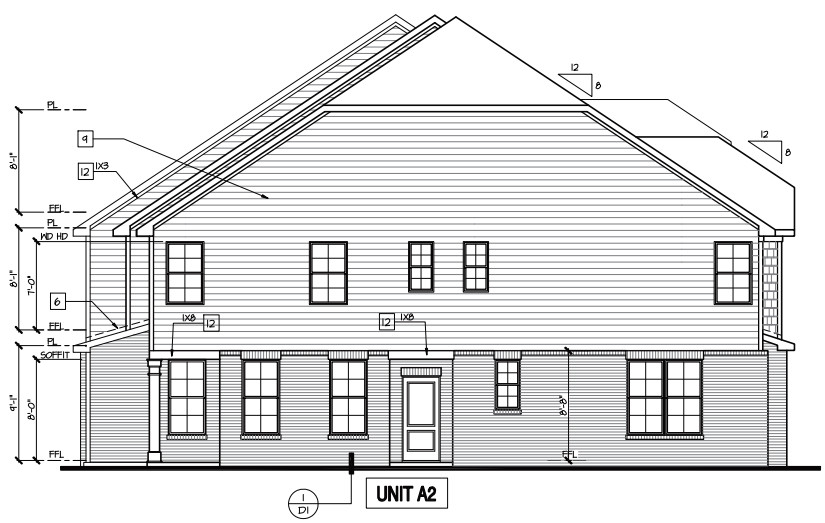
Rear Elevation 6-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



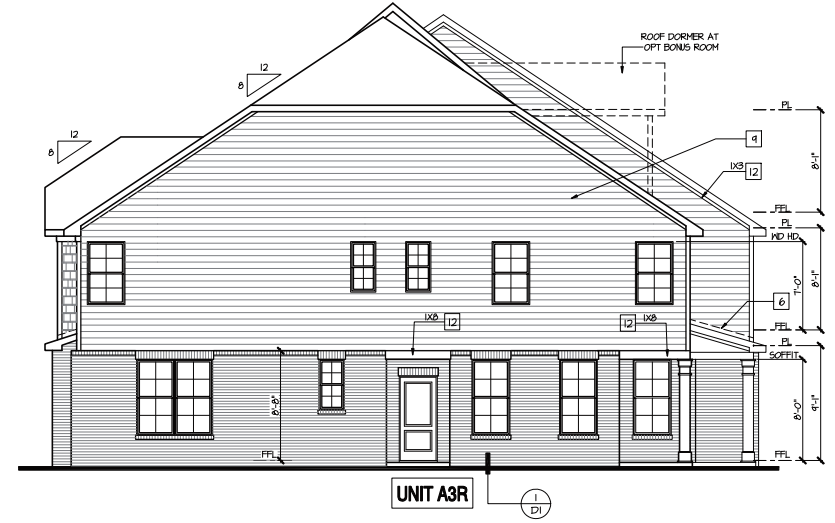
Rear Elevation 6-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



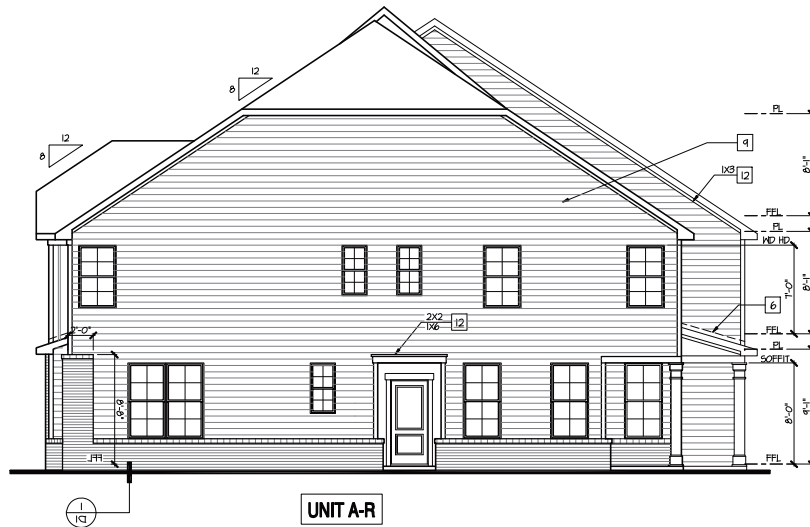
Left Elevation 6-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



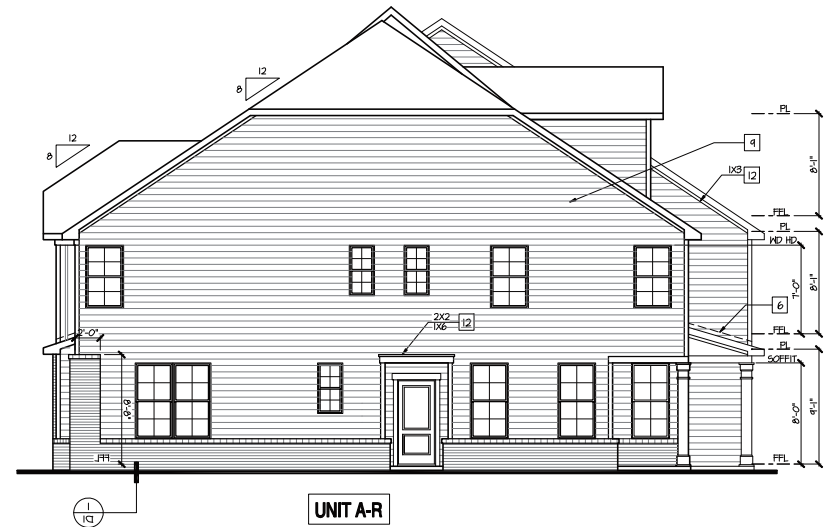
Right Elevation 6-Plex 'B'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



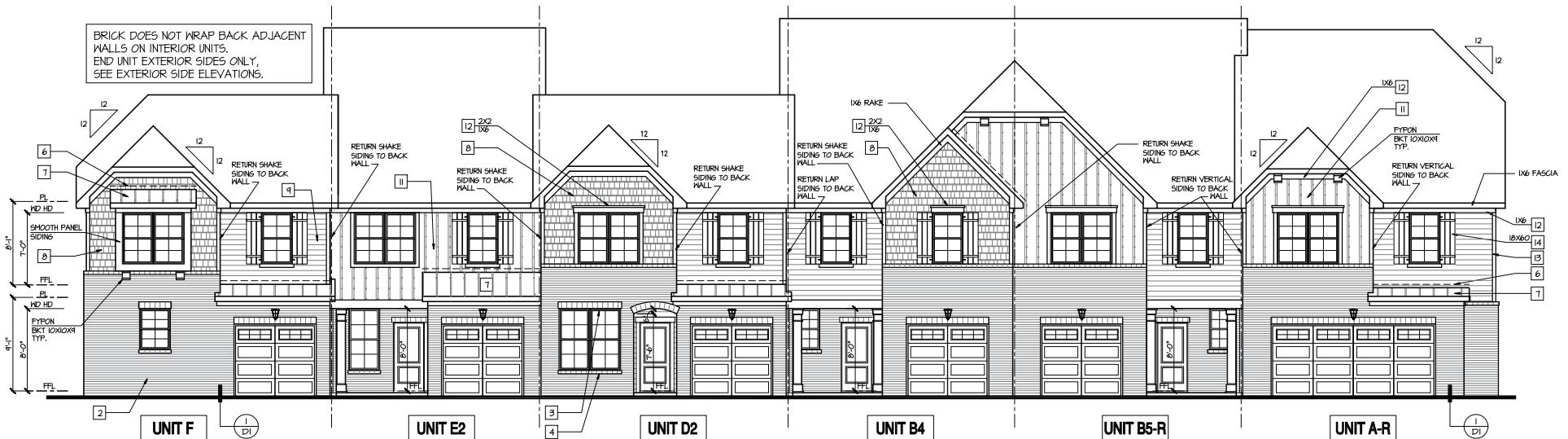
UNIT A-R
Right Elevation 6-Plex 'C'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



UNIT A-R
Right Elevation 6-Plex 'C'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



Front Elevation 6-Plex 'C'

SCALE: 3/16"=1'-0" AT 22"X34" LAYOUT



UNIT A-R

Right Elevation 6-Plex 'C'

SCALE: 3/16"=1'-0" AT 22'X34" LAYOUT



UNIT F

Left Elevation 6-Plex 'C'

SCALE: 3/16"=1'-0" AT 22'X34" LAYOUT



UNIT A-R

UNIT B5-R

UNIT B4

UNIT D2

UNIT E2

UNIT F

Rear Elevation 6-Plex 'C'

SCALE: 3/16"=1'-0" AT 22'X34" LAYOUT

APARTMENT BUILDING ELEVATIONS

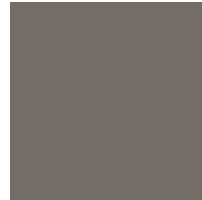
Apartment standards:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Siding materials shall be varied in type and/or color on 30% of each façade on each building.
3. Windows must vary in size and/or type.
4. Windows that are not recessed must be trimmed.
5. Recesses and projections shall be provided for at least 50% of each façade on each building.
6. Rooflines cannot be a single mass; they must be varied with the use of gables or parapets.
7. Garage doors must have windows, decorative details or carriage-style adornments.
8. At least three of the following decorative features shall be used on each building:
 - Decorative shake
 - Board and batten
 - Decorative porch railing/posts
 - Shutters
 - Decorative/functional air vents on roof or foundation
 - Recessed windows
 - Decorative windows
 - Decorative brick/stone
 - Decorative gables
 - Decorative cornices
 - Tin/metal roof
9. A varied color palette shall be utilized for the apartment buildings throughout the development. With garden style apartments, a minimum of three color families for siding shall be provided and will include varied trim, shutter, and accent colors complementing the siding color. For a single mass apartment structure, the color shall vary with accent colors or architectural features to provide building relief.
10. Breezeway(s) for the four story apartment elevation is to be enclosed for additional mechanical equipment or elevators.

