



**Town of Apex
Request for
Qualifications
(RFQ) for
Planning and Design
Services for the
Hughes Street Site**

1.1 Introduction/Scope of Services

The Town of Apex Department of Community Development and Neighborhood Connections invites firms to submit qualifications for consulting services to undertake planning services focusing on land use, development form, housing affordability, economic development opportunities, design analysis and recommendations, as well as public participation and outreach efforts.

The Town seeks to engage an urban design and/or planning team to provide specified multi-disciplinary technical services for the area identified as the “Hughes Street Site.” The Town may award a contract or contracts to one or more firms based on the selected specialization, geographic area, and funding availability. The Town reserves the right to procure the services described in these solicitation documents from other firms at its sole discretion.

A qualified team of design, planning, engineering, public engagement, and market analysis experts will be selected based on the proven excellence in preparing analyses that encompass the following scope of work elements:

- Land use planning primarily for housing development;
- Substantive community and stakeholder outreach and engagement including expertise in engaging non-English speaking populations;
- Analysis of existing water, sewer and stormwater infrastructure;
- Urban design and placemaking strategies;
- Analysis of environmental conditions;
- Analysis of existing transportation conditions and capacity;
- Traffic engineering and modeling; and
- Market analysis and development economics

Town staff will take the responsibility for executing much of the public outreach strategy, including meeting logistics, social media promotion, etc. The Proposer’s team(s) will produce technical documents, memoranda, analysis, and plan graphics; final report text and recommendations; and will assist with leading key public meetings/charrettes and engagement design and facilitation.

The Proposer team(s) must be able to deliver planning services working in collaboration with internal Town of Apex staff.

1.1 Project Background

In February 2025, the Town of Apex acquired approximately 13 acres of land with the intention of developing a vibrant, mixed-income, mixed-tenure housing and mixed-use community. This initiative represents a significant public investment aimed at promoting inclusive growth, housing diversity, and long-term neighborhood sustainability.

As part of the planning process, the Town is conducting a comprehensive evaluation of the site

to explore key issues and opportunities related to transportation access, transit connectivity, compatibility with existing residential development, and the broader impact on the surrounding community. The objective is to ensure that the development is both responsive to community needs and aligned with long-term planning goals.

A study area map and preliminary site plan review notes are included in the Appendix.

1.2 RFQ Response Timeline

The RFQ process shall adhere to the following schedule:

RFQ Release	April 22, 2025
Deadline for questions	April 29, 2025
Questions answered and available (anticipated)	May 6, 2025
Deadline for proposal submission	May 22, 2025
Review of proposals (anticipated)	May 23-30, 2025
Proposer shortlist contacted, interviews (if needed) and selection (anticipated)	June 2, 2025
Contract Negotiation (anticipated)	June 2, 2025
Recommendation to Town Council (if needed)	June 24, 2025
Award Contract (anticipated)	June 24, 2025
Public Kickoff (anticipated)	July 15, 2025

1.3 Proposal Questions

Upon review of the RFQ documents, Proposers may have questions to clarify or interpret the RFQ in order to submit the best proposal possible. To accommodate the Proposal Questions process, proposers shall submit any such questions by the due date and time. All questions must be submitted in writing via email to the Housing Services Manager (housinginfo@apexnc.org) no later than the due date. Please include in the subject line: "Hughes Street Planning Study." A summary of all questions and answers will be posted on the website as an addendum by **May 6, 2025**.

1.4 Submission of Qualifications and Contact Information

Proposer’s RFQ response package should include a Table of Contents. Proposers must submit an electronic version of qualifications as a viewable and printable Adobe Portable Document File (PDF) for the Hughes Street Site Planning Study.

Proposals received after the deadline for proposal submission, as stated above, will not be considered. The Town reserves the right to reject any or all qualifications for any reason and to waive any informality it deems in its best interest. Any requirements in the RFQ that cannot be met must be indicated in the proposal. Proposers must respond to the entire request for qualifications. Any qualifications received by the Town of Apex that are incomplete in their responses will be immediately disqualified.

