

STAFF REPORT

Rezoning #22CZ08 Adams Property PUD

August 23, 2022 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 0, 0 & 8820 New Hope Farm Road and 8841 & 8833 Twin Ponds Lane
Applicant/Agent: M/I Homes of Raleigh, LLC
Owners: M/I Homes of Raleigh, LLC; Carey Adams; Carey Adams-Knouff; Donna J. Albrecht Revocable Living Trust

PROJECT DESCRIPTION:

Acreage: ±23.92 acres
PINs: 0710990078, 0710990171, 0710889798, 0710889126, 0710879844
Current Zoning: Wake County Residential-40W (R-40W)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Low Density Residential
Town Limits: Currently in Wake County jurisdiction; to be annexed with rezoning

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County Residential (R-40W)	Single-family Residential
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ34)	Single-family Residential (Olive Ridge subdivision)
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #21CZ16)	Vacant; Single-family Residential (Retreat at Friendship)
West:	Wake County Residential (R-40W)	Vacant; Single-family Residential

EXISTING CONDITIONS:

The properties are situated on the east side of New Hill Olive Chapel Road, north of the Olive Ridge subdivision, and west of the Retreat at Friendship subdivision. The properties contain two single-family homes, several accessory structures, two existing ponds and one stream with a riparian buffer.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on March 29, 2022. The neighborhood meeting report is attached.

2045 LAND USE MAP:

The 2045 Land Use Map designates the subject properties as Low Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with that Land Use Map designation.

WCPSS COORDINATION:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary, middle and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated.

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School expansion or construction within the next five years may address concerns at the elementary and high school grade levels.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

Permitted Uses:

The Rezoned Lands may be used for, and only for, the uses listed below. The permitted uses are subject to the limitation and regulations stated in the UDO and any additional limitation or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Residential Uses:

- Single-family
- Accessory Apartment

Recreation Uses:

- Recreation Facility, private
- Greenway
- Park, active
- Park, passive
- Utility, minor

Proposed Design Controls:

Proposed Land Area: 23.23 acres
Maximum Number of units: 66 units
Maximum Density: 2.8 units per acre
Maximum Building Height: 45 feet, 3 stories
Maximum Built-Upon Area: 60%
Minimum Lot Size: 4,000 sq ft
Minimum Lot Width: 40 feet

Setbacks:

Minimum Setbacks	
Front	10'
Rear	20'
Side	5'
Corner	5'
From Buffer/RCA	10' for Buildings; 5' for Parking Areas
Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.	

Proposed RCA & Buffers:

The proposed Adams Property PUD is located west of the Highway 540 Corridor and is required to provide a minimum 30% of RCA for the residential development. If the property is mass graded, an additional 5% RCA per UDO Section 7.2.5.B will be required.

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Plantings within perimeter buffers and along streetscapes shall be approved native species as listed in the Apex Design & Development Manual or approved by Planning Department Staff. Where possible, the developer shall also provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall in required planting or landscape areas.

Perimeter Buffers	UDO Required	PUD Proposed
Private New Hope Farm Road:	0-foot	0-foot
Northern boundary:	20-foot Type B	20-foot Type B
Southern boundary:	20-foot Type B	10-foot Type B
Western boundary:	20-foot Type B	20-foot Type B 100-foot Type E
Eastern boundary:	15-foot Type A	10-foot minimum, 30-foot average Type B

Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.

ZONING CONDITIONS:

The following conditions shall also apply:

1. A maximum of 66 residential units shall be permitted upon the property.
2. No covenant prohibiting the accessory apartment use shall encumber the property.
3. All single-family detached dwellings shall be pre-configured with conduit for future installation of roof-mounted solar PV panels.
4. Homes shall be designed to meet or exceed Energy Star requirements.
5. Signage shall be provided by any homeowner's association regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
6. Signage or other marking shall be provided by any homeowner's association at the boundary of lots adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
7. Developer shall install at least three (3) pet waste stations within the community.
8. Sod used within perimeter buffers, SCMs, and along streets (unless within a residential lot) shall not be fescue grasses.
9. Any required outdoor lighting (e.g. amenities, signage, decorative walls/fences, etc.) shall utilize full cutoff fixtures that have a maximum color temperature of 3000K. This condition shall not apply to the lighting on single-family homes or their accessory structures.
10. Construction traffic shall be prohibited from utilizing existing Twin Ponds Lane. Developer may erect a barrier or barriers on the property to prevent access to Twin Ponds Lane.

Architectural Standards

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with

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administrative approval at the staff level. Further details shall be provided at the time of development plan submittal. The following conditions shall apply:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. Residential areas will utilize brick, stone, and fiber cement plank siding.
3. Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
4. At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
5. A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
6. Garage doors shall have windows, decorative details or carriage-style adornments on them.
7. The front facade of any front-loaded garage shall not protrude farther than five (5) feet forward of either (i) the front facade of the dwelling unit or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.
8. J-drives or courtyard driveways shall be exempt from condition G above but shall make up no more than 30% of all single-family homes. There shall be no more than two (2) residences with a J-drive constructed in a row. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
9. Eaves shall project at least 12 inches from the wall of the structure.
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. 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
13. Front porches shall be a minimum of 5 feet deep.

NATURAL RESOURCE AND ENVIRONMENTAL DATA

The Property is within the Beaver Creek Basin, Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2022. According to the FEMA Floodplain Map # 3720071000K the majority of the subject property is located in the Zone X

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(non-shaded) area that is determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.

PARKING

Parking for the development shall meet the requirements of UDO Section 8.3.

PUBLIC FACILITIES:

The proposed PUD shall be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. The development will be served water and sewer by the Town of Apex.

STORMWATER MANAGEMENT:

This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Sections 2.3.4.F.1.h & 6.1.7 of the UDO, such that:

Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

SCMs shall not be located within NC DEQ required stream buffers without the approval of a Town of Apex No Practical Alternatives (NPA) finding.

No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.

The developer shall install pollinator-friendly flora within SCM planting areas, as permitted by the NC Department of Environmental Quality's SCM Manual.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The proposed PUD is consistent with the Apex Transportation Plan and Bicycle Pedestrian System Plan.

General Roadway Infrastructure

The road network will promote connectivity where possible to adjacent neighborhoods and undeveloped property. Connectivity to adjacent communities will be coordinated with existing or planned rights-of-way to Retreat at Friendship (Future Phase 10) to the east and Olive Ridge to the south. Opportunities for future connection have been shown to the west at New Hope Farm Road and the residential properties to the west. All access and circulation are conceptual and will be finalized at the time of Development Plan review and approval.

Transportation Improvements

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the TIA and staff review, the following traffic improvements are proposed for this development:

Humie Olive and New Hill Olive Chapel Road

- Developer shall pay a fee in lieu in the amount of \$25,000 toward the cost of the design,



right-of-way acquisition, and installation of a future traffic signal at the intersection of Humie Olive Road and New Hill Olive Chapel Road prior to platting 80% of the lots

Pedestrian Facilities

Sidewalks will be provided on both sides of streets internal to the site and along street frontage. The Bicycle and Pedestrian System Plan Map shows a 10-foot side path along the eastern side of New Hill Olive Chapel Road which the project area has approximately 30 linear feet of frontage upon. This project will not construct the side path along that frontage and instead will make a payment-in-lieu equal to \$4,224.00 for the future installation of the side path.

AFFORDABLE HOUSING

This project does not include additional affordable housing units over those committed in the original Heelan Property PUD. The Heelan Property PUD requires 15 affordable housing finished townhouse ownership lots to be sold to Habitat for Humanity of Wake County (Habitat Wake) as part of the development of that property. Additionally, the developer of the Heelan Property PUD and the Adams Property PUD also is the developer of the Friendship Station PUD. The Friendship Station PUD requires 8 affordable townhouse ownership lots to be sold to Habitat Wake as part of the development of that property. Through these two developments a total of 23 affordable housing townhouse ownership units will be produced in Apex.

HOUSING STAFF RECOMMENDATION:

Staff is very proactive in (1) providing affordable housing documentation upfront to applicants, (2) reviewing applicant financial and project documentation and (3) working with applicants early in the process on the affordable housing rezoning condition to determine if there are opportunities to provide affordable units on-site. Currently the Town has limitations in regards to affordable housing such as (1) the inability to implement and enforce mandatory Inclusionary Housing Zoning, (2) no adopted Affordable Housing Incentive Zoning Policy to-date, (3) the inability to collect fee-in-lieu of onsite units or a donation to the Affordable Housing Fund, and (4) restrictive use of the Town's Affordable Housing Fund per North Carolina General Statutes. For example, there was no recommendation for collection of an affordable housing fee to the Town's Affordable Housing Fund as a proposed affordable housing fee may be considered an impact fee. In North Carolina, impact fees must be specifically authorized by statute. The General Assembly has not yet specifically authorized impact fees for the purposes of affordable housing. In addition, per North Carolina General Statute § 157-3, if the Town chooses to provide financial assistance (i.e. Affordable Housing Fund grant for fee reimbursement), at least twenty-percent (20%) of the total housing units within the development must be set-aside as affordable housing units for the exclusive use of persons of low-income earning no more than sixty-percent (60%) AMI. This proposed development does not meet the North Carolina General Statute § 157-3 threshold and would not qualify to receive financial assistance from the Town's Affordable Housing Fund.

After staff met with the applicant on several occasions, the applicant concluded that providing on-site affordable housing units was not financially feasible based on the economics of their financial pro-forma in this proposed development. Due to the applicant's analysis of their pro-forma and the limitations listed above, staff concluded that it was not recommended to request on-site affordable housing units in this proposed development.

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ENVIROMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on February 17, 2022. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Condition	Applicant's Response
Add a zoning condition which minimizes tree clearing, stormwater control measure, or infrastructure in either zone of the riparian buffer, except as necessary for the installation of Town of Apex utilities.	Added
Existing trees greater than 18" in diameter that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative location.	Not Added
Install signage near environmental sensitive areas in order to: <ul style="list-style-type: none">• Reduce pet waste near SCM drainage areas.• Eliminate fertilizer near SCM drainage areas.	Added
Increase pervious surface.	Added
Install pervious pavements where practicable (e.g. when parking maximums are exceeded).	Not Added
Install pet waste stations in neighborhoods.	Added
It is requested that the "solar options" sign (attached below) be added when the temporary construction sign permit is submitted for review.	Not Added
Pre-configure all homes with electrical conduit for solar PV per Town specifications.	Added
Five of the 62 homes shall be constructed with a solar PV system of minimum 4 kilowatts.	Not Added
Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations.	Not Added
Minimize roof protrusions on roofs facing along the arc ESW (sides facing the sun) or/and concentrate the protrusions in one location where possible.	Not Added
Stormwater re-use application. <ul style="list-style-type: none">• Integrate irrigation from the SCM (wet pond) on site, if possible.	Not Added
Increase biodiversity. <ul style="list-style-type: none">• Plant pollinator-friendly flora.• Plant native flora (Refer to the Apex Design & Development Manual for approved native species).	Added
Implement green infrastructure. <ul style="list-style-type: none">• Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall.	Added
Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.	Added
Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard.	Added
Include International Dark Sky Association compliance standards for amenity areas, signage and other nonresidential uses.	Added

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EAB Suggested Condition	Applicant's Response
<ul style="list-style-type: none">Outdoor lighting shall be shielded in a way that focuses lighting to the ground.Lighting that minimizes the emission of blue light to reduce glare shall be used.	

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the Adams Property PUD project at their May 25, 2022 meeting. The Commission made a recommendation for a fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation is based on the 2022-2023 rates:

Single Family Detached Units: \$3,753.89/lot

Final PRCR amount will be coordinated with staff during Master Subdivision Plan and Construction Document reviews. Per Article 14 of the UDO, credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of rezoning #22CZ08 Adams Property PUD with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this rezoning at August 8, 2022 meeting and unanimously recommended approval with the conditions as proposed 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 2045 Land Use Map designates the subject properties as Low Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with that Land Use Map designation.

The proposed rezoning is reasonable and in the public interest in that the density, use, and architectural standards proposed are consistent with those to the south and east. The rezoning will encourage compatible development of the property and increase the tax base.

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.

CONDITIONAL ZONING STANDARDS:

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

Legislative Considerations

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

- 1) *Consistency with 2045 Land Use 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.

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- 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.



March 25, 2022

Joshua Reinke
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609

Subject: **Staff summary and comments for the Twin Ponds Lane TIA, 02/28/2022**

Mr. Reinke:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

Study Area

The TIA studied access to the proposed development at the following intersections:

- Humie Olive Road and Heelan Driveway
- New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

The intersection of New Hill Olive Chapel Road and Humie Olive Road was also included in the study area for analysis in the TIA.

Trip Generation

The proposed development is expected to consist of up to 87 single-family homes. The development is projected to generate approximately 17 new trips entering and 50 new trips exiting the site during the weekday A.M. peak hour and 56 new trips entering and 33 new trips exiting the site during the weekday P.M. peak hour. The development is projected to add a total of 920 daily trips onto the adjacent roadway network.

Background traffic

Background traffic consists of 3% annual background traffic growth compounded to build out year 2025, and the following approved developments:

- Jordan Manors (75% built out, 25% remaining)
- Woodbury / Bristol Assemblage (75% built out, 25% remaining)
- Gracewood PUD
- Friendship Station PUD
- Belterra
- Olive Ridge
- Heelan Property

Trip Distribution and Assignment

The trip distributions to and from the development are as follows:

- 30% to/from the north via New Hill Olive Chapel Road
- 10% to/from the south via New Hill Olive Chapel Road
- 60% to/from the east via Humie Olive Road

Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 3 describe the levels of service (LOS) for the scenarios analyzed in the TIA. "NA" is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2021** - Existing year 2021 traffic counts adjusted to account for pandemic traffic conditions.
- **No Build 2025** – Projected year (2025) with background growth, approved development traffic from others, and committed transportation improvements by others where applicable.
- **Build 2025** – Projected year (2025) with background traffic, background improvements, and site build-out including recommended improvements where applicable.

Humie Olive Road and Heelan Driveway

Table 1. A.M. / P.M. Unsignalized Peak Hour Levels of Service Humie Olive Road and Heelan Driveway		
	No Build 2025	Build 2025
<u>Overall</u>	<u>NA</u>	<u>NA</u>
<i>Eastbound (Humie Olive Road)</i>	NA	NA
<i>Westbound (Humie Olive Road)</i>	A / A^2	A / A^2
<i>Northbound (Heelan Driveway)</i>	B / B^1	B / B^1

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection. The Heelan Property is committed to constructing Heelan Driveway as a stop-controlled, northbound approach with one lane of ingress and one lane of egress. Additionally, the Heelan Property has committed to constructing an exclusive eastbound right turn lane and a westbound left turn lane both with 75 feet of storage and appropriate deceleration length and taper along Humie Olive Road at the site driveway. Based on these improvements, the left turn movement and the stop controlled northbound approach are projected to operate at LOS B or better during both peak hours in the Build scenario.

Apex staff recommendations:

- Apex staff concur with the recommendations that no additional geometric improvements are needed. All movements at the access drive are projected to operate at LOS B or better with minimal vehicle delays and minimal queues.
- It should be noted that the development is reliant on access to the site to be constructed by adjacent development. Per the UDO Section 7.5.4, development is restricted to 50 single family homes or 100 multi-family homes on a single point of access to the public street system, and 300 residential units on two points of access. Three points of access are required for development exceeding 300 residential units. Therefore, adjacent developments need to establish adequate connections to the thoroughfare and major collector street network to allow for this development to develop to its capacity.

New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

Table 2. A.M. / P.M. Unsignalized Peak Hour Levels of Service New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway			
	No Build 2025	No Build 2025	Build 2025
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Eastbound (Hahn Ridge Drive)</i>	<i>B / B¹</i>	<i>C / C¹</i>	<i>C / D¹</i>
<i>Westbound (Olive Ridge Driveway)</i>	<i>NA</i>	<i>C / D¹</i>	<i>C / D¹</i>
<i>Northbound (New Hill Olive Chapel Road)</i>	<i>A / A²</i>	<i>A / A²</i>	<i>A / A²</i>
<i>Southbound (New Hill Olive Chapel Road)</i>	<i>NA</i>	<i>A / A²</i>	<i>A / A²</i>

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements at this intersection. The Olive Ridge development is committed to constructing Olive Ridge Driveway as a stop-controlled, westbound approach with one lane of ingress and one lane of egress. Additionally, the Olive Ridge development has committed to constructing an exclusive southbound left turn lane with 50 feet of storage and appropriate deceleration length and taper along New Hill Olive Chapel Road at the site driveway. Based on these improvements, the major street left turn movements are projected to operate at LOS A during both peak hours and the stop-controlled minor street approaches are projected to operate at LOS C and D in the AM and PM peak hours of the Build scenario, respectively.

Apex staff recommendations:

- Apex staff concur with the recommendations that no additional geometric improvements are needed. The development is projected to add less than 20 trips to and from the site driveway during the peak hours. Average vehicle delays are projected to increase to 26 seconds per vehicle in the PM peak on the stop-controlled approaches. Per the UDO, no mitigation is required if LOS remains at level D or better.
- It should be noted that the development is reliant on access to the site to be constructed by adjacent development. Per the UDO Section 7.5.4, development is restricted to 50 single family homes or 100 multi-family homes on a single point of access to the public street system, and 300 residential units on two points of access. Three points of access are required for development exceeding 300 residential units. Therefore, adjacent developments need to establish adequate connections to the thoroughfare and major collector street network to allow for this development to develop to its capacity.

Humie Olive Road and New Hill Olive Chapel Road

Table 3. A.M. / P.M. Signalized Peak Hour Levels of Service Humie Olive Road and New Hill Olive Chapel Road			
	Existing 2021	No Build 2025	Build 2025
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Westbound (Humie Olive Road)</i>	<i>B / B¹</i>	<i>D / F¹</i>	<i>D / F¹</i>
<i>Northbound (New Hill Olive Chapel Road)</i>	NA	NA	NA
<i>Southbound (New Hill Olive Chapel Road)</i>	<i>A / A²</i>	<i>A / A²</i>	<i>A / A²</i>

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

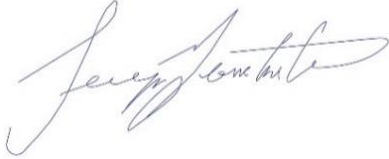
- The TIA recommends no improvements at this intersection. Overlapping committed intersection improvements by adjacent developments include:
 - Extension of the westbound left-turn lane to 250 feet of storage and appropriate deceleration length and taper, and construction of a southbound left-turn lane with 150 feet of storage plus deceleration length and taper by the Friendship Station PUD.
 - Extension of the westbound left-turn lane to 200 feet of storage plus deceleration length and taper, and construction of a southbound left-turn lane with 150 feet of storage plus deceleration length and taper by the Heelan Property.

Apex staff recommendations:

- Town staff recommends this intersection be studied for signal warrants and a traffic signal be installed if permitted by NCDOT prior to the development's build out.
- The stop-controlled approach of Humie Olive Road is projected to operate at LOS D and F in the AM and PM peak hours respectively. Average vehicle delays are projected to increase to over 2 minutes per vehicle on the westbound approach with 95th percentile queues extending beyond 250 feet in the PM peak hour. Staff evaluated converting this intersection to all-way stop control (AWSC), however due to high traffic volumes on New Hill Olive Chapel Road, the AWSC operations did not show an operational benefit. Some approaches still showed operational failure with LOS F in both peak hours. A traffic signal was shown to improve operations to LOS C or better on all approaches during both peak hours of the day.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings with NCDOT staff to discuss improvements on state maintained roadways as needed. All recommendations are subject to review by Town Council prior to approval.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Serge Grebenschikov', written in dark ink.

Serge Grebenschikov
Traffic Engineer
919-372-7448



Rezoning #22CZ08

New Hope Farm Rd

Twin Ponds Ln

New Hill Olive Chapel Rd

Olive Ridge

Delphi Grove Aly

Gordal Trl

Mission Olive Pl

Jordan Manors

Hahn Ridge Dr

May 2022
February 2022 Aerial Photography
Prepared by: Town of Apex Planning Department



PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: #22CZ08 Submittal Date: 4-1-22
Fee Paid: \$ paid Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Adams Property PUD
Address(es): 8820, 0 & 0 New Hope Farm Road and 8841 & 8833 Twin Ponds Lane
PIN(s): 0710889798, 0710990078, 0710990171, 0710889126 & 0710879844

Acreage: 23.92

Current Zoning: R-40W Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: LDR (up to 3 du/ac)

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: M/I Homes of Raleigh LLC
Address: 1511 Sunday Drive, Suite 100
City: Raleigh State: NC Zip: 27607
Phone: 919-233-5725 E-mail: eleatham@mihomes.com

Owner Information

Name: See Attached
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: M/I Homes of Raleigh LLC
Address: 1511 Sunday Drive, Suite 100
City: Raleigh State: NC Zip: 27607
Phone: 919-233-5725 E-mail: eleatham@mihomes.com

Other contacts: _____

Adams Property PUD - Owner List

PIN	ADDRESS	OWNER
0710889798	8820 New Hope Farm Rd	ALBRECHT, DONNA J TRUSTEE DONNA J ALBRECHT RVCBLE LVNG TRUST
0710990078	0 New Hope Farm Rd	M/I HOMES OF RALEIGH LLC
0710990171	0 New Hope Farm Rd	M/I HOMES OF RALEIGH LLC
0710889126	8841 Twin Ponds Lane	ADAMS-KNOUFF, CAREY
0710879844	8833 Twin Ponds Lane	ADAMS, CAREY

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: #22CZ08

Submittal Date: 4-1-22

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 this area for low density residential, which is contemplated not to exceed a density of 3 du/ac. The proposed project is for a single-family detached residential community around 2.8 du/ac. Therefore, the proposed rezoning is consistent with 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.