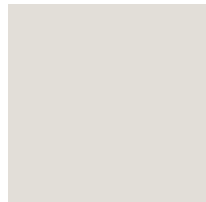
Apartment Color Palette (Sherwin Williams)
All colors are Primary with the exception of those noted



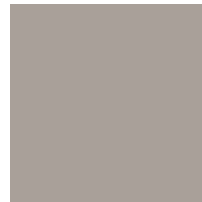
SW 6117
SMOKEY
TOPAZ



SW 7019
GAUNTLET
GRAY



SW 7014
ELDER WHITE



SW 7024
FUNCTIONAL GRAY



SW 6242
BRACING BLUE



SW 6524
COMMODORE



SW 6761
THERMAL
SPRING
(ACCENT)



SW 6871
POSITIVE
RED
(ACCENT)

White may also be used as a primary, trim, or accent color with any palette variations



PRELIMINARY BUILDING ELEVATION
FOR ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY BUILDING ELEVATIONS
FOR ILLUSTRATIVE PURPOSES ONLY



Front Elevation



Rear Elevation



Typ. Side Elevation



ARCHITECTURAL PLAN
EXTERIOR MATERIALS

- ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOF
- FIBER CEMENT SIDING
- FIBER CEMENT PANELS
- BRICK PER BUILDER
- BRICK ROLLOCK-SOLDER PER BUILDER
- CULTURED STONE VENEER

1 FRONT ELEVATION

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

PRELIMINARY BUILDING ELEVATIONS
FOR ILLUSTRATIVE PURPOSES ONLY



2 TYPICAL SIDE ELEVATION

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

PRELIMINARY BUILDING ELEVATIONS
FOR ILLUSTRATIVE PURPOSES ONLY



HORTON PARK

PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING

JESSIE DRIVE

APEX, NORTH CAROLINA

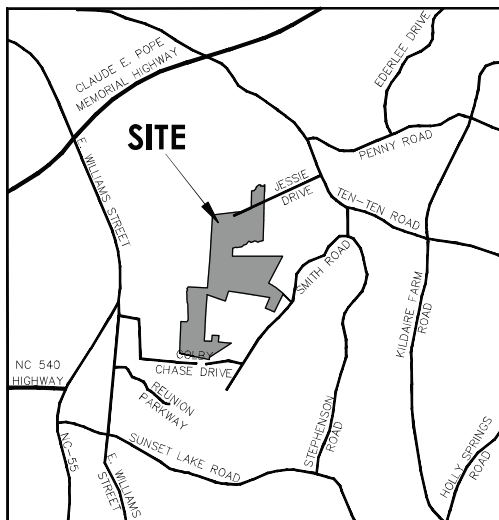
PROJECT NUMBER: 161201

February 1, 2018

Revised: March 20, 2018



AERIAL MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SITE INFORMATION:

Property Owner/Site Address	PH	REB	Map Number	Deeded Acreage	Deed Book/Pat Book & Page
*MPW Investments LLC 5123 Jesse Drive Apex, NC 27539-6410	0751-43-1387	440614	75103	4.554	DB 16734-206, BM 2016-1902/1677
*MPW Investments LLC 5101 Jesse Drive Apex, NC 27539-6410	0751-43-1308	34313	75103	23.275	DB 16638-1192, BM 2016-1902
*Fred Cash 5220 Jesse Drive Apex, NC 27539-6410	0751-43-10079	12276	75103	20.000	DB 2384-12, DB 1598-630
*Loomis Horton Jr Heirs 0 Deza's Street Apex, NC 27539-6410	0751-42-436	434122	75001	20.375	DB 16215-1702, BM 2015-1973
*Mary Elizabeth Horton 0 Deza's Street Apex, NC 27539-6410	0751-42-0993	434123	75001	20.000	DB 16215-1702, BM 2015-1973
*Merion Investment Properties LLC 0 Deza's Street Apex, NC 27539-6410	0751-42-09342	203126	75001	3.946	DB 10551-448
*MPW Investments LLC 8140 Smith Road Apex, NC 27539-6410	0751-42-02070	40550	75001	15.013	DB 16638-1192
*Loomis Horton Jr Heirs 8140 Smith Road Apex, NC 27539-6410	0751-42-4707	33292	75001	10.000	BM 1942-114
*Merion Investment Properties LLC 0 Deza's Street Apex, NC 27539-6410	0751-42-06677	203135	75001	3.946	DB 10551-483
MPWA, LLC 0 Deza's Street Apex, NC 27539-6410	0751-42-0194	0449441	75103	14.790	DB 16932-295
Patricia Jones 8083 Smith Road Apex, NC 27539-6410	0750-42-0906	0033171	75001	10.000	DB 2900-98
Virginia Horton Stewart 8252 Smith Road Apex, NC 27539-6410	0750-42-0925	008914	75001	1.000	DB 5459-647

*Properties included in previous Horton Park rezoning, Apex case #17CZ19

Previously Rezoned Acreage of PUD: 121.109
Additional Acreage to be Rezoned: 23.79
Total Deeded Acreage: 146.899

Existing Zoning:	PUD-CZ (case #17CZ19) RR (Rural Residential)
Proposed Zoning:	PUD-CZ (Planned Unit Density - Conditional Zoning)
Current 2030 Land Use Map:	Medium Density Residential, High Density Residential, Office Employment, Industrial Employment
Existing Use:	Single Family, Vacant
Proposed Uses:	Apartments, Townhouses, Single Family, Retail, Office Employment/Tech-Box
Township:	White Oak
Flood Zone Information:	Firm Panel 37200751001 and 37200750001 shows the presence of flood zones on properties
Watershed Information:	Secondary Watershed Protection Overlay District, Middle Creek Basin, Neuse River Basin
Historical:	No historical structures on site

OWNER/DEVELOPER

MPW INVESTMENTS, LLC
MIKE WHITEHEAD
114 BUKLANDS DRIVE
CARY, NC 27518
(919) 801-3905

CIVIL ENGINEER

PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
5448 APEX PEAKWAY #368
APEX, NC 27502
PHONE: (919) 439-0100
FAX: (919) 439-6411
WEBSITE: www.PeakEngineeringDesign.com

FORESTER

ELLEN & ASSOCIATES
JOSEPH L. ELLEN
NC REGISTERED FORESTER #565
219 E CHATHAM ST
CARY, NC 27511
PHONE: (919) 353-1161
JOSEPHELLEN49@GMAIL.COM

DRAWING INDEX:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C002	EXISTING CONDITIONS (TOPO)
C003	EXISTING TREE SURVEY
C100	CONCEPTUAL SITE PLAN
C200	CONCEPTUAL UTILITY PLAN
EX-1	PROPOSED SITE EXHIBIT

SURVEYOR

BATEMAN CIVIL SURVEYING COMPANY
STEVEN CARSON, PLS
2424 RELIANCE AVENUE
APEX, NC 27539
PHONE: (919) 577-1080
FAX: (919) 577-1081
WEBSITE: www.BatemanCivilSurvey.com

TRANSPORTATION ENGINEER

RAMEY KEMP & ASSOCIATES
RYNAL STEPHENSON, P.E.
5808 FARMINGTON PLACE SUITE 100
RALEIGH, NC 27609
PHONE: (919) 872-5115
FAX: (919) 878-5416
WEBSITE: www.RameyKemp.com



NC License #P-0673

Project:
HORTON PARK
JESSIE DRIVE
WHITE OAK TOWNSHIP
APEX, NORTH CAROLINA 27502

seal:



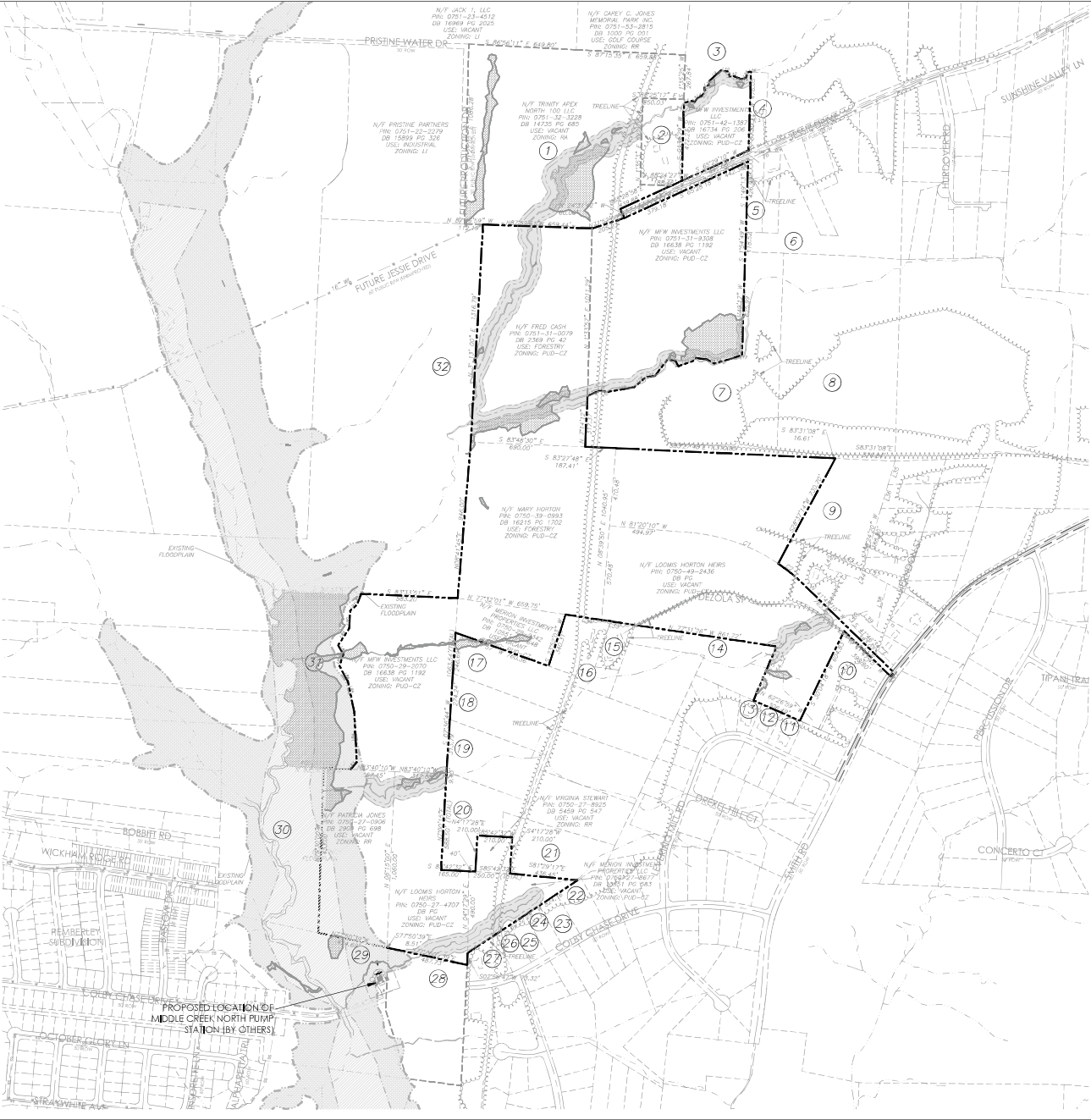
NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	02/01/18	JR	ISSUED FOR PERMITTING
2	03/20/18	JE	REVISED PER COMMENTS

title:
COVER SHEET

proj #: 161201
date: February 1, 2018
dwg by: chkd by: JE JR
scale: As Noted
sheet: C000