1.5 Rights to Submitted Material

All proposals, responses, inquiries, or correspondence relating to or in reference to this RFQ, including reports, charts, and other documentation submitted by Proposers (other than materials submitted as and qualifying as trade secrets under North Carolina law) shall become the property of the Town when received and the entire proposal shall be subject to the public records laws of the State of North Carolina except where a proper trade secrets exception has been made by the Proposer in accordance with the procedures allowed by North Carolina law.

2. PROPOSALS (STATEMENT OF QUALIFICATIONS)

2.1 Request for Qualifications Document

Proposal responses shall be organized in the following manner:

- 1. Cover letter/ Letter of Intent**
- 2. Firm Background and Experience**
- 3. Participation Methods and Stakeholder Consensus Building**
- 4. Example Scope, Project Understanding, Approach and Schedule**
- 5. Team Organization, Experience, and Certifications/Qualifications**
- 6. Rate Schedule**
- 7. Technology**

1. Cover Letter/ Letter of Intent

Introduction Letter with intent as it may pertain to the Request for Qualifications.

2. Background and Experience

This section shall include background information on the organization and should give details of experience with similar projects. Proposers should provide background information on at least three projects for which the Proposer and/or a Proposer team's firm was primarily responsible for conducting projects with similar scope of work. Each summary should include the following, as applicable:

- Description of the project including scope;
- Description of services of the Proposer or team firm;
- List prime consultant or sub consultant on project;
- Associated firms involved and their assigned responsibilities;
- Project schedule (initial schedule and actual/final schedule), including an explanation of delays, if any;
- Description of role in internal stakeholder coordination and public outreach approach;
- Experience planning for diverse and inclusive communities; and
- A list of three (3) references (including contact persons and telephone numbers) for which similar work has been performed by the Proposer in the past five years

3. Participation Methods and Stakeholder Consensus Building

Proposers should demonstrate previous examples of successful engagement techniques and outreach strategies involving multiple internal and external stakeholder groups. Proposers should highlight any work with governmental agencies, successful examples of building consensus within multiple departments of an organization, and experience with public engagement including conducting public meetings, social media, online processes, public facilitation techniques, and other innovative public process involvement.

4. Example Scope, Project Understanding, Approach, and Schedule

This section shall include, in narrative and outline form, the Proposer's approach to accomplishing the tasks outlined in Section 1: Introduction/Scope of Work of this document. A description of each task and deliverable and the schedule for accomplishing each shall be included. Proposers should demonstrate the following:

- Demonstration of experience working with diverse groups including age, race, gender, disability, language and other historically underrepresented groups in traditional planning processes;
- Past experience in facilitating community engagement, and community conversations about equitable development and growth;
- Process for gathering data and defining the goals and vision for the Hughes Street Project Area;
- Process for identification of base conditions, evaluation of alternatives for land use, zoning policy, comprehensive plan amendments and capital projects;
- Process for evaluating and providing affordable housing targets in relation to the Town's affordable housing goals;
- Realistic plan for completing the planning process in the timeframe desired by the Town; and
- Past experience and knowledge of working with governmental agencies

5. Team Organization, Experience and Certifications/Qualifications

This section must include the proposed staffing, deployment and organization of personnel to be assigned to this project. The Proposer shall provide information as to the qualifications and experience of all executive, managerial, legal, and professional personnel to be assigned to this project, including resumes citing experience with similar projects and the responsibilities to be assigned to each person. In addition to above, proposers should include:

- Team organizational chart showing all firms, contractual relationship between firms and names of specific staff proposed for the project with their titles;
- Specific responsibilities should be listed for all team members to be assigned to the project. The description of responsibilities shall include the estimated percentage of the total project that is to be completed by each individual team member; and
- Demonstration of diverse team of staff members.

6. Rate Schedule (Unit pricing/ hourly rates only)

Hourly rate schedule for all personnel who will work on the Project. Compensation will be negotiated with the Proposer. Hourly rates should be provided with proposed fee per task for each scope of work element as detailed in Section 1 of this document.

7. Technology

Technology requirements should generally include: Adobe Design Suite, Geographic Information Systems (GIS), CAD software, project management and scheduling software. Proposers should use this section to also list any innovative strategies and creative processes that are used as a tool for successful project planning.

