

# APEX ENVIRONMENTAL ADVISORY BOARD MEETING AGENDA

Meeting Date:  
February 19<sup>th</sup>, 2026  
6:00 p.m.



In Person Meeting  
Apex Town Hall  
2nd Floor Council Chambers

## MEMBERS:

Mark Schwegel, Chair  
Njeri Moeller, Vice-Chair  
Mayor Pro-Tempore Terry Mahaffey, Council Liaison

Sean Crowell  
Anne Gary  
John Garrison  
Changling Hu

Bill Jensen  
Dhvani Joshi  
Suzanne Mason  
Sandra Villaseñor

- 
- Call to Order
  - Approval of Minutes:
    - January 15<sup>th</sup>, 2026
  - Public Comment Period
  - Council Member Comments
  - Staff Announcements
  - Rezoning Case Review(s):
    - **Rezoning Case #25CZ24 N. Salem Street Mixed-Use PUD**  
Presenter: Matthew Carpenter
    - **Rezoning Case #25CZ21 Teeter Property**  
Presenter: Patrick Kiernan
  - New Business
    - Vote on adding 2<sup>nd</sup> EAB meeting to rezoning process
  - Open Discussion
    - EarthFest Sign-up
    - Tree subcommittee updates / planning
    - Veridea Enhanced Environmental Plan review
    - Workshop Session
  - Adjourn

**DRAFT MINUTES**

**TOWN OF APEX  
ENVIRONMENTAL ADVISORY BOARD  
THURSDAY, JANUARY 15, 2026  
6:00PM**

The Apex Environmental Advisory Board met for a Regular Meeting on Thursday, January 15, 2026 at 6:00 pm in the Council Chambers at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person or watch online via the livestream on the Town’s YouTube Channel. The recording of this meeting can be viewed here: <https://www.youtube.com/watch?v=yDlbGSeDlnE>

**[ATTENDANCE]**

Environmental Advisory Board Members

- Mark Schwegel, Chair
- Njeri Moeller, Vice Chair
- Patrick Adams, Board Member
- Sean Crowell, Board Member
- Anne Gary, Board Member
- Changling Hu, Board Member
- Dhvani Joshi, Board Member
- John Garrison, Board Member
- Suzanne Mason, Board Member
- Sandra Villasenor, Board Member
- Terry Mahaffey (non-voting member, Council liaison)
- Absent: Bill Jensen, Board Member

**[COMMENCEMENT]**

**Chair Schwegel** called the meeting to order at **6 p.m.** and welcomed everyone.

**[APPROVAL OF MINUTES]**

**Member Garrison** asked for a correction on page 9 of the December 12, 2025 minutes the word “servicing” to “serving” referencing his comment.

## DRAFT MINUTES

1 A **motion** was made by **Member Mason**, seconded by **Vice Chair Moeller** to  
2 approve the minutes of the December 18, 2025 EAB meeting with the correction on page 9  
3 from “servicing” to serving”.  
4

5 **VOTE: UNANIMOUS (9-0)** with Member Jensen absent  
6  
7  
8

### 9 **[ANNOUNCEMENTS]**

10

11 **Nora Skinner**, Board Liaison gave the following updates:

#### 12 **Environmental Program Updates**

- 13 • The first invasive species removal workday of the year was held January 10 at Apex  
14 Community Park at the lake entrance. Thirteen volunteers participated and removed  
15 ten bags of English ivy.
- 16 • Two additional invasive removal workdays are scheduled for January 24 (Saturday)  
17 and January 26 (Monday, Wake County teacher workday), from 10:00 a.m. to 12:00  
18 p.m. Registration is available through the Town’s volunteer portal on the webpage.
- 19 • Ms. Skinner will meet with the Volunteer Coordinator to plan Spring environmental  
20 programs. Upcoming programs will be promoted through the Parks and Recreation  
21 programming guide, volunteer portal, and environmental leadership webpage.
- 22 • Volunteer age requirements were discussed; details are available on the volunteer  
23 webpage.

24 **Member Mason** asked if there was any herbicide used on the Ivy.

25 **Ms. Skinner** said that it was removed by hand-pulling only and staff will continue  
26 monitoring the site and may explore licensed herbicide use in the future, including  
27 possible coordination with other Town departments.

28 **Member Mason** said the staff that do utility line maintenance may have an herbicide  
29 license.

30 **Ms. Skinner** said that she would check into that.  
31  
32

### 33 **[OPEN DISCUSSION]**

34

#### 35 **Tree Canopy Subcommittee updates**

36

37 **Nora Skinner**, Board Liaison they continue to meet and the next meeting is January  
38 16, 2026 from 3 p.m. – 4:00 p.m. and plan to present to the Board in April or May once  
39 presentations to Directors and then Town Council have been conducted.  
40  
41

#### 42 **EarthFest Planning**

## DRAFT MINUTES

1 **Ms. Skinner** asked the Board if they would like to discuss EarthFest planning.

2 **Member Mason** said that in the past the event was a 4-hour event from 12:00 p.m. -  
3 4:00 p.m. and that in the past the Board had done shifts with two people and at least one  
4 table. She went over other details on setup.

5 **Member Crowell** asked the date of the EarthFest.

6 **Ms. Skinner** said it was April 25<sup>th</sup>.

7 **Member Crowell** said that he could help with the tables and setup. He said he would  
8 check his schedule and let the Board know.

9 **Member Mason** suggested a sign up for slots at the next meeting.

10 **Member Gary** suggested tree education.

11 **Ms. Skinner** said that they could refer people to the Urban Forestry tent.

12

### 13 **2026 General Planning**

14

15 **Ms. Skinner** said that this meeting would be a good opportunity for the Board to  
16 discuss current year or long-term planning.

17 **Member Adams** said following up with the recommendations that Board has made  
18 have been completed is something he'd like to see more of.

19 **Mayor Pro-Tempore Mahaffey** spoke about the purpose and scope of the EAB and  
20 how they can be effective. He gave an overview of how the Board was first envisioned. He  
21 suggested putting processes in place for the Board to vote directly on a project as amended  
22 or conditioned by the applicant and the vote would go to the Council, similar to the Planning  
23 Board where a recommendation vote is taken and members that oppose the outcome can  
24 submit a written dissent explaining their reason. He said that the goal is for the developer to  
25 want to fight for approval and this would be directly tied to environmental issues.

26 **Member Garrison** said that one of the issues is that when the rezoning becomes  
27 before this Board it is in the early stages and it's hard to provide recommendations.

28 **Mayor Pro-Tempore Mahaffey** said that if the project comes in too late then it's  
29 harder for the applicant to make some of the recommended changes. He said it is a balance.

30 **Member Adams** said that 50% of the time the applicant doesn't have even a  
31 preliminary site plan so there is not a way to see how the site is going to be laid out.

32 **Mayor Pro-Tempore Mahaffey** said that there are limitations until there is a full layout.

33 **Member Garrison** said that one of the issues is that the lack of feedback on the  
34 Board's recommendations when it goes through Planning and then to Council and what they  
35 recommend.

36 **Mayor Pro-Tempore Mahaffey** said that there is a Council packet that shows what was  
37 recommended. He suggested that the Board makes recommendations, and then after the  
38 meeting, follow up with Council asking for them to give feedback and at the next Board  
39 meeting vote on the recommendations that would go in the Council packet.

40 **Member Garrison** asked if that would require an overall process change.

41 **Mayor Pro-Tempore Mahaffey** said that the vote could be based on the information  
42 that has been collected. He said that it was using their voice as a Board.

## DRAFT MINUTES

1 **Member Mason** suggested that the developer provides a more concise  
2 environmental summary of the environmental conditions that exist on the ground.

3 **Member Adams** suggested an outline for what the developer would present to the  
4 Board.

5 **Mayor Pro-Tempore Mahaffey** said that if the developer doesn't have this  
6 information that it can be continued. He said that he wants the Board to inspire developers to  
7 get your vote of approval. He said that idea is to offload some of the environmental  
8 discussions at the last moment with Council earlier in the process with interested citizens and  
9 experts in environmental issues to make changes happen so developers aren't feeling like  
10 they are being blindsided at the last part of approval.

11 **Member Garrison** said that more importantly than rezoning changes would be  
12 making changes to the UDO.

13 **Mayor Pro-Tempore Mahaffey** said that this Board can initiate UDO changes and this  
14 is encouraged to propose UDO amendments that are needed. He said that this can be  
15 accomplished through the subcommittees. He encouraged the Board to form subcommittees  
16 to explore UDO amendments, and the easiest way is to look at other towns for better  
17 practices that may be considered for adoption in Apex.

18 **Chair Schwegel** suggested for general planning to look at the Board individually and  
19 come up with some ideas on what we want to do and move forward with them for the  
20 February agenda for discussion.

21 **Member Gary** asked if there was planning last year and what may have come up at  
22 that time.

23 **Member Mason** said that last year Ms. Skinner wasn't on board and it was free form  
24 and there wasn't a lot of planning. She recommended revisiting the zoning conditions at least  
25 once a year to see what was working or needed changing.

26 **Member Garrison** said that Veridea had an enhanced environmental plan and the  
27 Board wasn't involved so looking at those recommendations and incorporating them may be  
28 helpful.

29 **Member Adams** said that there were several amendments with the Veridea  
30 development that changed rules in the UDO.

31 **Mayor Pro-Tempore Mahaffey** said Veridea rezoning was bespoke to Veridea and the  
32 NC Children's Hospital had a lot of environmental conditions that had to be worked around.

33 Member Garrison said there is renewable energies are considered RCAs.

34 **Mayor Pro-Tempore Mahaffey** said that it may be in the UDO now.

