



09-24-2025 Town Council Meeting Responses to Council Questions

ITEM #8: Open a Legislative Hearing for a Conditional Zoning Application at 5640 Old Chapel Hill Road

Council Question:

We have an e-mail with concerns from an adjacent neighbor regarding the proposal to reduce the buffer next to their home to 5' and build a retaining wall, noting that their home is close to the property line so this would be imposing. Please provide additional details about this proposed modification and other possible solutions.

Staff Response:

Staff have shared these comments with the applicant and asked that they address them during the Council presentation.

Council Question (provided prior to Sept 10 meeting):

Would you please provide us with additional information regarding the Planning Commissions' concerns/discussion regarding the tree canopy modification request?

Staff Response:

Planning Commission noted that the landscape plan (part of the attachment "Other Applicant Materials") shows enough plant material to meet the 30% requirement. The Commission believed the project should be held to the 30% requirement.

Council Question (provided prior to Sept 10 meeting):

Interested as to why we would increase parking spaces on a site that is transit supported and walkable to many things.

Staff Response:

Staff have shared this question with the applicant and asked that they clarify the parking needs as part of the Council presentation.

Council Question (provided prior to Sept 10 meeting):

I'm confused about the parking proposal – can you clarify that they are asking for more per unit, but that since 1/unit will be under the building, that the outdoor surface parking will meet LUMO standards? Don't those parking maximums usually apply to all parking on a site, under-building and street?

Staff Response:

LUMO parking maximums apply to all parking spaces on the lot, which makes the requested modification to regulations necessary for this amount of parking. The additional language about outdoor parking comes from the applicant as rationale for the request.