RFQ Requirements

Responses submitted must be concise and address the objectives requested and include elements **1 through 7** listed above. Interested firms must submit an electronic PDF copy by **3:00 PM EST on Monday, May 22, 2025 via email to:**

B. Lamont Taylor, housinginfo@apexnc.org

Subject: Hughes Street Site Planning Study

Selection and Award

The Town of Apex may interview one or more firms before making a final selection.

The Town of Apex shall select the most qualified firm and reserves the right to reject any and all responses based on the following criteria:

- Demonstrated understanding of the project;
- Demonstrated experience with similar scope of work elements;
- Ability of the firm to meet the project schedule and remain within the budget; and
- Such other appropriate information as the Town deems advisable

The Town of Apex will award a contract to the selected firm based on successful negotiation of the fee for this work. If unsuccessful, the Town may enter negotiations and award the contract to another qualified firm.

The Town of Apex is not responsible for any costs incurred by firms in preparing, submitting, or presenting their Summary of Qualifications.

RFQ Attachments

Attachment A: Site Map

Attachment B: Town of Apex Pre-Application Comment Letter





Town of Apex North Carolina
P.O. Box 250
Apex, NC 27502
(919) 249-3426
www.apexnc.org

03/26/2025

Joshua Killian
P.O. Box 250
Apex, NC 27502

RE: S Hughes Street Site Analysis
Review No. 1

Please see the comments below from the Technical Review Committee regarding your pre-application submittal. Staff makes every effort to provide review of the pre-application submittal given the limited design information being provided at this stage. However, it is the sole responsibility of the owner/developer and any of their agents or contract professionals to ensure that all projects adhere to current ordinances and federal, state, and local requirements.

Open Issues: 27

Development Services

General Issues

1. Construction Plan Approval Requirements

<p>Town of Apex North Carolina Christine Masney 3/25/25 10:03 AM Pre-Application Submittals - 1</p>	<p>All construction plans must meet the following requirements prior to construction plan approval. All of these conditions may or may not apply to your particular project:</p> <ul style="list-style-type: none"> • All water and gravity sanitary sewer extension permits must be issued by the Town of Apex (Town). • All private State sewer permits must be issued. • All new pump stations/force mains as well as modifications to existing pump stations/force mains must be permitted by the State. • All 401 Water Quality Certifications, 404 Permits, and applicable State-regulated Riparian Buffer Authorizations (e.g. Neuse River Basin Buffer Rules), and any other environmental or pipeline permits must be approved by the appropriate Town, State and/or Federal agencies. Any mitigation payments need to be made and receipts supplied to Development Services. • Property must be annexed prior to construction plan approval. • All State Department of Transportation driveway permits and encroachment agreements must be approved. • All off site improvement plans must be approved. • Infrastructure Inspection Fees will be assessed with the final Construction Plan submittal. 50% of the fees will be due prior to final Construction Plan approval. The balance will be due prior to plat (residential) or Certificate of Occupancy (commercial).
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Dianne Khin's comments during meeting

General Issues

2. Dianne Khin's comments during meeting

Town of Apex North
Carolina
Dianne Khin
3/26/25 8:50 AM
Pre-Application
Submittals - 1

1. Stormwater BMPs are typically ponds, but underground detention is an option if space is at a premium. Underground detention is typically more expensive though.
2. Additional steps may be required for 4-5 story apartment buildings to have adequate water pressure (see note from Jackie Dillon after meeting).
3. Roundabout may not be necessary at Hughes and Perry (could be 4-way stop like at Hughes and James or Russell said maybe a signal in the future). A roundabout would be expensive for Town to build. Options include only dedicating right-of-way (if Council still wants future roundabout) or asking for a Transportation Plan amendment to remove the roundabout from the plan.
4. Sidewalk connection to Stone Glen should be considered; Stone Glen did not build sidewalk to property line as was shown in approved plans, but if sidewalk connection is desired, there would be a way to require the connection (even though they may not pay for it since they already have their COs).