35 **Mr. Venable** said that solar associated with SCMs are not being implemented at this  
36 time.

37 **Member Garrison** said that looking at the UDO and comparing it to what has been  
38 done so that it could be applied would be good practice.

39 **Member Adams** suggested that getting a true understanding of what the board is  
40 looking at and what is relative to the path of what the applicant was bringing before the  
41 board and an outline of the EAB guidelines.

## DRAFT MINUTES

1           **Chair Schwegel** asked if there was a charter approved and available and what the  
2 process was for a contractor to come before the EAB.

3           **Ms. Skinner** gave an overview of the process to get on the EAB meeting agenda.

4           **Mr. Venable** said the developer would apply, staff will look over the application and  
5 normally suggest pre-zoning conditions and the developer will select from that list which  
6 items they would propose prior to setting a meeting date with Ms. Skinner.

7           **Mayor Pro-Tempore Mahaffey** said that the Chair has the authority to put anything on  
8 the agenda, so if they want a developer to come to a meeting the Chair can invite them to a  
9 meeting.

10          **Member Gary** asked if it was known what the developer's perception of what the  
11 EAB's role is and possibly for 2026 doing some education for the community about what the  
12 EAB does.

13          **Member Adams** said that there have been discussions in the past about the  
14 community not knowing exactly what the EAB does.

15          **Ms. Skinner** said that more community education is something that the Town as a  
16 whole is striving for in 2026, and gave the example of the upcoming Engagement Expo in  
17 2027, but if the board would like to plan or attend other events, these would also be options.

18          **Member Villasenor** said she would like to attend more events to ask the community  
19 more of what they would like to see from an environmental perspective.

20          **Member Garrison** said that EarthFest should probably be attended every year and a  
21 survey should be given out to find out if any concerns have changed from the community.

22          **Member Gary** said that there should be a strategy on the direction of the EAB.

23          **Vice Chair Moeller** asked about social media posts.

24          **Ms. Skinner** said that it may be a good idea to introduce all the Advisory Boards.

25          **Clerk Coleman** said that there are introductions for the boards during recruitment for  
26 positions but not as often as the board is talking about. He said that this is good feedback.

27          **Member Gary** asked Member Villasenor about some of the projects she had  
28 mentioned.

29          **Member Villasenor** said it would go back to expanding programming within Apex  
30 and gave an example of the City of Raleigh doing Storm Water awards.

31          **Chair Schwegel** said the mayor has a strong presence on social media and suggested  
32 asking the mayor to do some social media posts about EAB.

33          **Member Garrison** said that they need to focus on what the duties of Bee City and  
34 Tree Cap are and what should be done to incorporate those and what needs to be done to  
35 push this forward.

36          **Member Mason** agreed with that suggestion.

37          **Ms. Skinner** said that she can look into what all Bee City and Tree City requirements  
38 need to be met.

39          **Member Mason** said that it would be good to be involved with both and to know  
40 what they are doing.

41          **Vice Chair Moeller** asked what happened with the discussions about giving awards to  
42 certain trees.



## 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 #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: N. Salem Street Mixed-Use  
Address(es): 0, 1201, 1205, 1207, 1301, 1303, 1405, 1409, N. Salem Street; 0 Charlion Downs Lane  
PIN(s) 0742360631, 0742363799, 0742366583, 0742366306, 0742350909, 0742362719, 0742268387, 0742362432, 0742368697  
0742363169, 0742358857, 0742353848, 0742365731, 0742369479, 0742369278, 0742367712 Acreage: 32.3 acres

Current Zoning: Residential Agricultural (RA), Rural Residential (RR), Planned Commercial (PC-CZ) Proposed Zoning: Planned Unit Development Conditional (PUD-CZ)  
Current 2045 LUM Designation: Commercial Services/Office Employment/Medium Density Residential;  
Commercial Services/Office Employment/High Density Residential

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: | <u>32.3</u>  |
| Area proposed as non-residential development:          | Acreage: | <u>5.0</u>   |
| Percent of mixed use area proposed as non-residential: | Percent: | <u>15.6%</u> |

## Applicant Information

Name: Merit Group, LLC c/o Matthew Carpenter  
Address: 301 Fayetteville Street, Suite 1400  
City: Raleigh State: NC Zip: 27601  
Phone: 919-835-4032 E-mail: matthewcarpenter@parkerpoe.com

## Owner Information

Name: See attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Agent Information

Name: Matthew J. Carpenter  
Address: 301 Fayetteville Street, Suite 1400  
City: Raleigh State: NC Zip: 27601  
Phone: 919-835-4032 E-mail: matthewcarpenter@parkerpoe.com

Other contacts: Bob Zumwalt; bobzumwalt@kimley-horn.com 919-677-2000  
\_\_\_\_\_  
\_\_\_\_\_

**PLANNED UNIT DEVELOPMENT APPLICATION**

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

**PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:**

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

**LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING**

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

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

See attached.

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

See attached.

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

See attached.

**PETITION PROCESS INFORMATION**

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

See attached.

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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.

See attached.

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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.

See attached.

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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.

See attached.

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

See attached.

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**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.

See attached.

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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.

See attached.

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## 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.**

*Response:* The LUM designates the property as Mixed-Use which includes Commercial Services, Medium Density Residential, High Density Residential, and Office Employment. The LUM is clear about where more intense uses should be located on the property; it recommends the highest residential density - together with commercial services - at the intersection of All Wheel Drive and N. Salem Street. In areas closer to existing residential neighborhoods to the south and west, it recommends Medium Density which calls for townhomes. The proposed PUD-CZ achieves this layout across five districts. MU-1 is placed at the corner of All Wheel Drive and N. Salem Street and permits integrated high density multi-family and commercial uses to activate the corner. MF-3 permits multi-family, but at a lower intensity than MU-1. MR-2 is located south of MU-1 and permits multi-family and townhomes. To the south, TH-4 and TH-5 only permit townhomes adjacent to existing single-family neighborhoods.

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

*Response:* As discussed above, the proposed PUD districts are designed to meet the density and layout recommendations of the LUM, but be appropriate for the property's location and compatible with existing surrounding land uses. Adjacent properties to the south and west are existing single-family homes on small, less than 0.5 acre lots. Notably, neither of the existing single-family neighborhoods have existing perimeter buffers. All Wheel Drive borders the property to the north and Crossroads Ford is located north of All Wheel Drive. High density residential and commercial uses are placed at the corner, away from existing single-family homes, to create a vibrant mixed-use destination. As shown on the Concept Plan, the majority of existing single-family homes will be adjacent to townhomes, riparian buffers, or open space/RCA's. Only one single-family home on Charlion Downs Lane will be adjacent to multi-family; and because of the configuration of the property line and proposed cul-de-sac, multi-family buildings will not be located near the shared property line.

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

*Response:* The proposed uses will comply with all applicable Supplemental Standards.

- 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.**

*Response:* As discussed above, the proposed PUD layout is designed to minimize adverse visual impacts on adjacent properties. A traffic impact analysis has been conducted and submitted to the Town to determine recommended road improvements to mitigate the project's traffic impacts. The PUD is designed to respect the natural area, pond, and riparian buffers on the southwestern portion of the property. If structurally sound, one of the existing ponds will be preserved and used as an amenity. Finally, the project will meet all UDO requirements for buffers, trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration.

- 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.***

*Response:* The project will meet all local, state, and federal environmental regulations. There is an existing pond and stream located on the southwestern portion of the Property. No structures will be located in riparian buffers. The project will meet the UDO RCA requirement.

- 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.***

*Response:* The proposed district will not have an adverse impact on public facilities and 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.***

*Response:* The proposed use will not have adverse effects on health, safety, or welfare of residents of the Town or its ETJ. Rather, it will add to the housing supply and increase commercial uses in an area which the Town envisions as a mixed-use area while providing adequate transitions to single-family uses to the south.

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

*Response:* The proposed district is not substantially detrimental to adjacent properties. As discussed above the proposed project will permit commercial and higher-density residential on the north side near Crossroads Ford, and the lower-density townhouses on the south side. A 20-foot Type "B" landscaped buffer is also proposed along the southern boundary line.

- 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.***

*Response:* The proposed district will not constitute a nuisance or hazard due to traffic impact, noise, or because of the number of persons using the district. The PUD limits the allowed multi-family density to a maximum of 250 units, townhouses/small scale multi-family units to a maximum of 200 units, incorporate open space, and will comply with all UDO required buffers.

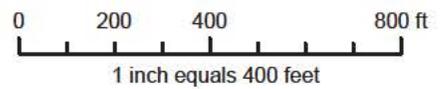
**10. *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.**

*Response:* The project will comply with all other applicable standards of the UDO.

