

A RESOLUTION REGARDING PRIORITIZATION OF EVALUATION OF REMAINING LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT ITEMS IDENTIFIED AT THE JANUARY 21, 2004, PUBLIC HEARING (2004-02-23/R-8c)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby adopts the following schedule of consideration of the remaining Land Use Management Ordinance text amendments:

Clarify the relationship between building code and Land Use Management Ordinance definitions of floor area.	Defer discussions, pending further study, with recommendations to the Council in fall 2004.
Clarify land disturbance triggers for soil and erosion control requirements; coordinate with similar requirements in other documents.	Defer discussions, pending further study, with recommendations to the Council in fall 2004.
Adjust parking requirements (<i>Section 5.9</i>).	Defer discussions, pending completion of study that is currently underway (report expected to Council in March).
Re-consider the time frames specified for action in the OI-4 zoning district (<i>Sec 3.5.2</i>).	Consider next steps following a March 1, 2004 Public Forum.
Clarify formula for payment in lieu of affordable housing (<i>Sec. 3.8.5</i>).	Defer discussions, pending further study, with recommendations to the Council by June 2004.
Reconsider using the "2-year frequency, 24-hour storm event" as the basis upon which calculations are made regarding how much stormwater (volume) needs to be retained on-site. (<i>Section 5.4.6</i>)	Defer discussions, pending further study, with recommendations to the Council in fall 2004.
Consider how to handle porous pavement as impervious surface (<i>Table 3.8-1, footnote (k)</i>).	Defer discussions, pending further study, with recommendations to the Council in fall 2004.
Clarify distinctions between water treatment requirements for runoff from public streets vs. private lots.	Defer discussions, pending further study, with recommendations to the Council in fall 2004.
Re-consider requiring stormwater management facilities on individual single-family lots (<i>Section 5.9.2(a)</i>).	We do not recommend re-consideration of this issue at this time. We continue to believe that the regulations in place are desirable; there may be value in reconsideration in the future, after there has been enough time to evaluate systems that have been installed; there is not yet enough experience with these regulations to perform such evaluation now. We recommend further consideration in fall 2004.
Increase flexibility in "alternate buffer" provisions (<i>Section 5.6.8</i>).	Defer discussions, pending further study, with recommendations to the Council in fall 2004.
Consideration of reducing the minimum lot size for a Planned Development-Housing (PD-H) for multi-family development with more than 7 units/acre, from 5 acres to 1 acre.	

This the 23rd day of February, 2004.