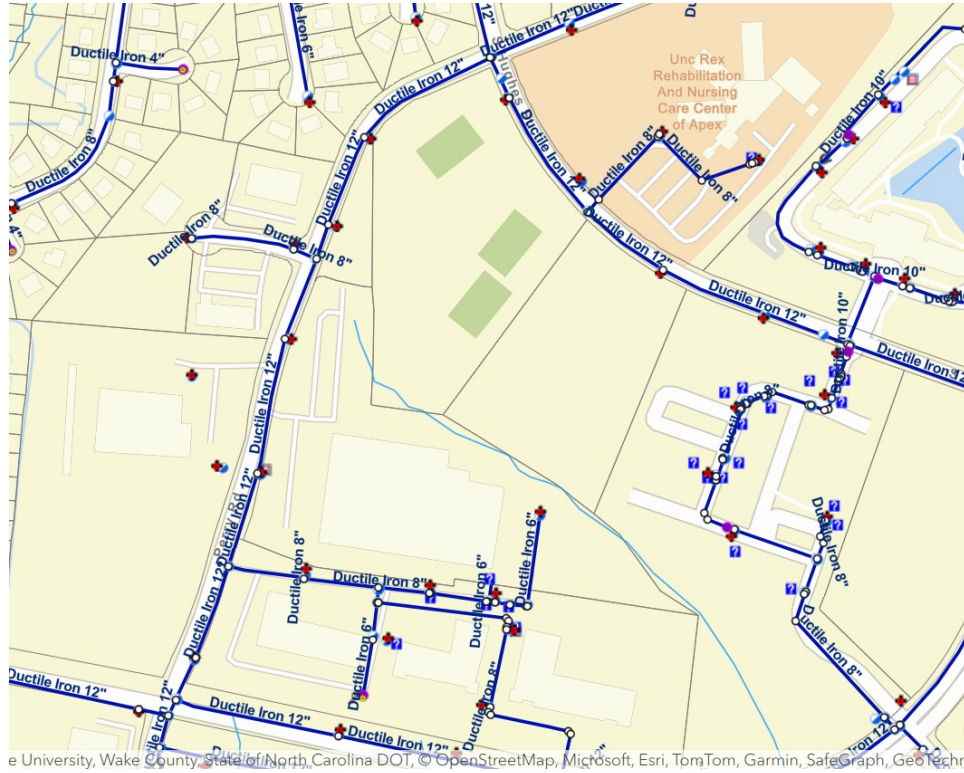
Jackie Dillon

General Issues

3. Existing Water

Town of Apex
North
Carolina
Jackie Dillon
3/25/25 10:34
AM
Pre-
Application
Submittals - 1

Water is located to your site. You can check our utility mapper for up to date locations. <https://experience.arcgis.com/experience/7731ca81353e45a78841c131074b6b04/>