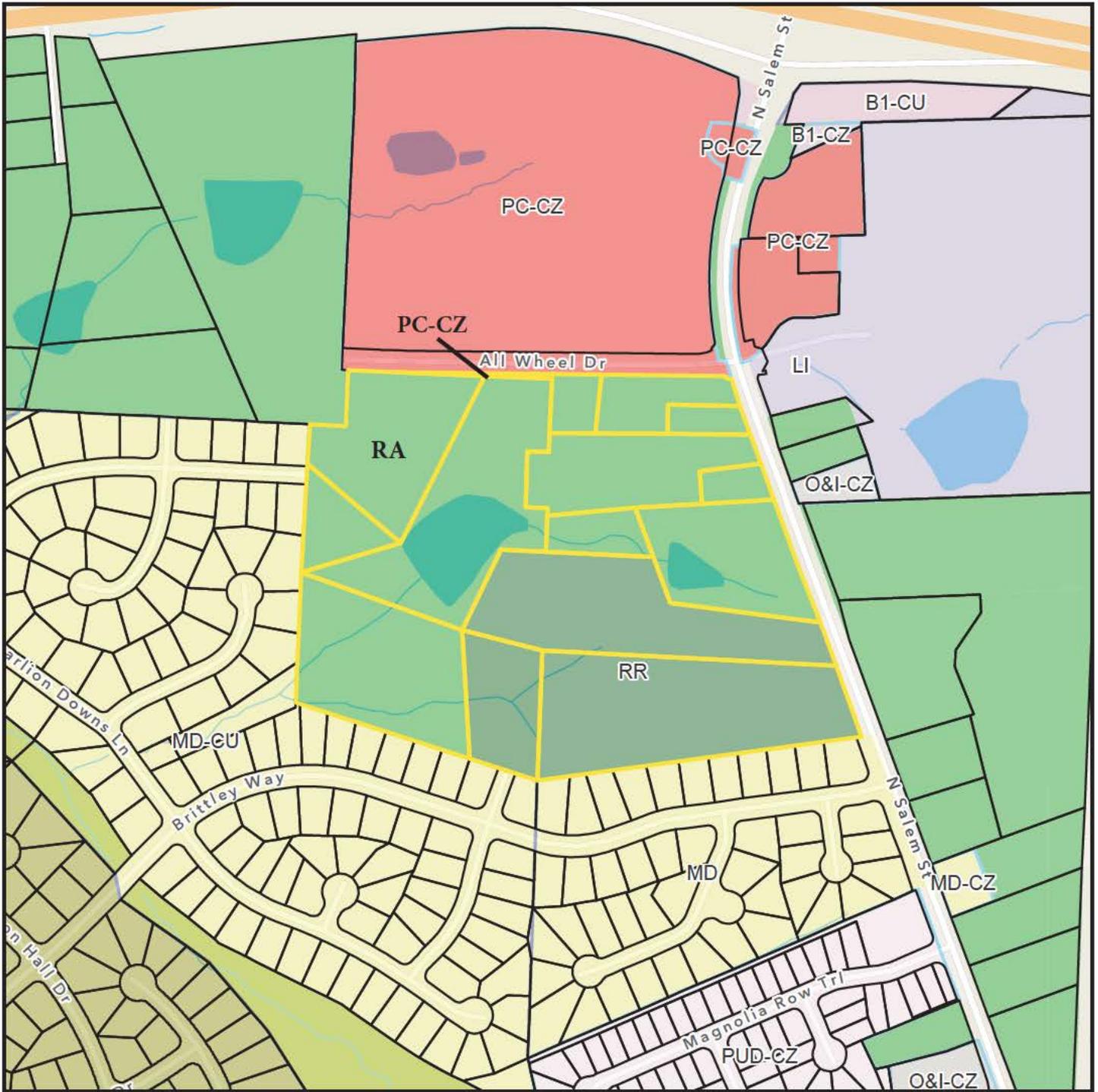


0/0/0/0/0/1201/1205/1207/1301/1303/1401/1403/  
1405/1409 N. Salem Street; & 0 Charlion Downs Lane

### Vicinity Map



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**0/0/0/0/0/1201/1205/1207/1301/1303/1401/1403/  
1405/1409 N. Salem Street; & 0 Charlion Downs Lane**

**Zoning Map**

**Current Zoning: RA, RR, PC-CZ**

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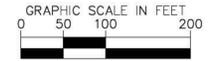
Plotted By: Guithe, Jake Sheet Set/PLOT NAME HERE Layout: C3.0 October 21, 2025 02:21:22pm K:\HSP -LDEV\Marketing\Ment Group LLC\N. Salem Street - Apex\Recounting\07\_CAD Files\Phase 1\PlanSheets\C3.0 SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



| SITE LEGEND |  |
|-------------|--|
|             | PROPERTY LINE  |
|             | SETBACK/BUFFER LINE                                      |
|             | 50' TOWN OF APEX RIPARIAN BUFFER                         |
|             | LOCAL STREET   |
|             | ACTIVE RECREATION AREA/PLAY LAWN                         |
|             | VEHICULAR ACCESS   |
|             | 10' ROW DEDICATION                                       |
|             | EXISTING WELAND  |
|             | RESOURCE CONSERVATION AREA (MINIMUM OF 20% OF SITE AREA) |
|             | ACTIVE RECREATION AREA                                   |
|             | MULTI-FAMILY (APARTMENTS)                                |
|             | MULTI-FAMILY APARTMENTS, NON-RESIDENTIAL                 |
|             | TOWNHOUSES   |

- NOTES**
- ALL ZONING PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS SHALL BE DETERMINED DURING THE MINOR SITE PLAN APPROVAL PROCESS.
  - REFER TO THE PUD TEXT DOCUMENTS FOR ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS.
  - ALL VEHICULAR ACCESS LOCATIONS AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL AND SHALL BE FINALIZED DURING THE SITE/SUBDIVISION PLAN APPROVAL PROCESS.
  - TREE PROTECTION FENCING SHALL BE PLACED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
  - ALL PARKING STANDARDS SHALL COMPLY WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
  - EXACT LOCATION OF OPEN SPACE AND RESOURCE CONSERVATION AREA TO BE FINALIZED DURING THE SITE/SUBDIVISION APPROVAL PROCESS.
  - NO SIGNS ARE APPROVED AS PART OF THE PUD/CZ APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
  - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS 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.
  - SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING, SCREENING, SITE STABILIZATION (SEEDING), PARKING, AND PAVEMENT MARKING, MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.

- UTILITY NOTES**
- THIS PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND ELECTRICITY.
  - THE SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL SYSTEMS.
  - ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.
  - ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
  - ALL WATER AND SEWER MAINS WITHIN THE PUBLIC EASEMENTS SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE TOWN OF APEX.



| <p><b>PRELIMINARY SITE LAYOUT</b></p>   | <p><b>N. SALEM STREET MIXED USE</b></p> <p>PREPARED FOR<br/><b>MERIT GROUP LLC</b></p> <p>NORTH CAROLINA<br/>APEX</p>  |     |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <p>RHA PROJECT: 00000000<br/>DATE: 12/01/2025<br/>SCALE: AS SHOWN<br/>DESIGNED BY: RCZ<br/>DRAWN BY: JTG<br/>CHECKED BY: RCZ</p>                                  | <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | No. | DATE | BY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC.<br/>#F-0102 WWW.KIMLEY-HORN.COM PHONE: 984-212-4572<br/>1070 SOUTH MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540</p> |  |     |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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**Part I – Residential AND Non-Residential For Apartment Buildings**

The following apply to both Residential and Non-Residential developments:

| STORMWATER AND WATER CONSERVATION – WATER QUALITY   |  | YES  |
|---|--|--|
| 1.  | The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.   | <input type="checkbox"/>                                 |
| 2.  | No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.  | <input type="checkbox"/>                                 |
| 3   | No buffer averaging shall be allowed for Zone 3 of the riparian buffers.   | <input type="checkbox"/>                                 |
| 4.  | The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.   | <input checked="" type="checkbox"/>                      |
| 5.  | The project shall install a minimum of ____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.  | <input type="checkbox"/>                                 |
| 6.  | At least __SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.   | <input type="checkbox"/>                                 |
| 7.  | A ____-foot buffer shall be provided along existing, delineated wetlands that are to be preserved.   | <input type="checkbox"/>                                 |
| 8.  | <b>Each option below is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option 7.b should not be selected.</b>  |  |
|   | <p>a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.</p> <p style="text-align: center;">OR</p> <p>b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.</p>   | <input type="checkbox"/><br><br><input type="checkbox"/> |
| <b>PLANTING AND LANDSCAPING</b>   |  | YES  |
| <b>Note:</b> Invasive species are prohibited. Please see the Town’s <a href="#">Design and Development Manual</a> for a link to the list of prohibited species and for a list of suggested native species.. |  |  |
| 9.  | Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB’s preference is for a minimum of 50%.<br><br>The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces. | <input type="checkbox"/>                                 |

Environmental Advisory Board – Suggested Zoning Conditions

|     |   |                                     |
|-----|---|-------------------------------------|
| 10. | <p>Replace canopy (percentage- or DBH size-based)</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space.</p> | <input type="checkbox"/>            |
| 11. | <p>To improve energy efficiency by providing shading, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p>  | <input type="checkbox"/>            |
| 12. | <p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>   | <input type="checkbox"/>            |
| 13. | <p>The project shall ensure that <u>70</u> % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>   | <input checked="" type="checkbox"/> |
| 14. | <p>The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of ____% of the species selected shall be native to the eastern United States or a native of North Carolina.</p>   | <input type="checkbox"/>            |
| 15. | <p>No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.</p>  | <input checked="" type="checkbox"/> |
| 16. | <p>HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.</p>   | <input type="checkbox"/>            |
| 17. | <p>In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.</p>  | <input type="checkbox"/>            |
| 18. | <p>To preserve and protect existing species, existing ponds shall be preserved if structurally sound.<br/>One pond to be preserved</p>  | <input checked="" type="checkbox"/> |
| 19. | <p>Implements xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</p> <p>The project commits to planting ____% drought tolerant plants, of which ____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>   | <input type="checkbox"/>            |
| 20. | <p>To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>  | <input type="checkbox"/>            |



