

Appendix G. Revised Draft Plan Public Input Summary and Staff Responses

Western Big Branch Area Plan: Revised Draft Plan Public Input Summary and Staff Responses

The following table include comments provided on the Revised Draft Plan with staff responses. No changes were made to the Revised Draft Plan based on the comments provided.

Comment	Frequency	Staff Response
Against the Commercial Services land use designation at 3413 Pleasant Plains Road.	28	<p>Staff are recommending this amendment in response to public comment from the property owner to change the land use designation to Low Density Residential/Commercial Services to provide the option for commercial uses. The specific uses and zoning conditions will be evaluated at the time of a rezoning to ensure compatibility with the area. The Commercial Services land use designation at this location is appropriate given the location of the main entrance to Pleasant Park in relation to this parcel. Additionally, the location of the proposed water tower across the street makes residential uses less attractive at this location. The proposed water tower will be approximately 219 feet tall. For comparison, the tallest existing water tower in Apex is on Tingen Road and is about 142 feet tall.</p> <p>For reference, an exhibit showing properties who signed a petition against the Commercial Services land use designation at 3413 Pleasant Plains Road is provided as Figure 1.</p>
<p>Concerned about the collector from Pleasant Plains Road to Friendship Road.</p> <p>Has there been any consideration for a bridge to Tingen Road?</p>	1	<p>The proposed collector street addresses a need identified by the Town of Apex Fire and Police Departments to improve emergency access to Pleasant Park. Additionally, this collector street would improve overall access to Pleasant Park.</p> <p>The Plan includes a recommendation to conduct a feasibility study for a potential grade separation at either NC 540 or S Salem Street to improve vehicular, bicycle, and pedestrian access to Pleasant Park. This proposed grade separation would be in addition to the east-west collector street between Friendship Road and Pleasant Plains Road.</p>
The Richardson Road extension, while adjusted it is still affecting a number of properties. Consider other options.	1	<p>In response to prior public input, in comparison to the three scenarios shown during community engagement, the planned alignment for Richardson Road has been shifted east, away from Bosco Road, south of the railroad tracks. This is consistent with the alignment in the adopted Thoroughfare and Collector Street Plan Map in the vicinity of Bosco Road. The alignment north of Old US 1 was studied through an alternatives analysis for the release of the conservation easement along Little Beaver Creek. The alignment south of Old US 1 was studied through a Capital Area Metropolitan Planning Organization (CAMPO) Hot Spot study. Staff do not recommend additional roadway studies until this project is funded for engineering design.</p>

Petitioning Properties Against the Proposed Land Use Map Amendment for 3413 Pleasant Plains Rd

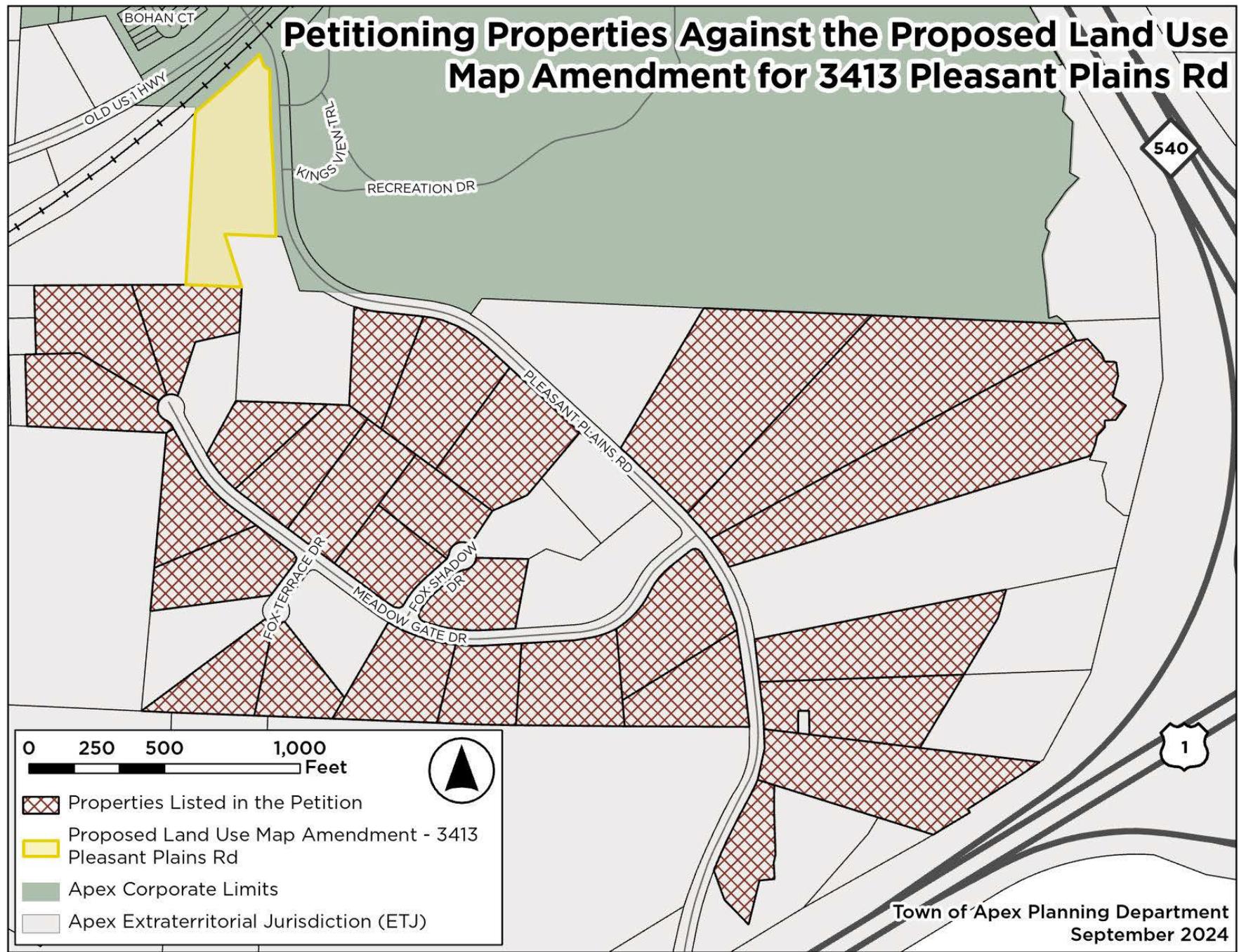


Figure 1. Properties Included in the Petition Against Commercial Services at 3413 Pleasant Plains Road