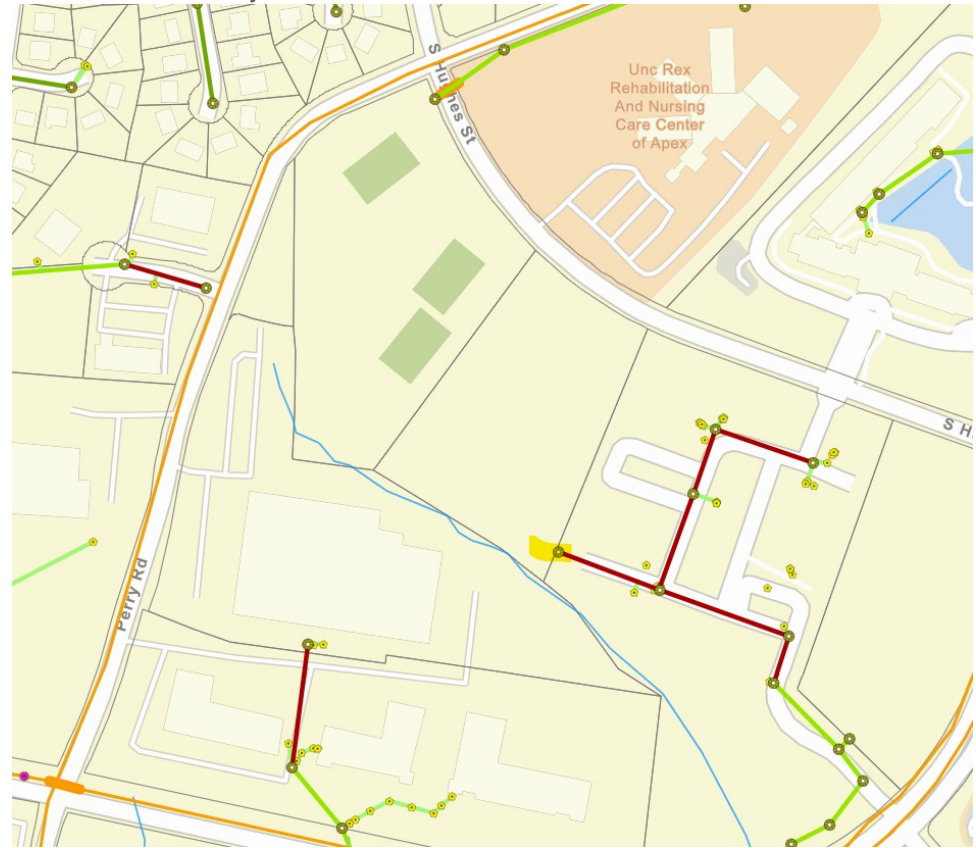


[Ver. 3] [Edited By Jackie Dillon]

4. Existing Sewer

Town of Apex North
Carolina
Jackie Dillon
3/24/25 10:09 AM
Pre-Application
Submittals - 1

Sewer is available to your site.



5. Capacity

Town of Apex North
Carolina

Jackie Dillon
3/24/25 10:11 AM
Pre-Application
Submittals - 1

Downstream Sewer Analysis:

All projects shall perform evaluation of existing downstream sewer capacity to demonstrate there are no negative impacts on the existing sewer system. The limits of the downstream sewer capacity study will be determined by the Water Resources Department. The sewer capacity analysis shall be stamped and signed by the Professional Civil Engineer in the State of North Carolina. This evaluation shall address the capacity of all sewer collection and trunk sewer systems that will be impacted downstream of the new development and/or redevelopment.

If any downstream segments of the sewer system have previously been identified as critical, or sub-critical in a monitoring report or previous analysis, additional field monitoring or data collection may be required, as determined by the Water Resources Department. The sewer capacity analysis shall incorporate the potential sewage generated within the entire natural drainage basin in which the development is located based on the Comprehensive Plan Land Use Map, or previous development approvals, whichever is higher. Topographic maps of the entire drainage basin and any and all adjacent previously approved developments and any subsequent improvements shall be included in the analysis. The maps shall also incorporate sewage routes included in the Town's Sewer Master Plan and demonstrate no adjacent development, including existing pumped lands outside of the drainage basin, will be precluded from obtaining sewer service. The sewer capacity analysis shall include all proposed sanitary sewer alignments and potential points of entry of sewage from surrounding lands, not included in the sewer master plan.

The sewer capacity analysis shall assume standard minimum depth for all upstream sewer mains and clearly identify any proposed facilities which will exclude standard depths. Anticipated flows for undeveloped land shall be determined using the 2T rules at the rates for zoning classification as determined by the Comprehensive Plan Land Use Map.

If any downstream sewer segments exceed 50 percent full, but are less than 65% full, the Water Resources Department will evaluate and determine if upsizing is required. If any downstream sewer segments exceed 65 percent full, the sewer main must be upsized or re-installed at a greater slope to allow for greater flow through the pipe. All improvements must be made the full length, from manhole to manhole.

6. Water-Required

Town of Apex North
Carolina

Jackie Dillon
3/25/25 10:34 AM
Pre-Application
Submittals - 1

"Where the existing network is lacking connectivity, lines shall be upsized to provide adequate fire flow as directed by the Department of Water Resources. All lines shall be designed to maintain a minimum of 20 psi at maximum daily demand with applicable fire flow conditions"

"Where deemed necessary to enhance water flow and/or pressures in the area, extensions may be required to be "looped" to an existing water main or "dead end" line within the area being developed."