The surrounding area has been approved for, and is being built as, residential communities. The Olive Ridge community directly south and the Heelan community directly east are both planned at similar densities as what is being proposed. The proposed rezoning is compatible with the existing land use pattern for the area.

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

The proposed rezoning establishes development standards for the new community as part of the zoning through the requested PUD district. The standards set forth in the proposed PUD are similar to those established for the adjacent Heelan community.

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 proposed rezoning is meant to facilitate the development of a community which will operate as another phase of the adjacent Heelan community. Nevertheless, the project has been designed with large boundary buffers where possible, both to create separation from adjacent development and to protect environmental features.

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.

As noted above, the proposed project has been designed to provide large buffers around the environmental features on or near the property. Moreover, the project will provide 35% of the project area as RCA. The project minimizes impacts to the environment through thoughtful design.

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.

The proposed project consists of no more than 65 single-family homes. This level of development is not expected to have a significant impact on the Town's ability to continue providing excellent services. The proposed project does not represent a strain on the provision of public services like roads, water, wastewater, schools & emergency services.

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.

The proposed development will add more housing to Apex in an area already planned for growth. By following existing development patterns, this infill project avoids leapfrog development, which can lead to sprawl, and ultimately to more vehicle miles being driven, and more time away from family while commuting. Infill development, like what is proposed, promotes welfare.

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

Adjacent properties are, for the most part, slated for residential development of a similar kind proposed here. In fact, the adjacent Heelan community is being built by the applicant for this proposed rezoning. This actually creates some better efficiencies and will not be a detriment.

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 project is surrounded by other developments which are much larger than what is proposed. Moreover, the surrounding developments also will be residential in nature and of a similar density/intensity. As a result, the proposed project is consistent with uses on adjacent properties and is neither a nuisance or a hazard.

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 proposed rezoning establishes development standards for the new community as part of the zoning through the requested PUD district. The standards set forth in the proposed PUD are similar to those established for the adjacent Heelan community. Where the PUD is silent, the UDO provisions apply.

TWIN POND OUTER BOUNDARY LEGAL DESCRIPTION

BEING THE OUTER BOUNDARY OF THREE PARCELS OF LAND LOCATED IN BUCKTHORN TOWNSHIP, WAKE COUNTY NORTH CAROLINA AND IDENTIFIED BY NC PINS: 0710889798, 0710889126, 0710879844, 0710990171 & 0710990078 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE FOUND ON THE EASTERN RIGHT OF WAY OF NEW HILL OLIVE CHAPEL ROAD, SAID IRON HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 708,770.50' AND E= 2,017,831.18'; THENCE, FROM THE POINT OF COMMENCEMENT AND WITH SAID RIGHT OF WAY, N24°48'02"E A DISTANCE OF 95.92 FEET TO A 3/4" IRON PIPE SET ON THE EASTERN RIGHT OF WAY OF NEW HILL OLIVE CHAPEL ROAD AND THE NORTH WESTERN CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 17553 AT PAGE 1902 OF THE WAKE COUNTY REGISTER OF DEEDS (NC PIN 0710889126), SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 708,857.57' AND E= 2,017,871.42'; THENCE, FROM THE POINT OF BEGINNING AND WITH SAID RIGHT OF WAY, N24°57'29"E A DISTANCE OF 17.79 FEET TO A MAG NAIL SET IN THE MIDDLE OF TWIN PONDS LANE (A PRIVATE DRIVE); THENCE, CONTINUING WITH SAID RIGHT OF WAY, N17°37'41"E A DISTANCE OF 13.06 FEET TO A 3/4" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, S64°37'40"E A DISTANCE OF 340.35 FEET TO A 1" IRON REBAR FOUND; THENCE S17°08'16"E A DISTANCE OF 361.67 FEET TO A 1/2" IRON REBAR FOUND; THENCE S69°29'27"E A DISTANCE OF 48.31 FEET TO A 1/2" IRON REBAR FOUND; THENCE S71°31'34"E A DISTANCE OF 62.60 FEET TO A 1/2" IRON PIPE FOUND; THENCE S80°38'27"E A DISTANCE OF 155.34 FEET TO A 1" IRON REBAR FOUND; THENCE N88°08'07"E A DISTANCE OF 151.09 FEET TO A 1/2" IRON PIPE FOUND; THENCE N88°08'07"E A DISTANCE OF 100.54 FEET TO A 1/2" IRON PIPE FOUND; THENCE N00°50'13"W A DISTANCE OF 394.79 FEET TO A 3/4" IRON PIPE SET; THENCE N15°21'40"W A DISTANCE OF 177.77 FEET TO A 1" IRON PIPE FOUND; THENCE N00°47'16"W A DISTANCE OF 189.28 FEET TO A MAG NAIL SET IN NEW HOPE FARM ROAD (A PRIVATE DRIVE); THENCE N89°10'19"E A DISTANCE OF 66.34 FEET TO A MAG NAIL SET; THENCE N00°48'29"W A DISTANCE OF 30.00 FEET TO A 5/8" IRON PIPE FOUND; THENCE N89°11'31"E A DISTANCE OF 502.59 FEET TO A 1/2" IRON PIPE FOUND; THENCE S00°06'38"W A DISTANCE OF 29.93 FEET TO A 1/2" IRON PIPE FOUND; THENCE S00°06'38"W A DISTANCE OF 29.94 FEET TO A 3/4" IRON PIPE SET; THENCE S00°17'02"W A DISTANCE OF 372.44 FEET TO A 1" IRON PIPE FOUND; THENCE S00°17'02"W A DISTANCE OF 344.60 FEET TO A 1/2" IRON PIPE FOUND; THENCE S00°15'44"W A DISTANCE OF 193.39 FEET TO A 1/2" IRON PIPE FOUND; THENCE S00°15'44"W A DISTANCE OF 197.76 FEET TO A 1" SQUARE IRON POST FOUND; THENCE S00°16'18"W A DISTANCE OF 301.61 FEET TO A 1/2" IRON PIPE FOUND; THENCE S86°56'34"W A DISTANCE OF 217.26 FEET TO A 1/2" IRON PIPE FOUND; THENCE N77°34'43"W A DISTANCE OF 317.38 FEET TO A 1/4" IRON PIPE FOUND; THENCE N75°41'15"W A DISTANCE OF 10.60 FEET TO A 3/4" IRON PIPE SET; THENCE N67°28'47"W A DISTANCE OF 446.41 FEET TO A 1" SQUARE IRON POST FOUND; THENCE N11°24'08"W A DISTANCE OF 256.23 FEET TO A 1" SQUARE IRON POST FOUND; THENCE N10°36'58"W A DISTANCE OF 100.83 FEET TO A 1/2" IRON PIPE FOUND; THENCE N10°36'58"W A DISTANCE OF 160.47 FEET TO A 1/2" IRON PIPE FOUND; THENCE N17°11'05"W A DISTANCE OF 330.05 FEET TO A 3/4" IRON PIPE SET; THENCE N64°44'24"W A DISTANCE OF 326.42 FEET TO THE POINT OF BEGINNING.

SAID BOUNDARY CONTAINING 1,014,778 SQUARE FEET OR 23.92 ACRES, MORE OR LESS

SITE ADDRESS	PIN NUM	OWNER	MAILING ADDRESS
8833 TWIN PONDS LN	0710879844	ADAMS, CAREY	8833 TWIN PONDS LN
8841 TWIN PONDS LN	0710889126	ADAMS-KNOUFF, CAREY	8833 TWIN PONDS LN
8820 NEW HOPE FARM RD	0710889798	ALBRECHT, DONNA J TRUSTEE DONNA J ALBRECHT RVCBLE LVNG TRUST	8820 NEW HOPE FARM RD
2108 NEW HILL OLIVE CHAPEL RD	0710782623	BARTH, PAUL A BARTH, SUSAN M	2108 NEW HILL OLIVE CHAPEL RD
8801 NEW HOPE FARM RD	0710892208	DIPROFIO, DAVID P DIPROFIO, VICKI M	8801 NEW HOPE FARM RD
8848 TWIN PONDS LN	0710970228	DRP NC 1 LLC	590 MADISON AVE FL 13
8825 NEW HOPE FARM RD	0710990226	GOODMAN, WILLIAM DAVID JR GOODMAN, JILL M	PO BOX 307
8800 NEW HOPE FARM RD	0710884797	HOFFMAN, JOSEPH E JR HOFFMAN, SHIRLEY J	8800 NEW HOPE FARM RD
3120 OLIVE FARM RD	0720075965	MM HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100
8812 NEW HOPE FARM RD	0710887654	MCKEITHAN, KAREN D ST CLAIR, LANCE	8812 NEW HOPE FARM RD
2020 NEW HILL OLIVE CHAPEL RD	0710784941	MEILLEUR, GUY	2020 NEW HILL OLIVE CHAPEL RD
8815 NEW HOPE FARM RD	0710896246	PAIRIS-GARCIA, MONIQUE GARCIA, JUAN	8815 NEW HOPE FARM RD
2008 NEW HILL OLIVE CHAPEL RD	0710794176	SCHNORR, CHRISTOPHER T SCHNORR, EVELYN A	2008 NEW HILL OLIVE CHAPEL RD
		APEX TOWN OF	PO BOX 250
		Current Tenant	2041 New Hill Olive Chapel RD
		Current Tenant	2105 New Hill Olive Chapel RD
		Current Tenant	2125 New Hill Olive Chapel RD
		Current Tenant	2205 New Hill Olive Chapel RD
		Current Tenant	8824 New Hope Farm RD
		Current Tenant	8825 New Hope Farm RD
		Current Tenant	8829 New Hope Farm RD
		Current Tenant	3120 Olive Farm RD
		Current Tenant	8836 Twin Ponds LN
		Current Tenant	8841 Twin Ponds LN
		Current Tenant	8848 Twin Ponds LN
			NEW HILL NC 27562-9235
			NEW HILL NC 27562-9235
			NEW HILL NC 27562-9178
			NEW HILL NC 27562-9736
			NEW HILL NC 27562-9179
			NEW YORK NY 10022-2524
			NEW HILL NC 27562-0307
			NEW HILL NC 27562-9178
			RALEIGH NC 27807-5195
			NEW HILL NC 27562-9178
			NEW HILL NC 27562-9734
			NEW HILL NC 27562-9179
			NEW HILL NC 27562-9734
			APEX NC 27502-0250
			NEW HILL NC 27562
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			NEW HILL NC 27562

Developer Company Information	
Company Name	M/I Homes of Raleigh LLC
Company Phone Number	919-233-5725
Developer Representative Name	Erica Leatham
Developer Representative Phone Number	919-233-5725
Developer Representative Email	eleatham@mihomes.com

New Residential Subdivision Information	
Date of Application for Subdivision	April 1, 2022
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	TBD
Address of Subdivision (if unknown enter nearest cross streets)	0 & 8820 New Hope Farm Rd and 8833 & 8841 Twin Ponds Lane
REID(s)	0096776, 0107563, 0096777, 0105635, 0117372
PIN(s)	0710-87-9844, 0710-88-9798, 0710-88-9126, 0710-99-0078, 0710-99-0171

Projected Dates Information	
Subdivision Completion Date	2026
Subdivision Projected First Occupancy Date	2025

Lot by Lot Development <i>Information</i>																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	65					35	30	2200	3300	\$400,000	\$600,000	2025	30	2026	35		
Townhomes																	
Condos																	
Apartments																	
Other																	

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

AGENT AUTHORIZATION FORM

Application #: #22CZ08

Submittal Date: 4-1-22

M/I Homes of Raleigh LLC is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ 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: 0 New Hope Farm Road & 0 New Hope Farm Road

The agent for this project is: M/I Homes of Raleigh LLC

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

Agent Name: Erica Leatham

Address: 1511 Sunday Drive | Ste 100 | Raleigh, NC 27607

Telephone Number: (919) 233-5725

E-Mail Address: e.leatham@mihomes.com

Signature(s) of Owner(s)*



Erica Leatham

Type or print name

march 30, 2022

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 #: #22CZ08

Submittal Date: 4-1-22

The undersigned, M/I Homes of Raleigh 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 0 New Hope Farm Road & 0 New Hope Farm Road 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 December 13, 2021, and recorded in the Wake County Register of Deeds Office on December 13, 2021, in Book 18839 Page 2513.
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 December 13, 2021, 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 December 13, 2021, 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 30th day of march, 2022.

x Erica Leatham

(seal)

Erica Leatham

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

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



Sara S. Clifton

Notary Public Sara S. Clifton

State of North Carolina

My Commission Expires: January 10, 2025

AGENT AUTHORIZATION FORM

Application #: #22CZ08

Submittal Date: 4-1-22

Donna J Albrecht, Trustee is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ 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: 8820 New Hope Farm Road

The agent for this project is: M/I Homes of Raleigh LLC

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

Agent Name: Erica Leatham

Address: 1511 Sunday Drive | Ste 100 | Raleigh, NC 27607

Telephone Number: (919) 233-5725

E-Mail Address: eleatham@mihomes.com

Signature(s) of Owner(s)*

x Donna J. Albrecht

Donna J. Albrecht, Trustee

Type or print name

3/30/2022

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 #: #22CZ08

Submittal Date: 4-1-22

The undersigned, Donna J Albrecht, Trustee of the Donna J. Albrecht Revocable Living Trust (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 8820 New Hope Farm Road 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 June 6, 2018, and recorded in the Wake County Register of Deeds Office on June 13, 2018, in Book 17154 Page 1465.
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 June 13, 2018, 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 June 13, 2018, 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.

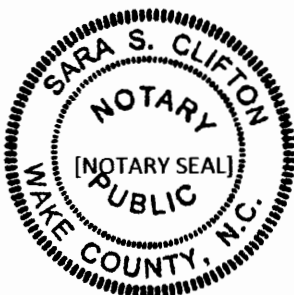
This the 30th day of march, 2022.

x Donna J. Albrecht (seal)
Donna J. Albrecht, Trustee
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Donna J. Albrecht, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL # 1770121, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Sara S. Clifton

Notary Public

State of North Carolina

My Commission Expires:

January 10, 2025

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: #22CZ08

Submittal Date: 4-1-22

Insert legal description below.

Being all of Lot 3, Section I, New Hope Farm Subdivision, according to a plat of a survey entitled "New Hope Farm Subdivision, Lot 3, 4, 8, Section I, Buckhorn Township, Wake County, North Carolina, Proeprty of New Hope Land Partnership, Larry Kingsley, et. al.", by Glen D. Ward & Associates, Engineers, dated June 7, 1978 and recorded in Book of Maps 1978, Page 383, Wake County Registry.

AGENT AUTHORIZATION FORM

Application #: #22CZ08 Submittal Date: 4-1-22
Carey
Carey Adams-Knouff is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ 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: 8833 & 8841 Twin Ponds Lane

The agent for this project is: M/I Homes of Raleigh LLC

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

Agent Name: Erica Leatham

Address: 1511 Sunday Drive | Ste 100 | Raleigh, NC 27607

Telephone Number: (919) 233-5725

E-Mail Address: eleatham@mihomes.com

Signature(s) of Owner(s)*

X Carey Adams-Knouff

Type or print name

3/30/2022

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 #: #22CZ08

Submittal Date: 4-1-22

The undersigned, Carey Adams-Knouff (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 8833 & 8841 Twin Ponds Lane 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 August 11, 2021, and recorded in the Wake County Register of Deeds Office on August 11, 2021, in Book 18641 Page 1836.
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 August 11, 2021, 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 August 11, 2021, 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 30th day of march, 2022.

X Carey Adams-Knouff (seal)

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Carey Adams-Knouff, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Sara S. Clifton
Notary Public Sara S. Clifton
State of North Carolina
My Commission Expires: January 10, 2025

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.

3/15/2022

Date

Dear Neighbor:

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

8820 & 0 New Hope Farm Rd

0710889798, 0710990078, & 0710990171

8833 & 8841 Twin Ponds Ln

0710889126 & 0710879844

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/Planning-Community-Development>.

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"/> 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 (also see attached map(s) and/or plan sheet(s)):

This rezoning is sought to facilitate the development of approximately 65 single family homes adjacent to the Heelan PUD. The applicant for this project is M/I Homes, the builder of Heelan.

This community is proposed as an addition to and in conjunction with the existing Heelan community.

Estimated submittal date: April 1

MEETING INFORMATION:

Property Owner(s) name(s): Albrecht Revocable Living Trust, Cary Adams, & M/I Homes of Raleigh

Applicant(s): M/I Homes of Raleigh

Contact information (email/phone): nghosh@morningstarlawgroup.com/919-590-0362

Meeting Address: https://morningstarlaw.group/03292022mtg2

Date/Time of meeting**: March 29, 2022 5:00 PM

Welcome: 5:00 PM Project Presentation: 5:03 PM Question & Answer: 5:06 PM

**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 and Community Development 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/Planning-Community-Development>.

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: Adams Property PUD Zoning: PUD-CZ

Location: New Hope Farm Road

Property PIN(s): 0710889798; 0710990078; 0710889126; & 0710879844 Acreage/Square Feet: 23.64 acres

Property Owner: Albrecht Revocable Living Trust, Cary Adams, & M/I Homes of Raleigh

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: M/I Homes of Raleigh

Address: 1511 Sunday Drive

City: Raleigh State: NC Zip: 27607

Phone: _____ Fax: _____ Email: _____

Engineer: Jones & Cnossen, PE

Address: P.O. Box 1062

City: Apex State: NC Zip: 27502

Phone: 919-387-1174 Fax: _____ Email: peter@jonescnossen.com

Builder (if known): Same as developer

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 and Community Development 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 and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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.

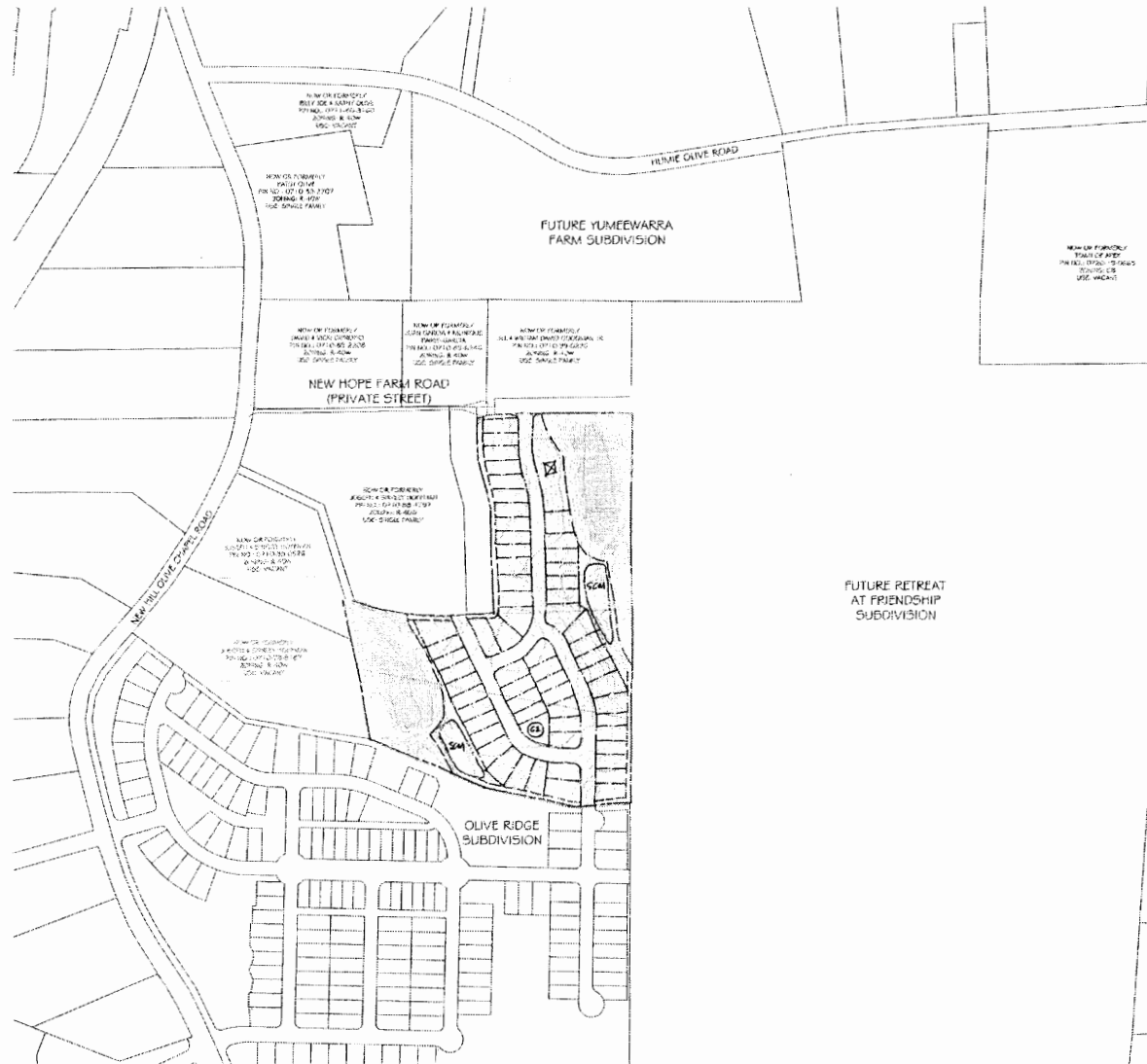
It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce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



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: https://morningstarlaw.group/03292022mtg2

Date of meeting: 3/29/2022

Time of meeting: 5:00 PM

Property Owner(s) name(s): Albrecht Revocable Living Trust, Cary Adams, & M/I Homes of Raleigh

Applicant(s): M/I Homes of Raleigh

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.