Planned Unit Development Plan



- NOTES:**
1. THERE ARE NO CONTRIBUTING HISTORICAL STRUCTURES WITHIN THE PROJECT BOUNDARY.
 2. SUBJECT PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS AS SHOWN ON SHEET C000.
 3. ALL OFF-SITE EASEMENTS SHALL BE ACCQUIRED BY THE DEVELOPER AND THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY A DEED OF EASEMENT PRIOR TO UTILITY INFRASTRUCTURE CONSTRUCTION APPROVAL. THESE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF APEX AND LABELED TOWN OF APEX PUBLIC UTILITY EASEMENTS.
 4. NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPROVEMENT UPON TOWN OF APEX PUBLIC UTILITY EASEMENTS. PROHIBITED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, HOUSES, AIR CONDITIONING UNITS, HEAT PUMPS, DECKS, GARAGES, STORAGE/POOL SHEDS, SWIMMING POOLS, WALLS, RETAINING WALL MECHANICAL APPLIANCE AND FENCES. UPON PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, FENCES MAY BE PERMITTED ACROSS EASEMENTS PROVIDED THAT AN ACCESS GATE IS INSTALLED FOR THE FULL WIDTH OF THE EASEMENT.
 5. NO PERSON SHALL PLANT TREES, SHRUBS, OR OTHER PLANTS WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
 6. ANY AND ALL STREET BEANS SHALL ONLY BE PROVIDED AND INSTALLED BY THE TOWN OF APEX.
 7. THE PROPERTY SHOWN HEREON IS IN THE TOWN OF APEX SECONDARY WATERSHED PROTECTION AREA.
 8. FROM PANEL 372075100J AND 372075000J SHOWS THE PRESENCE OF FLOOD ZONES ON PROPERTY.

BOUNDARY INFORMATION OBTAINED FROM WAKE COUNTY GIS DEED AND PLAT DESCRIPTIONS, APEX LIDAR AND OTHER AVAILABLE DATA SOURCES. FINAL BOUNDARY AND SURVEY DOCUMENT WILL BE PROVIDED DURING THE SITE PLAN DESIGN PHASE OF THE DEVELOPMENT.

NUMBER	N/O OWNER	PIN	DEED BOOK	DEED PAGE	USE	ZONING
1	Trinity Apex North 100 LLC	0751-32-1228	1735	685	Vacant	IA
2	BLANCHE HINTON	0751-32-8256			SINGLE FAMILY	IA
3	INDUSTRIAL ASSOCIATION LLC	0751-42-8828	1215	930	SINGLE FAMILY	IA
4	BLANCHE HINTON	0751-42-4433			SINGLE FAMILY	IA
5	BLANCHE HINTON	0751-41-8024	1381	629	SINGLE FAMILY	IA
6	KKLAND NC	0751-51-0857	1381	629	VACANT	IR
7	KKLAND NC	0751-40-0697	1381	629	VACANT	IR
8	HIRSHAN GIFFIN	0751-40-7981	878	2496	VACANT	IR
9	DWIGHT WRIGHT	0750-49-8888	1215	1702	SINGLE FAMILY	IR
10	WILLIAM HORTON	0750-49-9041	1366	743	SINGLE FAMILY	IR
11	MARtha BURNET	0750-48-5688	1519	1893	SINGLE FAMILY	IR
12	RICHARD BACHOLZKY	0750-48-4775	1444	1976	SINGLE FAMILY	IR
13	KENNETH MCGHEGAN	0750-48-3860	1784	2062	SINGLE FAMILY	IR
14	JOSHUA BECK	0750-49-2134	1294	1727	SINGLE FAMILY	IR
15	MELISSA HILTON	0750-39-5262	881	225	MOBILE	IR
16	EUGENE HORTON HEIRS	0750-39-3222			VACANT	IR
17	MATTHEW HORTON	0750-29-9045	581	59	VACANT	IR
18	AUSTON RICHARDSON	0750-38-8880	745	786	VACANT	IR
19	DCNALD RICHARDSON	0750-28-8532	1858	2707	VACANT	IR
20	DCNALD RICHARDSON	0750-28-8271	7175	654	VACANT	IR
21	ROBERT HEISE	0750-37-1996	1444	2524	SINGLE FAMILY	IR
22	ROBERT CATNEY	0750-37-3654	1988	1821	SINGLE FAMILY	IR
23	RICHARD STUART	0750-37-2555	1012	2141	SINGLE FAMILY	IR
24	DERNIS DALE	0750-37-1540	1800	97	SINGLE FAMILY	IR
25	TODD YOUNG	0750-37-9454	1069	476	SINGLE FAMILY	IR
26	JOHN FAICHI	0750-37-8538	1856	2123	SINGLE FAMILY	IR
27	GEORGE RING	0750-27-8301	1780	2771	SINGLE FAMILY	IR
28	MPF INVESTMENTS, LLC	0750-26-4626	1554	2295	SINGLE FAMILY	IR
29	PHIMBELLY PROPERTY OWNERS ASSOCIATION, INC	0750-17-6279	1633	1996	VACANT	PUD-CZ
30	LOOMIS HORTON JR HEIRS	0750-18-4078			VACANT	IR
31	MPF INVESTMENTS, LLC	0750-19-7053	1638	1192	VACANT	IA
32	CHARLES WOMBLE	0750-29-0721	443	949	VACANT	IA

ON-SITE STREAM BUFFERS

ON-SITE WETLANDS

FLOODWAY

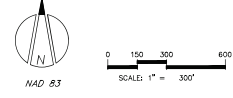
FLOOD FRINGE

*OFF-SITE STREAM BUFFERS ARE NOT SHOWN

PROJECT'S PERIMETER BOUNDARY

NO.	DATE	BY	DESCRIPTION
1	01/11/2011	JR	EXISTING CONDITIONS
2	01/11/2011	JR	EXISTING CONDITIONS
3	01/11/2011	JR	EXISTING CONDITIONS
4	01/11/2011	JR	EXISTING CONDITIONS
5	01/11/2011	JR	EXISTING CONDITIONS
6	01/11/2011	JR	EXISTING CONDITIONS
7	01/11/2011	JR	EXISTING CONDITIONS
8	01/11/2011	JR	EXISTING CONDITIONS
9	01/11/2011	JR	EXISTING CONDITIONS
10	01/11/2011	JR	EXISTING CONDITIONS
11	01/11/2011	JR	EXISTING CONDITIONS
12	01/11/2011	JR	EXISTING CONDITIONS
13	01/11/2011	JR	EXISTING CONDITIONS
14	01/11/2011	JR	EXISTING CONDITIONS
15	01/11/2011	JR	EXISTING CONDITIONS
16	01/11/2011	JR	EXISTING CONDITIONS
17	01/11/2011	JR	EXISTING CONDITIONS
18	01/11/2011	JR	EXISTING CONDITIONS
19	01/11/2011	JR	EXISTING CONDITIONS
20	01/11/2011	JR	EXISTING CONDITIONS
21	01/11/2011	JR	EXISTING CONDITIONS
22	01/11/2011	JR	EXISTING CONDITIONS
23	01/11/2011	JR	EXISTING CONDITIONS
24	01/11/2011	JR	EXISTING CONDITIONS
25	01/11/2011	JR	EXISTING CONDITIONS
26	01/11/2011	JR	EXISTING CONDITIONS
27	01/11/2011	JR	EXISTING CONDITIONS
28	01/11/2011	JR	EXISTING CONDITIONS
29	01/11/2011	JR	EXISTING CONDITIONS
30	01/11/2011	JR	EXISTING CONDITIONS
31	01/11/2011	JR	EXISTING CONDITIONS
32	01/11/2011	JR	EXISTING CONDITIONS

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP. USES MAPPING, WAKE COUNTY SOILS SURVEY AND AN ONSITE DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS (S&E). A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED FOR APPROVAL.



EXISTING CONDITIONS
 SCALE: 1" = 300'



NC License #P0673

Project: **HORTON PARK**
JESSIE DRIVE
APEX, NORTH CAROLINA 27502



NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	01/11/2011	JR	EXISTING CONDITIONS
2	01/11/2011	JR	EXISTING CONDITIONS
3	01/11/2011	JR	EXISTING CONDITIONS
4	01/11/2011	JR	EXISTING CONDITIONS
5	01/11/2011	JR	EXISTING CONDITIONS
6	01/11/2011	JR	EXISTING CONDITIONS
7	01/11/2011	JR	EXISTING CONDITIONS
8	01/11/2011	JR	EXISTING CONDITIONS
9	01/11/2011	JR	EXISTING CONDITIONS
10	01/11/2011	JR	EXISTING CONDITIONS
11	01/11/2011	JR	EXISTING CONDITIONS
12	01/11/2011	JR	EXISTING CONDITIONS
13	01/11/2011	JR	EXISTING CONDITIONS
14	01/11/2011	JR	EXISTING CONDITIONS
15	01/11/2011	JR	EXISTING CONDITIONS
16	01/11/2011	JR	EXISTING CONDITIONS
17	01/11/2011	JR	EXISTING CONDITIONS
18	01/11/2011	JR	EXISTING CONDITIONS
19	01/11/2011	JR	EXISTING CONDITIONS
20	01/11/2011	JR	EXISTING CONDITIONS
21	01/11/2011	JR	EXISTING CONDITIONS
22	01/11/2011	JR	EXISTING CONDITIONS
23	01/11/2011	JR	EXISTING CONDITIONS
24	01/11/2011	JR	EXISTING CONDITIONS
25	01/11/2011	JR	EXISTING CONDITIONS
26	01/11/2011	JR	EXISTING CONDITIONS
27	01/11/2011	JR	EXISTING CONDITIONS
28	01/11/2011	JR	EXISTING CONDITIONS
29	01/11/2011	JR	EXISTING CONDITIONS
30	01/11/2011	JR	EXISTING CONDITIONS
31	01/11/2011	JR	EXISTING CONDITIONS
32	01/11/2011	JR	EXISTING CONDITIONS