Environmental Advisory Board – Suggested Zoning Conditions

**Part II – Residential**

**Residential** applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights, or exterior architecture.

| <b>STORMWATER AND WATER CONSERVATION – WATER QUALITY</b>  |  | <b>YES</b>                          |
|---|--|-------------------------------------|
| The Transportation & Infrastructure Development Department does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW. |  | <b>YES</b>                          |
| 25.   | The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.  | <input type="checkbox"/>            |
| 26.   | The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or homeowner's association.   | <input type="checkbox"/>            |
| <b>WASTE MANAGEMENT</b>   |  | <b>YES</b>                          |
| 27.   | If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed. | <input type="checkbox"/>            |
| <b>CLEAN ENERGY</b>   |  | <b>YES</b>                          |
| 28.   | A solar PV system of at least 3.5kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.  | <input type="checkbox"/>            |
| 29.   | A solar PV system shall be installed on a minimum of ____model home. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.                                | <input type="checkbox"/>            |
| 30.   | Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.  | <input checked="" type="checkbox"/> |

Environmental Advisory Board – Suggested Zoning Conditions

**Part III – Non- Residential**

**Non-residential** includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

| <b>STORMWATER AND WATER CONSERVATION – WATER QUALITY</b>   |  | <b>YES</b>                          |
|--|--|-------------------------------------|
| The Transportation & Infrastructure Development Department does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW. Note that number 36 is an exception that can be done in the public ROW. |  | <b>YES</b>                          |
| 31.  | The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.   | <input type="checkbox"/>            |
| 32.  | The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.   | <input type="checkbox"/>            |
| 33.  | To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.  | <input type="checkbox"/>            |
| 34.  | May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation.<br><br>The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Transportation and Infrastructure Development Department. | <input type="checkbox"/>            |
| <b>WASTE MANAGEMENT</b>  |  | <b>YES</b>                          |
| 35.  | The project shall install at least <u>4</u> pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.<br><br>Four pet waste stations across entire project.   | <input checked="" type="checkbox"/> |

Final locations to be determined at Master Subdivision/Site Plan.

**Environmental Advisory Board – Suggested Zoning Conditions**

| <b>CLEAN ENERGY</b>        |  | <b>YES</b>               |
|----------------------------|--|--------------------------|
| 36.                        | a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.  | <input type="checkbox"/> |
|                            | <b>OR</b>  |                          |
|                            | b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time. | <input type="checkbox"/> |
| 37.                        | The developer shall provide ____% or ____ more EV charging spaces than required by the UDO.  | <input type="checkbox"/> |
| 38.                        | The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3.5kW.  | <input type="checkbox"/> |
| 39.                        | The project shall install conduits for solar energy systems for all non-residential buildings  | <input type="checkbox"/> |
| <b>LIGHTING EFFICIENCY</b> |  | <b>YES</b>               |
| 40.                        | On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.   | <input type="checkbox"/> |
| 41.                        | The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.  | <input type="checkbox"/> |

Environmental Advisory Board – Suggested Zoning Conditions

**Applicant Clarification/Additional Language:**

|  |
|--|
|  |
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**Additional Board Recommendations:**

|  |
|--|
|  |
|--|

# N. SALEM STREET MIXED-USE

Planned Unit Development

Apex, North Carolina

Submittal Dates

First Submittal: December 1, 2025

Developer

Merit Group, LLC  
5053 Sunset Fairways Drive  
Holly Springs, NC 27540

Civil Engineer

Kimley-Horn  
1070 S. Main Street, Suite 230  
Holly Springs, NC 27540

Land Use Attorney

Matthew J. Carpenter  
Parker Poe Adams & Bernstein LLP  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601



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VICINITY MAP



N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

PROJECT DATA

Name of Project: N. Salem Street Mixed-Use

Property Owner: See attached Exhibit A

Developer: Merit Group, LLC  
5053 Sunset Fairways Drive  
Holly Springs, NC 27540

Prepared by: Parker Poe Adams & Bernstein LLP  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

Kimley-Horn  
1070 S. Main Street, Suite 230  
Holly Springs, NC 27540

Current Zoning: Residential Agricultural (PINS 0742367712, 0742368697, 0742365731, 0742366583, 0742369479, 0742369278, 0742350909, 0742362432, 0742366306, 0742268387, 0742360631); Rural Residential (PINS 0742363169, 0742358857, 0742353848); Planned Commercial Conditional (PINS 0742362719, 0742363799)

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

Current 2045 LUM Designations: Mixed-Use (Office Employment, Commercial Services, Medium Density Residential, High Density Residential)

Proposed 2045 LUM Designations: Mixed-Use (Office Employment, Commercial Services, Medium Density Residential, High Density Residential)

Site Address: See attached Exhibit A

Property Identification Number: See attached Exhibit A

Total Acreage: 32.3 acres

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

Area Designated as Mixed Use on LUM: 32.06 acres

Area Proposed as Non-Residential: 5.0 acres (MU-1 to centerline of Street B)(15.6%)

## PURPOSE STATEMENT

This document and the accompanying exhibits (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions.

The N. Salem Street Mixed-Use PUD affects the vision of the 2045 Land Use Map for a vibrant 32-acre mixed-use community at the northern entrance to downtown Apex. The five districts shown on the attached Concept Plan are designed to place higher density apartments and integrated commercial uses at the corner of N. Salem Street and All Wheel Drive to create a walkable community, with density and intensity transitioning down towards existing single-family neighborhoods to the south and west.

## CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

- (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

RESPONSE: The uses permitted within this PUD are permitted within this designation in the UDO Section 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 the 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.

RESPONSE: The N. Salem Street Mixed-Use PUD includes a mix of housing types and non-residential uses. All parcels in the PUD have three stripes on the LUM and the PUD provides a 5-acre mixed-use district (MU-1) that integrates apartments and non-residential uses.

- (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.

RESPONSE: This PUD specifies intensity and dimensional standards for the project. The proposed PUD is consistent with the UDO Planned Unit Development standards – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

in this PUD, the development will comply with all requirements of the UDO and all applicable requirements of the North Carolina Building Code and the 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 Advance Apex: The 2045 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 Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

RESPONSE: The PUD includes construction of 10-foot side paths on All Wheel Drive and N. Salem Street as shown on the Transportation Plan. Additionally, the project will include sidewalks on both sides of internal streets.

- (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.

RESPONSE: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting sensitive environmental features and being mindful of existing residential development. The development will complete cross-access connections by connecting to the existing stub street at Frenchchurch Way. Additionally, the proposed PUD will connect to All Wheel Drive and N. Salem Street. Charlion Downs Lane will be finished as a cul-de-sac with a pedestrian connection through the project.

- (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.

RESPONSE: The proposed development is compatible with the character of the existing and planned uses in the surrounding area. This area of the Town is considered the gateway to downtown and is primed for mixed-use developments to serve as a transition from single-family housing to downtown higher-density residential and commercial uses.

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

- (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.

RESPONSE: The development will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

### CONSISTENCY WITH CONDITIONAL ZONING STANDARDS

N. Salem Street Mixed-Use PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Please see the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

### LANDSCAPING, BUFFERING, AND SCREENING

Perimeter buffers shall be built and planted to the following lot width and planting standards:

| Location:  | Buffer Size & Type: |
|--|---------------------|
| Along the west side of N. Salem Street   | 10 ft. Type B       |
| Along the south side of All Wheel Drive  | 10 ft. Type A       |
| Along the western and southern perimeters adjacent to the Haddon Hall and Haddon Place single-family residential neighborhoods | 20 ft. Type B       |

### ARCHITECTURAL STANDARDS

N. Salem Street Mixed-Use PUD 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. Elevations included are conceptual examples. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Residential Master Subdivision Plan submittal.

#### RESIDENTIAL DESIGN GUIDELINES

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front facing garage doors must have windows, decorative details or carriage-style adornments on them.
3. Front entrances shall be covered and/or have a porch/stoop area leading to the door.
4. The visible side of a townhome or small-scale multi-family building 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

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

- Dormer
5. The rear and side elevations of the units facing public right-of-way shall have trim around the windows.
  6. Townhouse buildings shall have no more than one unadorned side-gabled roof in a row within a single building.

### Multi-Family:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
3. A minimum of three of the following decorative features shall be used on each building:
  - a. Decorative shake
  - b. Board and batten
  - c. Decorative porch railing/posts
  - d. Shutters
  - e. Decorative/functional air vents on roof or foundation
  - f. Recessed windows
  - g. Decorative windows
  - h. Decorative brick/stone
  - i. Decorative gables
  - j. Decorative cornices
  - k. Tin/metal roof
  - l. Decorative store front
4. Garage doors must have windows, decorative details, or carriage-style adornments on them.
5. Windows must vary in size and/or type.
6. Windows that are not recessed must be trimmed.
7. To reduce the Urban Heat Island Effect and conserve energy, for multi-family and non-residential buildings, all flat roofs shall be light or white colored or utilize a cool roof material.

### NON-RESIDENTIAL DESIGN GUIDELINES

The following architectural conditions shall only apply to standalone non-residential buildings. Non-residential uses in mixed-use buildings shall comply with the Multi-Family architectural conditions above.

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details shall be incorporated to add visual interest.

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

2. Large expanses of blank walls greater than 25 feet in length or height shall be broken up with windows or other architectural features to reduce visual impacts.
3. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.
4. Non-residential exteriors shall incorporate variation in materials. The front façade and other facades located along a public right-of-way may include:
  - a. Brick and/or stone masonry
  - b. Decorative concrete block (integral color or textured)
  - c. Stone accents
  - d. Aluminum storefronts with anodized or pre-finished colors
  - e. EIFS cornices, and parapet trim
  - f. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
  - g. Precast concrete
  - h. Soffit and fascia materials to be considered include EIFS with crown trim elements
  - i. Cementitious siding
5. Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.
6. To reduce the Urban Heat Island Effect and conserve energy, for multi-family and non-residential buildings, all flat roofs shall be light or white colored or utilize a cool roof material.

