

STAFF REPORT

Amendments to the Unified Development Ordinance

March 9, 2021 Town Council Meeting



Requested by Planning Staff:

1. **Amendment to Sec. 8.1.2.C.10 *Size of the RCA, North Carolina Certified Sites* in order to set a maximum amount of Resource Conservation Area (RCA) that is required in a development designated as a North Carolina Certified site by the North Carolina Department of Revenue.**

8.1.2.C *Size of the RCA*

...

10) *North Carolina Certified Sites*

Any development designated as a North Carolina Certified Site by the North Carolina Department of Commerce shall provide RCA equal to or greater than the area located within required perimeter and street buffers, riparian buffers, and preserved wetlands, but shall not be less than 15%. **On properties where the combined acreage of required perimeter and street buffers, riparian buffers, and preserved wetlands exceeds 35% of the gross acreage of the site, RCA may be reduced to no less than 35% to permit grading in portions of riparian buffers where state regulations and UDO Sec. 6.1 Watershed Protection Overlay Districts allow and to reduce buffer widths where permitted by UDO Sec. 8.1.2.C.7 Resource Conservation Area Exchanged for Reduced Width Buffers.**

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed UDO amendments.

PLANNING BOARD RECOMMENDATION:

The Planning Board will hear this amendment at their March 8, 2021 meeting. Planning staff will present their recommendation at the Town Council meeting.



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARING

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance:

Requested by Planning Staff:

1. Amendment to Secs. 8.1.2.C.10 *Size of the RCA, North Carolina Certified Sites* in order to set a maximum amount of Resource Conservation Area (RCA) that is required in a development designated as a North Carolina Certified site by the North Carolina Department of Revenue.

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: March 9, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may share comments by noon on Monday, March 8, 2021, following instructions in the <http://www.apexnc.org/DocumentCenter/View/31397>. The policy includes options to provide comments by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit). You must provide your name and address for the record. These comments will be read during the Town Council meeting.

If the Council meeting is held with at least one member attending virtually, the vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will be then be scheduled for the next Town Council meeting. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

The UDO can be accessed online at: <http://www.apexnc.org/233>.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: February 25-March 9, 2021



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Town Council **Remote** Public Hearing Date and Time: March 9, 2021 6:00 PM

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