DEVELOPMENT
TEAM

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Tom Albrecht - Seller				
2.	NIL CAHOSH		919-590-0362	NGHOSH@MORNINGSTARLAWGROUP.COM	
3.	PATRICK KIERNAN		919-387-1174	PATRICK@JONESCHOSSENI.COM	
4.	PATRICK ADAMS		919-422-4681	PADAMS@MIHOMES.COM	
5.	JOSHUA REINKE		919-987-1293	JREINKE@PAMEYKEMP.COM	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Albrecht Revocable Living Trust, Cary Adams, & M/I Homes of Raleigh

Applicant(s): M/I Homes of Raleigh

Contact information (email/phone): nghosh@morningstarlawgroup.com/919-590-0362

Meeting Address: https://morningstarlaw.group/03292022mtg2

Date of meeting: 3/29/2022

Time of meeting: 5:00 PM

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

What is the timeline for this project?

Applicant's Response:

The project will unfold over three processes. Right now, we are in the rezoning phase.

From submittal, rezoning takes about 4 months. After that, we will submit for master subdivision plan approval.

That takes about 5 months. Following that, we can submit for CDs which may take another 3 months or so before construction can begin.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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, Nil Ghosh, do hereby declare as follows:

Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Department of Planning and Community Development, all property owners and tenants abutting and within 300 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 Zoom (location/address) on 3/29/2022 (date) from 5:00 PM (start time) to 7:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

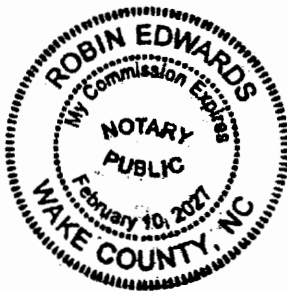
3/30/22
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Nil Ghosh, a Notary Public for the above State and County, on this the 30th day of March, 2022.

SEAL



Robin Edwards
Notary Public
Robin Edwards
Print Name

My Commission Expires: 2/10/2027

Adams Property PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted:

April 1, 2022

PREPARED BY:



Section 1: Table of Contents – PUD Text

Section 1: Table of Contents

Section 2: Vicinity Map

Section 3: Project Data

Section 4: Purpose Statement

Section 5: Permitted Uses

Section 6: Design Controls

Section 7: Architectural Controls

Section 8: Parking and Loading

Section 9: Signage

Section 10: Natural Resource and Environmental Data

Section 11: Stormwater Management

Section 12: Parks and Recreation

Section 13: Public Facilities

Section 14: Phasing Plan

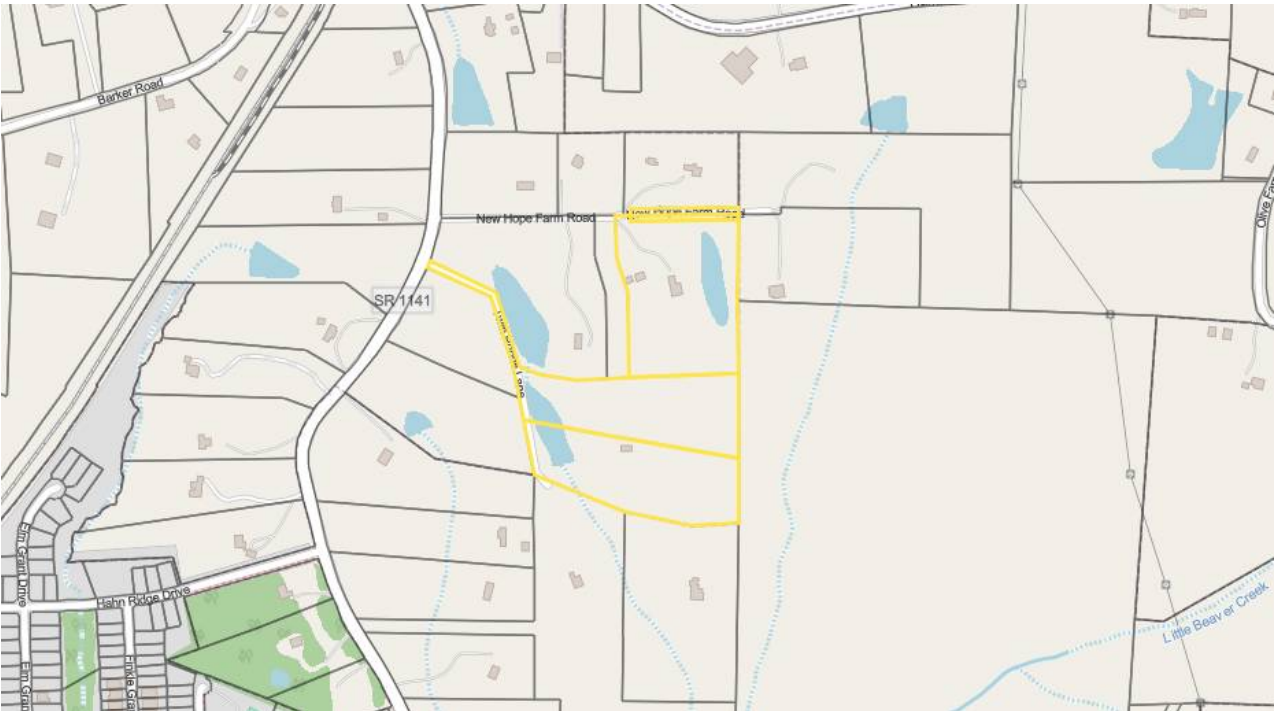
Section 15: Consistency with 2045 Land Use Plan

Section 16: Compliance with UDO

Section 17: Compliance with Apex Bicycle Plan

Section 18: Affordable Housing

Section 2: Vicinity Map



The Adams Property PUD is located just outside the southwest region of Apex's planning jurisdiction, east of New Hill Olive Chapel Road, south of Humie Olive Road, west of Olive Farm Road, and north of Old US-1. The Heelan Property PUD is being developed just east of the property. The Olive Ridge Community is being developed south of the property.

Section 3: Project Data

A. Name of Project:

Adams Property PUD

B. Property Owners:

M/I Homes of Raleigh
Carey Adams
Albrecht Revocable Living Trust

C. Prepared By:

Nil Ghosh, Associate
Morningstar Law Group
700 W Main St | Second Floor
Durham, NC 27701

D. Current Zoning Designation:

R-40W (Wake County)

E. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

F. Current 2045 Land Use Map Designation:

Low Density Residential (≤ 3 units/acre)

G. Proposed 2045 Land Use Map Designation:

Low Density Residential

H. Proposed Use

Up to 66 dwelling units, associated open space, recreational amenities, and infrastructure.

I. Size of Project

Wake County Tax Identification Number	Acreage
0710-88-9798	23.92 acres
0710-99-0078	
0710-99-0171	
0710-88-9126	
0710-87-9844	

Section 4: Purpose Statement

The Adams Property PUD development will be a single-family residential community with detached homes. This community is meant to operate as a phase of the Heelan Property PUD, so main amenities will be shared with that community. Nevertheless, this community will include the requisite amount of open space and amenities for a project of this size.

This concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing open space areas.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide open space to promote pedestrian activity, while appropriately buffering adjacent residential areas.
- Provide energy efficient amenities, including prewiring of all single-family detached dwellings for solar installation

All site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ) District*. The proposed PUD will provide a development density that is consistent with principles found throughout the recently updated Advance Apex 2045.

Section 5: Permitted Uses

The development will only include residential and supporting uses. Specifically, the permitted uses include:

Accessory apartment	Single-family
Greenway	Recreation Facility, private
Park, active	Park, passive
Utility, minor	

Additionally, the following conditions shall also apply:

- A. A maximum of 66 residential units shall be permitted upon the property.
- B. No covenant prohibiting the accessory apartment use shall encumber the property.
- C. All single-family detached dwellings shall be pre-configured with conduit for future

- installation of roof-mounted solar PV panels.
- D. Homes shall be designed to meet or exceed Energy Star requirements.
 - E. Signage shall be provided by any homeowner's association regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
 - F. Signage or other marking shall be provided by any homeowner's association at the boundary of lots adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
 - G. Developer shall install at least three (3) pet waste stations within the community.
 - H. Sod used within perimeter buffers, SCMs, and along streets (unless within a residential lot) shall not be fescue grasses.
 - I. Any required outdoor lighting (e.g. amenities, signage, decorative walls/fences, etc.) shall utilize full cutoff fixtures that have a maximum color temperature of 3000K. This condition shall not apply to the lighting on single-family homes or their accessory structures.
 - J. Construction traffic shall be prohibited from utilizing existing Twin Ponds Lane. Developer may erect a barrier or barriers on the Property to prevent access to Twin Ponds Lane.

Section 6: Proposed Design Controls

A. Maximum Non-Residential Design Controls

This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

B. Residential Densities and Design Controls

Density The overall gross density shall not exceed 2.8 units per acre.

Design Controls At a minimum all residential uses shall comply with the following dimensional standards:

Maximum Density:	2.8 Units/Acre
Maximum Number of Units:	66
Maximum Built-Upon Area:	60%
Minimum Lot Size:	4,000 sf
Minimum Lot Width:	40'
Maximum Building Height:	45' and 3 stories
<i>Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.</i>	

Minimum Setbacks	
Front	10'
Rear	20'
Side	5'
Corner	5'
Building to Building	NA

From Buffer/RCA	10' for Buildings 5' for Parking Areas
------------------------	-------------------------------------------

C. Perimeter Buffers

North boundary	
Former New Hope Farm Road:	0-foot
Other:	20-foot Type B
South boundary:	10-foot Type B
West boundary:	
Adjacent to REID #0101565	20-foot Type B
Other:	100-foot Type E
East boundary:	10-foot minimum, 30-foot average Type B
<i>Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.</i>	

Section 7: Proposed Architectural Controls

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Site Plan submittal. The following conditions shall apply:

- A.** Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- B.** Residential areas will utilize brick, stone, and fiber cement plank siding.
- C.** Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
- D.** At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
- E.** A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- F.** Garage doors shall have windows, decorative details or carriage-style adornments on them.
- G.** The front facade of any front-loaded garage shall not protrude farther than five (5) feet forward of either (i) the front facade of the dwelling unit or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.
- H.** J-drives or courtyard driveways shall be exempt from condition G above but shall make up no more than 30% of all single-family homes. There shall be no more than

two (2) residences with a J-drive constructed in a row. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

- I. Eaves shall project at least 12 inches from the wall of the structure.
- J. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- K. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- L. 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:
 - 1. Windows
 - 2. Bay window
 - 3. Recessed window
 - 4. Decorative window
 - 5. Trim around the windows
 - 6. Wrap around porch or side porch
 - 7. Two or more building materials
 - 8. Decorative brick/stone
 - 9. Decorative trim
 - 10. Decorative shake
 - 11. Decorative air vents on gable
 - 12. Decorative gable
 - 13. Decorative cornice
 - 14. Column
 - 15. Portico
 - 16. Balcony
 - 17. Dormer
- M. Front porches shall be a minimum of 5 feet deep.

Section 8: Parking and Loading

Parking for the development shall be per Town of Apex UDO.

Section 9: Signage

All signage for this PUD shall comply with Section 8.7, *Signs*, of the Town of Apex UDO.

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within the primary watershed within the Beaver Creek Basin. According to the FEMA Floodplain Map # 3720071000K the majority of the subject property is located in the Zone X (non-shaded) area that is determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.

B. Resource Conservation Areas (RCA) and Landscaping

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The Site is located on the west of the 540 corridor and therefore is required to preserve a minimum of 30% Resource Conservation Area (RCA). Because the project is planned to be mass graded, an additional 5% RCA is required per Section 7.2.5(B) of the Town's UDO. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided may include stormwater management areas, perimeter buffers, and greenway trails within the walkable community.

No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.

The developer shall install pollinator-friendly flora within SCM planting areas, as permitted by the NC Department of Environmental Quality's SCM Manual.

Plantings within perimeter buffers and along streetscapes shall be approved native species as listed in the Apex Design & Development Manual or approved by Planning Department Staff. Where possible, the developer shall also provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall in required planting or landscape areas.

C. Any Historic Structures Present

As confirmed by the North Carolina State Historic Preservation Office and Capital Area Preservation, Inc. there are no historic structures present within the project boundary.

Section 11: Stormwater Management

A. This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Sections 2.3.4.F.1.h & 6.1.7 of the UDO, such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

SCMs shall not be located within NC DEQ required stream buffers without the approval of a Town of Apex No Practical Alternatives (NPA) finding.

Section 12: Parks and Recreation

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on May 25, 2022, and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation is based on the 2022-2023 rates:

Single Family Detached Units: \$3,753.89/lot

(final PRCR amount will be coordinated with staff during Master Subdivision Plan and Construction Document reviews)

Per Article 14 of the UDO, credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction.

Section 13: Public Facilities

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

A. General Roadway Infrastructure

The road network will promote connectivity where possible to adjacent neighborhoods and undeveloped property. Connectivity to adjacent communities will be coordinated with existing or planned rights-of-way and opportunities for future connections will be provided. Further, cul-de-sacs will be avoided except where environmental features make through streets infeasible.

Please refer to the concept plan of the PUD plan for proposed access points, stub streets and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Development Plan review and approval.

B. Transportation Improvements

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the TIA and staff review, the following traffic improvements are proposed for this development:

Humie Olive and New Hill Olive Chapel Road

- Developer shall pay a fee in lieu in the amount of \$25,000 toward the cost of the design, right-of-way acquisition, and installation of a future traffic signal at the intersection of Humie Olive Road and New Hill Olive Chapel Road prior to platting 80% of the lots

C. Pedestrian Facilities:

Sidewalks will be provided on both sides of streets internal to the site and along street frontage.

The Bicycle and Pedestrian System Plan Map shows a 10-foot side path along the eastern side of New Hill Olive Chapel Road which the project area has approximately 30 linear feet of frontage upon. This project will not construct the side path along that frontage and instead will make a payment-in-lieu equal to \$4,224.00 for the future installation of the side path.

D. Water and Sanitary Sewer

All lots within the project will be served by the Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Development Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference. The ultimate design for the utilities must meet the current Town of Apex master water and sewer plans for approval.

E. Other Utilities

Electricity will be provided by Apex Electric. Phone, cable and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Section 14: Phasing Plan

This development may be constructed in multiple phases. The phasing will be finalized during subdivision plan review.

Section 15: Consistency with the 2045 Land Use Map

The proposed land use is consistent with the 2045 Land Use Map.

Section 16: Compliance with the UDO

The development standards adopted for this PUD follow those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined elsewhere within this document and/or below:

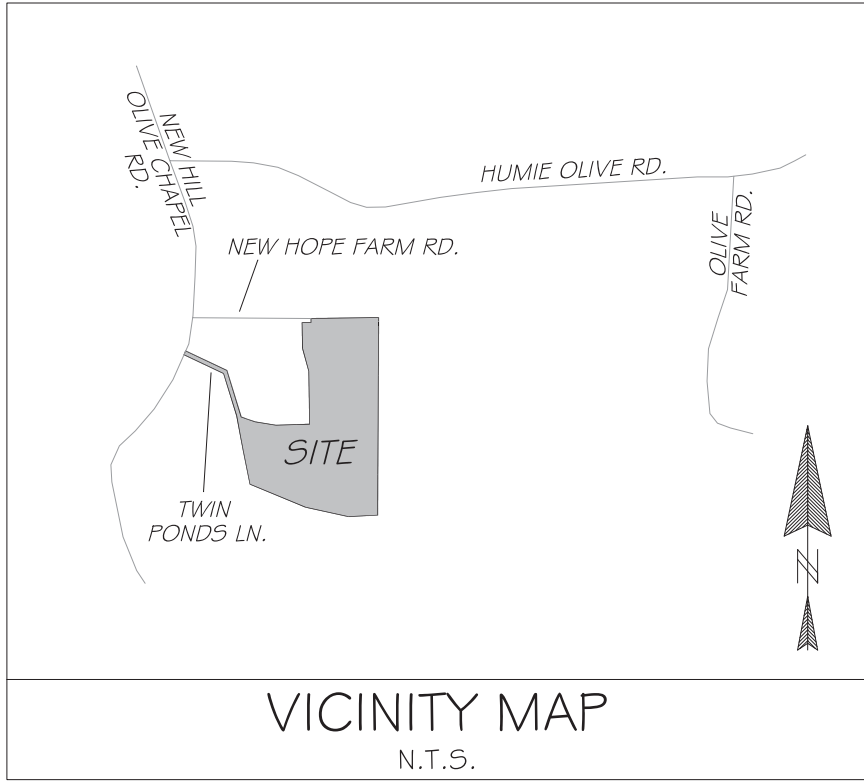
Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

Development plans for new development made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time the development plan is submitted as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan.

Section 18: Affordable Housing

This project does not include additional affordable housing units over those committed in the original Heelan Property PUD. The Heelan Property PUD requires 15 affordable housing finished townhouse ownership lots to be sold to Habitat for Humanity of Wake County (Habitat Wake) as part of the development of that property. Additionally, the developer of the Heelan Property PUD and the Adams Property PUD also is the developer of the Friendship Station PUD. The Friendship Station PUD requires 8 affordable townhouse ownership lots to be sold to Habitat Wake as part of the development of that property. Through these two developments a total of 23 affordable housing townhouse ownership units will be produced in Apex. This developer has shown its commitment to providing affordable housing within the Town of Apex with its new construction projects when possible. However, due to the overall financial aspects of the Adams Property PUD, it is not economically feasible to include additional affordable housing units in light of the numerous affordable housing units which this developer has provided in previous PUDs before the Town codified any incentives for the provision of affordable housing.

ADAMS PROPERTY PLANNED UNIT DEVELOPMENT



SITE DATA	
PROJECT NAME	ADAMS PROPERTY PUD
PREPARER'S CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PATRICK L. KIERNAN
OWNER / DEVELOPER CONTACT INFORMATION	MI HOMES-RALEIGH 1511 SUNDAY DRIVE SUITE #110 RALEIGH, NC 27607 PHONE - (919) 205-9980 CONTACT PERSON - ERICA LEATHAM
CURRENT ZONING	R-40W
CURRENT 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL (LD)
PROPOSED ZONING DESIGNATION	PUD-CZ
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL (LD)
WAKE COUNTY PINS	0710-87-9844, 0710-88-9798, 0710-88-9126, 0710-99-0078, 0710-99-0171
TOTAL PROJECT AREA	23.92 ACRES
AREA IN LAND DEDICATION	N/A
NET SITE AREA	23.92 ACRES
MAXIMUM DENSITY	2.8 UNITS/ACRE
MAXIMUM NUMBER OF LOTS	66 UNITS
MINIMUM LOT SIZE	4,000 SF
REQUIRED RCA / BUFFER AREA	7.18 ACRES (30%, IF STAGED GRADING) 8.37 ACRES (35%, IF MASS GRADING)
PROVIDED RCA / BUFFER AREA	8.37 ACRES (35.0%)
MAXIMUM BUILT UPON AREA FOR PUD	14.35 ACRES (60%)
MAXIMUM BUILDING HEIGHT	45'
OFF STREET PARKING	PARKING WILL COMPLY WITH TOWN OF APEX UDO SECTION 8.3 FOR SINGLE-FAMILY RESIDENTIAL LOTS
PUBLIC RECREATION REQUIREMENT (FEE-IN-LIEU)	SINGLE-FAMILY DETACHED (\$3,753.89/LOT)
PRCR ADVISORY COMMISSION MEETING DATE	5/25/22
WATERSHED INFORMATION	PRIMARY; BEAVER CREEK BASIN
APEX BUFFER DETERMINATION	APEX 21-004
HISTORIC STRUCTURE?	NO
PHASED DEVELOPMENT	NO
FEMA FLOODPLAIN INFORMATION	MAP #3720071000K - PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN

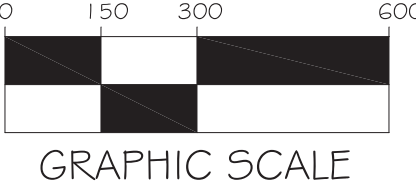
- PERMITTED USE:
- SINGLE-FAMILY
 - ACCESSORY APARTMENT
 - GREENWAY
 - RECREATION FACILITY, PRIVATE
 - PARK, ACTIVE
 - PARK, PASSIVE
 - UTILITY, MINOR

MINIMUM BUILDING SETBACKS-SINGLE FAM.	
FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR PARKING
FRONT	10'
REAR	20'
SIDE	5'
CORNER SIDE	5'

PD PLAN - DRAWING SHEET INDEX

- COVER SHEET
- PRELIMINARY LAYOUT PLAN
- EXISTING CONDITIONS PLAN
- PRELIMINARY UTILITY PLAN

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



REVISION:	PER. TRC
5/1/22	PER. TRC
6/6/22	PER. TRC
7/7/22	PBVC SET
8/4/22	EX. ACCESS EASE.