## PARKING AND LOADING

Townhouses, Multi-family buildings, and mixed-use buildings shall provide the following minimum parking spaces per dwelling unit based on the number of bedrooms:

| Bedrooms per unit | Minimum ratio                |
|-------------------|------------------------------|
| 1 or 2            | 1.3 spaces per dwelling unit |
| 3                 | 1.8 spaces per dwelling unit |

## SIGNAGE

Signage shall comply with UDO Section 8.7.

## NATURAL RESOURCES AND ENVIRONMENTAL DATA

### Resource Conservation Areas (RCA)

The Property is located east of NC 540 and is outside Apex Peakway. UDO Section 8.1.2 requires minimum Resource Conservation Area (“RCA”) of 20% for the Property.

### Floodplain

The Property does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720074200J dated May 2, 2006 does not include a floodplain within the property boundary.

### Historic Structures

There are no known historic structures present on the Property.

### Environmental Commitments Summary

[to be updated following EAB meeting]

## STORMWATER MANAGEMENT

Stormwater management shall comply with the UDO.

## 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 to comply with the Town’s Sewer and Water Master Plan and Standards and Specifications.

## TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan, as amended with this rezoning.

1. Developer shall widen All Wheel Drive and dedicate public right-of-way for the extent of the project frontage for the southern half of a minimum 27-foot back-to-

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

back 2-lane minor collector typical section including a 10-foot wide side path on the south side within a 60-foot right of way.

2. Developer shall widen N. Salem Street and dedicate public right-of-way for the extent of the project frontage for the western half of a minimum 41-foot back-to-back 3-lane thoroughfare typical section including a 10-foot side path on the west side within an 80-foot right of way.
3. No vehicular connection to Charlion Downs Lane shall be required. The project shall construct a cul-de-sac (the “Cul-de-Sac”) to terminate Charlion Downs Lane on the property and provide a pedestrian connection from Charlion Downs Lane to connect to the project’s internal sidewalk network. The Charlion Downs Lane extension and Cul-de-sac shall be constructed in the existing public right of way.

### WATER AND SANITARY SEWER

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision Plan or Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan is included in the PUD Concept Plan for reference.

### OTHER UTILITIES

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

### PHASING

The Development will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

### CONSISTENCY WITH LAND USE PLAN

The proposed Development is consistent with Advance Apex, the 2045 Plan and the 2045 Land Use Map (“LUM”). The LUM recommends a mix of housing types and densities across the Property. The mixture of housing types and densities, and integration of commercial uses by this PUD is consistent with the requisite Mixed-Use LUM designation.

### COMPLIANCE WITH UDO

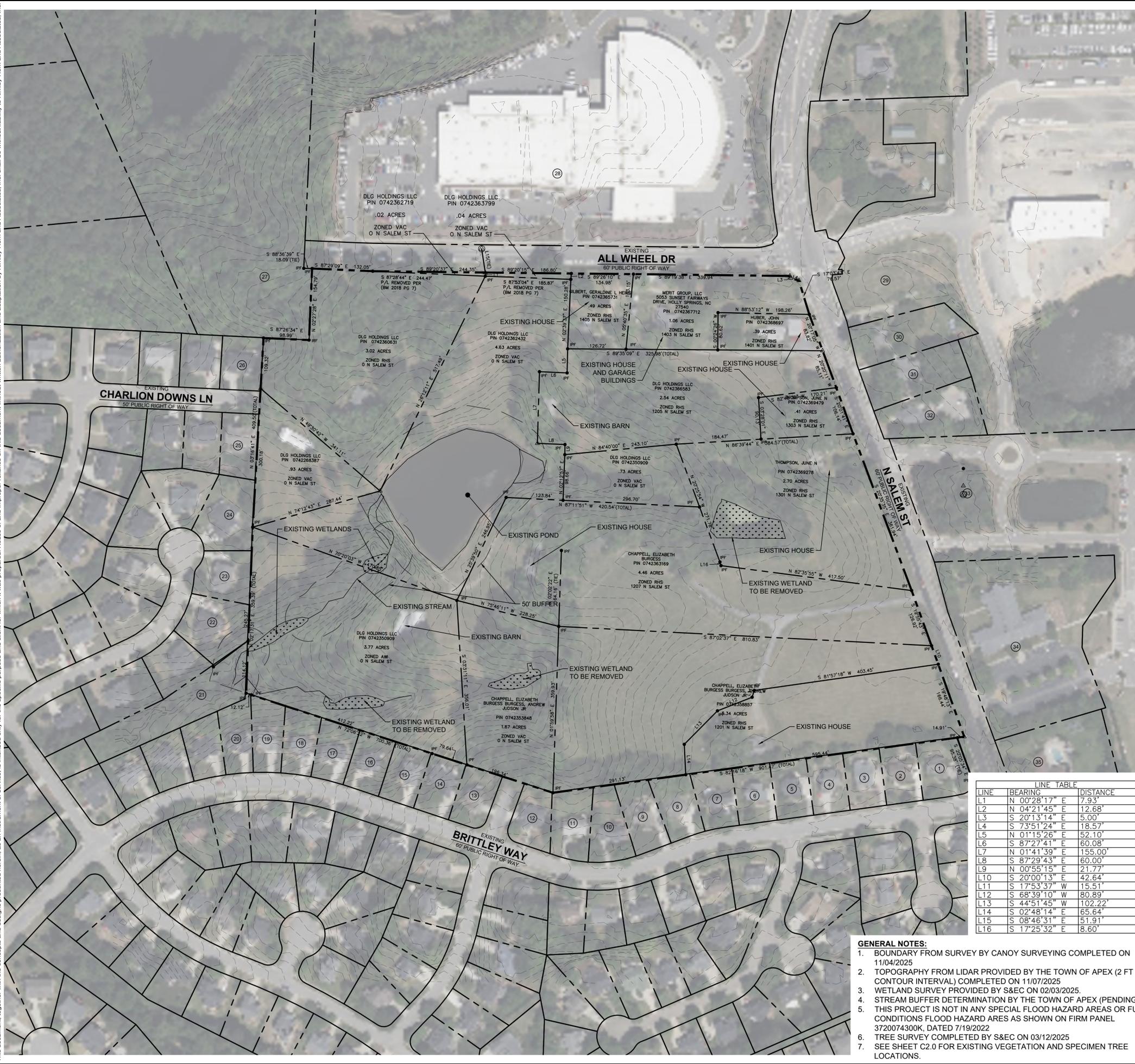
The development standards proposed for this PUD comply with those set forth in the Town’s Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of N. Salem Street Mixed-Use PUD. All standards and regulations in

## N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

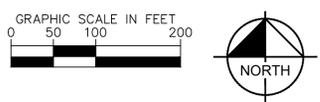
this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.



Plotted By: Guithe, Jake Sheet Set: PUT NAME HERE Layout: C:1.0 December 01, 2025 08:04:55am K:\HSP\_LDEM\_Marketing\Group LCCIN, Salem Street - Apex\Rezone\07\_CAD Files\Phase 1\PlanSheets\C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- GENERAL NOTES:**
- BOUNDARY FROM SURVEY BY CANOY SURVEYING COMPLETED ON 11/04/2025
  - TOPOGRAPHY FROM LIDAR PROVIDED BY THE TOWN OF APEX (2 FT CONTOUR INTERVAL) COMPLETED ON 11/07/2025
  - WETLAND SURVEY PROVIDED BY S&EC ON 02/03/2025
  - STREAM BUFFER DETERMINATION BY THE TOWN OF APEX (PENDING)
  - THIS PROJECT IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 3720074300K, DATED 7/19/2022
  - TREE SURVEY COMPLETED BY S&EC ON 03/12/2025
  - SEE SHEET C2.0 FOR EXISTING VEGETATION AND SPECIMEN TREE LOCATIONS.



