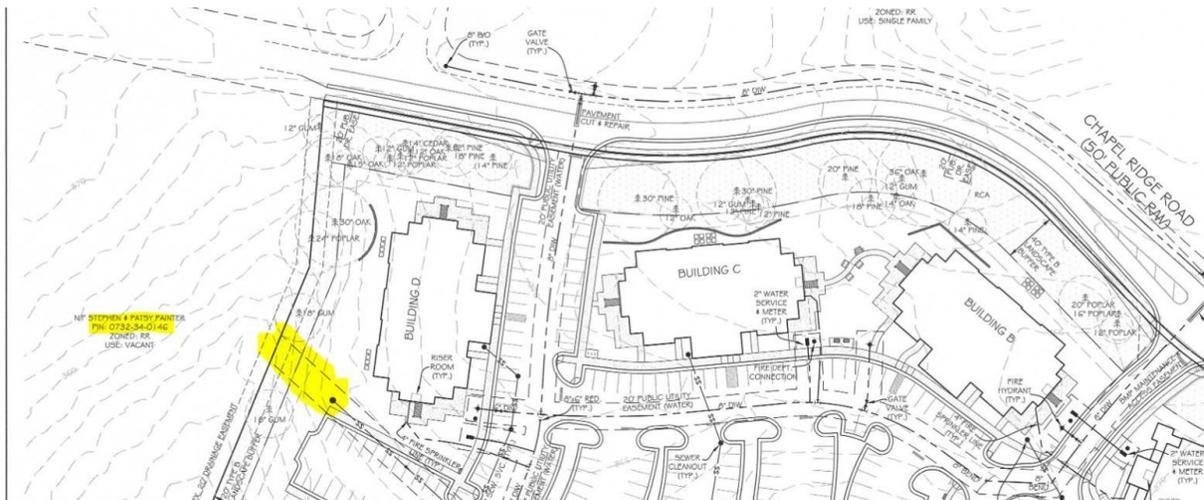




SEWER INFORMATION

Provided per: Jamie Gregg, PE - Utilities Engineering Manager, Town of Apex
James.Gregg@apexnc.org | 919-249-3324

The screenshot below shows where the Professional Park will install sewer. There is an easement extended to your property line [1505 Clark Farm Rd] from the manhole that will allow you to connect. Yes, the stream will affect the depth of your sewer, but that should have been accounted for with the Professional Park's design. Depending on how your property is developed (residential vs commercial; single house or subdivided, etc.) will determine which UDO requirements come into play and how the utilities will need to be extended to your property.



ELECTRIC INFORMATION

Provided per: Larry Lehning, Duke Energy Progress - 919-548-5303

There is a transformer at the front left corner with a single phase line and electrical service runs along the frontage of the lot, so you would be able to tap into electric from either. A single phase line can serve townhomes.

ZONING INFORMATION

Provided per: Shelly Mayo, Planner II, Town of Apex
Shelly.Mayo@apexnc.org | 919-249-1136

We still have one more meeting with the Planning Committee before we host a virtual open house on all the transit related LUM amendments on Jan 19.