TOWN REQUIRED PUD NOTES:

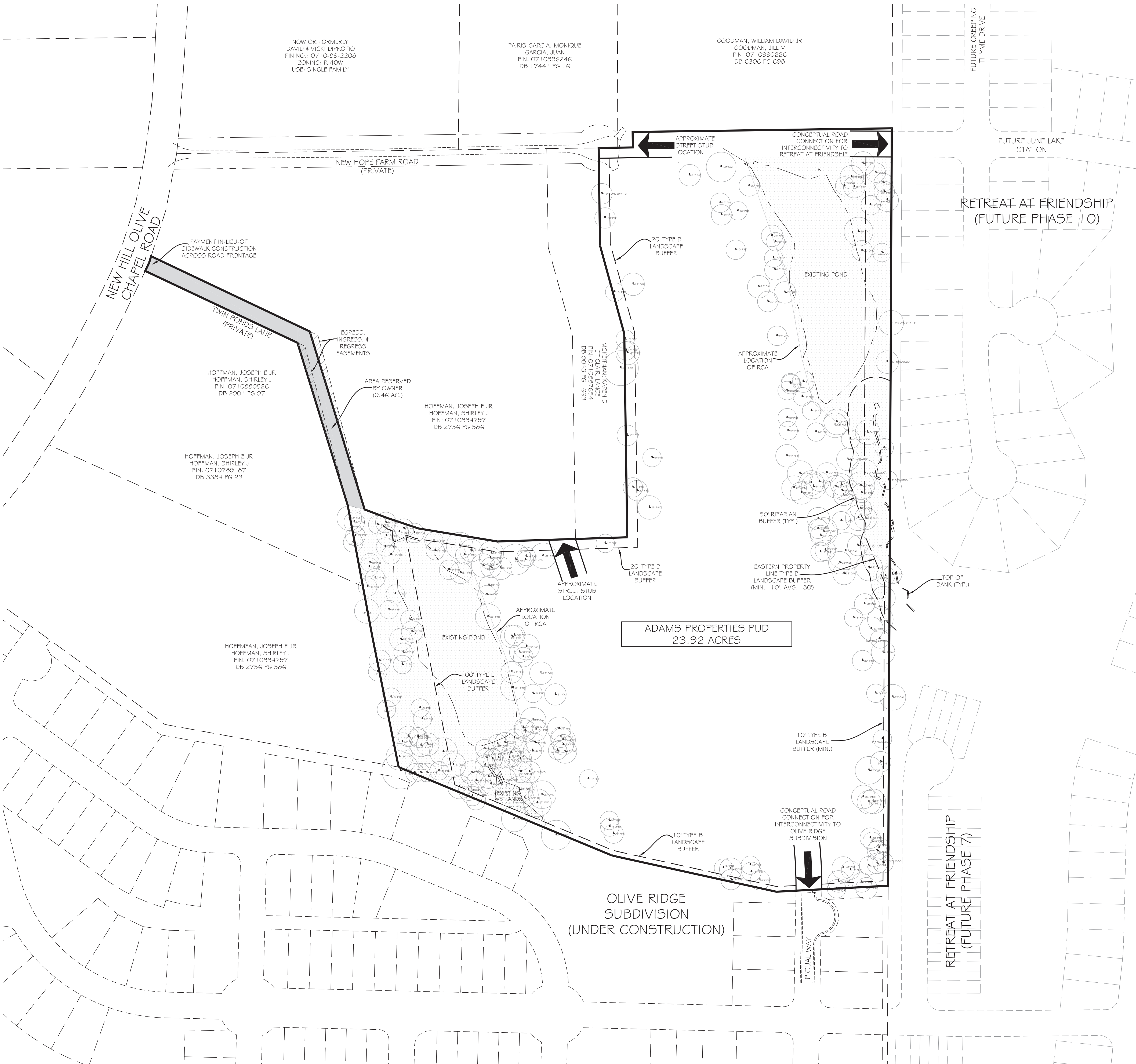
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2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
3. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA LIDAR.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
4. THE TOWN OF APEX PROJECT ID FOR THIS BUFFER CALL IS 21-004.
5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
6. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
7. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
8. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.

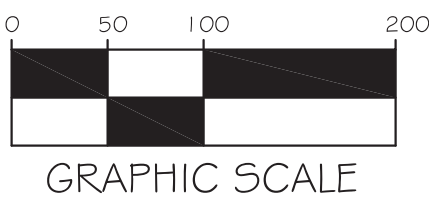
PLANNING NOTES:

1. A TRANSPORTATION IMPACT ANALYSIS HAS BEEN PROVIDED WITH THIS PUD SUBMITTAL.
2. FUTURE PUBLIC ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT SPECIFIC LOCATIONS WILL BE SHOWN AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOC.
4. ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT, WITH SIDEWALK ON BOTH SIDES OF THE STREET UNLESS SPECIFIED OTHERWISE.
5. ALL SIGNAGE SHALL COMPLY WITH TOA UDO SECTION 8.7. SIGNS
6. THE PUD SHALL MEET AND EXCEED THE TOWN OF APEX STORMWATER REQUIREMENTS OUTLINED IN TOA UDO SECTION 6.1.7 SUCH THAT POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FOR THE 1-YEAR, 10-YEAR, AND 25-YEAR 24 HOUR STORM EVENTS.
7. THIS DEVELOPMENT IS EXPECTED TO BE MASS GRADED AND IS NOT EXPECTED TO BE PHASED.



THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY

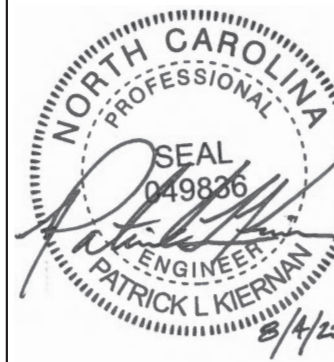
PRELIMINARY PLANS
NOT FOR CONSTRUCTION



Jones & Cossen
ENGINEERING, PLLC



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescossen.com



ADAMS PROPERTY PUD
PD PLANS
PRELIMINARY LAYOUT PLAN
WAKE COUNTY, NORTH CAROLINA
TOWN OF APEX

SCALE:	1" = 100'	DRAWN:	PLK
DATE:	APRIL 1, 2022		
REVISION:	5/1/22	PER:	TRC
6/6/22		PER:	TRC
7/7/22		PER:	SET
8/4/22		EX. ACCESS:	EASE.
SHEET:	2		
PROJECT:	2152		

TOWN REQUIRED PUD NOTES:

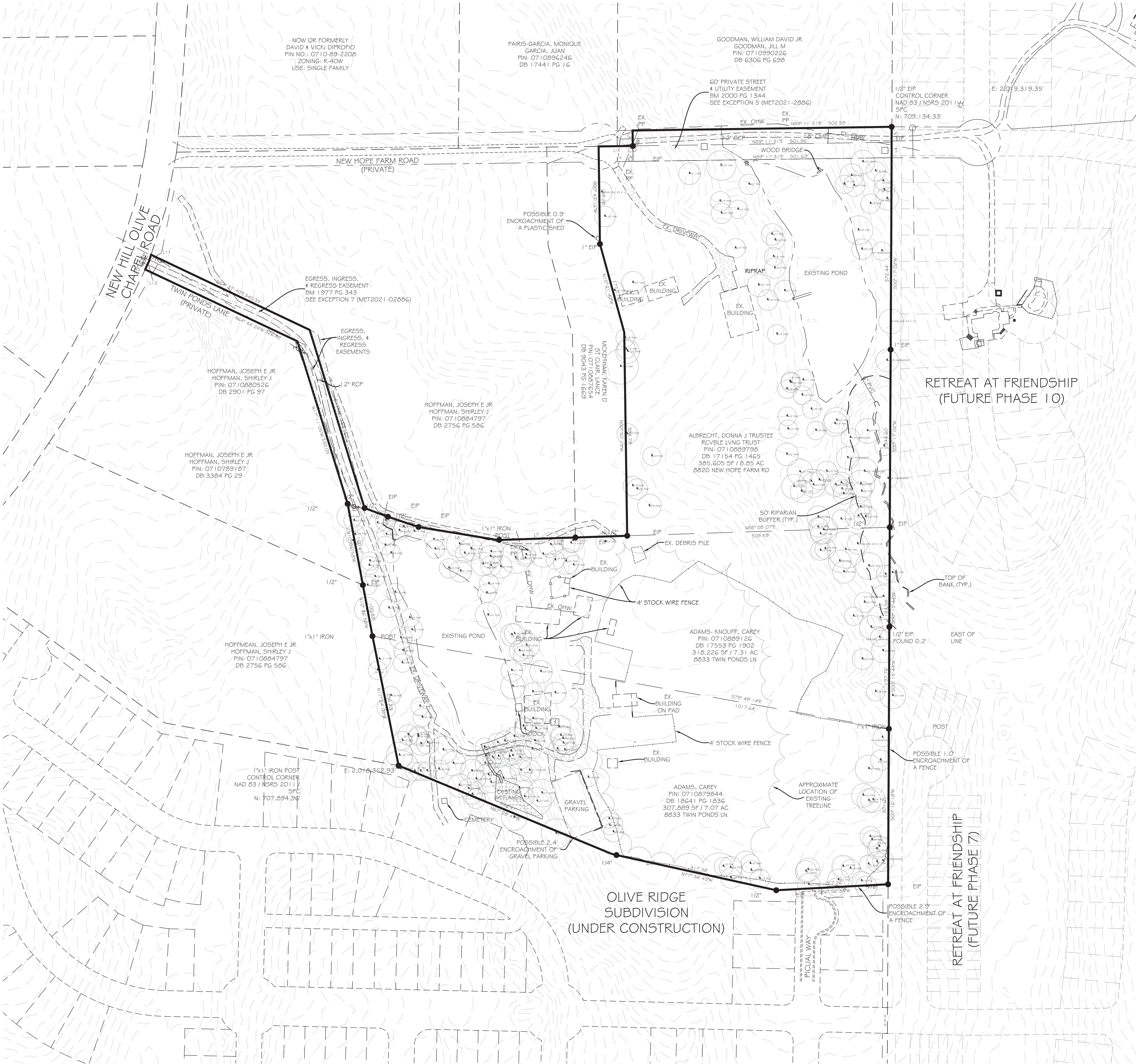
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S00° 06' 38"W	29.93'
L2	S00° 06' 38"W	29.94'
L3	N24° 57' 29"E	17.79'
L4	N17° 37' 41"E	13.06'
L5	S69° 29' 27"E	48.31'
L6	S71° 31' 34"E	62.60'
L7	S80° 38' 27"E	155.34'
L8	N88° 08' 07"E	151.09'
L9	N88° 08' 07"E	100.54'
L10	N89° 10' 19"E	66.34'
L11	S00° 48' 29"E	29.86'
L12	N00° 48' 29"W	30.00'

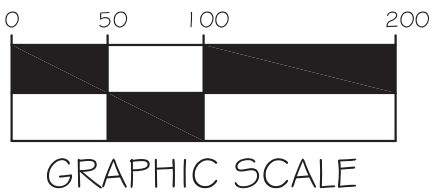
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4. THE TOWN OF APEX PROJECT ID FOR THIS BUFFER CALL IS 21-004.
5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
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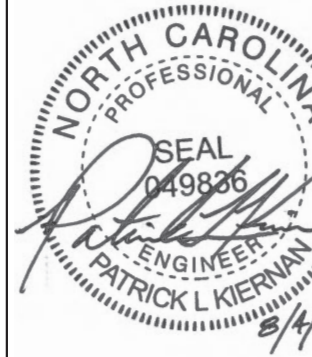
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ADAMS PROPERTY PUD
PD PLANS
EXISTING CONDITIONS PLAN

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REVISION	5/1/22	PER TRC	
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PROJECT	2152		

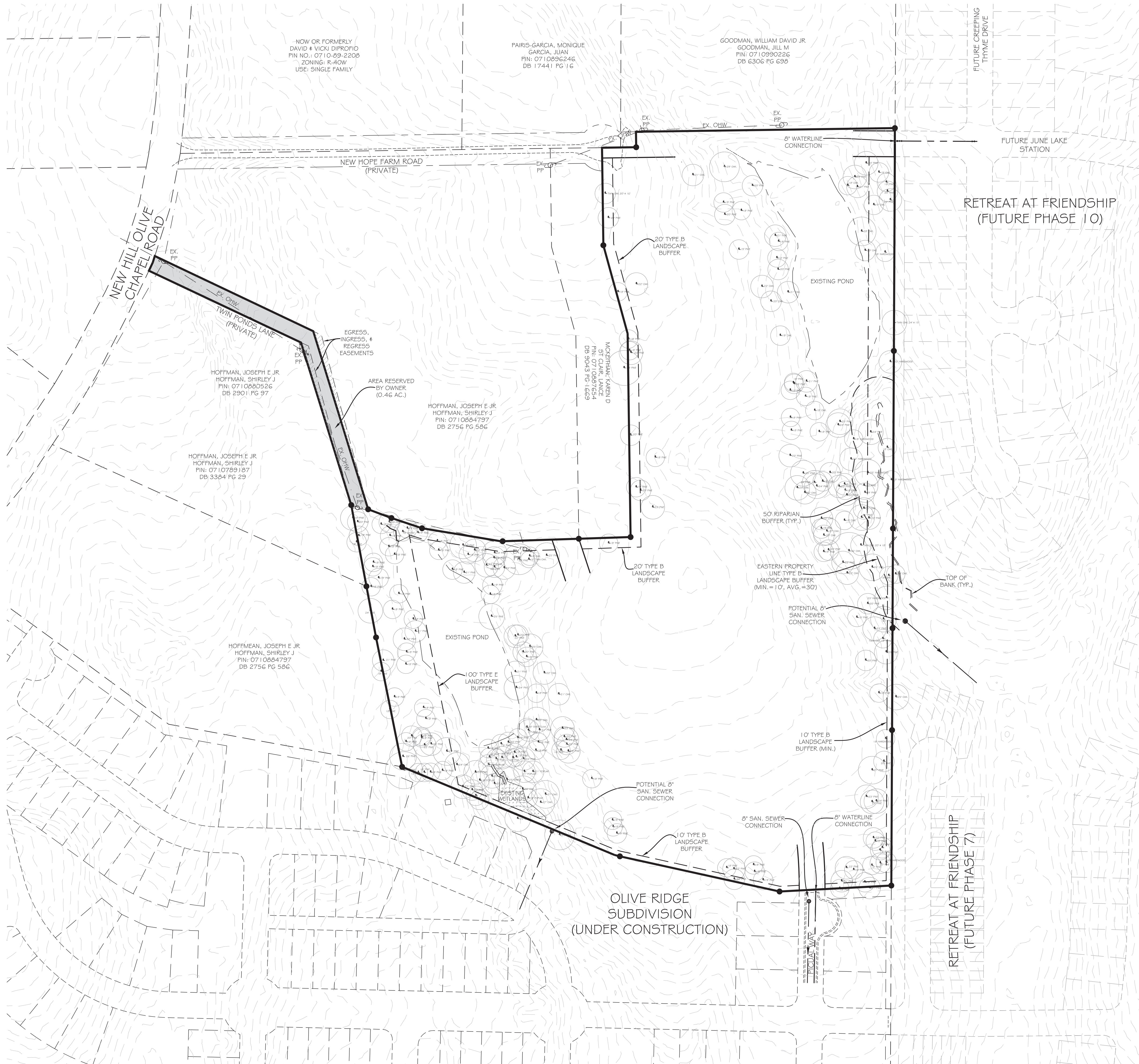
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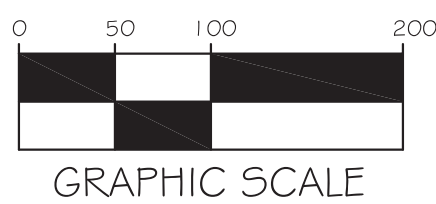
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8. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
9. ANY REQUIRED UTILITY CONNECTIONS TO SURROUNDING PROPERTIES AND PUBLIC RAW SHALL BE ALLOWED THROUGH ALL PERIMETER BUFFERS.
10. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
11. THIS DEVELOPMENT SHALL USE FULL TOWN OF APEX SERVICES INCLUDING WATER, SEWER AND ELECTRICITY.
12. ALL UTILITY INFRASTRUCTURE SHALL MEET CURRENT TOWN OF APEX WATER AND SEWER MASTER PLANS.
13. ACCESS TO PUBLIC SANITARY SEWER SHALL BE PROVIDED TO UPSTREAM PROPERTIES ALONG NATURAL DRAWS WITHIN THE PROJECT BOUNDARY.
14. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.

THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

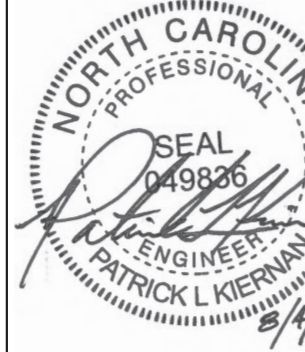


Jones & Cossen
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Civil Engineering | Construction Management | Land Planning

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Office: 919-387-1174
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ADAMS PROPERTY PUD
PD PLANS

PRELIMINARY UTILITY PLAN

SCALE:	1" = 100'	DRAWN:	PLK
DATE:	APRIL 1, 2022		
REVISION:	5/12/22	PER TRC	
6/6/22	PER TRC		
7/7/22	PB/C SET		
8/4/22	EX. ACCESS EASE.		
SHEET:	4		
PROJECT:	2152		



Belmont Plan

in Grove at White Oak | Garner, North Carolina

Modeling all options



Bed **3 - 5** Bath **3 - 4** Garage **2 - 3** Sq Ft **2,302 - 2,400**

[View Details](#)

Modeling all options



Crabtree Plan

in Grove at White Oak | Garner, North Carolina

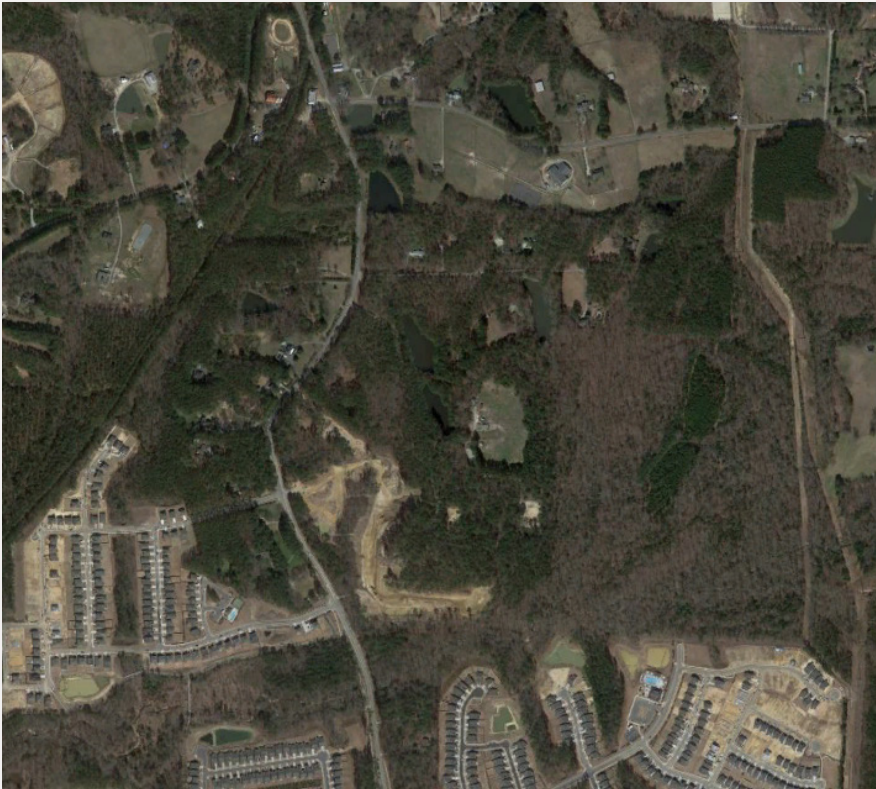
Modeling all options



Bed **3 - 4** Bath **2 - 4** Garage **2 - 3** Sq Ft **2,561**

[View Details](#)





Twin Ponds Lane Development
Traffic Impact Analysis
Apex, North Carolina

**TRAFFIC IMPACT
ANALYSIS**

FOR

TWIN PONDS LANE DEVELOPMENT

LOCATED

IN

APEX, NC

Prepared For:
M/I HOMES OF RALEIGH, LLC
1511 Sunday Drive, 100
Raleigh, NC

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910



2/28/2022

FEBRUARY 2022

RKA Project No. 21765

Prepared By: MLS

Reviewed By: JTR

**TRAFFIC IMPACT ANALYSIS
TWIN PONDS LANE DEVELOPMENT
APEX, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Twin Ponds Lane Development in accordance with the Apex (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road in Apex, North Carolina. The proposed development is expected to be a maximum of 87 single-family home development and estimated to be built out in 2025. Site access will be provided via interconnectivity with Heelan Property (one full movement driveway along Humie Olive Road, five full movement driveways along Horton Ridge Boulevard, one full movement driveway along Olive Farm Road to align with Friendship Station Northern Site Driveway, one full movement driveway along Future Cave Junction Street and interconnectivity with Olive Ridge Subdivision). The primary access points to be analyzed in this study are via Humie Olive Road and Heelan Driveway and via New Hill Olive Chapel Road and Olive Ridge Driveway (to be aligned with Hahn Ridge Drive, providing access to Jordan Manors.)