title: **EXISTING CONDITIONS**

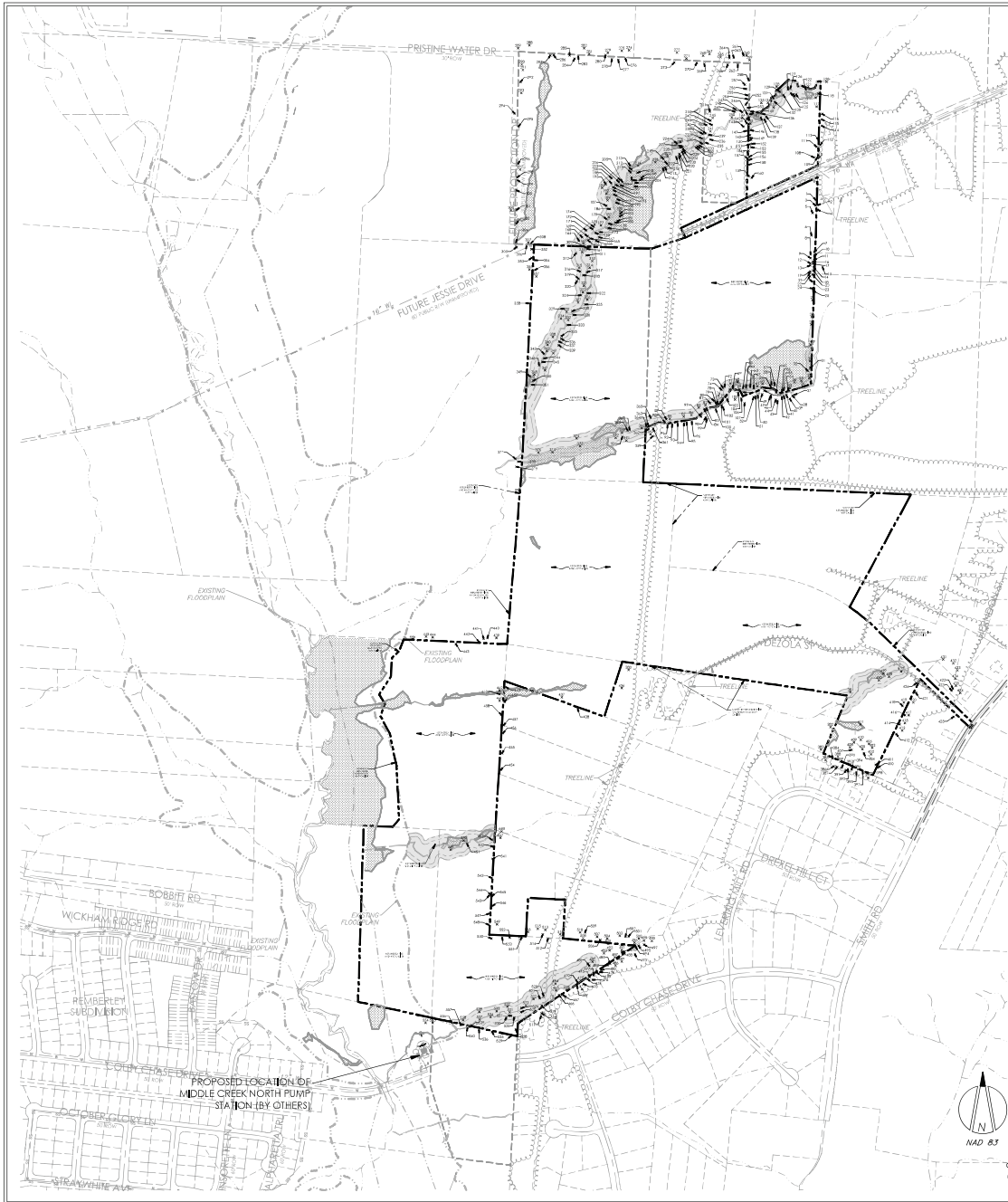
proj #: **161201**

date: **February 1, 2018**

dwg by: **JE** chkd by: **JR**

scale: **1" = 300'**

sheet: **C001**
 Planned Unit Development Plan



EXISTING TREE TABLE			EXISTING TREE TABLE			EXISTING TREE TABLE			EXISTING TREE TABLE			EXISTING TREE TABLE		
TREE NUMBER	DIAMETER	SPECIES	TREE NUMBER	DIAMETER	SPECIES	TREE NUMBER	DIAMETER	SPECIES	TREE NUMBER	DIAMETER	SPECIES	TREE NUMBER	DIAMETER	SPECIES
1	18"	SWEET GUM	101	24"	RED OAK	301	20"	BLACK OAK	401	10"	PINE	501	10"	PINE
2	18"	SWEET GUM	102	24"	RED OAK	302	20"	BLACK OAK	402	10"	PINE	502	10"	PINE
3	18"	SWEET GUM	103	24"	RED OAK	303	20"	BLACK OAK	403	10"	PINE	503	10"	PINE
4	18"	SWEET GUM	104	24"	RED OAK	304	20"	BLACK OAK	404	10"	PINE	504	10"	PINE
5	18"	SWEET GUM	105	24"	RED OAK	305	20"	BLACK OAK	405	10"	PINE	505	10"	PINE
6	18"	SWEET GUM	106	24"	RED OAK	306	20"	BLACK OAK	406	10"	PINE	506	10"	PINE
7	18"	SWEET GUM	107	24"	RED OAK	307	20"	BLACK OAK	407	10"	PINE	507	10"	PINE
8	18"	SWEET GUM	108	24"	RED OAK	308	20"	BLACK OAK	408	10"	PINE	508	10"	PINE
9	18"	SWEET GUM	109	24"	RED OAK	309	20"	BLACK OAK	409	10"	PINE	509	10"	PINE
10	18"	SWEET GUM	110	24"	RED OAK	310	20"	BLACK OAK	410	10"	PINE	510	10"	PINE
11	18"	SWEET GUM	111	24"	RED OAK	311	20"	BLACK OAK	411	10"	PINE	511	10"	PINE
12	18"	SWEET GUM	112	24"	RED OAK	312	20"	BLACK OAK	412	10"	PINE	512	10"	PINE
13	18"	SWEET GUM	113	24"	RED OAK	313	20"	BLACK OAK	413	10"	PINE	513	10"	PINE
14	18"	SWEET GUM	114	24"	RED OAK	314	20"	BLACK OAK	414	10"	PINE	514	10"	PINE
15	18"	SWEET GUM	115	24"	RED OAK	315	20"	BLACK OAK	415	10"	PINE	515	10"	PINE
16	18"	SWEET GUM	116	24"	RED OAK	316	20"	BLACK OAK	416	10"	PINE	516	10"	PINE
17	18"	SWEET GUM	117	24"	RED OAK	317	20"	BLACK OAK	417	10"	PINE	517	10"	PINE
18	18"	SWEET GUM	118	24"	RED OAK	318	20"	BLACK OAK	418	10"	PINE	518	10"	PINE
19	18"	SWEET GUM	119	24"	RED OAK	319	20"	BLACK OAK	419	10"	PINE	519	10"	PINE
20	18"	SWEET GUM	120	24"	RED OAK	320	20"	BLACK OAK	420	10"	PINE	520	10"	PINE
21	18"	SWEET GUM	121	24"	RED OAK	321	20"	BLACK OAK	421	10"	PINE	521	10"	PINE
22	18"	SWEET GUM	122	24"	RED OAK	322	20"	BLACK OAK	422	10"	PINE	522	10"	PINE
23	18"	SWEET GUM	123	24"	RED OAK	323	20"	BLACK OAK	423	10"	PINE	523	10"	PINE
24	18"	SWEET GUM	124	24"	RED OAK	324	20"	BLACK OAK	424	10"	PINE	524	10"	PINE
25	18"	SWEET GUM	125	24"	RED OAK	325	20"	BLACK OAK	425	10"	PINE	525	10"	PINE
26	18"	SWEET GUM	126	24"	RED OAK	326	20"	BLACK OAK	426	10"	PINE	526	10"	PINE
27	18"	SWEET GUM	127	24"	RED OAK	327	20"	BLACK OAK	427	10"	PINE	527	10"	PINE
28	18"	SWEET GUM	128	24"	RED OAK	328	20"	BLACK OAK	428	10"	PINE	528	10"	PINE
29	18"	SWEET GUM	129	24"	RED OAK	329	20"	BLACK OAK	429	10"	PINE	529	10"	PINE
30	18"	SWEET GUM	130	24"	RED OAK	330	20"	BLACK OAK	430	10"	PINE	530	10"	PINE
31	18"	SWEET GUM	131	24"	RED OAK	331	20"	BLACK OAK	431	10"	PINE	531	10"	PINE
32	18"	SWEET GUM	132	24"	RED OAK	332	20"	BLACK OAK	432	10"	PINE	532	10"	PINE
33	18"	SWEET GUM	133	24"	RED OAK	333	20"	BLACK OAK	433	10"	PINE	533	10"	PINE
34	18"	SWEET GUM	134	24"	RED OAK	334	20"	BLACK OAK	434	10"	PINE	534	10"	PINE
35	18"	SWEET GUM	135	24"	RED OAK	335	20"	BLACK OAK	435	10"	PINE	535	10"	PINE
36	18"	SWEET GUM	136	24"	RED OAK	336	20"	BLACK OAK	436	10"	PINE	536	10"	PINE
37	18"	SWEET GUM	137	24"	RED OAK	337	20"	BLACK OAK	437	10"	PINE	537	10"	PINE
38	18"	SWEET GUM	138	24"	RED OAK	338	20"	BLACK OAK	438	10"	PINE	538	10"	PINE
39	18"	SWEET GUM	139	24"	RED OAK	339	20"	BLACK OAK	439	10"	PINE	539	10"	PINE
40	18"	SWEET GUM	140	24"	RED OAK	340	20"	BLACK OAK	440	10"	PINE	540	10"	PINE
41	18"	SWEET GUM	141	24"	RED OAK	341	20"	BLACK OAK	441	10"	PINE	541	10"	PINE
42	18"	SWEET GUM	142	24"	RED OAK	342	20"	BLACK OAK	442	10"	PINE	542	10"	PINE
43	18"	SWEET GUM	143	24"	RED OAK	343	20"	BLACK OAK	443	10"	PINE	543	10"	PINE
44	18"	SWEET GUM	144	24"	RED OAK	344	20"	BLACK OAK	444	10"	PINE	544	10"	PINE
45	18"	SWEET GUM	145	24"	RED OAK	345	20"	BLACK OAK	445	10"	PINE	545	10"	PINE
46	18"	SWEET GUM	146	24"	RED OAK	346	20"	BLACK OAK	446	10"	PINE	546	10"	PINE
47	18"	SWEET GUM	147	24"	RED OAK	347	20"	BLACK OAK	447	10"	PINE	547	10"	PINE
48	18"	SWEET GUM	148	24"	RED OAK	348	20"	BLACK OAK	448	10"	PINE	548	10"	PINE
49	18"	SWEET GUM	149	24"	RED OAK	349	20"	BLACK OAK	449	10"	PINE	549	10"	PINE
50	18"	SWEET GUM	150	24"	RED OAK	350	20"	BLACK OAK	450	10"	PINE	550	10"	PINE
51	18"	SWEET GUM	151	24"	RED OAK	351	20"	BLACK OAK	451	10"	PINE	551	10"	PINE
52	18"	SWEET GUM	152	24"	RED OAK	352	20"	BLACK OAK	452	10"	PINE	552	10"	PINE
53	18"	SWEET GUM	153	24"	RED OAK	353	20"	BLACK OAK	453	10"	PINE	553	10"	PINE
54	18"	SWEET GUM	154	24"	RED OAK	354	20"	BLACK OAK	454	10"	PINE	554	10"	PINE
55	18"	SWEET GUM	155	24"	RED OAK	355	20"	BLACK OAK	455	10"	PINE	555	10"	PINE
56	18"	SWEET GUM	156	24"	RED OAK	356	20"	BLACK OAK	456	10"	PINE	556	10"	PINE
57	18"	SWEET GUM	157	24"	RED OAK	357	20"	BLACK OAK	457	10"	PINE	557	10"	PINE
58	18"	SWEET GUM	158	24"	RED OAK	358	20"	BLACK OAK	458	10"	PINE	558	10"	PINE
59	18"	SWEET GUM	159	24"	RED OAK	359	20"	BLACK OAK	459	10"	PINE	559	10"	PINE
60	18"	SWEET GUM	160	24"	RED OAK	360	20"	BLACK OAK	460	10"	PINE	560	10"	PINE
61	18"	SWEET GUM	161	24"	RED OAK	361	20"	BLACK OAK	461	10"	PINE	561	10"	PINE
62	18"	SWEET GUM	162	24"	RED OAK	362	20"	BLACK OAK	462	10"	PINE	562	10"	PINE
63	18"	SWEET GUM	163	24"	RED OAK	363	20"	BLACK OAK	463	10"	PINE	563	10"	PINE
64	18"	SWEET GUM	164	24"	RED OAK	364	20"	BLACK OAK	464	10"	PINE	564	10"	PINE
65	18"	SWEET GUM	165	24"	RED OAK	365	20"	BLACK OAK	465	10"	PINE	565	10"	PINE
66	18"	SWEET GUM	166	24"	RED OAK	366	20"	BLACK OAK	466	10"	PINE	566	10"	PINE
67	18"	SWEET GUM	167	24"	RED OAK	367	20"	BLACK OAK	467	10"	PINE	567	10"	PINE
68	18"	SWEET GUM	168	24"	RED OAK	368	20"	BLACK OAK	468	10"	PINE	568	10"	PINE
69	18"	SWEET GUM	169	24"	RED OAK	369	20"	BLACK OAK	469	10"	PINE	569	10"	PINE
70	18"	SWEET GUM	170	24"	RED OAK	370	20"	BLACK OAK	470	10"	PINE	570	10"	PINE
71	18"	SWEET GUM	171	24"	RED OAK	371	20"	BLACK OAK	471	10"	PINE	571	10"	PINE
72	18"	SWEET GUM	172	24"	RED OAK	372	20"	BLACK OAK	472	10"	PINE	572	10"	PINE
73	18"	SWEET GUM	173	24"	RED OAK	373	20"	BLACK OAK	473	10"	PINE	573	10"	PINE
74	18"	SWEET GUM	174	24"	RED OAK	374	20"	BLACK OAK	474	10"	PINE	574	10"	PINE
75	18"	SWEET GUM	175	24"	RED OAK	375	20"	BLACK OAK	475	10"	PINE	575	10"	PINE
76	18"	SWEET GUM	176	24"	RED OAK	376	20"	BLACK OAK	476	10"	PINE	576	10"	PINE
77	18"	SWEET GUM	177	24"	RED OAK	377	20"	BLACK OAK	477	10"	PINE	577	10"	PINE
78	18"	SWEET GUM	178	24"	RED OAK	378	20"	BLACK OAK	478	10"	PINE	578	10"	PINE
79	18"	SWEET GUM	179	24"	RED OAK	379	20"	BLACK OAK	479	10"	PINE	579	10"	PINE
80	18"	SWEET GUM	180	24"	RED OAK	380	20"	BLACK OAK	480	10"	PINE	580	10"	PINE
81	18"	SWEET GUM	181	24"	RED OAK	381	20"	BLACK OAK	481	10"	PINE	581	10"	PINE
82	18"	SWEET GUM	182	24"	RED OAK	382	20"	BLACK OAK	482	10"	PINE	582	10"	PINE
83	18"	SWEET GUM	183	24"	RED OAK	383	20"	BLACK OAK	483	10"	PINE	583	10"	PINE
84	18"	SWEET GUM	184	24"	RED OAK	384	20"	BLACK OAK	484	10"	PINE	584	10"	PINE
85	18"	SWEET GUM	185	24"	RED OAK	385	20"	BLACK OAK	485	10"	PINE	585	10"	PINE
86	18"	SWEET GUM	186	24"	RED OAK	386	20"	BLACK OAK	486	10"	PINE	586	10"	PINE
87	18"	SWEET GUM	187	24"	RED OAK	387	20"	BLACK OAK	487	10"	PINE	587	10"	PINE
88	18"	SWEET GUM	188	24"	RED OAK	388	20"	BLACK OAK	488	10"	PINE	588	10"	PINE
89	18"	SWEET GUM	189	24"	RED OAK	389	20"	BLACK OAK	489	10"	PINE	589	10"	PINE
90	18"	SWEET GUM	190	24"	RED OAK	390	20"	BLACK OAK	490	10"	PINE	590	10"	PINE
91	18"	SWEET GUM	191	24"	RED OAK	391	20"	BLACK OAK	491	10"	PINE	591	10"	PINE
92	18"	SWEET GUM	192	24"	RED OAK	392	20"	BLACK OAK	492	10"	PINE	592	10"	PINE
93	18"	SWEET GUM	193	24"	RED OAK	393	20"	BLACK OAK	493	10"	PINE	593	10"	PINE
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95	18"	SWEET GUM	195	24"	RED OAK	395	20"	BLACK OAK	495	10"	PINE	595	10"	PINE
96	18"	SWEET GUM	196	24"	RED OAK	396	20"	BLACK OAK	496	10"	PINE	596	10"	PINE
97	18"	SWEET GUM	197	24"	RED OAK	397	20"	BLACK OAK	497	10"	PINE	597	10"	PINE
98	18"	SWEET GUM	198	24"	RED OAK	398	20"	BLACK OAK	498	10"	PINE	598	10"	PINE
99	18"	SWEET GUM	199	24"	RED OAK	399	20"	BLACK OAK	499	10"	PINE	599	10"	PINE
100	18"	SWEET GUM	200	24"	RED OAK	400	20"	BLACK OAK	500	10"	PINE	600	10"	PINE