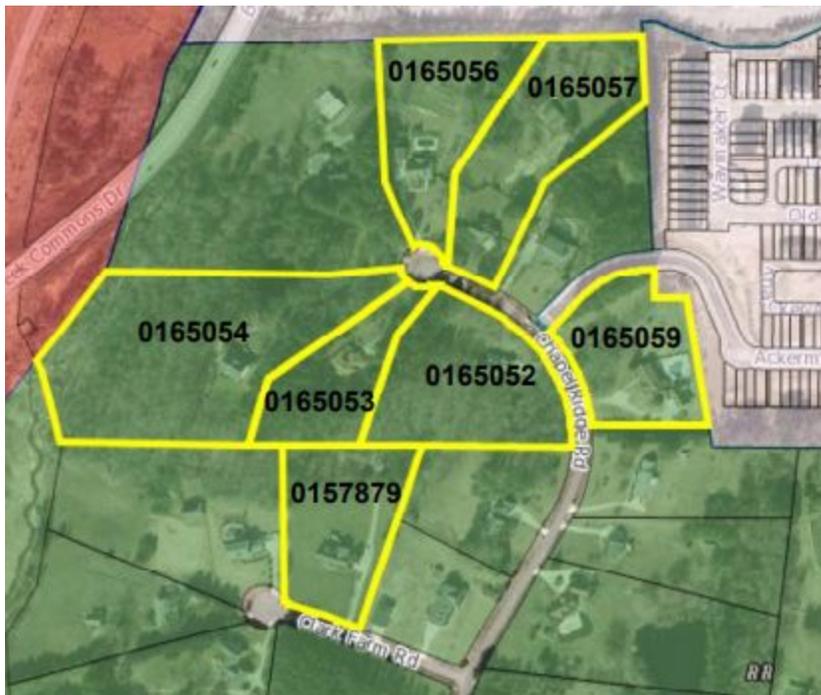


Since the Chapel Ridge lots are in such close proximity to Beaver Creek Crossings and the Town's first bus route, Town Council is considering possible updates to the 2045 Land Use Map (LUM) to add potential uses and higher density residential to encourage transit oriented development.

At the last meeting, the proposed changes included adding a blue stripe to the Chapel Ridge lots, which would allow them to develop fully or partially as office related uses. At the next meeting, staff anticipates that the 2045 Land Use Map will be changed to remove the Office stripe from Chapel Ridge and leave the Med/High and High Density stripes.

---- Follow up Message ----

At the moment, I've been informed that 7 property owners are working together to sell their land. The screenshot below shows those parcels. The information below is what I've been sharing with potential developers. It is almost verbatim what I've sent to each interested party.



I've attached a copy of the comment letter that we sent the broker the last time we met with the residents. Below is an overview of what would be needed to redevelop these properties in Chapel Ridge to apartments. The typical time from initial application submittal of the PUD-CZ to approval of Construction Drawings is typically **10 – 14 months**. This does not include the time needed for building, grading, sewer or other permits and assumes no delays on the developer's side. Please allow extra time for any permits or plan review required by NCDOT.



Process – PUD-CZ rezoning & LUM amendment: 3-5 months = 3 months of staff review + 2 months to get on the Council agenda

The 2045 Land Use Map shows the Chapel Ridge neighborhood as Medium Density Residential. Apartments are not permitted in the Medium Density Residential designation. You would need to request a Land Use Map amendment to High Density Residential. This would be a part of rezoning the properties from the current Rural Residential zoning district to either High-Density Multi-Family - Conditional Zoning or Planned Unit Development – Conditional Zoning. We recommend PUD-CZ for this project. The attached comment letter has links to the applications online and our calendar of submittals and public hearings.

If Town Council amends the LUM to permit high density residential before your application, then you would still need to apply for a rezoning but wouldn't need to include a LUM amendment. It doesn't necessarily save you any time, but does create one less hurdle in the process.

The PUD-CZ application can be found below:

<http://www.apexnc.org/DocumentCenter/View/449/Planned-Unit-Development-PUD-Application-PDF>

The typical schedule for a PUD-CZ rezoning can be found below.

<http://www.apexnc.org/DocumentCenter/View/34035/2021-Planned-Unit-Development-Schedule>

Process – Major Site Plan: 4-5 months = 2-3 months of staff review + 2 months to get on the Council agenda

If the rezoning is approved, the next step for apartments will be to follow the Major Site Plan process. Please use the link below to download and review the requirements of the Major Site Plan. Major Site Plans are reviewed by staff and approved by Town Council at a quasi-judicial public hearing.

<http://www.apexnc.org/DocumentCenter/View/441/Major-Site-Plan-PDF>

We've also created and published a schedule for Major Site Plans. This provides key dates and describes how long a typical subdivision takes to receive Major Site Plan approval. You can access it at the link below:

<http://www.apexnc.org/DocumentCenter/View/30195/2020-Major-Site-Plan-Schedule>

Please note that Major Site Plans are heard by Town Council as a quasi-judicial public hearing. This means that ex parte communication is prohibited. You cannot discuss the specifics of the project with Town Council ahead of the hearing.