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- New Hill Olive Chapel Road and Humie Olive Road

- New Hill Olive Chapel Road and Hahn Ridge Drive.

Peak hour turning movement counts were conducted by Ramey Kemp & Associates, Inc. at the intersection of New Hill Olive Chapel Road and Humie Olive Road in December of 2021 during weekday AM (7:00 to 9:00) and weekday PM (4:00 to 6:00) peak hours, while schools were in session.

Turning movement counts at the intersections of New Hill Olive Chapel Road and Olive Ridge Driveway/ Hahn Ridge Drive and Humie Olive Road and Heelan Site Drive were determined based on the TIAs for Jordan Manors, Olive Ridge, and Heelan Property. Based on coordination with the Town only 75% of Jordan Manors was assumed to be built-out at the time of data collection; therefore, only 75% of the turning movement volumes (based on the Jordan Manors TIA) were included along Hahn Ridge Drive under 2021 existing conditions. Through volumes were determined by balancing the traffic counts at the adjacent intersection of Humie Olive Road and New Hill Olive Chapel Road.

Traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 87 single-family homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	87 dwellings	920	17	50	56	33

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes.

The following adjacent developments were identified to be considered under future conditions:

- Jordan Manors
- Woodbury / Bristol Assemblage
- Gracewood PUD
- Friendship Station PUD
- New Hill Assembly / Belterra / Jordan Vistas
- Olive Ridge
- Heelan Property

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Committed Improvements by Friendship Station PUD

New Hill Olive Chapel Road and Humie Olive Road

- Extend the westbound left-turn lane to 250 feet of storage.
- Provide an exclusive southbound left-turn lane with 150 feet of storage.

Committed Improvements by Heelan Property

New Hill Olive Chapel Road and Humie Olive Road

- Extend the westbound left-turn lane to 200 feet of storage.
- Provide an exclusive southbound left-turn lane with 150 feet of storage.

Humie Olive Road and Heelan Driveway

- Provide an exclusive eastbound right-turn lane with 75 feet of storage.
- Provide an exclusive westbound left-turn lane with 75 feet of storage.
- Construct a northbound approach with one ingress and one egress lane as a shared left/right-turn lane.
- Provide stop control for the northbound approach.

Committed Improvements by Olive RidgeNew Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

- Construct a westbound approach with one ingress and one egress lane as a shared left/through/right turn lane.
- Provide stop control for the westbound approach.
- Provide an exclusive southbound left-turn lane with 50 feet of storage.

Recommended Improvements by the Twin Ponds Lane Development

Due to committed improvements by other developments and low impacts to the study intersections, no additional improvements are recommended by the developer.

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TRAFFIC IMPACT ANALYSIS
TWIN PONDS LANE DEVELOPMENT
APEX, NORTH CAROLINA

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Twin Ponds Lane development to be located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road in Apex, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2025, is assumed to consist of a maximum of 87 single-family homes. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road in Apex, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town) and consists of the following existing intersections:

- New Hill Olive Chapel Road and Humie Olive Road
- New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway
- Humie Olive Road and Heelan Driveway*

*No-build and build conditions only

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road. The proposed development, anticipated to be completed in 2025, is assumed to consist of a maximum of 87 single-family homes.

Site access will be provided via interconnectivity with Heelan Property (one full movement driveway along Humie Olive Road, five full movement driveways along Horton Ridge Boulevard, one full movement driveway along Olive Farm Road to align with Friendship Station Northern Site Driveway, one full movement driveway along Future Cave Junction Street, and interconnectivity with Olive Ridge Subdivision). The primary access points to be analyzed in this study are via the intersection of Humie Olive Road and Heelan Driveway and via the intersection of New Hill Olive Chapel Road and Olive Ridge Driveway (to be aligned with Hahn Ridge Drive, providing access to Jordan Manors.) Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential development. Additionally, Apex Friendship Middle School and Apex Friendship High School are located east of the proposed development.

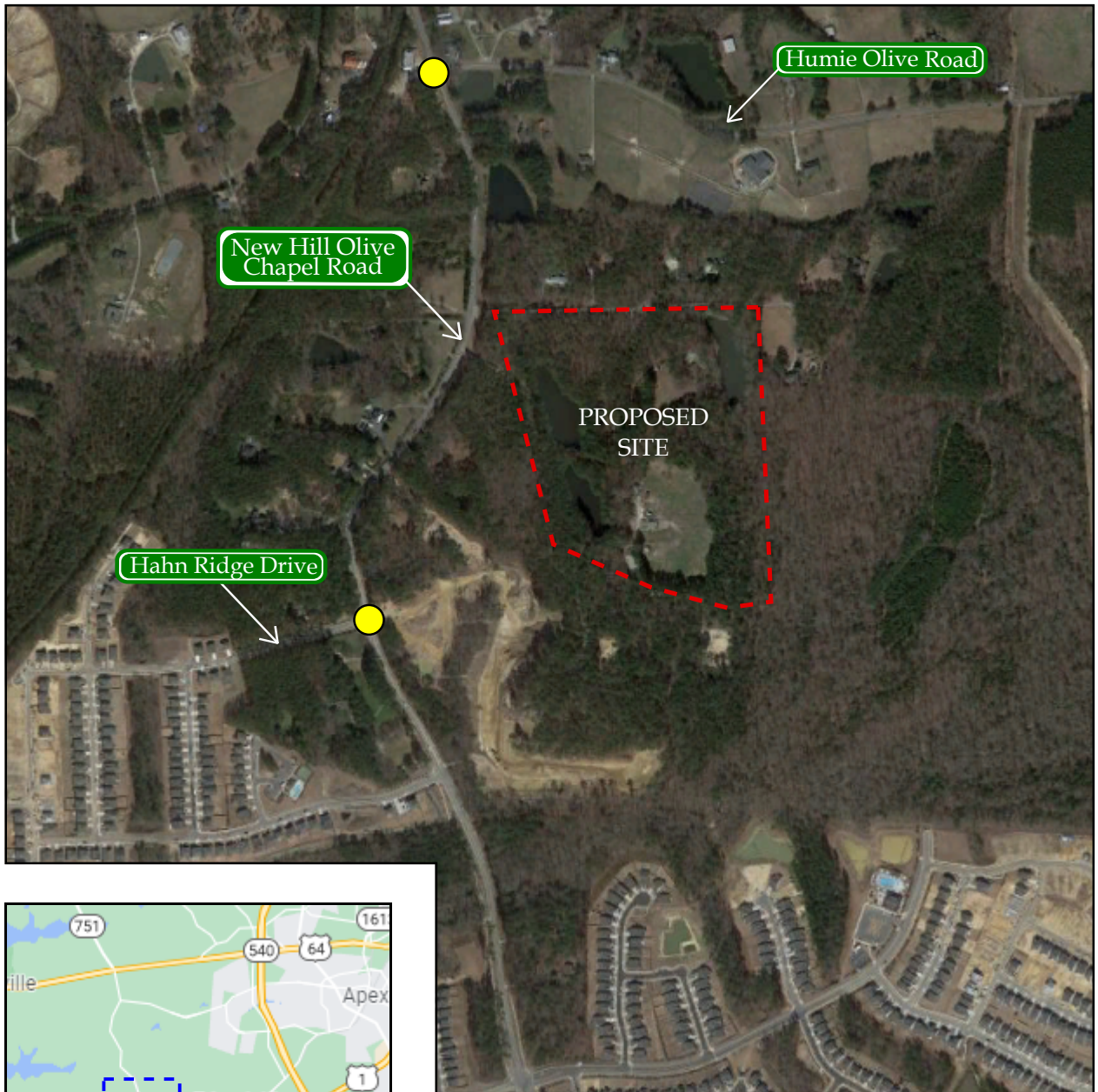
1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1, on the following page, provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2020 AADT (vpd)
New Hill Olive Chapel Road	SR 1141	2-lane undivided	45 mph	NCDOT	4,900
Humie Olive Road	SR 1142	2-lane undivided	45 mph	NCDOT	1,450*
Hahn Ridge Drive	N/A	2-lane undivided	25 mph	Private	540*

*ADT based on the traffic counts from 2021 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND

- Proposed Site Location
- Existing Study Intersection
- Study Area



Twin Ponds Lane
Development
Apex, NC

Site Location Map

Scale: Not to Scale Figure 1

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
2. BOUNDARY & EXISTING CONDITIONS INFORMATION TAKEN FROM A SURVEY COMPLETED BY ROBINSON & PLANTE SURVEYORS.
3. TOPOGRAPHIC INFORMATION TAKEN FROM TOWN OF APEX LIDAR INFORMATION.
4. PER FEMA MAP #3720072000J & #3720071000K DATED 02 MAY 2006, A 100-YEAR FLOODPLAIN IS PRESENT.
5. THE SITE WAS REVIEWED FOR ENVIRONMENTAL FEATURES BY SPANGLER ENVIRONMENTAL, INC. THE TOWN OF APEX PROJECT NUMBERS ARE 19-003.
6. FUTURE COMPLETION OF THE STREET STUDS AND UTILITIES FOR ALL STREETS GREATER THAN 10 FEET AWAY FROM THE PUD BOUNDARY LINE SHALL BE PAID FOR BY FEE-IN-LIEU.
7. THE DEVELOPER IS REQUESTING TOWN WATER SERVICE AND SEWER SERVICE.
8. ALL SANITARY SEWER CLEAN-OUTS IN VEHICLE TRAFFIC AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF APEX STANDARD DETAIL 7.15.
9. ALL VALVE BOXES AND COVERS, STORM DRAINAGE GRATES AND MANHOLE COVERS SHALL MEET ASTM A40, GRADE 35B IRON REQUIREMENTS.
10. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SERVICES.
11. ALL WATER SERVICES TO RESIDENTIAL LOTS SHALL BE 3/4" SERVICES.
12. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH @ 919-249-3342.
13. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
14. A PLUMBING PERMIT ISSUED BY THE BUILDING INSPECTIONS DIVISION IS REQUIRED FOR ALL PLUMBING SYSTEMS, INCLUDING STORM DRAINAGE SYSTEMS, INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT. THESE SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR PRIOR TO COVERING. CONTACT RUDY BAKER AT 249-3361 FOR INFORMATION INCLUDING THE UTILIZATION OF A THIRD-PARTY INSPECTION AGENCY FOR STORM DRAIN SYSTEMS.
15. ALL WATER AND SEWER SERVICES SHALL BE LOCATED WITHIN A 5' UTILITY EASEMENT LOCATED ALONG THE FRONT OF ALL LOTS.
16. ALL WATERLINE MAINS SHALL HAVE A TEE OR CROSS AT JUNCTIONS. ALL MAIN LINE GATE VALVES SHALL BE THE SAME SIZE AS THE WATER MAIN THEY ARE LOCATED ON.
17. CONSTRUCTION VEHICLE PARKING LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH & SPANISH SHALL BE INSTALLED.
18. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED. THE DEVELOPER WILL BE REQUIRED TO INSTALL WEATHER RESISTANT TEMPORARY ROAD NAME SIGNS AT INTERSECTIONS PRIOR TO PLAY APPROVAL. THESE SIGNS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL REPLACED BY THE PERMANENT SIGNS.
19. DURING INSTALLATION OF SILT FENCE, MAINTAIN 3' CLEARANCE AROUND FIRE HYDRANTS.

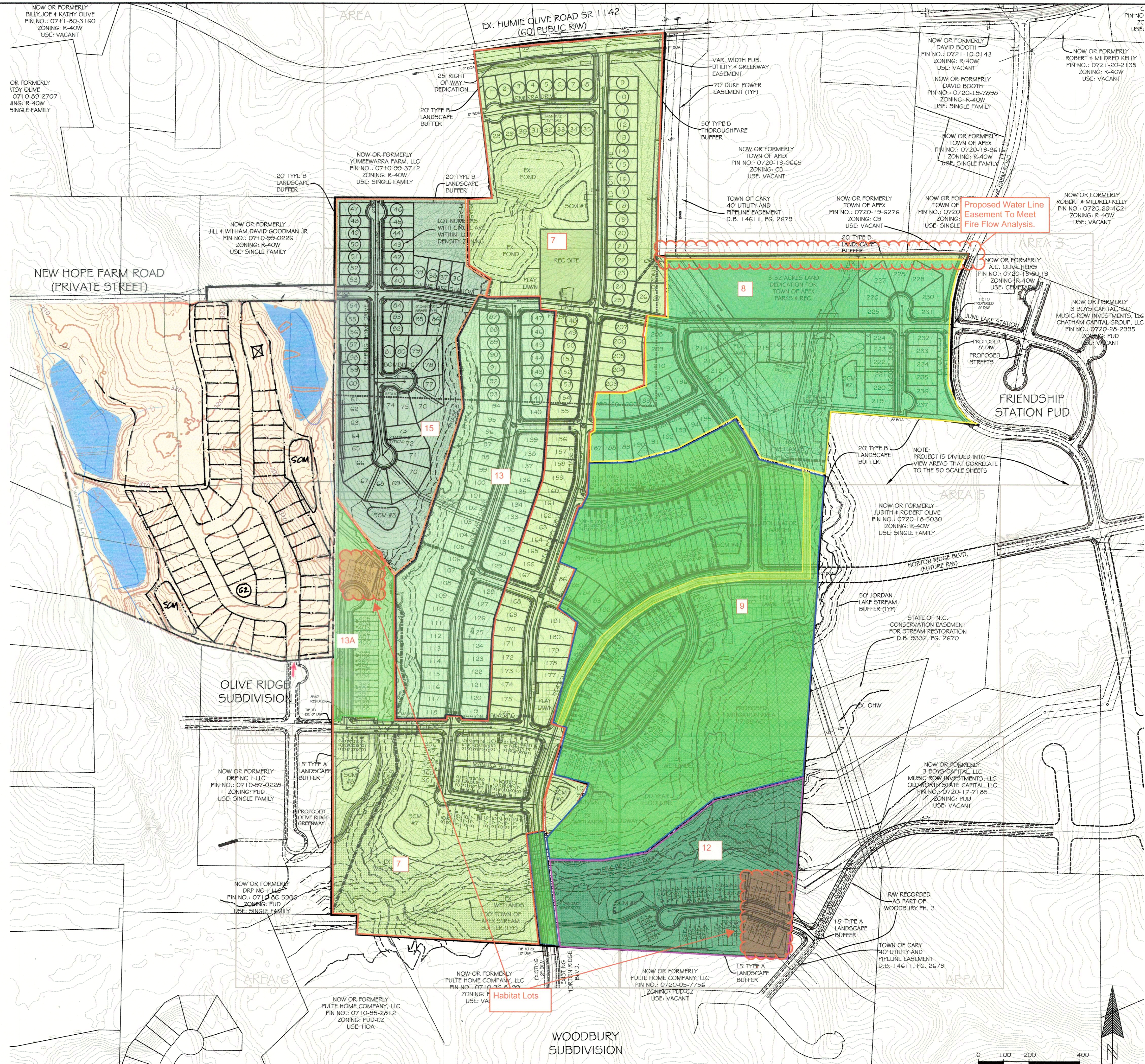
HATCH LEGEND:

RCA	
PROPOSED MITIGATION AREA	
PLAY LAWN	
WETLANDS	

TOWN OF APEX REQUIRED PLAN NOTES:

1. ALL WATER AND SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF THREE-FOOT OF COVER.
2. MAINTAIN 18 INCHES OF MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES.
3. VERIFY ALL ILLUSTRATED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.
4. CONTRACTOR SHALL COORDINATE UTILITY RELOCATION OR ABANDONMENT WITH LOCAL UTILITY COMPANIES AS REQUIRED.
5. ALL METTER CONNECTIONS TO TOWN POTABLE WATER SHALL HAVE A TOWN-APPROVED BACKFLOW PREVENTION ASSEMBLY INSTALLED.
6. WATER AND SEWER SHALL BE SEPARATED AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, WHERE LOCAL CONDITIONS PREVENT A SEPARATION OF 10 FEET, THE WATER MAIN MAY BE LAID CLOSER, PROVIDED THAT THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST THREE-FOOT.
7. ALL NEW PUBLIC WATER AND SEWER LINES CONTAINED WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WILL REQUIRE A WATER DISTRIBUTION EXTENSION PERMIT AND/OR A GRAVITY SEWER EXTENSION PERMIT PRIOR TO THE RELEASE OF CONSTRUCTION DRAWINGS. ALL WATER DISTRIBUTION EXTENSION PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SEALED ENGINEER'S REPORT PER THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS. CONTACT THE ENGINEERING DIVISION AT 919-249-3394 TO OBTAIN THESE PERMIT APPLICATIONS.
8. A PLUMBING PERMIT ISSUED BY THE BUILDING INSPECTIONS DIVISION IS REQUIRED FOR ALL PLUMBING SYSTEMS, INCLUDING STORM DRAINAGE SYSTEMS, INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT. THESE SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR PRIOR TO COVERING. CONTACT THE BUILDING INSPECTIONS DIRECTOR AT 919-249-3361 FOR INFORMATION INCLUDING THE UTILIZATION OF A THIRD-PARTY INSPECTION AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE(S) TO LOCATE AND IDENTIFY ALL EXISTING AND PROPOSED UTILITIES AND TO CLEARLY IDENTIFY THEM ON THE APPROVED PLANS.
9. NO PRIVATE UTILITY EASEMENTS SHALL BE ALLOWED TO BE COUNTED IN THE CALCULATIONS FOR BUFFERS, RCA, OR REQUIRED LANDSCAPE AREAS.

7	SFA (RL): 21 Lots SFA (FL): 22 Lots SFD: 29 Lots, 46 Lots DEV. 17-18 Months	13A	SFA: 18 Lots Habitat: 5 Lots Dev. 4-5 Months
8	SFD: 41 Lots, 1 Lot Dev. 7-8 Months	12	SFA: 35 Lots Habitat: 10 Lots Dev. 6-7 Months
9	SFA (RL): 70 Lots SFA (FL): 37 Lots SFD: 4 Lots Dev. 8-9 Months		
13	SFD: 47 Lots SFD: 14 Lots Dev. 8-9 Months		
15	SFD: 16 Lots SFD: 35 Lots Dev. 7-8 Months		



0710-88-9798
-9126
87-9844
23.29 AC.
70 LOTS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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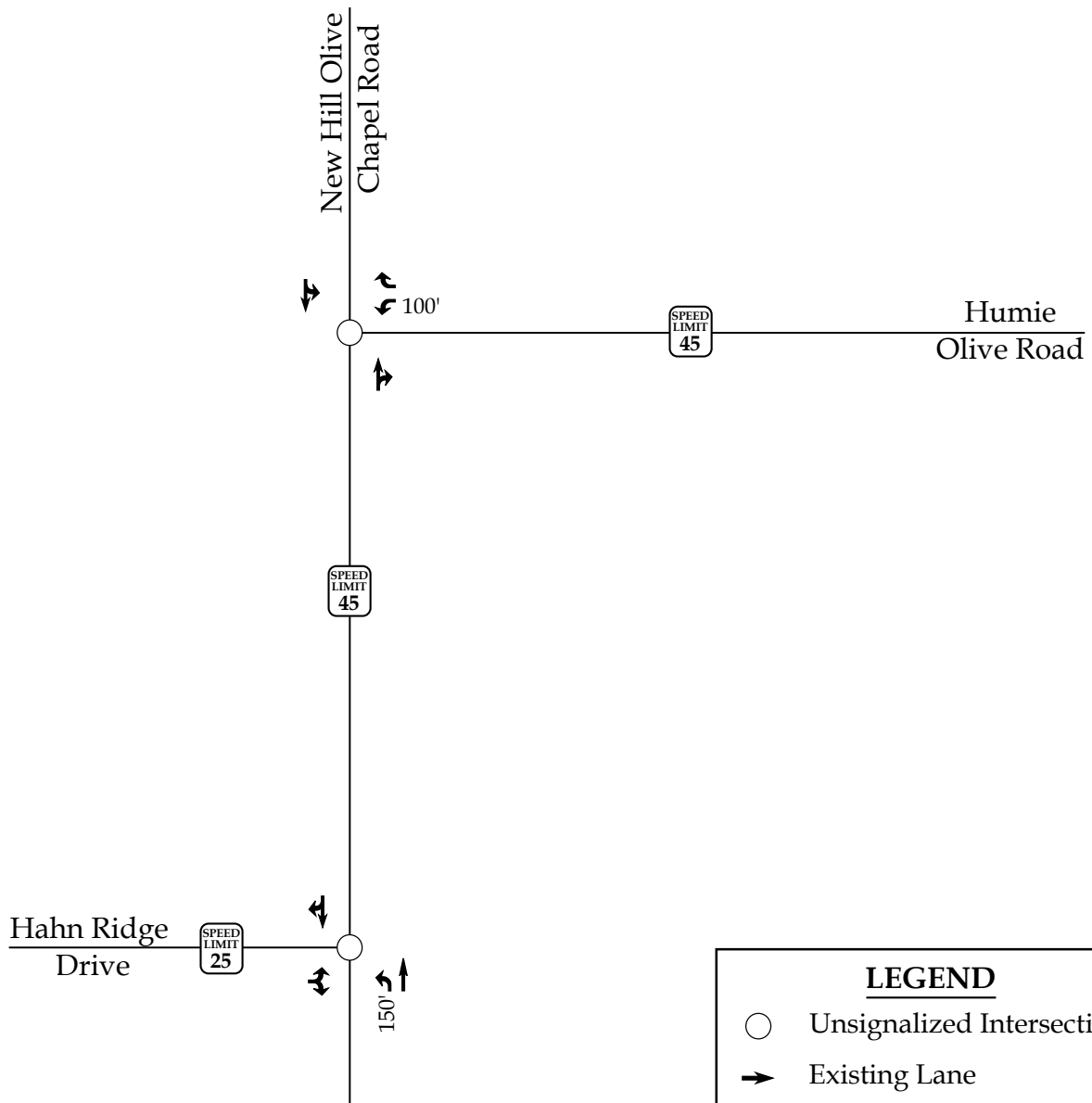
FOR REVIEW ONLY