[[Ver. 2](#)] [Edited By Jackie Dillon]

Planner Comments

7. Application

Town of Apex North
Carolina

June Cowles
3/25/25 8:21 AM
Pre-Application
Submittals - 1

The 2045 Land Use Plan designates the following for the proposed project:

PIN ending in 8832 Mixed Use: Commercial Services, Medium Density Residential, High Density Residential, Office Employment. (Minimum 30% Non-residential).

PIN ending in 5131: High Density Residential and Office Employment.(The Land Use designation also includes that this area with High Density Residential striping where only apartments are allowed as residential land use)

PIN ending in 2152: Industrial Employment.

The proposed project includes residential, retail, office. The PUD allowed uses are listed in the UDO Section 4.2.2 Use Table. Please review the use table for the allowed permitted uses.

The proposed project would include a Land Use Amendment. For the neighborhood meeting requirements, the applicant will need to include the Land Use Amendment discussion and exhibits. Please see the neighborhood meeting requirements that are included in the application. If the Land Use Amendment is left out of the neighborhood meeting packet and discussion, another 1st neighborhood meeting will need to be scheduled. Please let staff know if you have any questions regarding the Neighborhood Meeting Requirements.

[[Ver. 4](#)] [Edited By June Cowles]

8. Driveway locations

Town of Apex North
Carolina

June Cowles
3/25/25 10:13 AM
Pre-Application
Submittals - 1

Driveway locations should be located across from existing driveways/intersections.

[[Ver. 2](#)] [Edited By June Cowles]

[Hughes Street Subdivision Site Plan Pre-App_v2.pdf \[0 redlines\]](#)

9. PUD Zoning District

Town of Apex North
Carolina

June Cowles
3/25/25 8:21 AM
Pre-Application
Submittals - 1

The PUD District zoning district is listed in UDO Section 2.3.4. This section includes a general overview, procedures, and standards:
Standards In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.
[[Ver. 2](#)] [Edited By June Cowles]

10. RCA

Town of Apex North
Carolina

June Cowles
3/24/25 8:23 PM
Pre-Application
Submittals - 1

The Resource Conservation Area (RCA) is 10 percent of the gross acres for the project in this area. Buffers count towards RCA calculations.
[[Ver. 2](#)] [Edited By June Cowles]

11. Buffers

Town of Apex North
Carolina

June Cowles
3/24/25 8:21 PM
Pre-Application
Submittals - 1

S Hughes Street is a Thoroughfare and requires a 30 foot wide buffer.
Perry Road is a Major Collector street and requires 10 foot wide buffer along residential uses and a 30 foot wide buffer along non residential uses. However the PUD zoning allows flexibility for exceptional design.
[[Ver. 2](#)] [Edited By June Cowles]

12. Proposed Project

Town of Apex North
Carolina

June Cowles
3/25/25 8:10 AM
Pre-Application
Submittals - 1

Is the plan for the project to be vertical mixed use: retail and office (non-residential) on the first floor with residential on top? Or horizontal mixed use with non-residential in one area and residential on the rest of the site?
[[Ver. 2](#)] [Edited By June Cowles]

Pre-Application Submittals

13. Callout B

Town of Apex North
Carolina

Amanda Bunce
3/25/25 9:43 AM
Pre-Application
Submittals - 1

When you submit the rezoning application, please list the current zoning as LI, RA, & PUD-CZ (08CZ14).

14. Callout B

Town of Apex North
Carolina

Amanda Bunce
3/25/25 9:47 AM
Pre-Application
Submittals - 1

Please remove Condominiums as a proposed use. It is no longer listed in the UDO since it is solely a form of ownership.

15. Callout B

Town of Apex North
Carolina

Amanda Bunce
3/25/25 9:47 AM
Pre-Application
Submittals - 1

Cottage Court is not a use in the UDO. It is a style of subdivision for which standards can be added to the PUD document in order to allow it.

16. Callout B

Town of Apex North
Carolina

Amanda Bunce
3/25/25 9:47 AM
Pre-Application
Submittals - 1

Single-family detached and townhomes are not supported by the 2045 Land Use Map. If a rezoning including either use is approved by TC, the LUM will need to be updated to remove the "Apartments Only" designation for the parcel at the corner.