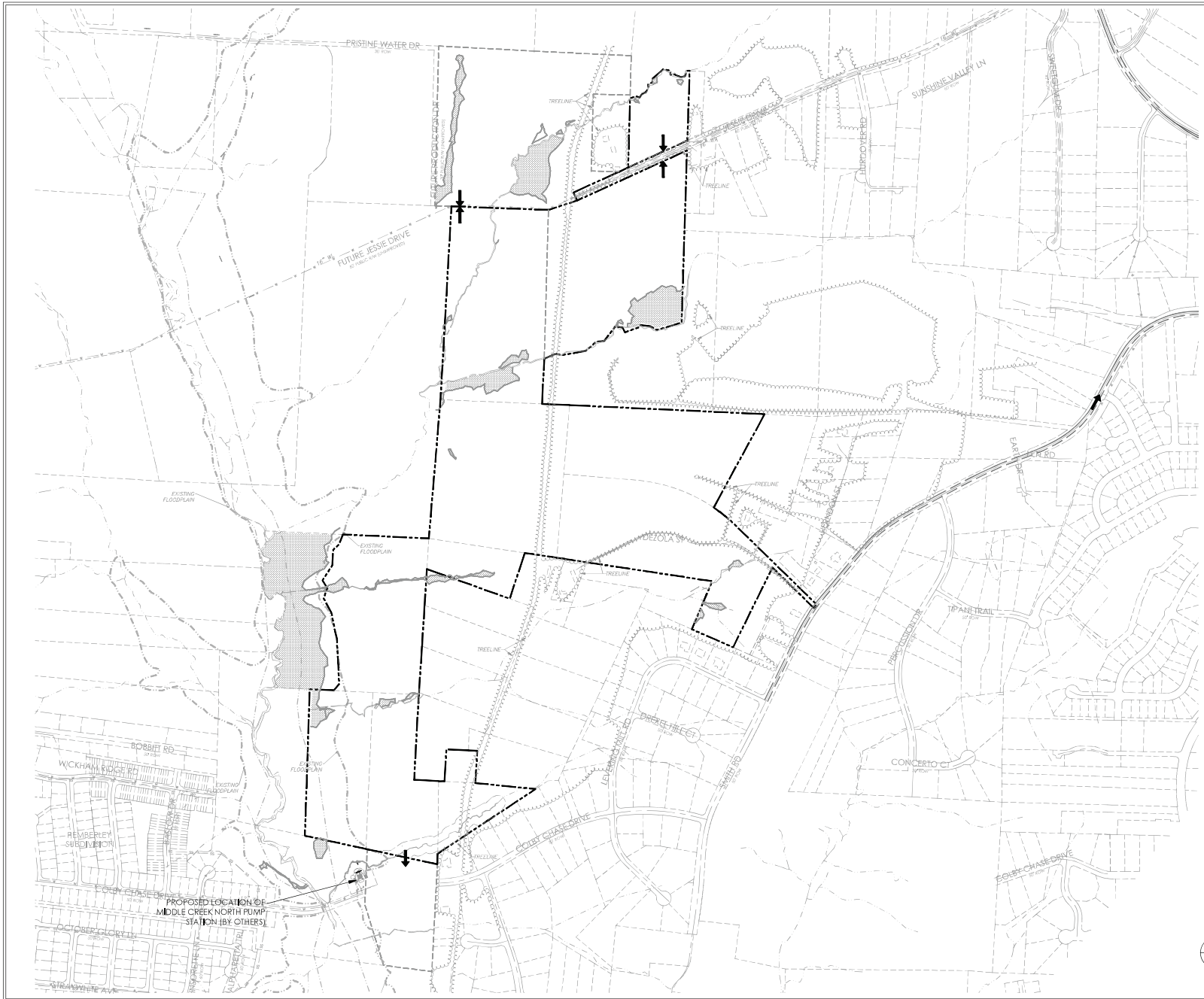
ON-SITE STREAM BUFFERS
 ON-SITE WETLANDS
 FLOODWAY
 FLOOD FRINGE
 *OFF-SITE STREAM BUFFERS ARE NOT SHOWN
 FORESTER ELLEN & ASSOCIATES
 JOSEPH L. ELLEN
 NC REGISTERED FORESTER #565
 219 E CHATHAM ST
 CARY, NC 27511
 PHONE: (919) 353-1161
 JOSEPH.ELLEN@GMAIL.COM

PEAK
 Engineering & Design
 545 NORTH CAROLINA AVENUE, SUITE 200
 WAKE FOREST, NC 27157
 WWW.PEAKENGINEERINGDESIGN.COM
 NC License #P40673

Project: **HORTON PARK**
JESSIE DRIVE
WHITE OAK TOWNSHIP
APEX, NORTH CAROLINA 27502

sheet: **C003**
 NOT FOR CONSTRUCTION

Title: **EXISTING CONDITIONS TREE SURVE**



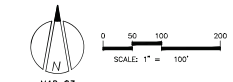
↑ PROPOSED WATER CONNECTION

FINAL LOCATION AND TIMING OF WATER CONNECTIONS SHALL BE COORDINATED WITH THE TOWN OF APEX, PUBLIC WORKS AND PLANNING DEPARTMENT DURING THE MASTER SUBDIVISION PLAN OR SITE PLAN SUBMITTALS.