RETREAT AT FRIENDSHIP
MASTER SUBDIVISION PLAN

PRELIMINARY UTILITY PLAN OVERALL

TOWN OF APEX
WAKE COUNTY, NORTH CAROLINA

SCALE	1"=200'	DRAWN	WCN
DATE	DECEMBER 1, 2020		
REVISION	2/1/21	PER TRC	
	5/3/21	NEW LAYOUT / TRC	
	6/1/21	PER TRC	
	7/16/21	MSP APPROVAL SET	
SHEET	27		
PROJECT	1910		



LEGEND

- Unsignalized Intersection
- ➔ Existing Lane
- X' Storage (In Feet)
- Posted Speed Limit

2. 2021 EXISTING PEAK HOUR CONDITIONS

2.1. 2021 Existing Peak Hour Traffic Volumes

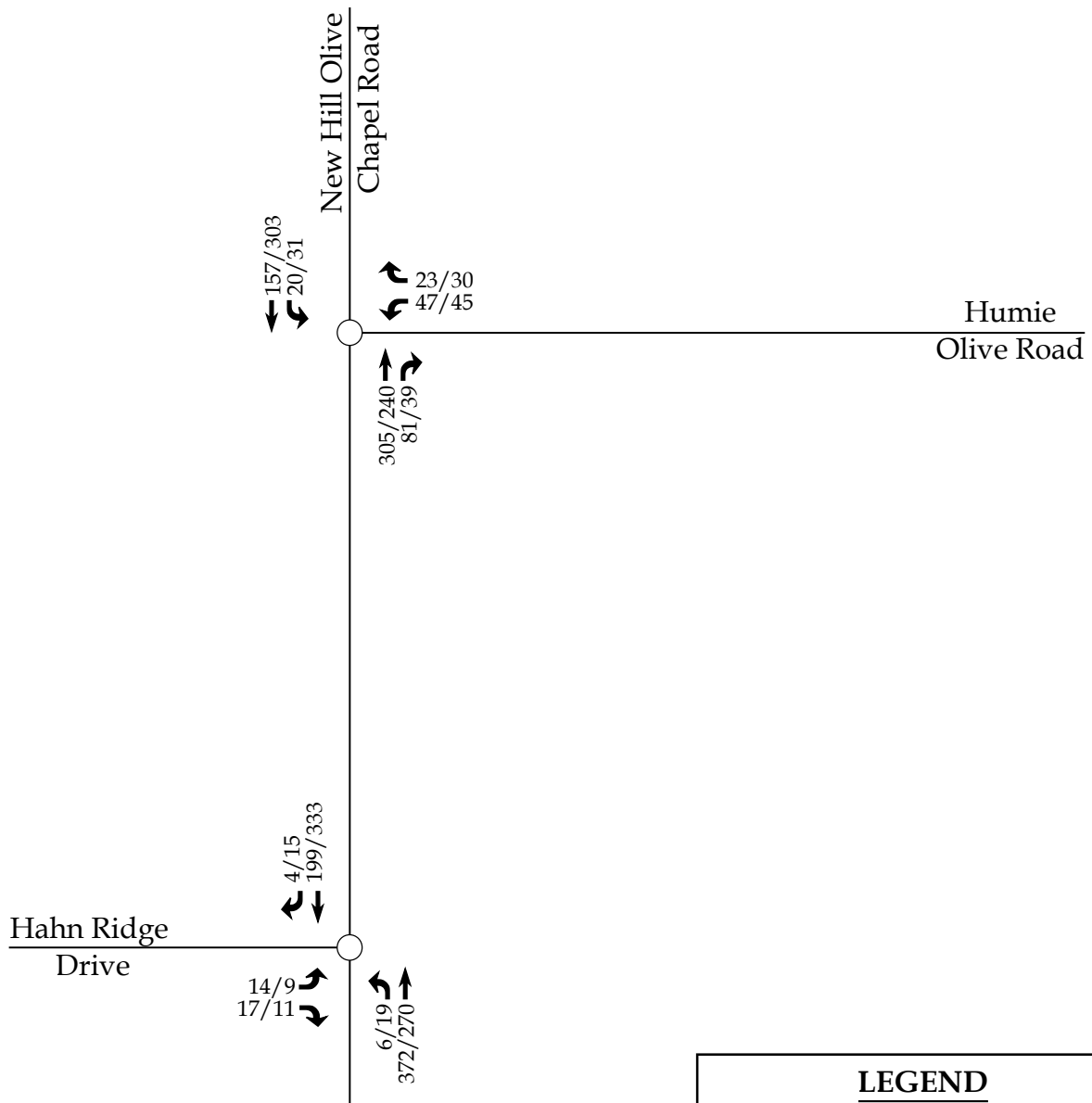
Peak hour turning movement counts were conducted by Ramey Kemp & Associates, Inc. at the intersection of New Hill Olive Chapel Road and Humie Olive Road in December of 2021 during weekday AM (7:00 to 9:00) and weekday PM (4:00 to 6:00) peak hours, while schools were in session. Previously collected traffic data (November of 2018) was grown to 2021 and compared with the new counts. It was determined that the new traffic counts at this intersection were reasonable when compared to the grown older counts; therefore, no adjustments were made to the new count data. This methodology was approved as part of the Memorandum of Understanding (MOU).

Turning movement counts at the intersections of New Hill Olive Chapel Road and Olive Ridge Driveway/ Hahn Ridge Drive and Humie Olive Road and Heelan Site Drive were determined based on the TIAs for Jordan Manors, Olive Ridge, and Heelan Property. Based on coordination with the Town only 75% of Jordan Manors was assumed to be built-out at the time of data collection; therefore, only 75% of the turning movement volumes (based on the Jordan Manors TIA) were included along Hahn Ridge Drive under 2021 existing conditions. Through volumes were determined by balancing the traffic counts at the adjacent intersection of Humie Olive Road and New Hill Olive Chapel Road.

Weekday AM and PM traffic volumes were balanced between study intersections. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. Refer to Appendix A for a copy of the approved MOU. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The results of the analysis are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Twin Ponds Lane
Development
Apex, NC

2021 Existing
Peak Hour Traffic

Scale: Not to Scale

Figure 4

3. 2025 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. Refer to Figure 5 for 2025 projected peak hour traffic.

3.2. Adjacent Development Traffic

Through coordination with the Town and NCDOT, the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Jordan Manors
- Woodbury / Bristol Assemblage
- Friendship Station PUD
- New Hill Assembly / Belterra / Jordan Vistas
- Olive Ridge
- Gracewood PUD
- Heelan Property

Table 2, on the following pages, provides a summary of the adjacent developments.

Table 2: Adjacent Development Information

Development Name	Percent Built-Out	Location	Build-Out Year	Land Use / Intensity	TIA Performed
Jordan Manors	75%*	West of New Hill Olive Chapel Road, adjacent to Olive Ridge	<i>Expected prior to the build-out of the proposed Twin Ponds Lane development</i>	240 single-family homes	May 2015 by KHA
Woodbury / Bristol Assemblage	75%*	Along Horton Ridge Boulevard, east of New Hill Holleman Road	<i>Expected prior to the build-out of the proposed Twin Ponds Lane development</i>	311 single-family homes and 89 townhomes	May 2016 by VHB
Friendship Station PUD	N/A	Along Humie Olive Road at Olive Farm Road	2025	316 single-family homes, 185 apartment, 337 townhomes, 144,000 sq. ft. of retail space, and 68,000 sq. ft. office	March 2017 by RKA
New Hill Assembly / Belterra / Jordan Vistas	N/A	West of New Hill Olive Chapel Road and north of Old US 1	2022	152 single-family detached homes	April 2018 by RKA
Olive Ridge	N/A	East of New Hill Olive Chapel Road, across from Jordan Manors Drive	2022	169 single-family homes	December 2018 by RKA
Gracewood PUD	75%*	Northwest of the intersection of Old US 1 at Horton Road	2024	409 single-family homes	May 2017 by Kimley Horn
Heelan Property	N/A	Southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road	2026*	250 single-family detached homes and 268 townhomes	September 2019 by RKA

*The remaining 25% of trips were included as adjacent development trips to be added to the projected conditions.

**Assumed to be 75% built / occupied prior to the built-out of the proposed Twin Ponds Lane development.

The Jordan Manors, Woodbury, and Gracewood PUD are expected to be 75% built/occupied prior to the build-out of the Twin Ponds Lane development; therefore, the remaining 25% of trips were included as adjacent development trips to be added to projected conditions. Roadway improvements committed by Friendship Station PUD at the intersection of New Hill Olive Chapel Road and Humie Olive Road include the extension of the westbound left turn lane to 250 feet of storage and to provide an exclusive southbound left-turn lane with 150 feet of storage. It should be noted that the Heelan Property also committed to provide an extended westbound left-turn lane (200 feet of storage) and an exclusive southbound left-turn lane at the intersection of New Hill Olive Chapel Road and Humie Olive Road. The Heelan Property development also committed to provide the intersection of Humie Olive Road and Heelan Driveway with an exclusive eastbound right-turn lane and an exclusive westbound left-turn lane both with 75 feet of storage. Additionally, the Olive Ridge Development committed to provide a 50-foot southbound left-turn lane at the intersection of New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway. All of these roadway improvements committed by the adjacent developments listed above were included in 2025 no-build conditions.

The Jordan Manors, Woodbury, Friendship Station PUD, and Heelan Property developments are committed to the construction of Horton Ridge Boulevard. The roadway is expected to be a major collector street that is expected to add interconnectivity to neighborhoods within the vicinity of the site and ultimately connect to Richardson Road. Based on the anticipated connection, traffic relief is expected at the intersection of Humie Olive Road and New Hill Olive Chapel Road. Horton Ridge Boulevard was not included under future conditions since Heelan Property is not expected to be fully built and to provide conservative results within the external study area.

It should be noted that the adjacent developments were approved, during scoping, by the Town and NCDOT. Adjacent development trips are shown in Figure 6. Adjacent

development information can be found in Appendix C. Refer to Appendix A for a copy of the approved MOU.

3.3. Future Roadway Improvements

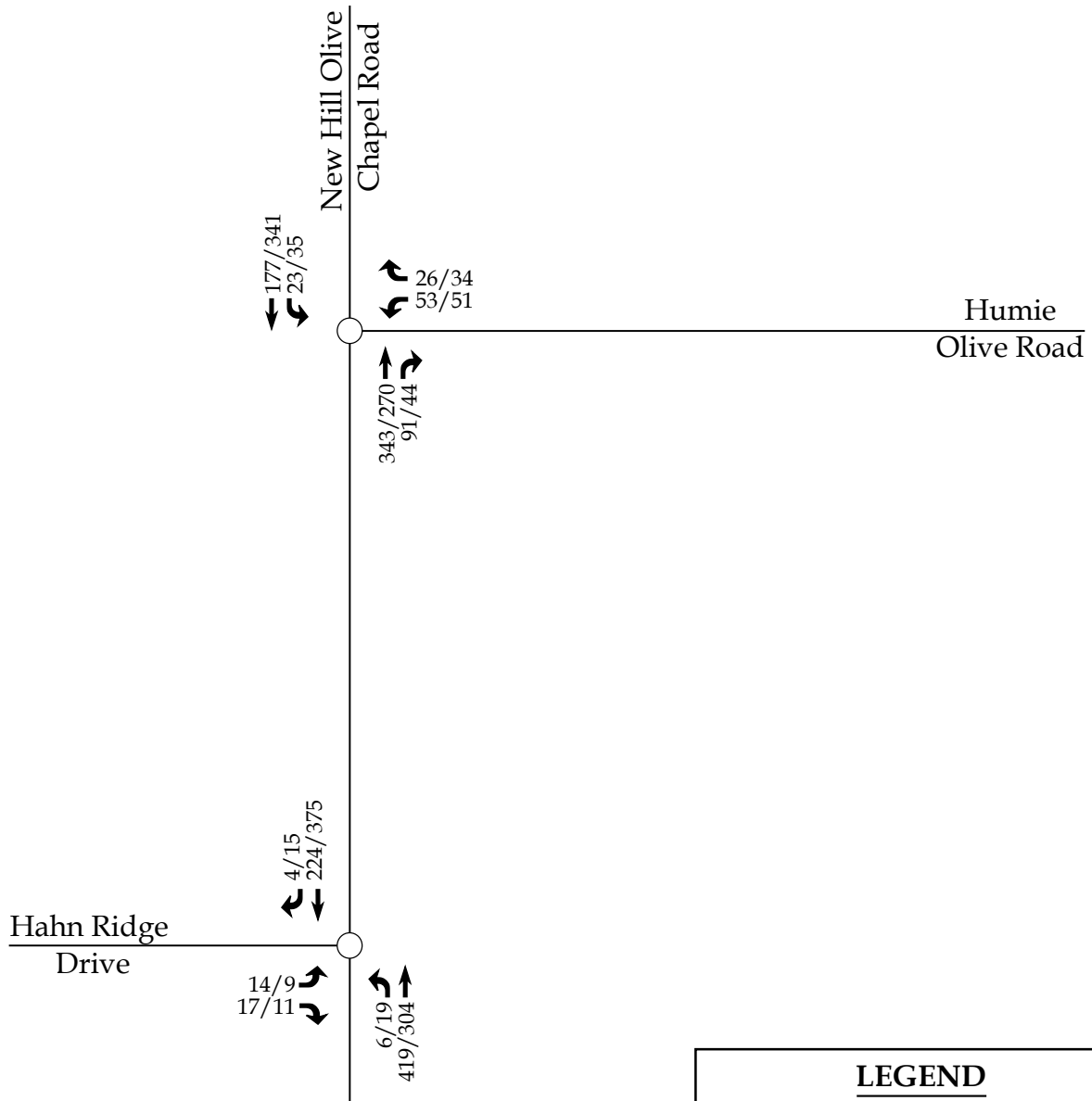
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study apart from the committed improvements by the adjacent developments mentioned above.

3.4. 2025 No-Build Peak Hour Traffic Volumes

The 2025 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2025 and adding the adjacent development trips. Refer to Figure 7 for an illustration of the 2025 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2025 No-Build Peak Hour Traffic Conditions

The 2025 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



LEGEND

○ Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic

	Twin Ponds Lane Development Apex, NC	2025 Projected Peak Hour Traffic	
		Scale: Not to Scale	Figure 5

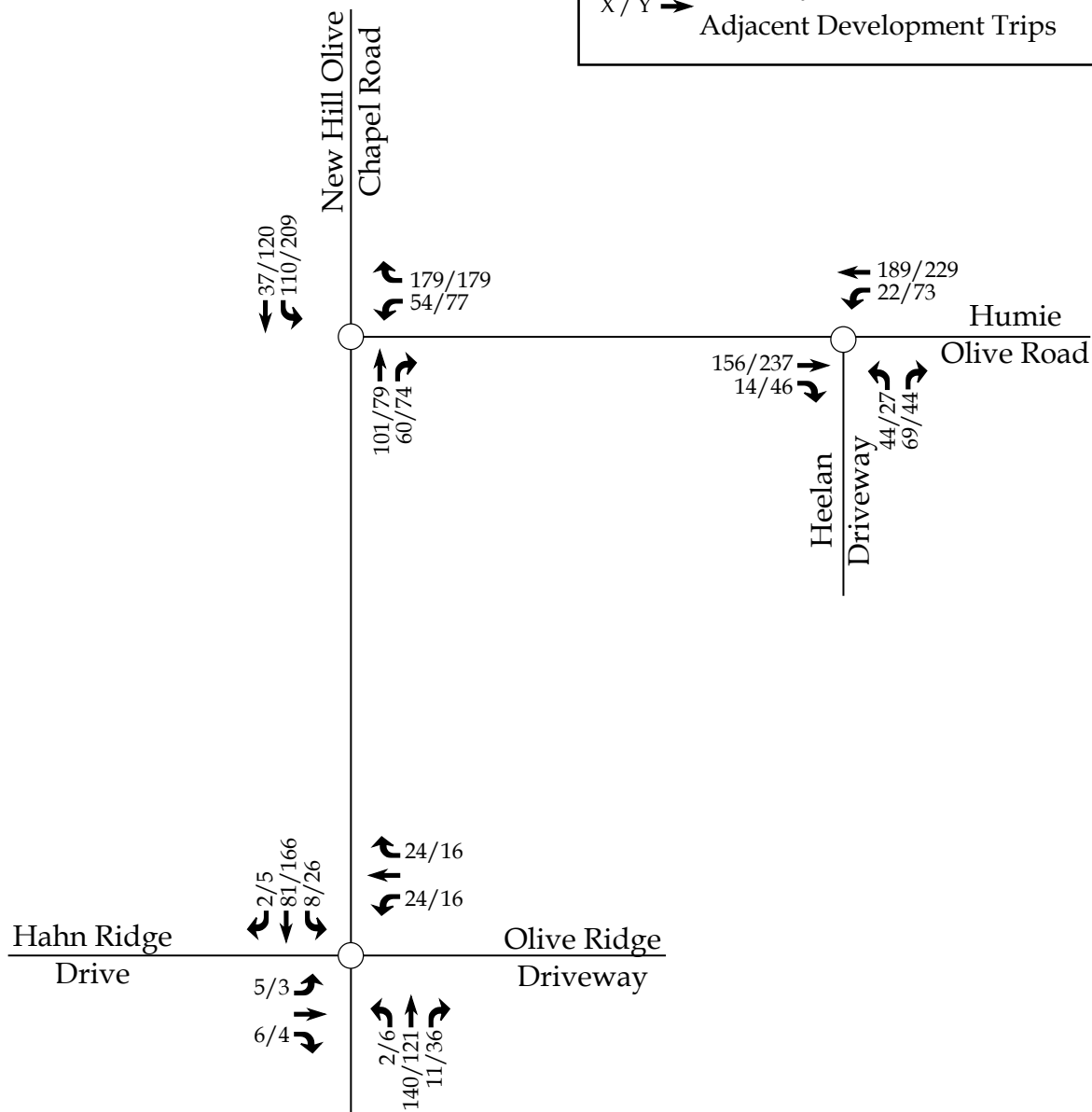
LEGEND

○

Unsignalized Intersection

X / Y →

Weekday AM / PM Peak Hour
Adjacent Development Trips

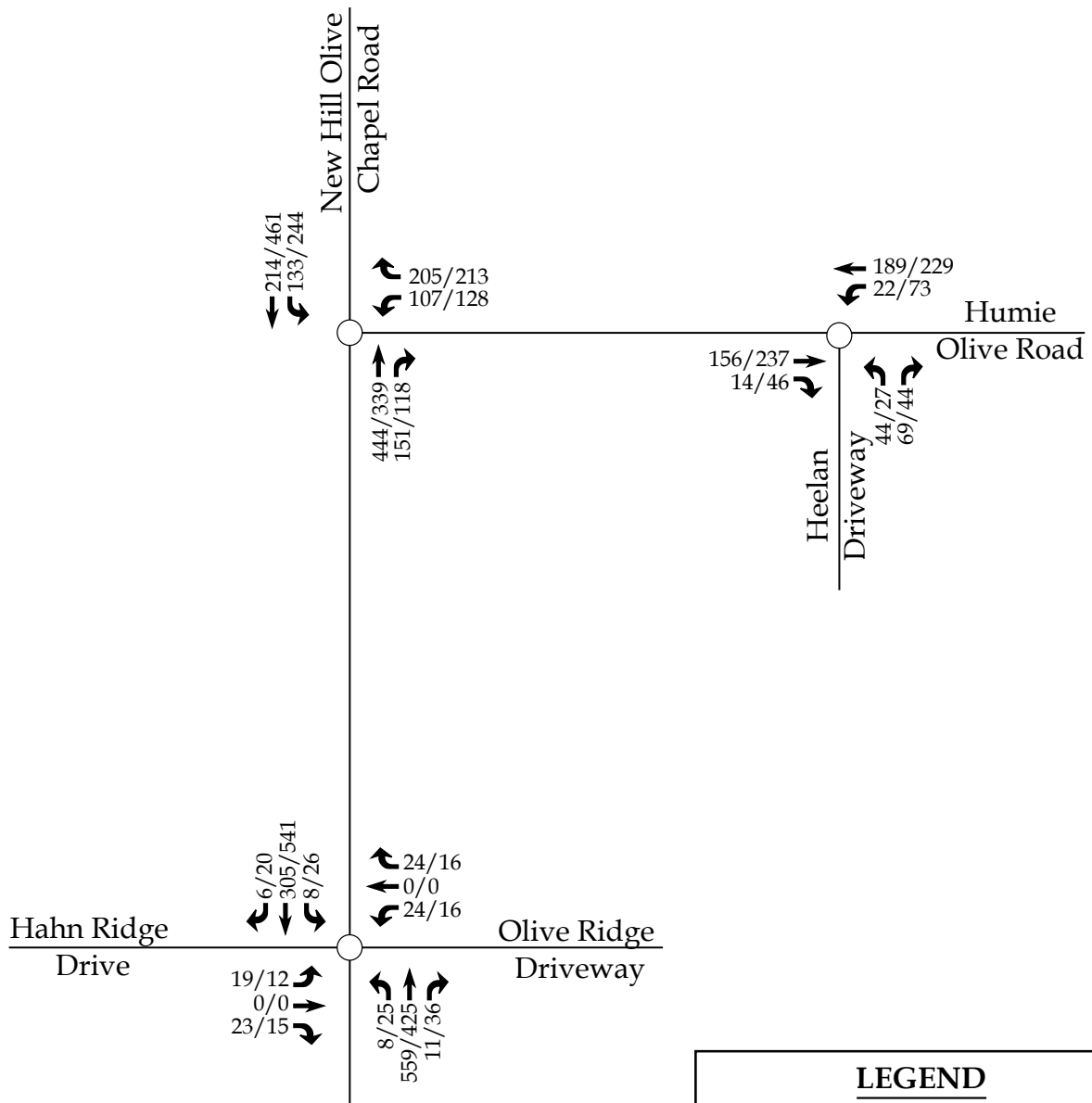


Twin Ponds Lane
Development
Apex, NC

Peak Hour Adjacent
Development Trips

Scale: Not to Scale

Figure 6



LEGEND

- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Twin Ponds Lane
Development
Apex, NC

2025 No-Build
Peak Hour Traffic

Scale: Not to Scale

Figure 7

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of a maximum of 87 single-family homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 3 provides a summary of the trip generation potential for the site.