17. Callout B

Town of Apex North
Carolina

Amanda Bunce
3/25/25 9:49 AM
Pre-Application
Submittals - 1

Please remove Retail and Employment as uses. Please review the uses in Sec. 4.2.2 of the UDO and list the specific uses proposed in this rezoning. Use the exact names of the uses as shown in that table.

[Ver. 2] [Edited By Amanda Bunce]

18. Driveways

Town of Apex North
Carolina
Russell Dalton
3/25/25 10:26 AM
Pre-Application
Submittals - 1

A driveway to S Hughes St should be located across from the existing driveway at the UNC Rex Healthcare facility for full movement access and requires an NCDOT driveway permit. A driveway to Perry Road should be located across from American Way for full movement access and requires an NCDOT driveway permit as well. Both points of access must be evaluated by the time of site & subdivision plans to confirm they meet minimum horizontal & vertical sight distance requirements clear of plantings and other obstructions. Planning staff will advise of minimum road frontage improvements according to the Transportation Plan. A Traffic Impact Analysis (TIA) is required for over 1000 daily or 100 peak hour trips to identify additional requirements when applicable. A trip generation calculation would be needed to determine if it meets the threshold once the proposed land uses and sizes are determined. Jessica McClure will assist with traffic analysis scoping if required.
[Ver. 8] [Edited By Russell Dalton]

General Issues

19. Buffer/401/404

Town of Apex North
Carolina

Robert Patterson
3/24/25 10:09 AM
Pre-Application
Submittals - 1

This property has an intermittent stream that is subject to 50ft riparian buffers. A buffer call will be needed if one has not already been performed. Buffer impacts may require a buffer authorization. Stream or wetland impacts will require 401/404 approvals.

20. stormwater requirements

Town of Apex North
Carolina

Robert Patterson
3/24/25 10:15 AM
Pre-Application
Submittals - 1

Site is located in the secondary watershed overlay. The southern portion is in the Cape Fear river basin, Big Branch watershed; the northern portion is in the Neuse river basin, Middle Creek watershed. It's subject to the stormwater requirements in [6.1 of the UDO](#). In general this includes capture and treat the 1" runoff from the new BUA to the MEP, peak attenuation for the 1-yr and 10-yr, 24-hr storms.

For the portion draining to the Neuse river basin, nutrient management in accordance with 6.1.12 is required.

[[Ver. 2](#)] [Edited By Robert Patterson]

21. erosion control

Town of Apex North
Carolina

Robert Patterson
3/24/25 10:10 AM
Pre-Application
Submittals - 1

Land disturbance of 20,000 sf or more will require erosion control plan approval from the Town. The Town's specific erosion control design requirements can be found in [Ch.5, Article X of the Code of Ordinances](#) and [Sect. 400 of the std. specs.](#)

Transportation Planning

General Issues

22. S Hughes St - Transportation Plan

Town of Apex North
Carolina
Jenna Shouse
3/25/25 10:12 AM
Pre-Application
Submittals - 1

S Hughes Street is planned as a 2-lane urban thoroughfare with 60' of right-of-way, 30' from the centerline. 10' side path is planned along the property's frontage of S Hughes Street. A round about is planned for the S. Hughes Street and Perry Road intersection (additional ROW? or discussion about construction of the round about??)
[Ver. 2] [Edited By June Cowles]