UTILITY NOTES:

1. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR WATER, SEWER AND ELECTRICITY.
2. THE CLIENT WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR WATER, SEWER AND ELECTRICITY.
3. NEW SANITARY SEWER WILL BE PROVIDED WITH THE MIDDLE CREEK NEIGHBORHOOD DEVELOPMENT.

--- PROJECT PERIMETER BOUNDARY



C200 CONCEPTUAL UTILITY PLAN
SCALE: 1" = 100'



NC License #P0673

project:
**HORTON PARK
JESSIE DRIVE
WHITE OAK TOWNSHIP
APEX, NORTH CAROLINA 27502**

sheet:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	2/1/2018	ISSUED FOR PERMITTING
2		
3		
4		
5		

title:
CONCEPTUAL UTILITY PLAN

proj #:
161201

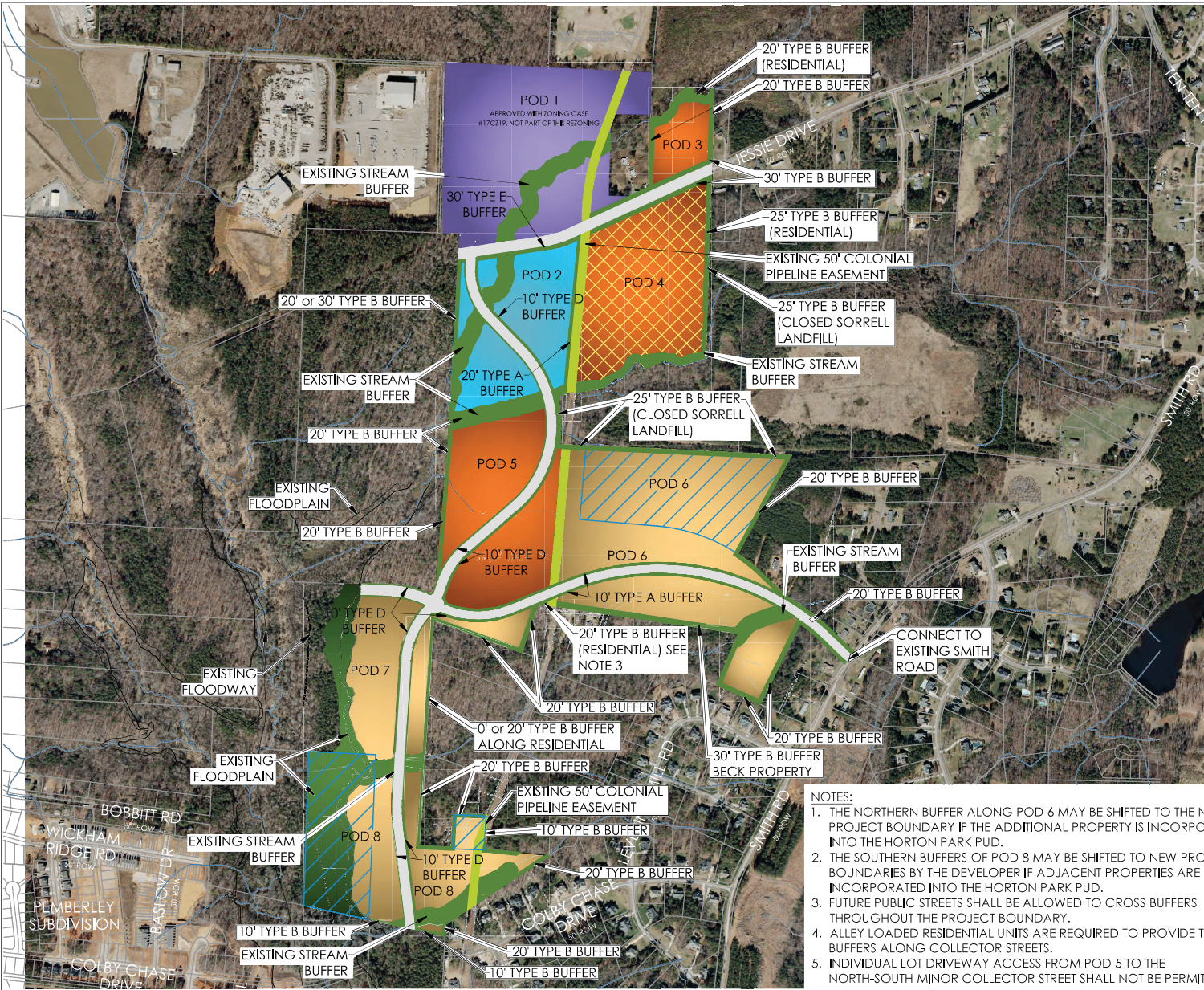
date:
February 1, 2018

dwg by: chkd by:
JE JR

scale:
1" = 100'

sheet:
C200

Permitted Unit Development Plan



POD SUMMARY				
POD #	DWELLING TYPE	PROPOSED ZONING	ACREAGE	MAXIMUM ALLOWED
1****	N/A	LI-CZ	27.92	N/A
POD 1 is included for reference to zoning case #17C219 only				
2	N/A	PUD-CZ	19.06	N/A
3	Single Family	PUD-CZ	4.55	18*
3	Townhomes	PUD-CZ	4.55	27**
4	Apartments	PUD-CZ	20.99	314***
4	Townhomes	PUD-CZ	20.99	125**
5	Single Family	PUD-CZ	19.71	78*
5	Townhomes	PUD-CZ	19.71	118**
6, 7 & 8	Single Family	PUD-CZ	82.59	227

PODs 6, 7 & 8 are limited by the number of lots - not density

- * 4 UNITS PER ACRE
- ** 6 UNITS PER ACRE
- *** 15 UNITS PER ACRE
- **** FOR REFERENCE ONLY

AREAS ASSOCIATED WITH NEW REZONING (PROPERTIES WERE NOT INCLUDED IN #17C219)

INDUSTRIAL & OFFICE EMPLOYMENT (AREA OUTSIDE OF THE PUD ZONING AND PD TEXT STANDARDS, FOR REFERENCE ONLY)

TECH/FLEX

APARTMENTS AND/OR TOWNHOUSES

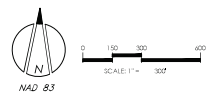
TOWNHOUSES AND/OR SINGLE FAMILY

SINGLE FAMILY

FLOODPLAIN OR BUFFERS

PROPOSED STREETS

- NOTES:
1. THE NORTHERN BUFFER ALONG POD 6 MAY BE SHIFTED TO THE NEW PROJECT BOUNDARY IF THE ADDITIONAL PROPERTY IS INCORPORATED INTO THE HORTON PARK PUD.
 2. THE SOUTHERN BUFFERS OF POD 8 MAY BE SHIFTED TO NEW PROJECT BOUNDARIES BY THE DEVELOPER IF ADJACENT PROPERTIES ARE INCORPORATED INTO THE HORTON PARK PUD.
 3. FUTURE PUBLIC STREETS SHALL BE ALLOWED TO CROSS BUFFERS THROUGHOUT THE PROJECT BOUNDARY.
 4. ALLEY LOADED RESIDENTIAL UNITS ARE REQUIRED TO PROVIDE TYPE 'D' BUFFERS ALONG COLLECTOR STREETS.
 5. INDIVIDUAL LOT DRIVEWAY ACCESS FROM POD 5 TO THE NORTH-SOUTH MINOR COLLECTOR STREET SHALL NOT BE PERMITTED.



Designer:	JE	Scale:	1" = 300'
Drawn By:	JE	Date:	3-29-2018
Checked By:	JR	Job No.:	161201

HORTON PARK
APEX, NORTH CAROLINA

PROPOSED SITE EXHIBIT

PEAK Engineering & Design
5448 Apex Parkway #208 | Apex, NC 27502
ph: 919.439.0100 fax: 919.439.2411
www.PeakEngineeringDesign.com

Sheet No.
EX-1

EXHIBIT C

ATTACHMENT A - APPLICATION PROPERTY LIST

#	Property Address	REID	PIN	Deed Acres	Current Zoning	Owner	Owner Mailing Address 1	Owner Mailing Address 2	Deed Book	Deed Page	Deed Recorded
1	8252 SMITH RD	0033171	0750493450	7.42	PUD-CZ/RR	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033	019103	00782	7/29/2022
2	0 JESSIE DR	0434123	0751209246	9.97	PUD-CZ	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033	019103	00782	7/29/2022



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ23 Horton Park PUD Amendment

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

- Applicant:** Pablo Reiter, PRMS Investments LLC
- Authorized Agents:** Jason Barron & Leticia Shapiro, Morningstar Law Group
- Property Addresses:** 8252 Smith Rd & 0 Jessie Dr
- Acreage:** ±16.96 acres
- Property Identification Numbers (PINs):** 0750493450 & 0751209246
- 2045 Land Use Map Designation:** Medium Density Residential
- Existing Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)
- Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