Process – Construction Drawings: 3-4 months

Once the Major Site Plan is approved, the next step will be to submit for Construction Plan review. Construction Plan review is approved by staff. You can view the Construction Plan application at the following link:

<http://www.apexnc.org/DocumentCenter/View/105>

Process – Annexation: 2 months

This can be done during Construction Drawing review, but CDs cannot be signed by Town Staff until the property is annexed.

<http://www.apexnc.org/DocumentCenter/View/431/Annexation-Petition-PDF>

Neighbor concerns:

Generally, the other neighbors in Chapel Ridge are unlikely to support a redevelopment of this property. I've only heard from one property owner, Mr. Bishop at 1213 Chapel Ridge Rd., and he's stated his opposition to redeveloping these parcels. That said, he may be looking for a higher price for his property.

This neighborhood has historically been opposed to development in their area, and some of the residents in the middle of the neighborhood have recently stated they'd like to stay still. Some of the residents along the southern side of the neighborhood have expressed interest in redeveloping as well.

As stated in the attached comment letter, staff does not feel that we can recommend approval of a rezoning unless the adjacent neighbors in Chapel Ridge are either a part of the rezoning or are not in opposition. The comment letter has more detail.

Additionally, residents of Ashley Downs may be opposed due to perceived traffic concerns. That subdivision is on the south side of Olive Chapel Road.

Town Council:

has expressed several areas of concern at recent meetings. Planning staff recommends that you consider adding conditions that address one or more of the following:

- senior housing
- affordable housing
 - o The Town is currently working on an affordable housing plan. The public hearings to review and approve the plan are on January 11 and January 26. Any projects submitted after that would need to comply with the Affordable Housing Plan.
- tree preservation
- solar energy



- home energy efficiency

Staff **strongly** recommends that all rezoning applicants try to meet with the Town Council about their projects before the Council meeting. We cannot emphasize this strongly enough. All Town Council can be emailed at allcouncil@apexnc.org.

If you'd like, we can send you examples of recently approved conditions for each area of concern. You're not required to use any of that language, but it might give you a good place to start.

Access & connection:

Section 7.5.4 of the UDO requires a certain number of access points based on the number of developed residential units.

Required Points of Access	# of SF Units	# of MF Units	Combination of SF or MF
1	50	100	50
2	Up To 300	Up To 300	Up To 300
3	>/= 301	>/= 301	>/= 301

When more than one (1) point is required, one (1) of those two (2) points must be a full movement intersection and both points of access must be constructed to Town of Apex standards. A stub street, allowing for future connectivity but not being extended to the public street system in conjunction with the proposed development, cannot be considered a point of access.

There are currently 2 points of access to adjacent Thoroughfares: Chapel Ridge Road and Creekside Landing Drive. There are 193 townhome units in Hempstead and 13 single-family homes (not including the homes in this rezoning or the future home of Jordan Lutheran Church) off of those 2 points of access. That leaves a total of 94 residential units before a third public road connection needs to be built.

Maximum # of units off 2 points of access:	300
- Existing Hempstead Subdivision	- 193
- Existing Chapel Ridge Single-Family	- 13



Remaining # of units with current access:	94
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Based on my most recent conversation with our Transportation Engineer Russell Dalton, apartments may be counted separately from other residential units, and can be located on private streets and driveways. He's confirmed that you will still need a connection to Beaver Creek Commons Drive, but that connection could be a driveway instead of a public road. This means it would be easier and cheaper to construct.

