

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: August 24, 2021

Item Details

Presenter(s): Amanda Bunce, Current Planning Manager

Department(s): Planning and Community Development

Requested Motion

Public Hearing and possible motion regarding various amendments to the Unified Development Ordinance (UDO).

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board heard these amendments at their August 9, 2021 meeting and unanimously recommended approval.

Item Details

Summary of UDO Amendments

Requested by Planning Staff:

1. Amendments to Secs. 2.1.1 *Town Council*; 2.1.3.A *Board of Adjustment, Powers and Duties*; 2.1.7.A *Technical Review Committee, Powers and Duties*; 2.2.11.E *Public Notification, Timing of Notice*; 2.2.15 *Action by the Town Council*; 2.3.1 *Development Approvals, General Overview*; 2.3.5 *Special Use Permit*; 2.3.6 *Site Plan*; 2.3.7.E *Construction Plans for Master Subdivision Plans*; 8.3.9.E *Parking - Other Eligible Alternatives*; 8.6.2 *Lighting Plan*; 14.1.1 *Dedication Generally; Fee in Lieu of Dedication Generally; Construction of Public Recreation Facilities with Fee-in-Lieu Monies Generally*; and 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* in order to revise the definition of a Major Site Plan and the standards for approval, change the decision authority for Major Site Plans from Town Council to the Technical Review Committee, change the decision authority for Special Use Permits from Town Council to the Board of Adjustment, and change all "Development Services Supervisor" references to "Development Services Manager".

2. Amendments to Secs. 4.2.2 *Use Table*, 4.3 *Use Classifications*, and 4.4 *Supplemental Standards* in order to reduce the number of uses requiring Special Use Permit approval by either removing the use from a zoning district, changing the use from a Special Use to a Permitted Use in a zoning district or by amending the description of the use or the supplemental standards for the use.

3. Amendments to Secs. 8.3.2 *Off-Street Parking Requirements*, 8.3.6.D *Parking Lot Design Standards, Surfacing and Maintenance* and 4.4.5.H *Supplemental Standards, Commercial Uses* in order to amend the minimum parking standards for "Repair and maintenance general" and "Automotive paint or body shop", add a missing reference to "square feet" in a parking standard, allow the use "Land clearing and inert debris landfill" to utilize gravel parking except for accessible spaces, and to require vehicle storage areas associated with the use "Automotive paint or body shop" to be screened according to the standards in Sec. 4.1.2.D.

Attachments

- Staff Report
- Public Notice
- Ordinance