Table 3: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	87 units	920	17	50	56	33

It is estimated that the proposed development will generate approximately 920 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 67 trips (17 entering and 50 exiting) will occur during the weekday AM peak hour and 89 trips (56 entering and 33 exiting) will occur during the weekday PM peak hour. It should be noted that this development is expected to generate less trips than typical NCDOT guidelines to require a TIA (3,000 daily trips); however, a courtesy copy of the TIA will be provided to NCDOT for review.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that the site trips will be regionally distributed as follows:

- 30% to/from the north via New Hill Olive Chapel Road
- 10% to/from the south via New Hill Olive Chapel Road
- 60% to/from the east via Humie Olive Road

These regional distributions are consistent with connecting adjacent developments and were approved as part of the MOU. The site trip distribution is shown in Figure 8 and the site trip assignment is shown in Figure 9.

LEGEND

○

Unsignalized Intersection

X% →

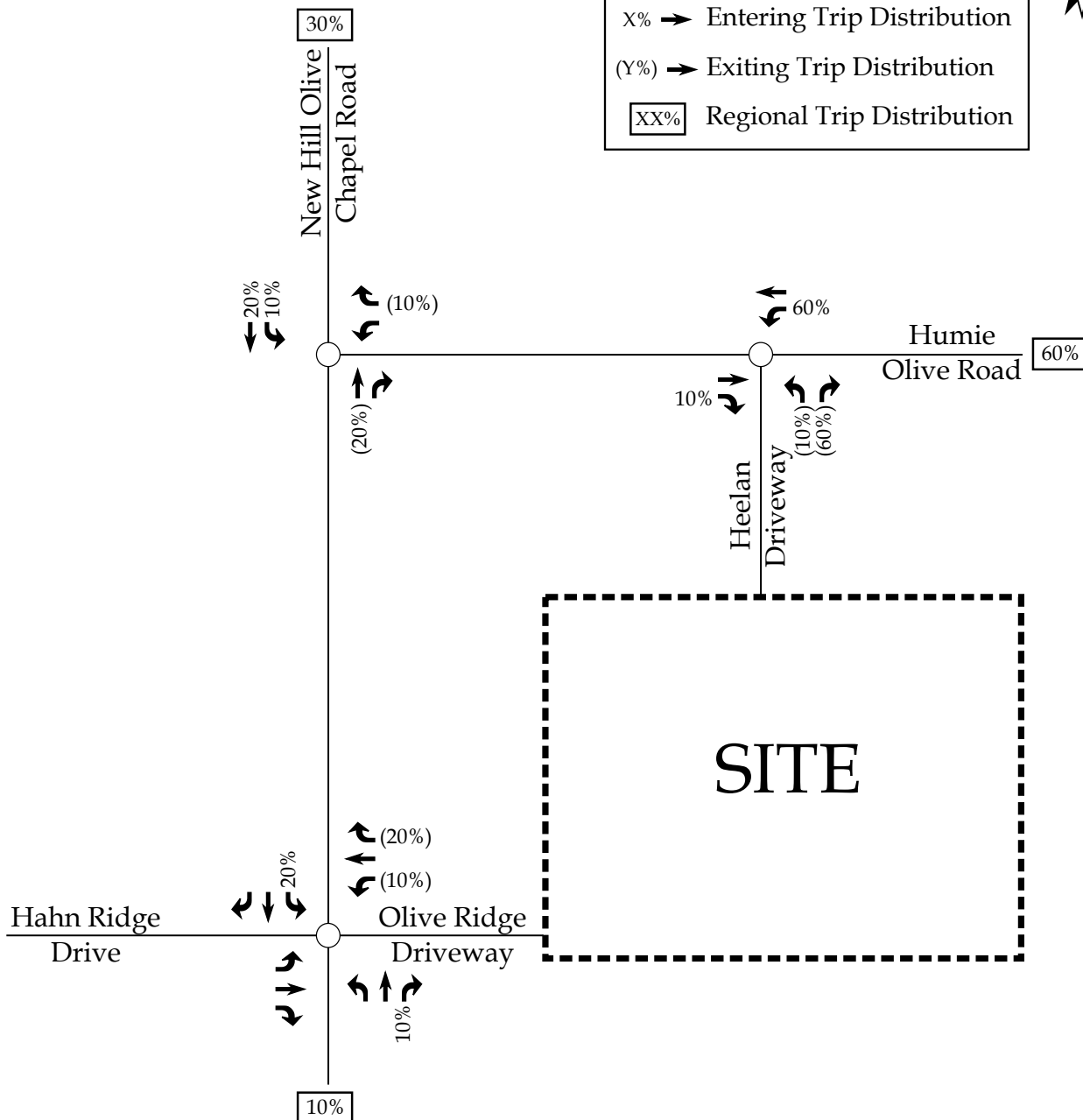
Entering Trip Distribution

(Y%) →

Exiting Trip Distribution

XX%

Regional Trip Distribution



RKA

RAMEY KEMP ASSOCIATES

Twin Ponds Lane Development

Apex, NC

Site Trip Distribution

Scale: Not to Scale

Figure 8

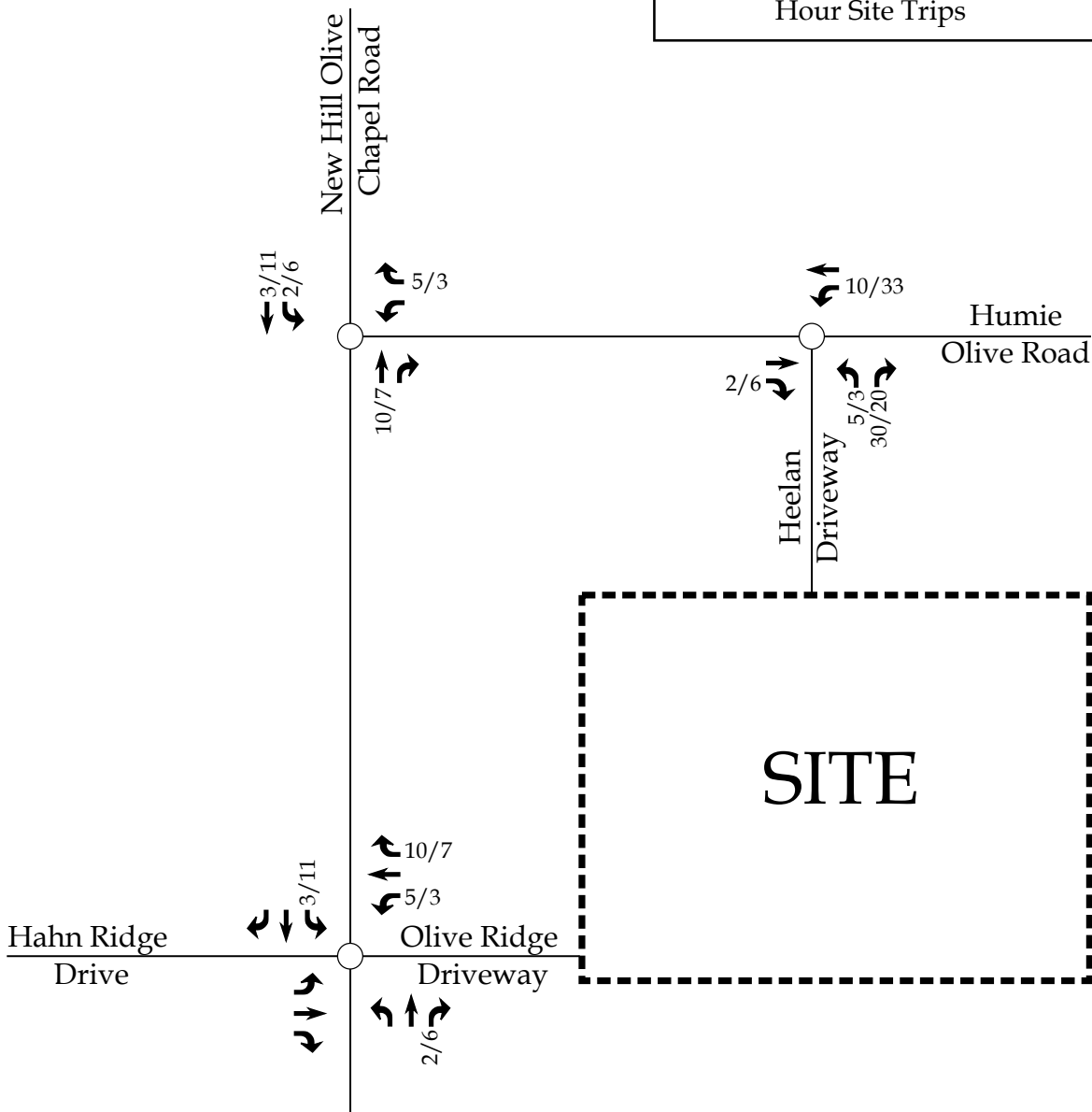
LEGEND

○

Unsignalized Intersection

X / Y →

Weekday AM / PM Peak
Hour Site Trips



Twin Ponds Lane
Development
Apex, NC

Site Trip Assignment

Scale: Not to Scale

Figure 9

5. 2025 BUILD TRAFFIC CONDITIONS

5.1. 2025 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2025 no-build traffic volumes to determine the 2025 build traffic volumes. Refer to Figure 10 for an illustration of the 2025 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2025 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2025 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.

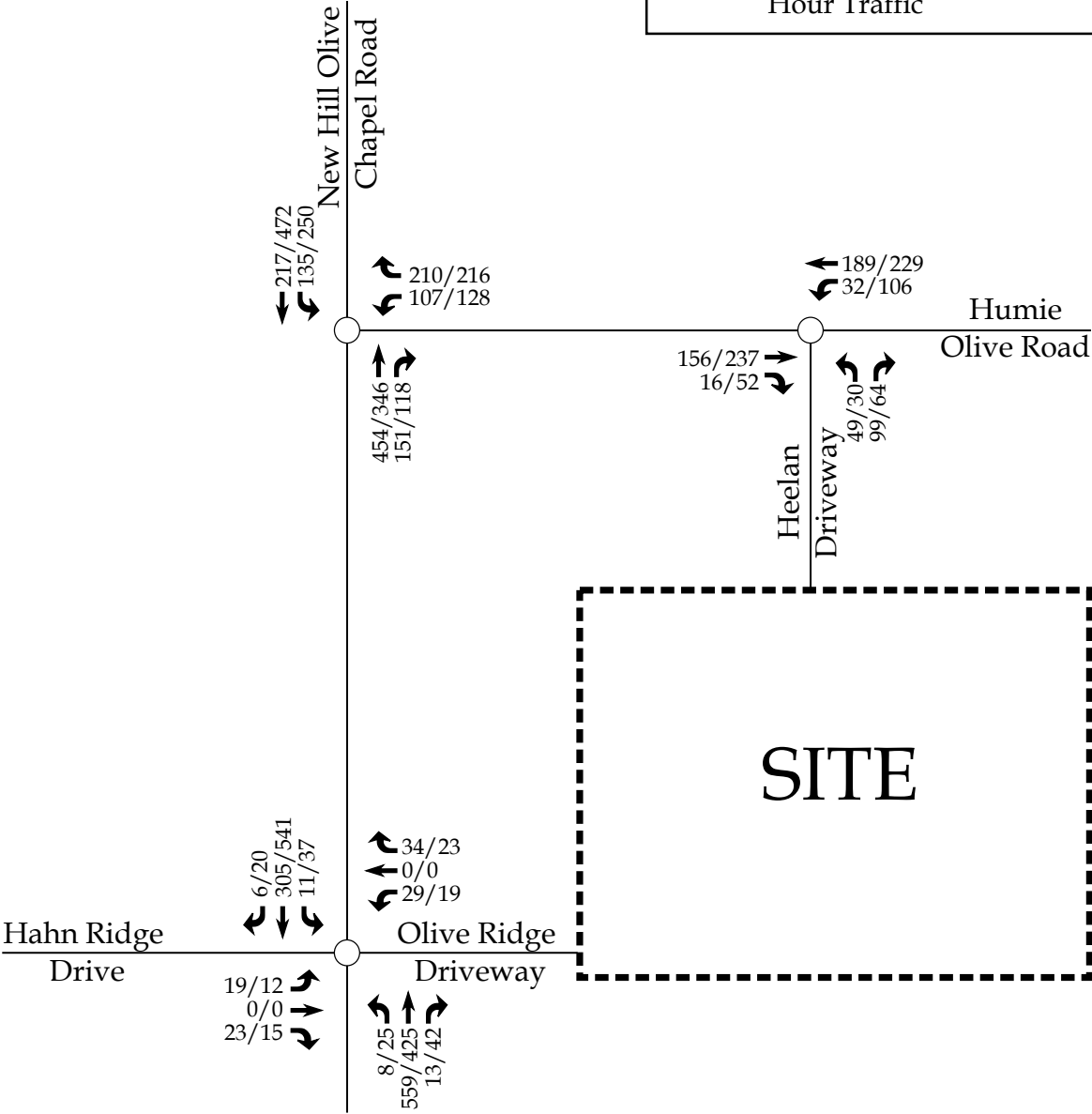
LEGEND

○

Unsignalized Intersection

X / Y →

Weekday AM / PM Peak
Hour Traffic



Twin Ponds Lane
Development
Apex, NC

2025 Build
Peak Hour Traffic

Scale: Not to Scale Figure 10

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 4: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town’s UDO and NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

7.1. New Hill Olive Chapel Road and Humie Olive Road

The existing unsignalized intersection of New Hill Olive Chapel Road and Humie Olive Road was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports and Appendix G for the SimTraffic queuing reports.

Table 5: Analysis Summary of New Hill Olive Chapel Road and Humie Olive Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	WB	1 LT, 1 RT	B ²	N/A	B ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT-TH	A ¹		A ¹	
2025 No-Build	WB	1 LT*, 1 RT	D ²	N/A	F ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT, 1 TH	A ¹		A ¹	
2025 Build	WB	1 LT*, 1 RT	D ²	N/A	F ²	N/A
	NB	1 TH-RT	--		--	
	SB	1 LT, 1 TH	A ¹		A ¹	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Committed improvements to the lane configuration by the Friendship Station PUD and Heelan Property are shown in **red**.

*Additional storage committed by Friendship Station PUD and Heelan Property.

Capacity analysis of 2021 existing, 2025 no-build, and 2025 build traffic conditions indicates the major street left-turn movement at the intersection of New Hill Olive Chapel Road and Humie Olive Road is expected to operate at LOS A during both weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS B under 2021 existing traffic conditions during both weekday AM and PM peak hours. Under 2025 no-build and 2025 build traffic conditions, the minor-street approach is expected to operate at LOS D during the weekday AM peak hour and LOS F during the PM peak hour. These levels of service are not uncommon for an unsignalized minor-street approaches at a mainline (New Hill Olive Chapel Road) with heavy through volumes.

Due to poor minor-street approach LOS during the weekday AM and PM peak hour, a traffic signal was considered at this intersection. 2025 no-build and 2025 build traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). A traffic signal is expected to be warranted during both weekday peak hours. Due to the high volume of residential development, (which typically generate trips during two distinct peak hours each weekday) it is anticipated that the 4- or 8-hour signal warrants would not be met, which NCDOT typically prefers for signalization.

The 150-foot southbound left-turn lane improvement committed by Friendship Station PUD and the Heelan Property along New Hill Olive Chapel Road is anticipated to provide sufficient storage for the southbound left-turning queues under 2025 build traffic conditions.

Based on the SimTraffic queuing report under 2025 build traffic conditions, the 95th queue is anticipated to be 131 feet during the weekday AM peak hour and 245 feet during the weekday PM peak hour. Friendship Station PUD committed to extend the westbound left-turning movement to 250 feet which is anticipated to provide sufficient storage under 2025 build conditions.

It should be noted the proposed development is only expected to account for 2% of the total traffic at this study intersection during the weekday AM and PM peak hours under 2025 build conditions. Additionally, interconnectivity along Horton Ridge Boulevard between the adjacent developments is expected to alleviate some of the traffic currently at the intersection of New Hill Olive Chapel Road and Humie Olive Road.

No improvements are recommended at this intersection since the 4- and 8- hour warrants for signalization are not anticipated to be met, there is low impact by the proposed development, and there will be future interconnectivity / connector road between adjacent developments.

7.2. New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

The existing unsignalized intersection of New Hill Olive Chapel Road and Hahn Ridge Drive was analyzed under 2021 existing traffic conditions with the lane configurations and traffic control shown in Table 6. Olive Ridge Driveway is anticipated to align with Hahn Ridge Drive along New Hill Olive Chapel Road under 2025 no-build traffic conditions. Olive Ridge Driveway is anticipated to be a main access point for the Twin Ponds Lane development. Refer to Table 6 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports and Appendix G for the SimTraffic queuing reports.

Table 6: Analysis Summary of New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB NB SB	1 LT-RT 1 LT, 1 TH 1 TH-RT	B ² A ¹ --	N/A	B ² A ¹ --	N/A
2025 No-Build	EB WB NB SB	1 LT- TH -RT 1 LT-TH-RT 1 LT, 1 TH- RT 1 LT , TH-RT	C ² C ² A ¹ A ¹	N/A	C ² D ² A ¹ A ¹	N/A
2025 Build	EB WB NB SB	1 LT- TH -RT 1 LT-TH-RT 1 LT, 1 TH- RT 1 LT , TH-RT	C ² C ² A ¹ A ¹	N/A	D ² D ² A ¹ A ¹	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Committed improvements to the lane configuration by the Olive Ridge development are shown in **red**.

Capacity analysis of 2021 existing traffic conditions indicates the minor-street approach at the intersection of Hahn Ridge Drive and New Hill Olive Chapel Road currently operates at LOS B during the weekday AM and PM peak hour. Under 2025 no-build traffic conditions, Olive Ridge Driveway will align with Hahn Ridge Drive at New Hill Olive Chapel Road. The minor-street approaches are expected to operate at LOS C during the weekday AM peak hour and

LOS D or better during the weekday PM peak hour under 2025 no-build and 2025 build traffic conditions. It should be noted the proposed development is only expected to account for 2% of the total traffic at this study intersection during the weekday AM and PM peak hours under 2025 build conditions.

Exclusive left- and right-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to the North Carolina Highways*. Based on the SimTraffic queuing reports under 2025 build traffic conditions, the southbound left-turning movement 95th queue is anticipated to be 18 feet during the weekday AM peak hour and 33 feet during the weekday PM peak hour. Olive Ridge Development is committed to constructing a southbound left-turn lane with 50 feet of storage. This improvement is anticipated to provide sufficient storage under 2025 build conditions.

An exclusive northbound right-turn lane was considered, but not recommended at this intersection due to the low contribution of traffic by the proposed Twin Ponds Lane Development.

No improvements by the developer are recommended at this intersection due to minimal queuing and low contribution of traffic to the intersection.

7.3. Humie Olive Road and Heelan Driveway

The unsignalized intersection of Humie Olive Road and Heelan Driveway was analyzed under 2025 no-build and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 7. Heelan Driveway is anticipated to be a main access point for the Twin Ponds Lane development. Refer to Table 7 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports and Appendix G for the SimTraffic queuing reports.