| ADJACENT PROPERTY OWNER INFORMATION |  |
|-------------------------------------|--|
| No.                                 | REVISIONS  |
| No.                                 | DATE   |
| 1.                                  | PIN: 0742452783<br>D.B.019253 PG.02532<br>JAJ, YADVINDER SINGH KAUR, SANDEEP, 1108 BRITTLIE WAY, APEX NC 27502-2400                            |
| 2.                                  | PIN: 0742451792<br>D.B.019990 PG.01957<br>PENG, HAO QIN, WU, 1106 BRITTLIE WAY, APEX NC 27502-2400   |
| 3.                                  | PIN: 0742451710<br>D.B.016611 PG.01790<br>SANDFORD, TARA SANDFORD, STEPHEN, 1104 BRITTLIE WAY, APEX NC 27502-2400                              |
| 4.                                  | PIN: 0742450730<br>D.B.011141 PG.00250<br>HAUTEKEETE, CINDY JO GALLIMORE, VICKIE SUE, 1102 BRITTLIE WAY, APEX NC 27502-2400                    |
| 5.                                  | PIN: 0742359659<br>D.B.012995 PG.01946<br>CARISTO, DOMINIC J II CARISTO, KAREN E, 1100 BRITTLIE WAY, APEX NC 27502-2400                        |
| 6.                                  | PIN: 0742358688<br>D.B.018034 PG. 01158<br>DITOMASSO, WALTER DITOMASSO, KATRINA D, 1016 BRITTLIE WAY, APEX NC 27502-2423                       |
| 7.                                  | PIN: 0742358607<br>D.B.019835 PG. 00857<br>MULLINS, ELIZABETH MULLINS, DANIEL, 1014 BRITTLIE WAY, APEX NC 27502-2423                           |
| 8.                                  | PIN: 0742357615<br>D.B.016399 PG. 02244<br>FAUGHTENBERRY, JASON C FAUGHTENBERRY, LAURA M, 1012 BRITTLIE WAY, APEX NC 27502-2423                |
| 9.                                  | PIN: 0742356633<br>D.B.007114 PG. 00814<br>FISHER, MICHAEL J FISHER, VICKIE S, 1010 BRITTLIE WAY, APEX NC 27502-2423                           |
| 10.                                 | PIN: 0742356661<br>D.B.019902 PG. 00303<br>POVSE, MAX POVSE, KELSEY, 1008 BRITTLIE WAY, APEX NC 27502-2423                                     |
| 11.                                 | PIN: 0742354691<br>D.B.015341 PG. 00105<br>HORNACK, THOMAS R HORNACK, ANN, 1006 BRITTLIE WAY, APEX NC 27502-2423                               |
| 12.                                 | PIN: 0742353691<br>D.B.016644 PG. 00885<br>BLACK, BRANDON L BLACK, JESSICA, 1004 BRITTLIE WAY, APEX NC 27502-2423                              |
| 13.                                 | PIN: 0742352665<br>D.B.011388 PG. 01001<br>FONG, RICHARD FONG, KAREN HANG, 920 BRITTLIE WAY, APEX NC 27502-6438                                |
| 14.                                 | PIN: 0742351698<br>D.B.014765 PG. 00698<br>JAEGER, FRED H JR JAEGER, GERARDINE, 918 BRITTLIE WAY, APEX NC 27502-6438                           |
| 15.                                 | PIN: 0742351710<br>D.B.017784 PG. 00084<br>BRAVO, JAVIER BRAVO, SASHA E, 916 BRITTLIE WAY, APEX NC 27502-6438                                  |
| 16.                                 | PIN: 0742350743<br>D.B.016110 PG. 01098<br>RUSHER, MICHAEL JAMES RUSHER, DANIELLE RENEE, 914 BRITTLIE WAY, APEX NC 27502-6438                  |
| 17.                                 | PIN: 0742259765<br>D.B.017420 PG. 00895<br>KOLANDER, ANGELA MARIE EVANS, ROBERT M, 912 BRITTLIE WAY, APEX NC 27502-6438                        |
| 18.                                 | PIN: 0742258797<br>D.B.015476 PG. 00756<br>OLIVER, TERRY W, 910 BRITTLIE WAY, APEX NC 27502-6438   |
| 19.                                 | PIN: 0742258729<br>D.B.014419 PG. 01103<br>SUDAR, PATRICIA M, 908 BRITTLIE WAY, APEX NC 27502-6438   |
| 20.                                 | PIN: 0742257759<br>D.B.017772 PG. 00840<br>CLARK, KRISTIN ZENISEK CLARK, SHAWN LOREN, 906 BRITTLIE WAY, APEX NC 27502-6438                     |
| 21.                                 | PIN: 0742256826<br>D.B.007200 PG. 00153<br>EMPIRE DEVELOPMENT INC, 304 GRAND HELTON CT, APEX NC 27502-4101                                     |
| 22.                                 | PIN: 0742267004<br>D.B.019752 PG. 00140<br>ORELIEN, VALERY E, 1010 REXHILL CT, APEX NC 27502-6491  |
| 23.                                 | PIN: 0742267125<br>D.B.019709 PG. 01345<br>CHAKRA, AL TRUSTEE THE CHAKRA LIVING TRUST ,BY TR, 1012 REXHILL CT, APEX NC 27502-6491              |
| 24.                                 | PIN: 0742267237<br>D.B.009250 PG. 02071<br>ARNOLD, DAVID B ARNOLD, ANCHUN, 1014 REXHILL CT, APEX NC 27502-6491                                 |
| 25.                                 | PIN: 0742267462<br>D.B. 016263 PG. 01857<br>CHINGWE, CLAUDE CHINGWE, JENNIFER, 1691 CHARLION DOWNS LN, APEX NC 27502-4751                      |
| 26.                                 | PIN: 0742267661<br>D.B.010861 PG. 02199<br>MCDANIEL, TROY MCDANIEL, MICHELLE, 1690 CHARLION DOWNS LN, APEX NC 27502-4750                       |
| 27.                                 | PIN: 0742277043<br>D.B. PG.<br>HUANG, JOY CHIU YIN, 1605 US 64 HWY W, APEX NC 27523-8992   |
| 28.                                 | PIN: 0742374226<br>D.B.016325 PG. 00398<br>CROSSROADS HOLDINGS, LLC, PO BOX 911, HENDERSON NC 27536-0911                                       |
| 29.                                 | PIN: 0742466928<br>D.B.019057 PG. 00609<br>CROSSROADS HOLDINGS LLC, 1730 GRAHAM AVE, HENDERSON NC 27536-2904                                   |
| 30.                                 | PIN: 0742461696<br>D.B.016547 PG. 01445<br>SOUTHSIDE ACQUISITION LLC, 1730 GRAHAM AVE, HENDERSON NC 27536-2904                                 |
| 31.                                 | PIN: 0742462517<br>D.B.015890 PG. 00005<br>GUEVARA, JOSE RIGOBERTO ARGUETA, GILMA ROSIBEL, 100 OAKEN PL, APEX NC 27539-7773                    |
| 32.                                 | PIN: 0742462489<br>D.B.015476 PG. 02267<br>K-JIVE ENTERPRISE LLC, 46 GOLDEN HEATHER, CHAPEL HILL NC 27517-7625                                 |
| 33.                                 | PIN: 0742466191<br>D.B.013685 PG. 00061<br>THALES ACADEMY, 4641 PARAGON PARK RD, RALEIGH NC 27616-3406   |
| 34.                                 | PIN: 0742464071<br>D.B.017232 PG. 02334<br>THE BOARD OF TRUSTEES OF PEAK UMC, THE UNITED METHODIST CHURCH, 1200 N SALEM ST, APEX NC 27502-2926 |
| 35.                                 | PIN: 0742455733<br>D.B.015458 PG.01816<br>CARMAC, ROBERT JONATHAN CARMAC, ELIZABETH BEAUNVAIS, 1020 N SALEM ST, APEX NC 27502-2922             |



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 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 984-212-4672  
 1070 SOUTH MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540



|             |            |
|-------------|------------|
| KHA PROJECT | 0000000    |
| DATE        | 12/01/2025 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | RCZ        |
| DRAWN BY    | JTG        |
| CHECKED BY  | RCZ        |

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**N. SALEM STREET**

PREPARED FOR

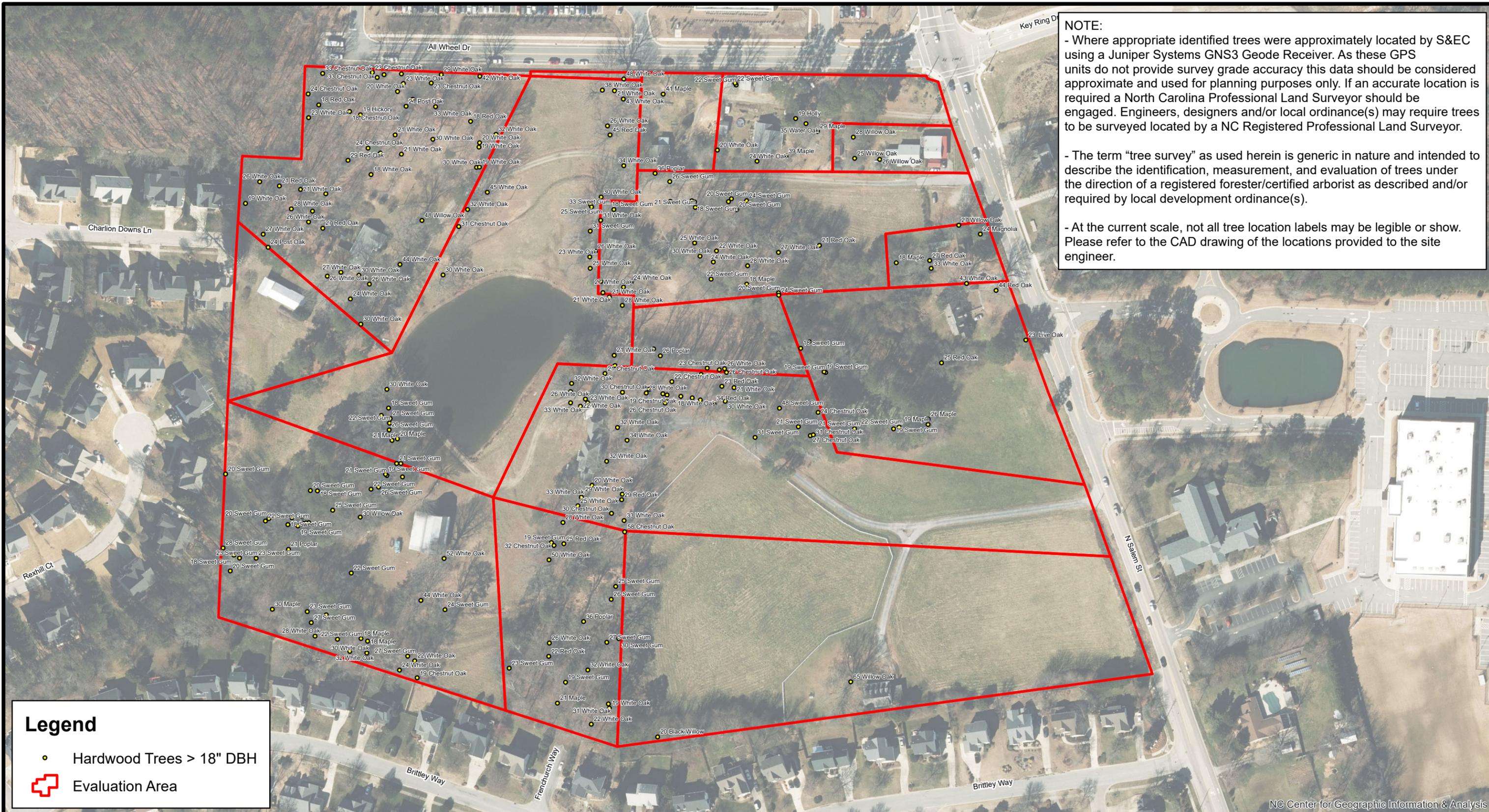
**MERIT GROUP LLC**

NORTH CAROLINA

APEX

**EXISTING CONDITIONS AND DEMOLITION PLAN**

|              |      |
|--------------|------|
| SHEET NUMBER | C1.0 |
|--------------|------|



**NOTE:**

- Where appropriate identified trees were approximately located by S&EC using a Juniper Systems GNS3 Geode Receiver. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.
- The term "tree survey" as used herein is generic in nature and intended to describe the identification, measurement, and evaluation of trees under the direction of a registered forester/certified arborist as described and/or required by local development ordinance(s).
- At the current scale, not all tree location labels may be legible or show. Please refer to the CAD drawing of the locations provided to the site engineer.