23. Perry Road - Transportation Plan

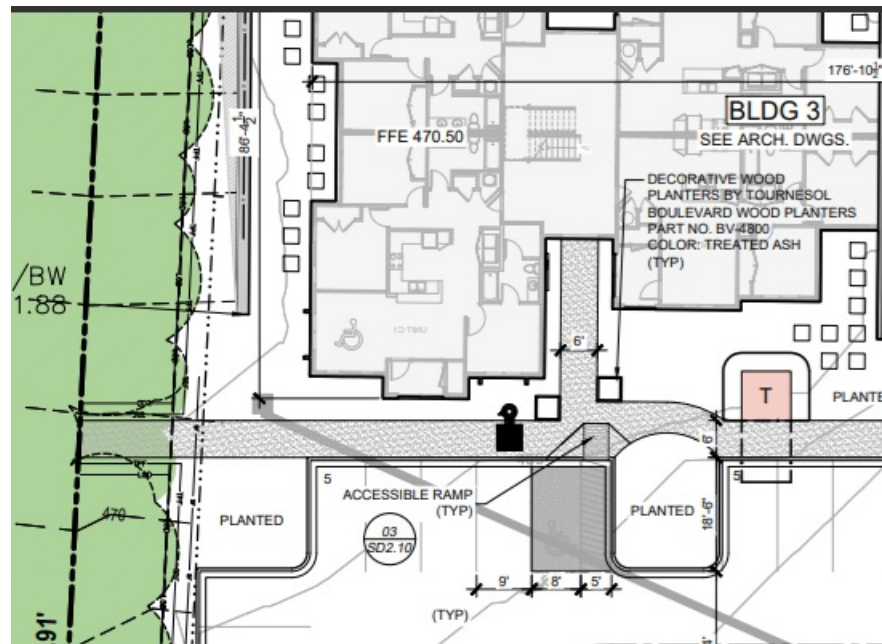
Town of Apex North
Carolina
Jenna Shouse
3/25/25 7:49 AM
Pre-Application
Submittals - 1

Perry Road, fronting this proposed development, is planned as a Major Collector Street. This requires 60' of right-of-way, 30' from the centerline. Sidewalk and shared lane markings (sharrows) are required along the frontage of Perry Road.

24. Internal Connectivity

Town of Apex North
Carolina
Jenna Shouse
3/25/25 10:18 AM
Pre-Application
Submittals - 1

Please include an internal pedestrian connection to the existing apartment complex. However, the apartment complex does not have the sidewalk built to the property line.



[Ver. 3] [Edited By June Cowles]

25. Transit - Bus Stops

Town of Apex North
Carolina
Katie Schwing
3/25/25 11:30 AM
Pre-Application
Submittals - 1

GoTriangle Route 305 travels along S Hughes St as part of it's routing. This route connects Apex to downtown Raleigh and has been adding more service recently, and currently operates all days of the week, with hourly frequency. In FY27 it should be adding more trips for 30 minute frequency on weekday mornings and afternoons and all trips also going down to Holly Springs (to their downtown and Rex Hospital area). I think it is worth discussing with GoTriangle if it makes sense to add a bus stop or two to this development. I also would strongly encourage you to consider transit-oriented design principles for this development. I am happy to discuss in more detail. Thanks, Katie Schwing katie.schwing@apexnc.org or 919-249-1043.

26. Pre-Apps - Rezoning PUD

Town of Apex North
Carolina
Tyler Gumpright
3/24/25 12:16 PM
Pre-Application
Submittals - 1

Staff would recommend a fee-in-lieu of dedication for the project based on the Master Plan for PRCRGOS, location, size of the property, and number of units being developed. A fee-in-lieu of dedication would be recommended by staff (unless the Advisory Commission proposes a different recommendation) to the Town Council. Per the Town of Apex Unified Development Ordinance, **Sec. 14.1.4, Town Council's Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof**, the Town Council will review and make a recommendation as a part of the PD Plan review and Rezoning review and possible approval.

The rate is based on the date of Town Council action and runs the life of the project. The current 2025 rate is \$4,244.42 per SFD unit, \$2,858.65 per SFA unit, or \$2,516.93 per Multi-Family unit which is paid at the time of first final plat or building permit.

27. Pre-Apps - Rezoning PUD

Town of Apex North
Carolina
Tyler Gumpright
3/24/25 12:17 PM
Pre-Application
Submittals - 1

Depending on the number of proposed units this project will likely need to be reviewed by the PRCR Advisory Commission per Unified Development Ordinance, **Sec. 14.1.5. Procedure for Determination of Choice Between Land Dedication, Payment of Fee-in-Lieu, Construction of Public Recreation Facilities with Fee-in-Lieu Monies, or Combination Thereof; Performance Guarantees.**