This means that you could, conceptually, get up to 300 apartment units by obtaining a driveway to that road. Possible Driveway Locations we discussed:

- Pump Station Access: He's amenable to a driveway at or near our existing pump station and said that it could be a full movement driveway based on the separation from the other driveways on that road. He doesn't anticipate needing to count the loading driveway for Beaver Creek Crossings, since the traffic volume is very low there. We don't have an exact distance from the church driveway to the pump station driveway though, so that may change. He confirmed that at least a right-in, right-out driveway could be approved. The Town owns an access easement over this land, but does not own the underlying land. The owners of Beaver Creek Crossins shopping center own the underlying land. Even if the Town abandons our easement, you'll have to coordinate with the owners of that property.
- Shared with Jordan Lutheran: Ideally there would be one driveway (or public road) that you shared and then split off so that the traffic from the apartments didn't funnel through the church site and vice versa. Depending on the layout of the apartments and whether Jordan Lutheran would be amenable, using the approved Jordan Lutheran driveway could be acceptable. Their pastor is Michael Merker and his email address is pastor@jordanchurchnc.org. The engineer they used for their Minor Site Plan is Trento Stewart at Arcadia Engineers. His email address is trent@arcadiaengineers.com.

The Town will do our best to work with any developer to find a solution that works for all of us. I can't guarantee that the options we've discussed would be approved, since that depends strongly on how the layout of the site works. We regularly work with developers on difficult projects and would do the same on this project.

Road improvements, including sidewalks and/or widening may be required depending on TIA and the Town's approved plans. More details on what the plans show can be found in the attached comment letter.

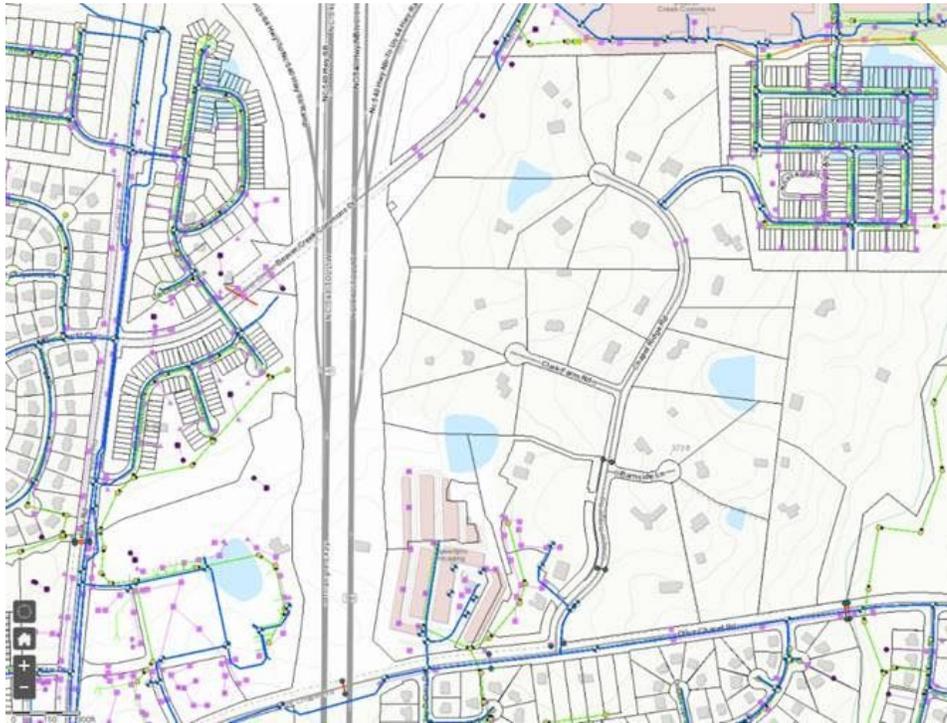
Utilities:

Steve Miller (steve.miller@apexnc.org) will have the most complete and up-to-date information about utility connections. I can provide you with a brief overview.



Sewer is the biggest issue for these properties. At the moment, there are no sewer stubs connecting directly to these properties. The screenshot below is taken from the Town's Utilities Map, which can be found at this link:

<http://www.apexnc.org/606/Maps-Publications>



Sewer is shown in green and water in blue. Stormwater is shown in purple. The Town has plans to bring sewer under 540 from the west and connect it to the sewer line just north of the Chapel Ridge subdivision. That would take the pump station off-line and increase the capacity in the area. After a conversation with Water Resources, the Town needs an easement across the property at the end of the Chapel Ridge cul-de-sac which is owned by Jordan Lutheran Church. We cannot proceed forward with the sewer line until we have that easement.