**Legend**

- Hardwood Trees > 18" DBH
- ▭ Evaluation Area

NC Center for Geographic Information & Analysis

|                                |             |
|--------------------------------|-------------|
| <b>Project No.</b><br>13759.W7 |             |
| <b>Project Mgr.:</b><br>SB     |             |
| <b>Scale:</b><br>1" = 150'     |             |
| <b>03/12/2025</b>              | <b>Feet</b> |

**Town of Apex Tree Survey Sketch Map**  
 1301 N Salem Road Assemblage,  
 Apex, NC

**Source:**  
Aerials from NC One Maps

|  |   |
|--|---|
|  | <b>Soil &amp; Environmental Consultants, Inc.</b><br>8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone (919) 846-5900 • Fax (919) 846-9467<br>sandec.com |
|  | <b>C.20</b>   |

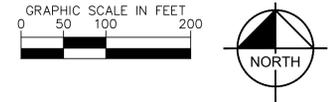
Plotted By: Guithe, Jake Sheet Set: PUT NAME HERE Layout: C3.0 December 01, 2025 08:05:18am K:\HSP\_LDEV\_Marketing\Group LLC\N. Salem Street - Apex\2025\07\_CAD Files\Phase 1\Plan Sheets\C3.0 SITE PLAN.dwg  
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| SITE LEGEND |   |
|-------------|---|
|             | PROPERTY LINE   |
|             | 50' TOWN OF APEX RIPARIAN BUFFER  |
|             | LOCAL STREET  |
|             | 10' SIDEPATH  |
|             | ACTIVE RECREATION AREA/PLAY LAWN  |
|             | VEHICULAR ACCESS  |
|             | 10' ROW DEDICATION  |
|             | BUILDINGS IN THIS AREA SHALL BE LIMITED TO 4 FLOORS (55 FT) SEE PLAN FOR LOCATION |
|             | EXISTING WETLAND  |
|             | PERIMETER BUFFER/RESOURCE CONSERVATION AREA (MINIMUM OF 20% OF SITE AREA)         |
|             | MULTI-RESIDENTIAL (MULTI-FAMILY, TOWNHOUSES)                                      |
|             | MULTI-FAMILY (APARTMENTS)   |
|             | MULTI-FAMILY APARTMENTS, NON-RESIDENTIAL  |
|             | TOWNHOUSES  |

- GENERAL NOTES:**
- ALL ZONING PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS SHALL BE DETERMINED DURING THE SITE/SUBDIVISION PLAN APPROVAL PROCESS.
  - REFER TO THE PUD TEXT DOCUMENTS FOR ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS.
  - ALL VEHICULAR ACCESS LOCATIONS AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL AND SHALL BE FINALIZED DURING THE SITE/SUBDIVISION PLAN APPROVAL PROCESS.
  - A PUBLIC PEDESTRIAN ACCESS EASEMENT WILL BE PROVIDED FROM THE CUL-DE-SAC ON CHARLION DOWNS LANE TO STREET B. EXACT LOCATION TO BE DETERMINED AT THE TIME OF SITE/SUBDIVISION PLAN APPROVAL PROCESS.
  - TREE PROTECTION FENCING SHALL BE PLACED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
  - ALL PARKING STANDARDS SHALL COMPLY WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
  - EXACT LOCATION OF OPEN SPACE AND RESOURCE CONSERVATION AREA TO BE FINALIZED DURING THE SITE/SUBDIVISION APPROVAL PROCESS.
  - NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
  - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS 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.
  - SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING, SCREENING, SITE STABILIZATION (SEEDING), PARKING, AND PAVEMENT MARKING, MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.

- UTILITY NOTES:**
- THIS PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND ELECTRICITY.
  - THE SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL SYSTEMS.
  - ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.
  - ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
  - ALL WATER AND SEWER MAINS WITHIN THE PUBLIC EASEMENTS SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE TOWN OF APEX.



|  |                    |  |                    |                 |                   |
|--|--------------------|--|--------------------|-----------------|-------------------|
|  |                    | © 2025 KIMLEY-HORN AND ASSOCIATES, INC.<br>#F-0102 WWW.KIMLEY-HORN.COM PHONE: 984-212-4672<br>1070 SOUTH MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540 |                    |                 |                   |
|  |                    |  |                    |                 |                   |
| KHA PROJECT<br>0000000   | DATE<br>12/01/2025 | SCALE<br>AS SHOWN  | DESIGNED BY<br>RCZ | DRAWN BY<br>JTG | CHECKED BY<br>RCZ |
| <b>PRELIMINARY SITE LAYOUT</b>   |                    |  |                    |                 |                   |
| <b>N. SALEM STREET MIXED USE</b><br>PREPARED FOR<br><b>MERIT GROUP LLC</b><br>NORTH CAROLINA |                    |  |                    |                 |                   |
| SHEET NUMBER<br><b>C3.0</b>  |                    |  |                    |                 |                   |



RESIDENTIAL ONLY



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL OVER PARKING - SOME RESI AMENITIES AT STREET LEVEL



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL ONLY - SOME RESI AMENITIES AT STREET LEVEL



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL ONLY



RESIDENTIAL OVER PARKING - SOME RESI AMENITIES AT STREET LEVEL



MIXED-USE - RESIDENTIAL OVER RETAIL



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL OVER PARKING



RESIDENTIAL ONLY (CLUBHOUSE IN BACKGROUND)

CONDOMINIUMS - REAR ALLEY ACCESS



TOWNHOMES - REAR ALLEY ACCESS



TOWNHOMES - GARAGE FRONT ACCESS



**PETITION TO AMEND THE OFFICIAL ZONING MAP**

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 #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

**Project Information**

Project Name: Teeter Property Rezoning  
Address(es): 2728 Holland Rd  
PIN(s): 0721-92-6962

Acreage: 10.35

Current Zoning: RR Proposed Zoning: MD-CZ

Current 2045 LUM Classification(s): Medium Density Residential

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: Ardent Building, LLC  
Address: PO Box 5509  
City: Cary State: NC Zip: 27515  
Phone: (919) 991-1428 E-mail: cschmidt@e1homes.com

**Owner Information**

Name: Victor & Cindy Teeter  
Address: 2728 Holland Rd  
City: Apex State: NC Zip: 27502  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent Information**

Name: Jones & Crossen Engineering, PLLC - Patrick Kiernan  
Address: 221 N Salem St., Suite 001  
City: Apex State: NC Zip: 27502  
Phone: (919) 387-1174 E-mail: patrick@jonescrossen.com

Other contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PETITION INFORMATION**

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

An application has been duly filed requesting that the property described in this application be rezoned from RR \_\_\_\_\_ to MD-CZ \_\_\_\_\_. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

**PROPOSED USES:**

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations 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.

|    |                     |    |       |
|----|---------------------|----|-------|
| 1  | Single Family       | 21 | _____ |
| 2  | Accessory Apartment | 22 | _____ |
| 3  | Utility, minor      | 23 | _____ |
| 4  | Park, active        | 24 | _____ |
| 5  | Park, passive       | 25 | _____ |
| 6  | Greenway            | 26 | _____ |
| 7  | _____               | 27 | _____ |
| 8  | _____               | 28 | _____ |
| 9  | _____               | 29 | _____ |
| 10 | _____               | 30 | _____ |
| 11 | _____               | 31 | _____ |
| 12 | _____               | 32 | _____ |
| 13 | _____               | 33 | _____ |
| 14 | _____               | 34 | _____ |
| 15 | _____               | 35 | _____ |
| 16 | _____               | 36 | _____ |
| 17 | _____               | 37 | _____ |
| 18 | _____               | 38 | _____ |
| 19 | _____               | 39 | _____ |
| 20 | _____               | 40 | _____ |



**PETITION INFORMATION**

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO.

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 design would strategically place roads in a way that would avoid future impacts to the existing pond on the Hartley property. The roads would also introduce a circuitous route whenever a future connection to Bella Casa is made in order to discourage these streets being used as a "cut-through" for residents of Bella Casa

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

The proposed rezoning shall minimize environmental impacts by offering more RCA and tree canopy preservation than the threshold defined in the UDO. A condition has also been proposed to increase the threshold of stormwater requirements to include treatment of the 25-year storm (an increase to state requirements).

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.

Since the project would begin at the Steeple Chase Bend intersection, the majority of the Holland Farm neighborhood would be unaffected by these additional lots. Per the NC Fire Code, the total number of dwelling units accessing Holland Road via Old Byre Way would be a max. of 94, which is below the 100-lot threshold.

