

# AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

Town of Apex, North Carolina



**AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE APPLICATION:** Applications are due by 12:00 pm on the first business day of each month.

**AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE FEE:** \$600.00

An amendment to the text of the Unified Development Ordinance may be proposed by the Town Council, the Planning Board, the Board of Adjustment, the Planning Director, by the owner, or any other person having a recognized interest in the land for which a development is proposed, or their authorized agent.

## Standards:

The advisability of amending the text of the Unified Development Ordinance is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In determining whether to adopt or disapprove proposed amendments to the text of the Unified Development Ordinance, the Town Council shall consider the following factors:

1. *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.
2. *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.
3. *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
4. *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.
5. *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern and not constitute spot zoning.
6. *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).
7. *Consistency with 2045 Land Use Map.* Consistency with the 2045 Land Use Map.

## APPLICATION INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

Check # \_\_\_\_\_

### Hard Copy Submittal Requirements:

One (1) copy of Amendment to the Unified Development Ordinance Application

Amendment to the Unified Development Ordinance fee

### Applicant Information

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The applicant does hereby make application and does petition the Town Council to amend the Unified Development Ordinance of the Town of Apex for the following: **(Attach additional sheets as necessary)**

UDO Section(s): \_\_\_\_\_

(Example: Section 5.2.7(D) Dimensional Standards for Accessory Structures, Corner Lot)

Proposed Change(s):

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Describe how the proposed amendment(s) is compatible with existing uses surrounding the subject land.

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What changed or changing conditions justify the passage of the UDO amendment(s)?

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How will the proposed change(s) effect the natural environment?

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**APPLICATION INFORMATION**

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Will the proposed amendment(s) provide a community need?  yes  no

If yes, please describe \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will the proposed amendments provide an orderly development pattern?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe whether the proposed amendment(s) will be adequately served by public facilities.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe how the amendment is consistent with the 2045 Land Use Map.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby acknowledge that proposed amendments to the Unified Development Ordinance is a matter of legislative discretion of the Town Council. As the applicant, I am responsible for presenting the proposed amendments to the Planning Board and Town Council respectively.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date