

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: May 24, 2022

Item Details

Presenter(s): Dianne Khin, Director of Planning and Community Development

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 May 9, 2022 meeting and unanimously recommended approval.

Item Details

Summary of UDO Amendments

Requested by Planning Committee of Town Council:

1. Amendments to Secs. 2.2.7 *Neighborhood Meeting*; 2.2.11 *Public Notification, Timing of Notice*; 2.3.3.D *Conditional Zoning Districts, Required Neighborhood Meeting*; 2.3.4.E *Planned Development Districts, Procedures*; 2.3.16 *Sustainable Development Conditional Zoning District, Procedures*; 4.2.2 *Use Table*; and 4.4.2 *Public and Civic Uses, School, public or private* in order to:
 - a) Change the name of Sec. 2.2.7 to *Neighborhood Notice* in several sections;
 - b) Require applicants of Minor Site Plans for various high-intensity land uses to hold a neighborhood meeting prior to the submittal of the application;
 - c) Require applicants of Minor Site Plans for remaining non-high intensity land uses located on land that has not had a rezoning approval in the previous two years and that is located within 300' of a residential land use to send a letter explaining the project and providing their contact information to property owners and tenants within 300' of the subject property; and
 - d) Move the current neighborhood meeting requirement for School, public or private from Sec. 4.4.2.H to Sec. 2.2.7.

Requested by Planning Staff:

2. Amendments to Sec. 4.4.1.E *Supplemental Standards, Residential Use, Manufactured Home* in order to remove the requirement for a continuous masonry wall under the perimeter of the home and require an opaque or semi-opaque skirting material.

3. Amendments to Sec. 4.4.2.C *Supplemental Standards, Public and Civic Uses, Day Care* in order to amend the standards for day care facilities in the Light Industrial (LI) zoning district.
4. Amendments to Sec. 4.2.2 *Use Table*, 4.3.6.A.3 *Use Classifications, Industrial Service, Gas and fuel, wholesale*, and Sec. 4.4.6.A *Supplemental Standards, Industrial Uses* in order to modify the definition of the use Gas and fuel, wholesale and add a separation requirement from the uses Day care facility; School, public or private; Hospital; and Nursing or convalescent facility.
5. Amendments to Sec. 5.2.7 *Dimensional Standards for Detached Accessory Structures* in order to allow detached accessory structures or buildings to be no more than five (5) feet taller than the principal building or structure.
6. Amendments to Sec. 7.5.1.B *Required Improvements, Exemptions* in order to clarify which driveway-related improvements are not exempt from public road improvements.

Attachments

- Staff Report
- Public Notice
- Ordinance