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 development of this parcel should not have a negative affect on the health, safety or welfare of Apex citizens. It would develop as single-family residential lots, which matches the surrounding land uses.

**PETITION INFORMATION**

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

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

We do not believe this project would be detrimental to adjacent properties. The project would only have access via the Holland Farm neighborhood, so there would be an additional 13 lots introduced to the current traffic in their neighborhood, however we do not believe that number to be detrimental.

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.

Residential homes generally do not constitute a nuisance or hazard because of the character of the neighborhood. The number of units planned for this parcel is small and the impact of these units on the surrounding area should be minimal.

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 conditional zoning district will follow the standards of the Town of Apex UDO.



## APEX ENVIRONMENTAL ADVISORY BOARD

### Suggested Zoning Conditions

See appended document for current list of proposed zoning conditions.

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The Town of Apex Environmental Advisory Board (EAB) offers this general list of suggested rezoning conditions for rezoning applicants to consider before filing a rezoning petition. The purpose of this list is to encourage and recommend implementation of exceptional environmental practices for future development that exceeds Town requirements. The Board will review each rezoning application and expand on suggested conditions by offering specific recommendations on a case-by-case basis.

**The decision to include any of the recommendations below is voluntary by the applicant and the Board does not expect applicants to add all of the suggested conditions.** Planning staff will include all zoning conditions suggested by this Board and will note which conditions have been added by the applicant in the staff reports to the Planning Board and Town Council. Applicants should review this list before meeting with the Board.

NOTE: **Text in green** indicates suggested zoning condition language from Planning Staff. Underlined text indicates text or numbers that may be changed based on the specific project. Additional conditions may be suggested by the EAB at the meeting.

#### **Residential and Non-Residential Development Categories and Coverage**

**Part I applies to all developments; Part II applies exclusively to residential developments, and Part III exclusively to non-residential developments. Your development may include elements of each part.**

- **Part I** – Includes suggestions for **BOTH** residential and non-residential developments (see definitions below).
- **Part II – Residential** applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.

**Part III – Non-Residential** includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas

**Please be sure to read and complete the entire document. Please select “Yes” to each zoning condition you are proposing to add to your rezoning application. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.**

**Part I – Residential AND Non-Residential**

The following apply to both Residential **and** Non-Residential developments:

| STORMWATER AND WATER CONSERVATION – WATER QUALITY  |  | YES                                 |
|--|--|-------------------------------------|
| 1.   | The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.   | <input type="checkbox"/>            |
| 2.   | No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.  | <input type="checkbox"/>            |
| 3  | No buffer averaging shall be allowed for Zone 3 of the riparian buffers.   | <input type="checkbox"/>            |
| 4.   | The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.   | <input checked="" type="checkbox"/> |
| 5.   | The project shall install a minimum of ____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.  | <input type="checkbox"/>            |
| 6.   | At least __SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.   | <input type="checkbox"/>            |
| 7.   | A ____-foot buffer shall be provided along existing, delineated wetlands that are to be preserved.   | <input type="checkbox"/>            |
| 8.   | <p><b>Each option below is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option 7.b should not be selected.</b></p> <p>a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.</p> <p style="text-align: center;"><b>OR</b></p> <p>b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.</p> | <input type="checkbox"/>            |
|  | <input checked="" type="checkbox"/>  |                                     |
| <b>PLANTING AND LANDSCAPING</b>  |  | YES                                 |
| <p><b>Note:</b> Invasive species are prohibited. Please see the Town’s <a href="#">Design and Development Manual</a> for a link to the list of prohibited species and for a list of suggested native species..</p> |  |                                     |
| 9.   | <p>Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB’s preference is for a minimum of 50%.</p> <p>The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p>  | <input type="checkbox"/>            |

Environmental Advisory Board – Suggested Zoning Conditions

|     |   |                                     |
|-----|---|-------------------------------------|
| 10. | <p>Replace canopy (percentage- or DBH size-based)</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space.</p> | <input type="checkbox"/>            |
| 11. | <p>To improve energy efficiency by providing shading, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p>  | <input type="checkbox"/>            |
| 12. | <p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>   | <input type="checkbox"/>            |
| 13. | <p>The project shall ensure that <u>75</u> % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>   | <input checked="" type="checkbox"/> |
| 14. | <p>The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native to the eastern United States or a native of North Carolina.</p>  | <input type="checkbox"/>            |
| 15. | <p>No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.</p>  | <input checked="" type="checkbox"/> |
| 16. | <p>HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.</p>   | <input type="checkbox"/>            |
| 17. | <p>In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.</p>  | <input type="checkbox"/>            |
| 18. | <p>To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p>   | <input type="checkbox"/>            |
| 19. | <p>Implements xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</p> <p>The project commits to planting ___% drought tolerant plants, of which ___% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>   | <input type="checkbox"/>            |
| 20. | <p>To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>  | <input type="checkbox"/>            |



**Part II – Residential**

**Residential** applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights, or exterior architecture.

| <b>STORMWATER AND WATER CONSERVATION – WATER QUALITY</b>  |  | <b>YES</b>                          |
|---|--|-------------------------------------|
| The Transportation & Infrastructure Development Department does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW. |  | <b>YES</b>                          |
| 25.   | The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.  | <input type="checkbox"/>            |
| 26.   | The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or homeowner’s association.   | <input type="checkbox"/>            |
| <b>WASTE MANAGEMENT</b>   |  | <b>YES</b>                          |
| 27.   | If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed. | <input checked="" type="checkbox"/> |
| <b>CLEAN ENERGY</b>   |  | <b>YES</b>                          |
| 28.   | A solar PV system of at least 3.5kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.  | <input type="checkbox"/>            |
| 29.   | A solar PV system shall be installed on a minimum of ____model home. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.                                | <input type="checkbox"/>            |
| 30.   | Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.  | <input checked="" type="checkbox"/> |

**Part III – Non- Residential**

**Non-residential** includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

| <b>STORMWATER AND WATER CONSERVATION – WATER QUALITY</b>   |  | <b>YES</b>               |
|--|--|--------------------------|
| The Transportation & Infrastructure Development Department does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW. Note that number 36 is an exception that can be done in the public ROW. |  | <b>YES</b>               |
| 31.  | The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.   | <input type="checkbox"/> |
| 32.  | The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.   | <input type="checkbox"/> |
| 33.  | To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.  | <input type="checkbox"/> |
| 34.  | May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation.<br><br>The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Transportation and Infrastructure Development Department. | <input type="checkbox"/> |
| <b>WASTE MANAGEMENT</b>  |  | <b>YES</b>               |
| 35.  | The project shall install at least ____pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.  | <input type="checkbox"/> |

Environmental Advisory Board – Suggested Zoning Conditions

| <b>CLEAN ENERGY</b>        |   | <b>YES</b>               |
|----------------------------|---|--------------------------|
| 36.                        | a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.   | <input type="checkbox"/> |
|                            | <b>OR</b><br>b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time. | <input type="checkbox"/> |
| 37.                        | The developer shall provide ____% or ____ more EV charging spaces than required by the UDO.   | <input type="checkbox"/> |
| 38.                        | The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3.5kW.   | <input type="checkbox"/> |
| 39.                        | The project shall install conduits for solar energy systems for all non-residential buildings   | <input type="checkbox"/> |
| <b>LIGHTING EFFICIENCY</b> |   | <b>YES</b>               |
| 40.                        | On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.  | <input type="checkbox"/> |
| 41.                        | The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.   | <input type="checkbox"/> |

**Applicant Clarification/Additional Language:**

Additional environmentally-sensitive conditions being offered:

- Developer shall install pollinator-friendly and native flora within SCM planting areas.
- All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development's marketing sign at the front of the subdivision.

-

**Additional Board Recommendations:**

## Architectural Conditions

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
6. Garage doors shall have windows, decorative details or carriage-style adornments on them.
7. 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
8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 6 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

## Additional Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 13 single family units, equivalent to approximately 1.3 dwelling units per acre.
2. A minimum lot width of 65' shall be provided for all residential lots that are not facing a cul-de-sac. The minimum building setbacks shall be as follows: (a) Front – 15 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 10 ft.
3. 35% of the project area shall be recorded as Resource Conservation Area (RCA) if the project is stage-graded. An additional 5% RCA shall be required if the project is mass-graded.
4. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
5. Developer shall install pollinator-friendly and native flora within SCM planting areas.
6. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S.
7. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
8. Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
9. A minimum of one pet waste station shall be installed within HOA common area.
10. Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
11. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.
12. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
13. For stormwater management, 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.
14. A single stub street shall be provided to the property to the south (PIN# 0731-02-3636) in order to facilitate future interconnectivity between neighboring developments. The location of the street stub shall be determined at time of Master Subdivision Plan.
15. Subject to Town of Apex and North Carolina Department of Transportation review and approval, Developer shall dedicate public right-of-way for the length of the property's Holland Road frontage, measured 40 feet from the existing centerline of Holland Road. Developer shall also widen and improve Holland Road for the length of the property's road frontage based on a 3-lane thoroughfare section with 50-foot curb and gutter (11-foot travel lanes, 11-foot two-way left turn lane, and 6-foot bike lanes) and 5-foot sidewalk, consistent with the *Town of Apex Bicycle and Pedestrian System Plan Map* and the *Town of Apex Thoroughfare and Collector Street Plan Map*.
16. The property shall not directly access Holland Road except for the purpose of temporary construction activities.
17. The construction entrance for this development shall be located along Holland Road. Construction vehicles shall be prohibited from accessing the site via Steeple Chase Bend until first plat of the subdivision, at which time the Holland Road frontage improvements must be completed and accepted.