

11-16-2022 Town Council Meeting Responses to Council Questions

ITEM #19: Close the Legislative Hearing and Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 3, 4, 5, and Appendix A Related to a Community Priority Process for Affordable Housing Development Review

Council Question:

I believe that there was a consensus among Council members that parking minimums were not needed. Why have they been retained?

Staff Response:

Staff are willing to develop a recommendation for the elimination of parking minimums but believe that this text amendment would not be the appropriate vehicle for such a change – even if limited to a subset of residential developments. The scope of this text amendment is primarily procedural. Minor adjustments to substantive standards have been proposed either for (1) items that are commonly requested as modifications to regulations or (2) where there is existing precedent in LUMO for such adjustments (as is the case with the proposed 20% reduction in parking minimums).

A thorough and holistic assessment is required before staff can propose to eliminate parking minimums. Although many projects that use the new Community Priority Process will likely be subject to parking requirements from outside agencies (e.g., the NC Housing Finance Agency or US Department of Housing and Urban Development), some will not be subject to such requirements. More time is needed to fully assess how eliminating parking minimums would impact developments that are not subject to parking requirements from outside agencies. Of particular concern would be possible impacts on residents of such affordable housing developments as well surrounding neighborhoods. Such an assessment could be incorporated into a broader effort to understand the impact of a town-wide elimination or reduction of parking minimums.

At Council's direction, staff can begin the assessment and research required to develop a recommendation for town-wide elimination or reduction of parking minimums.

Council Question:

There appears to be a typo in Resolution C: compromising should be comprising, I believe?

Staff Response:

The typo in Resolution C will be corrected via a technical correction following action on the resolution. "Compromising" will be changed to "comprising."

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Council Question:

When will the housing choices LUMO text amendment that has been reviewed by boards come to Council?

Staff Response:

The Housing Choices LUMO Text Amendment will be presented to Council for initial feedback at the December 2 CCES meeting. A date-certain to open the legislative hearing has not yet been determined. Staff is using the additional time to collect public input from the development community and other stakeholders.