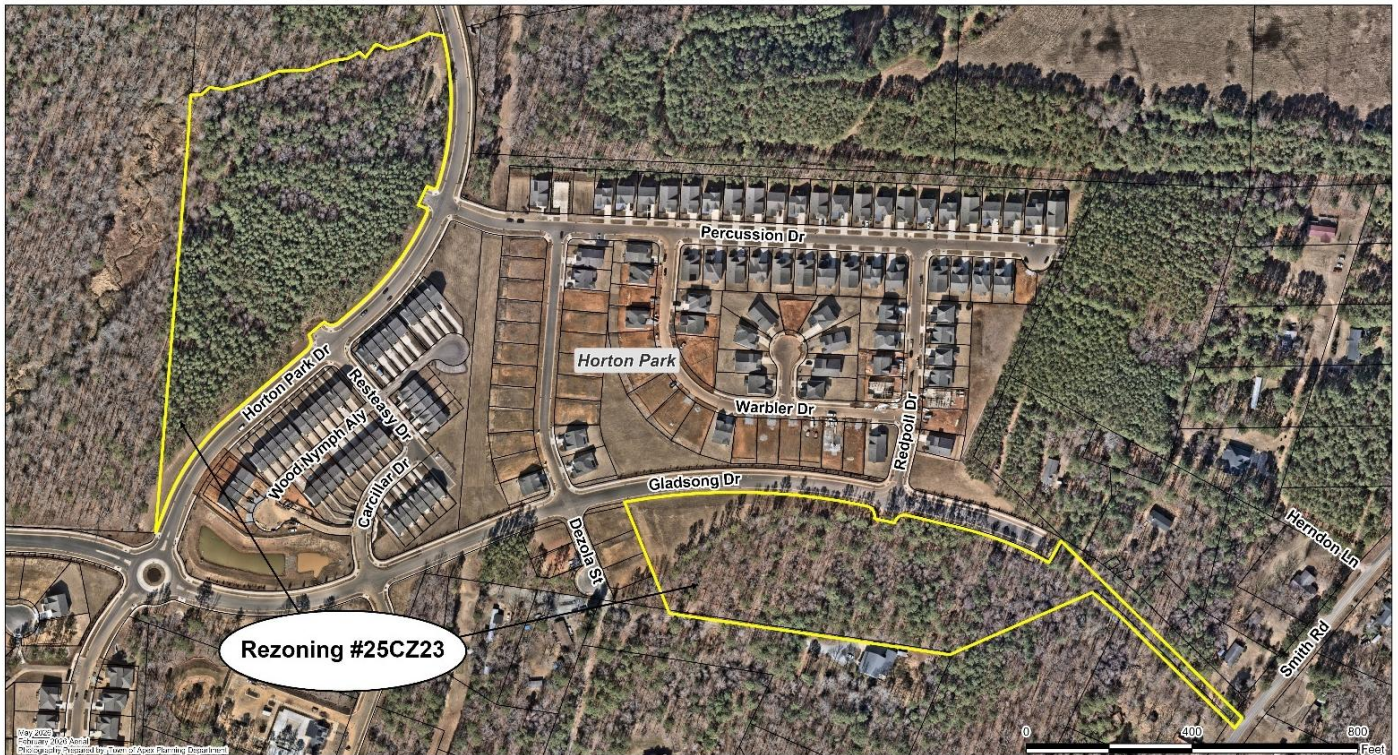
Planning Board Public Hearing Date and Time: June 8, 2026 4:30 PM

You may attend the meeting in person or view the meeting through the Town’s YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

POST OFFICE BOX 230
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ23 Horton Park PUD Amendment

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

Applicant: Pablo Reiter, PRMS Investments LLC

Authorized Agents: Jason Barron & Leticia Shapiro, Morningstar Law Group

Property Addresses: 8252 Smith Rd & 0 Jessie Dr

Acreage: ±16.96 acres

Property Identification Numbers (PINs): 0750493450 & 0751209246

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)

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

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

Planning Board Public Hearing Date and Time: June 8, 2026 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.releighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52723>.

Dianne F. Khin, AICP
Planning Director



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ23

Horton Park PUD Amendment

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

Solicitante: Pablo Reiter, PRMS Investments LLC

Agente autorizado: Jason Barron & Leticia Shapiro, Morningstar Law Group

Dirección de las propiedades: 8252 Smith Rd & 0 Jessie Dr

Superficie: ±16.96 acres

Números de identificación de las propiedades: 0750493450 & 0751209246

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

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)

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

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

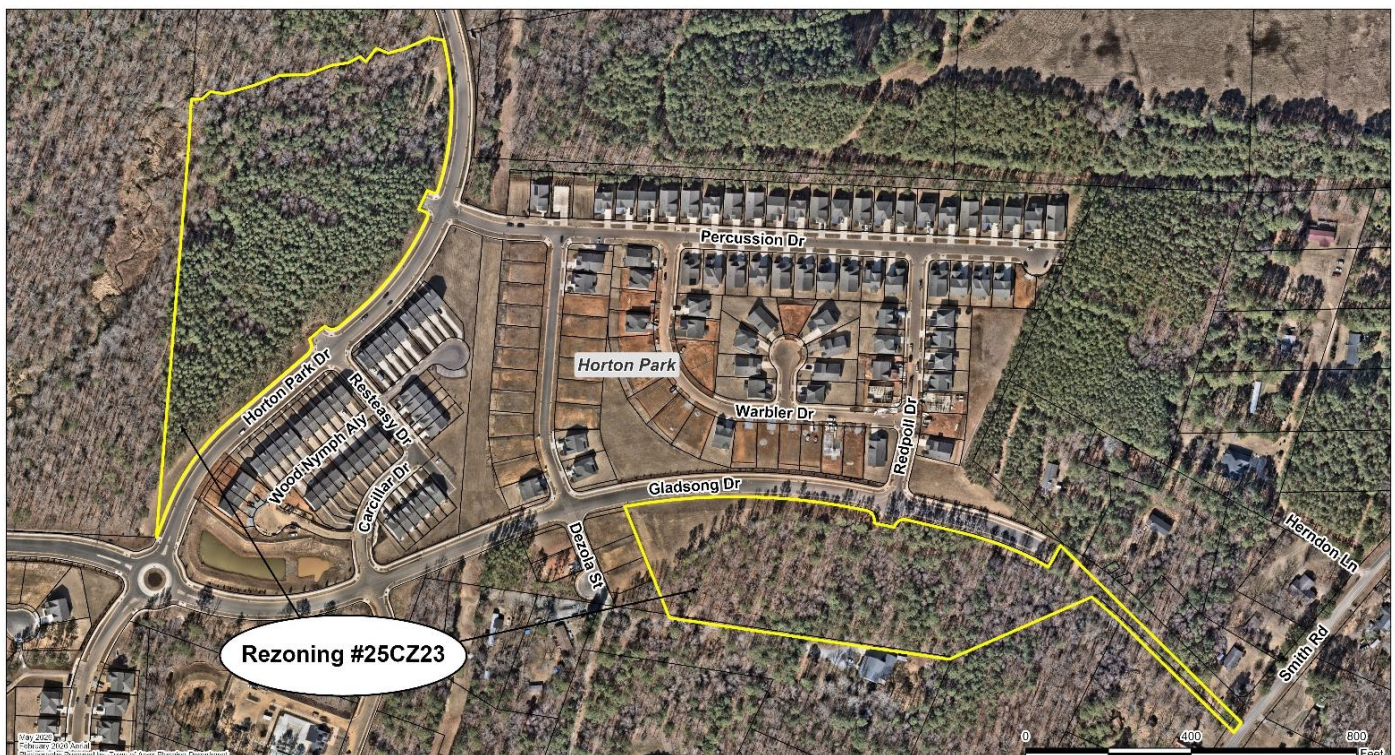
Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de junio de 2026 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
Directora de Planificación



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
 ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ23
 Horton Park PUD Amendment

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

- Solicitante: Pablo Reiter, PRMS Investments LLC
- Agente autorizado: Jason Barron & Leticia Shapiro, Morningstar Law Group
- Dirección de las propiedades: 8252 Smith Rd & 0 Jessie Dr
- Superficie: ±16.96 acres
- Números de identificación de las propiedades: 0750493450 & 0751209246
- Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
- Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)
- Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de junio de 2026 4:30 P.M.
 Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.rei@nc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
 Directora de Planificación

Fechas de publicación: 28 de mayo - 8 de junio de 2026



TOWN OF APEX

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

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

Project Name: Conditional Zoning #25CZ23 Horton Park PUD Amendment
Project Location: 8252 Smith Rd & 0 Jessie Dr
Authorized Agents: Jason Barron & Leticia Shapiro
Firm: Morningstar Law Group
Planning Board Public Hearing Date: June 8, 2026
Project Planner: Joshua Killian, Planner II

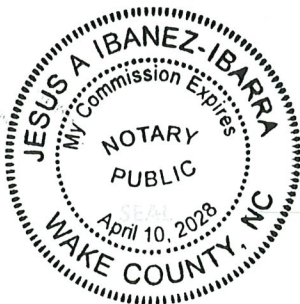
This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on May 28, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

5/28/2026
Date

Sharon Khan
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jesus A. Ibanez-Ibarra, a Notary Public for the above
State and County, this the 28 day of May, 2026.



Jesus A. Ibanez-Ibarra
Notary Public

My Commission Expires: 4/10/2028



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ23 Horton Park PUD Amendment

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

Applicant: Pablo Reiter, PRMS Investments LLC
Authorized Agents: Jason Barron & Leticia Shapiro, Morningstar Law Group
Property Addresses: 8252 Smith Rd & 0 Jessie Dr
Acreage: ±17 acres
Property Identification Numbers (PINs): 0750493450 & 0751209246
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

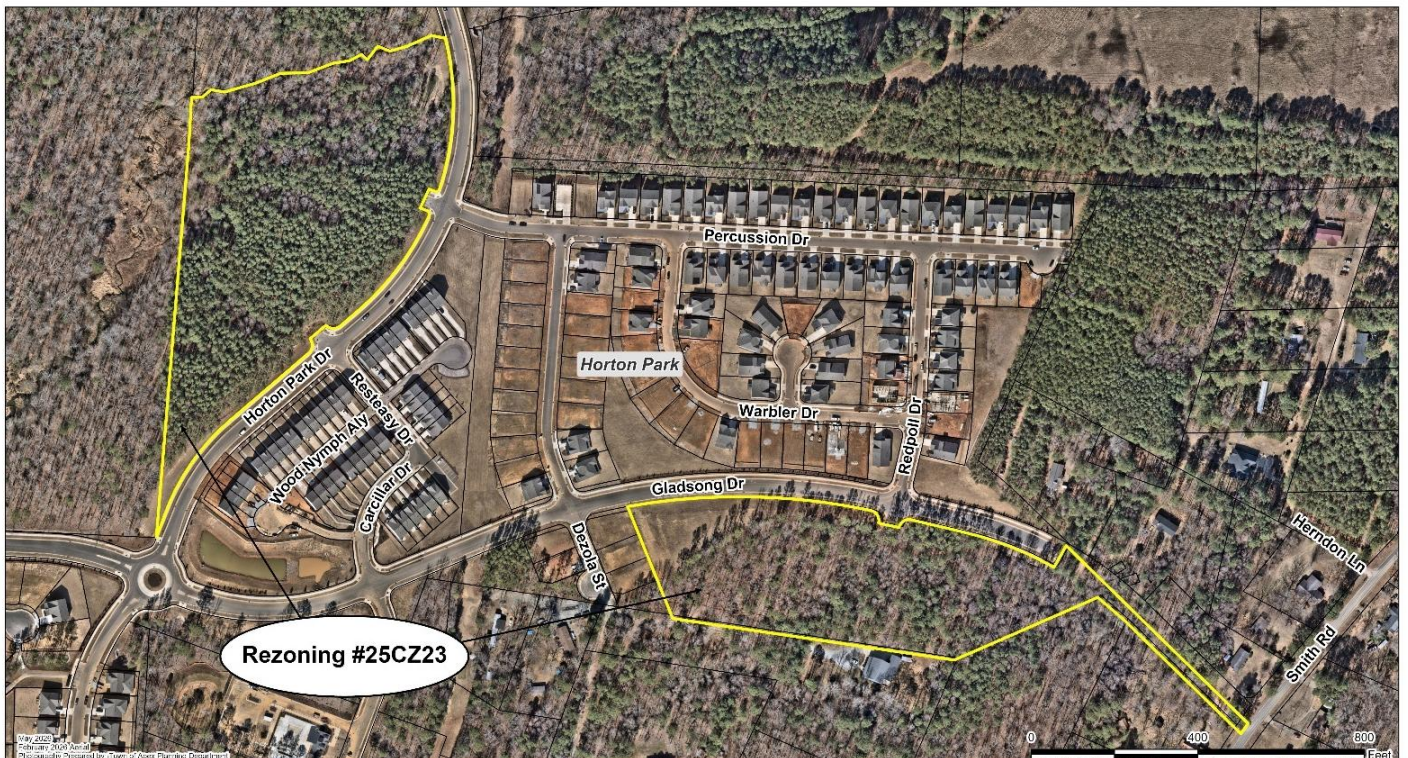
Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: June 23, 2026 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ23 Horton Park PUD Amendment

