

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING
Meeting Date: February 10, 2026

Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Requested Motion

This item was continued at the January 27, 2026, Electronic Town Council meeting.

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

Approval Recommended?

The Planning Department recommends approval.

The Planning Board heard these amendments at their January 12, 2026, meeting and unanimously recommended approval.

Item Details

Requested by Planning Committee and Planning Staff:

1. Amendments to Secs. 8.2.2.B *General Landscaping Design Standards, Plant Materials* and 12.2 *Terms Defined* to add language permitting the use of artificial turf as a planting material in limited circumstances. The amendments would provide the opportunity for artificial turf to be used within high-activity or heavily trafficked areas where the establishment or long-term maintenance of natural vegetation is impractical, provided it meets applicable drainage and installation standards.

Requested by Planning Staff:

2. Amendments to Sec. 8.3.6 *Off-Street Parking and Loading, Parking Lot Design Standards* to allow gravel overflow parking for "Church or place of worship" and "Assembly hall, non-profit" uses located in the Residential Agricultural (RA) and Rural Residential (RR) zoning districts, subject to specific design and performance standards.
3. Amendments to Sec. 8.3.9.C *Off-Street Alternatives, Shared Parking, Table 8.3-8: Shared Parking Demand by Land Use and Time of Day*, to amend the required number of weekend daytime parking spaces for the "Medical/Dental Office" and "Bank" land use categories to better reflect observed demand patterns and ensure consistency with current parking utilization standards

4. Amendment to Sec. 2.3.6.C.1 *Site Plan, Exemptions*, to clarify that all developments qualifying as “exempt” under this section shall obtain administrative approval of an Exempt Site Plan from the Planning Director prior to the commencement of any construction activity, unless otherwise expressly exempted by the provisions of this UDO.

Attachments

- PH10-A1: Staff Report - Unified Development Ordinance (UDO) Amendments-Staff - February 2026
- PH10-A2: PB Report to TC - Unified Development Ordinance (UDO) Amendments-Staff - February 2026
- PH10-A3: Public Notice - Unified Development Ordinance (UDO) Amendments-Staff - February 2026
- PH10-A4: Ordinance - Unified Development Ordinance (UDO) Amendments-Staff - February 2026