Table 7: Analysis Summary of Humie Olive Road and Heelan Driveway

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 No-Build	EB WB NB	1 TH, 1 RT 1 LT , 1 TH 1 LT-RT	-- A ¹ B ²	N/A	-- A ¹ B ²	N/A
2025 Build	EB WB NB	1 TH, 1 RT 1 LT , 1 TH 1 LT-RT	-- A ¹ B ²	N/A	-- A ¹ B ²	N/A

Committed improvements to lane configurations by the Heelan Property development shown in **red**.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2025 no-build and build traffic conditions indicates the minor-street movement and major-street left-turn movement currently operates at LOS B or better during the weekday AM and PM peak hours. Under 2025 no-build traffic conditions, the Heelan Property is expected to construct this intersection with a stop control for the southbound approach, an exclusive eastbound right-turn lane, and a westbound left-turn lane each with 75 feet of storage.

Based on the SimTraffic queuing report under 2025 build traffic conditions, the 95th queue for the westbound left-turning movement is anticipated to be 18 feet during the weekday AM peak hour and 47 feet during the weekday PM peak hour. It should be noted interconnectivity along Horton Ridge Boulevard between the adjacent developments is expected to alleviate

some of queuing at the intersection of Humie Olive Road and Heelan Driveway. Turn lane storages committed by the Heelan Property development are expected to sufficiently accommodate 2025 build traffic volumes. Due to minimal queuing, future interconnectivity, and sufficient turn lane storages, no improvements by the developer are recommended at this intersection.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed residential development, located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road in Apex, North Carolina. The proposed development is expected to be built out in 2025. Site access will be provided via interconnectivity with Heelan Property (one full movement driveway along Humie Olive Road, five full movement driveways along Horton Ridge Boulevard, one full movement driveway along Olive Farm Road to align with Friendship Station Northern Site Driveway, one full movement driveway along Future Cave Junction Street and interconnectivity with Olive Ridge Subdivision). The primary access points to be analyzed in this study are via Humie Olive Road and Heelan Driveway and via New Hill Olive Chapel Road and Olive Ridge Driveway (to be aligned with Hahn Ridge Drive, providing access to Jordan Manors.)

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

Trip Generation

It is anticipated that the proposed development will generate approximately 920 total site trips on the roadway network during a typical 24-hour weekday period. It is estimated that the proposed development will generate approximately 67 trips (17 entering and 50 exiting) during the weekday AM peak hour and 89 trips (56 entering and 33 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

A summary of the study area intersections are as follows:

New Hill Olive Chapel Road and Humie Olive Road

Due to poor minor-street approach LOS during the weekday AM and PM peak hour, a traffic signal was considered at this intersection. 2025 no-build and 2025 build traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). A traffic signal is expected to be warranted during both weekday peak hours. Due to the high volume of residential development, (which typically generate trips during two distinct peak hours each weekday) it is anticipated that the 4- or 8-hour signal warrants would not be met, which NCDOT typically prefers for signalization.

The 150-foot southbound left-turn lane improvement committed by Friendship Station PUD and the Heelan Property along New Hill Olive Chapel Road is anticipated to provide sufficient storage for the southbound left-turning queues under 2025 build traffic conditions.

Based on the SimTraffic queuing report under 2025 build traffic conditions, the 95th queue is anticipated to be 141 feet during the weekday AM peak hour and 245 feet during the weekday PM peak hour. Friendship Station PUD committed to extend the westbound left-turning movement to 250 feet which is anticipated to provide sufficient storage under 2025 build conditions.

It should be noted the proposed development is only expected to account for 2% of the total traffic at this study intersection during the weekday AM and PM peak hours under 2025 build conditions. Additionally, interconnectivity along Horton Ridge Boulevard between the adjacent developments is expected to alleviate some of the traffic currently at the intersection of New Hill Olive Chapel Road and Humie Olive Road.

No improvements are recommended at this intersection since the 4- and 8- hour warrants for signalization are not anticipated to be met, there is low impact by the proposed development, and there will be future interconnectivity / connector road between adjacent developments.

New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

Exclusive left- and right-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to the North Carolina Highways*. Based on the SimTraffic queuing reports under 2025 build traffic conditions, the southbound left-turning movement 95th queue is anticipated to be 15 feet during the weekday AM peak hour and 33 feet during the weekday PM peak hour. Olive Ridge Development is committed to constructing a southbound left-turn lane with 50 feet of storage. This improvement is anticipated to provide sufficient storage under 2025 build conditions.

An exclusive northbound right-turn lane was considered, but not recommended at this intersection due to the low contribution of traffic by the proposed Twin Ponds Lane Development.

No improvements by the developer are recommended at this intersection due to minimal queuing and low contribution of traffic to the intersection.

Humie Olive Road and Heelan Driveway

Based on the SimTraffic queuing report under 2025 build traffic conditions, the 95th queue for the westbound left-turning movement is anticipated to be 18 feet during the weekday AM peak hour and 47 feet during the weekday PM peak hour. It should be noted interconnectivity along Horton Ridge Boulevard between the adjacent developments is expected to alleviate some of queuing at the intersection of Humie Olive Road and Heelan Driveway. Turn lane storages committed by the Heelan Property development are expected to sufficiently accommodate 2025 build traffic volumes. Due to minimal queuing, future interconnectivity, and sufficient turn lane storages, no improvements by the developer are recommended at this intersection.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified to accommodate future traffic conditions. See a more detailed description of the improvements below. Refer to Figure 11 for an illustration of the recommended lane configuration for the proposed development.

Committed Improvements by Friendship Station PUD

New Hill Olive Chapel Road and Humie Olive Road

- Extend the westbound left-turn lane to 250 feet of storage.
- Provide an exclusive southbound left-turn lane with 150 feet of storage.

Committed Improvements by Heelan Property

New Hill Olive Chapel Road and Humie Olive Road

- Extend the westbound left-turn lane to 200 feet of storage.
- Provide an exclusive southbound left-turn lane with 150 feet of storage.

Humie Olive Road and Heelan Driveway

- Provide an exclusive eastbound right-turn lane with 75 feet of storage.
- Provide an exclusive westbound left-turn lane with 75 feet of storage.
- Construct a northbound approach with one ingress and one egress lane as a shared left/right-turn lane.
- Provide stop control for the northbound approach.

Committed Improvements by Olive Ridge

New Hill Olive Chapel Road and Hahn Ridge Drive / Olive Ridge Driveway

- Construct a westbound approach with one ingress and one egress lane as a shared left/through/right turn lane.
- Provide stop control for the westbound approach.
- Provide an exclusive southbound left-turn lane with 50 feet of storage.

Recommended Improvements by Twin Ponds Lane Development

Due to committed improvements by other developments and low impacts to the study intersections, no additional improvements are recommended by the developer.



Twin Ponds Lane
Development
Apex, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure 11

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ08 Adams Property PUD

Planning Board Meeting Date: August 8, 2022



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage: 23.92 acres

PIN(s): 0710990078, 0710990171, 0710889798, 0710889126, 0710879844

Current Zoning: Wake County Residential-40W (R-40W)

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

2045 Land Use Map: Low Density Residential

Town Limits: Currently in Wake County jurisdiction; to be annexed

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☒ 2045 Land Use Map

☒ Consistent

☐ Inconsistent

Reason: _____

☒ Apex Transportation Plan

☒ Consistent

☐ Inconsistent

Reason: _____

☒ Parks, Recreation, Open Space, and Greenways Plan

☒ Consistent

☐ Inconsistent

Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ08 Adams Property PUD

Planning Board Meeting Date: August 8, 2022



Legislative Considerations:

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

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



Consistent



Inconsistent

Reason: _____

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



Consistent



Inconsistent

Reason: _____

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



Consistent



Inconsistent

Reason: _____

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



Consistent



Inconsistent

Reason: _____

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



Consistent



Inconsistent

Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ08 Adams Property PUD

Planning Board Meeting Date: August 8, 2022



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

☒ Consistent ☐ Inconsistent Reason: _____

7. **Health, safety, and welfare.** The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

☒ Consistent ☐ Inconsistent Reason: _____

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

☒ Consistent ☐ Inconsistent Reason: _____

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

☒ Consistent ☐ Inconsistent Reason: _____

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

☒ Consistent ☐ Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ08 Adams Property PUD

Planning Board Meeting Date: August 8, 2022



Planning Board Recommendation:

Motion: To recommend approval as presented.

Introduced by Planning Board member: Ryan Akers

Seconded by Planning Board member: Sarah Soh

- ☒ **Approval:** the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.
- ☐ **Approval with conditions:** the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

- ☐ **Denial:** the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 8 day of August 2022.

Attest:


Mark Steele, Planning Board Vice-Chair

Dianne Khin Digitally signed by Dianne Khin
Date: 2022.08.08 17:34:59
-04'00'

Dianne Khin, Director of Planning and
Community Development



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #22CZ08 Adams Property PUD

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/Authorized Agent: M/I Homes of Raleigh, LLC

Property Addresses: 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane

Acreage: ±23.23 acres

Property Identification Numbers (PINs): 0710990078, 0710990171, 0710889798, 0710889126, 0710879844

2045 Land Use Map Designation: Low Density Residential

Existing Zoning of Properties: Wake County Residential-40W (R-40W)

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: August 8, 2022 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>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

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 (73 Hunter 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.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

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 300 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, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38989>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ08

Adams Property PUD

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: M/I Homes of Raleigh, LLC

Agente autorizado: M/I Homes of Raleigh, LLC

Dirección de la propiedades: 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane

Superficie: ±23.23 acres

Número de identificación de la propiedades: 0710990078, 0710990171, 0710889798, 0710889126, 0710879844

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

Ordenamiento territorial existente de la propiedades: Wake County Residential-40W (R-40W)

Ordenamiento territorial propuesto para la 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 agosto de 2022 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>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

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 (73 Hunter 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.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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 300 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 y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38989>.

Dianne F. Khin, AICP

Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 25 de julio- 8 de agosto de 2022



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #22CZ08 Adams Property PUD

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/Authorized Agent: M/I Homes of Raleigh, LLC

Property Addresses: 0, 0, & 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane

Acreage: ±23.92 acres

Property Identification Numbers (PINs): 0710990078, 0710990171, 0710889798, 0710889126, 0710879844

2045 Land Use Map Designation: Low Density Residential

Existing Zoning of Properties: Wake County Residential-40W (R-40W)

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

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 23, 2022 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>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to 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 members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 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, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38989>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ08

Adams Property PUD

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: M/I Homes of Raleigh, LLC

Agente autorizado: M/I Homes of Raleigh, LLC

Dirección de la propiedades: 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane

Superficie: ±23.92 acres

Número de identificación de la propiedades: 0710990078, 0710990171, 0710889798, 0710889126, 0710879844

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

Ordenamiento territorial existente de la propiedades: Wake County Residential-40W (R-40W)

Ordenamiento territorial propuesto para la 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

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.

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de agosto, 2022 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>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

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.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Mapa de las inmediaciones:

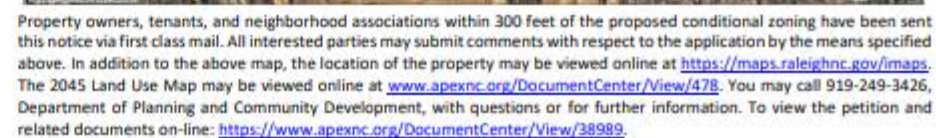


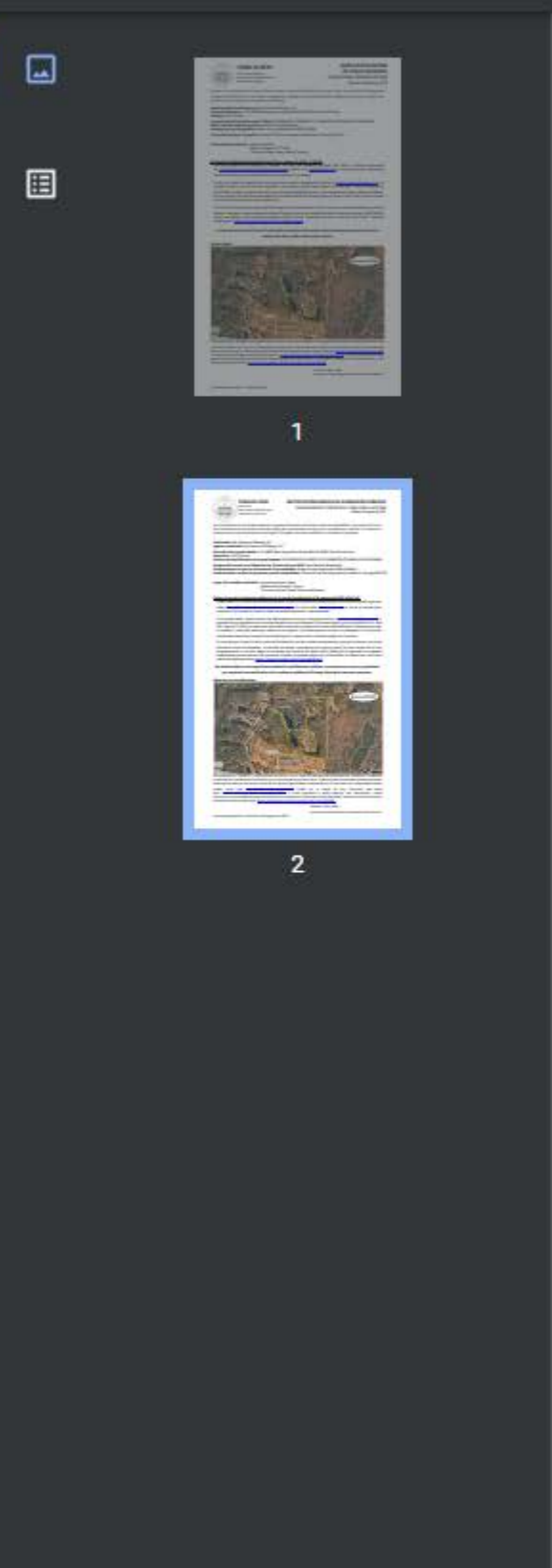
Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados 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 y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38989>.

Dianne F. Khin, AICP

Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 5 de agosto- 23 de agosto de 2022






Property owners, tenants, and neighborhood associations within 300 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/3179. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/38989>.

Dianne F. Khan, AICP
Director of Planning and Community Development

Published Dates: July 25 – August 8, 2022

 **TOWN OF APEX**
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEFONO 919-249-3626

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ08
Adams Property PUD

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: M/I Homes of Raleigh, LLC
Agente autorizado: M/I Homes of Raleigh, LLC
Dirección de las propiedades: 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane
Superficie: ±23.23 acres
Número de identificación de las propiedades: 0710990078, 0710990171, 0710889798, 0710889126, 0710879844
Designación actual en el Mapa de Uso Territorial para 2045: Low Density Residential
Ordenamiento territorial existente de las propiedades: Wake County Residential-40W (R-40W)
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 agosto de 2022 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/channel/UCt0w0fapexgov>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

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 (73 Hunter 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.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/channel/UCt0w0fapexgov>.

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.

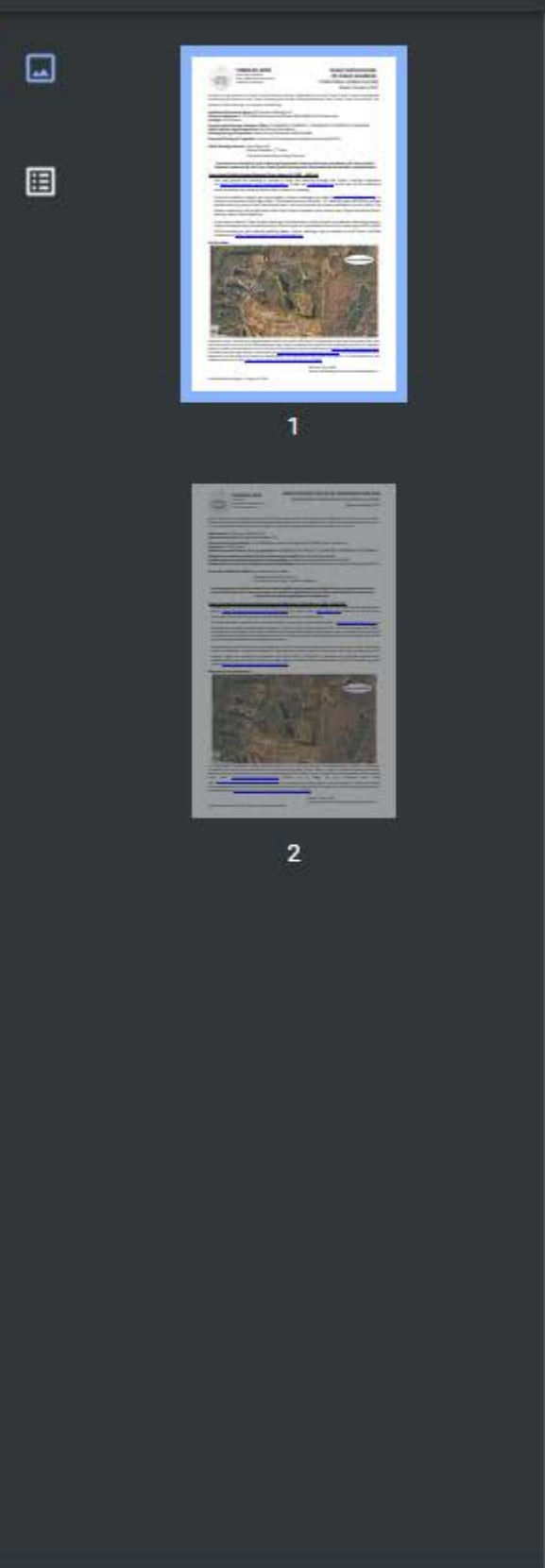
Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 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/3179. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/38989>.

Dianne F. Khan, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 25 de julio- 8 de agosto de 2022



TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3425

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #22CZ08
Adams Property PUD**

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/Authorized Agent: M/I Homes of Raleigh, LLC
Property Addresses: 0, 0, & 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane
Acreage: ±23.92 acres
Property Identification Numbers (PINs): 0710990078, 0710990171, 0710889798, 0710889126, 0710879844
2045 Land Use Map Designation: Low Density Residential
Existing Zoning of Properties: Wake County Residential-40W (R-40W)
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

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 23, 2022 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/townofapexgov>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to 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 members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/townofapexgov>.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 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/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/4178. You may call 919-249-3425, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <http://www.apexnc.org/DocumentCenter/View/38990>.

Dianne F. Khan, AICP
Director of Planning and Community Development

Published Dates: August 5 - August 23, 2022



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEPHONE 919-249-3425

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ08
Adams Property PUD**

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: M/I Homes of Raleigh, LLC
Agente autorizado: M/I Homes of Raleigh, LLC
Dirección de la propiedades: 0, 0, & 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane
Superficie: ±23.92 acres
Número de identificación de la propiedades: 0710990078, 0710990171, 0710889798, 0710889126, 0710879844
Designación actual en el Mapa de Uso Terrestre de Apex 2045: Low Density Residential



Rezoning #22CZ08

Twin Ponds Ln

New Hope Farm Rd

8820

8841

8833

Olive
Ridge

Hahn Ridge Dr

0 500 1,000

Feet

Public Hearing Sign Posted By

[Signature]
Signature

4/9/2022
Date

April 2022
February 2022 Aerial Photography
Prepared by: Town of Apex Planning Department



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 #22CZ08
Adams Property PUD

Project Location: 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane

Applicant or Authorized Agent: M/I Homes of Raleigh, LLC

Firm: M/I Homes of Raleigh, LLC

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 25, 2022, 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 300' 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 300' of the land subject to notification.

7/25/2022
Date

Lianne F. Khin
Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Joshua Killian, a Notary Public for the above

State and County, this the 25 day of July, 202 2.



Joshua Killian
Notary Public

My Commission Expires: 6/19/2027



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 #22CZ08
Adams Property PUD

Project Location: 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane

Applicant or Authorized Agent: M/I Homes of Raleigh, LLC

Firm: M/I Homes of Raleigh, LLC

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on August 5, 2022, 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 300' 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 300' of the land subject to notification.

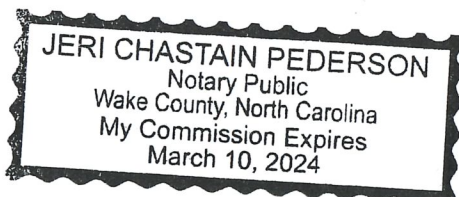
8/8/2022
Date

Shianne F. Khin
Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above

State and County, this the 8 day of August, 202 2.



SEAL

Jeri Chastain Pederson
Notary Public

My Commission Expires: 3 / 10 / 2024



Student Assignment

5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

April 13, 2022

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: April 1, 2022
- Name of development: 22CZo8 Adams Property PUD
- Address of rezoning: 0, 0, and 8820 New Hope Farm Rd; 8833 & 8841 Twin Ponds Ln
- Total number of proposed residential units: 67
- Type(s) of residential units proposed: Single-family detached

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- ☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- ☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:
 - ☒ Elementary ☒ Middle ☒ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- ☐ Not applicable – existing school capacity is anticipated to be sufficient.
- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
- ☒ School expansion or construction within the next five years may address concerns at these grade levels:
 - ☒ Elementary ☐ Middle ☒ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Glenn Carrozza