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

Applicant: Pablo Reiter, PRMS Investments LLC

Authorized Agents: Jason Barron & Leticia Shapiro, Morningstar Law Group

Property Addresses: 8252 Smith Rd & 0 Jessie Dr

Acreage: ±17 acres

Property Identification Numbers (PINs): 0750493450 & 0751209246

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)

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

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

Town Council Public Hearing Date and Time: June 23, 2026 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
Planning Director

Published Dates: June 1 – June 23, 2026



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ23 Horton Park PUD Amendment

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

Solicitante: Pablo Reiter, PRMS Investments LLC

Agente autorizado: Jason Barron & Leticia Shapiro, Morningstar Law Group

Dirección de las propiedades: 8252 Smith Rd & 0 Jessie Dr

Superficie: ±17 acres

Números de identificación de las propiedades: 0750493450 & 0751209246

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

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)

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

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

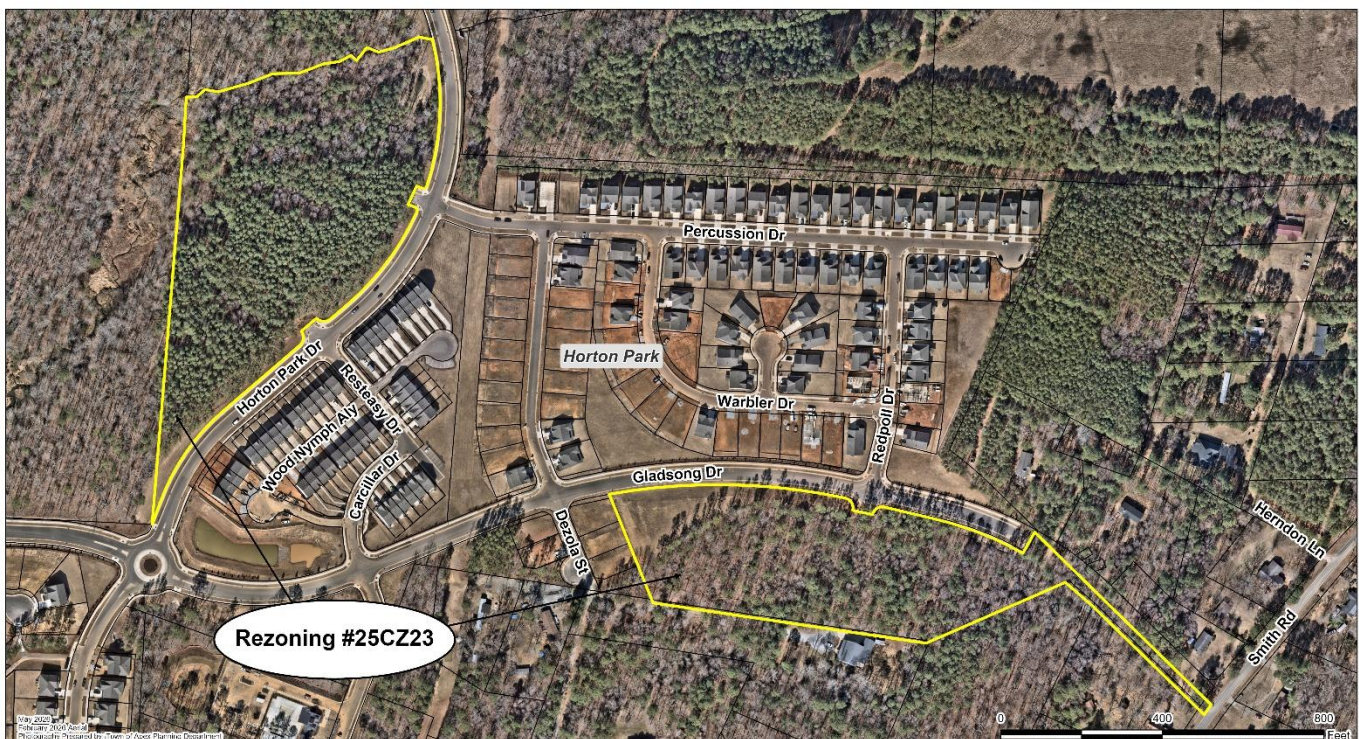
Fecha y hora de la audiencia pública de la Junta de Planificación: 23 de junio de 2026 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 1 de junio - 23 de junio de 2026



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ23

Horton Park PUD Amendment

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

Solicitante: Pablo Reiter, PRMS Investments LLC

Agente autorizado: Jason Barron & Leticia Shapiro, Morningstar Law Group

Dirección de las propiedades: 8252 Smith Rd & 0 Jessie Dr

Superficie: ±17 acres

Números de identificación de las propiedades: 0750493450 & 0751209246

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

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04)

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

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 23 de junio de 2026 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52722>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 1 de junio - 23 de junio de 2026



TOWN OF APEX

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ23 Horton Park PUD Amendment
Project Location: 8252 Smith Rd & 0 Jessie Dr
Authorized Agents: Jason Barron & Leticia Shapiro
Firm: Morningstar Law Group
Town Council Public Hearing Date: June 23, 2026
Project Planner: Joshua Killian, Planner II

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 June 1, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

6/1/2026
Date

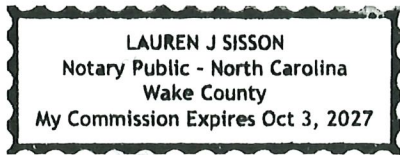
Shanne L. Khin
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above

State and County, this the 1st day of June, 2026.

[Signature]
Notary Public

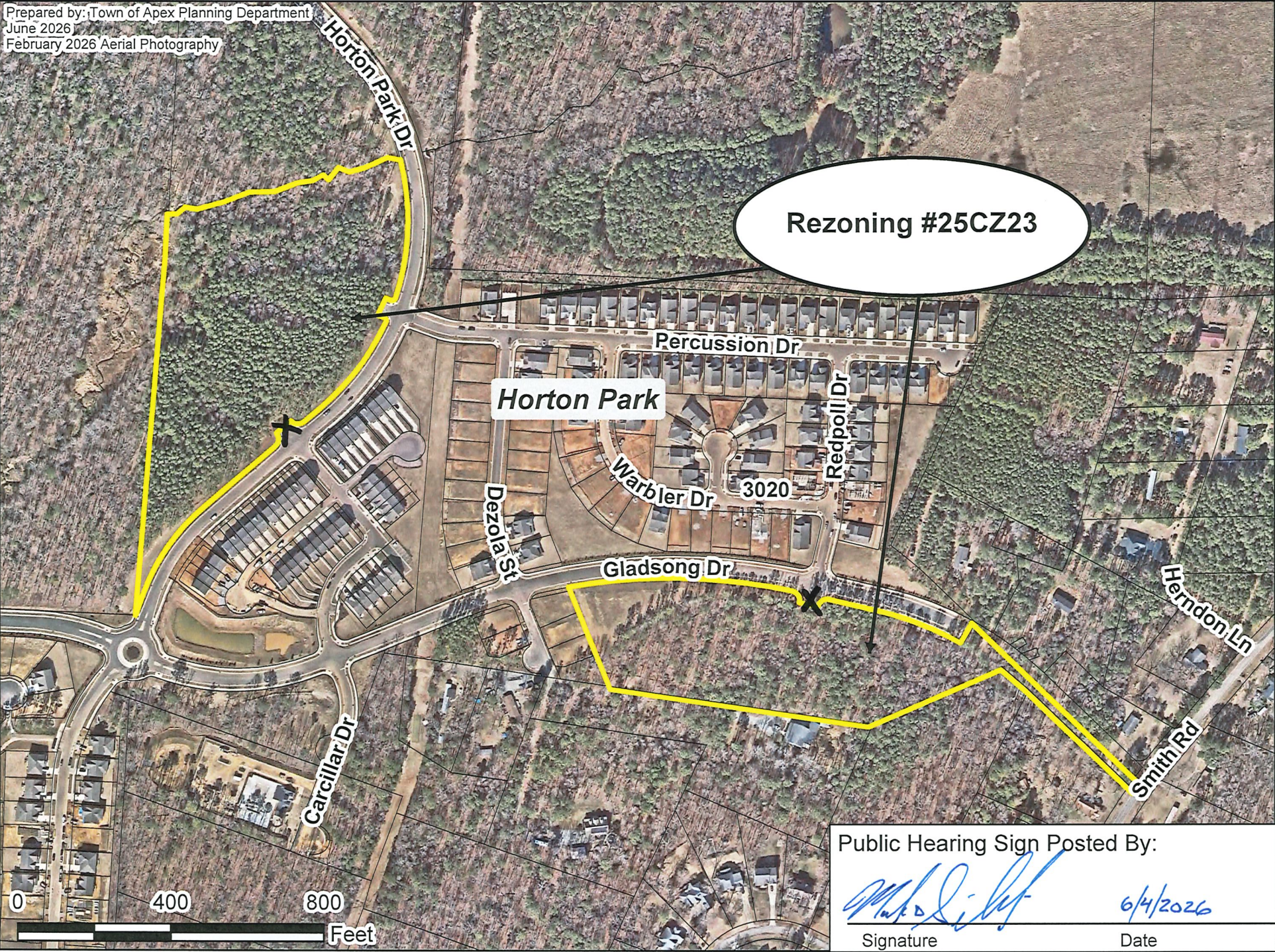


My Commission Expires: 10/3/2027

Rezoning #25CZ23

Horton Park

3020



Public Hearing Sign Posted By:

M. D. L. [Signature]

6/4/2026

Signature

Date