

MEMORANDUM FROM STAFF

From: Marcellus Johnson, Planning Administrator

To: Lapel Advisory Plan Commission

Date: 09/17/2026

RE: Actions Taken at 9/10 Public Hearing

Exhibits: None

Meeting Summary

At the September 10, 2026 Plan Commission Meeting, we continued a Public Hearing concerning various development standards in the Lapel UDO that impact the speed and cost of housing production as required by HEA 1001. The state requires that the hearing consider 9 factors, and during the hearing, we discussed the following factors or subfactors:

- Reducing the minimum lot size and dwelling area;
- Reducing buffer yard requirements;
- Reducing off-street parking requirements;
- And loosening building material standards.

What follows is a summary of the actions you all voted to undertake as a result of this discussion.

Actions Taken

Note: Only 4 members were present on 9/10.

- By a 4-0 vote, the Plan Commission voted to reduce the minimum lot size in R1 from 12,000 sq ft to ¼ acre (10,890 sq ft).
- By a 4-0 vote, the Plan Commission voted to reduce the minimum dwelling area in R1 from 1800 sq ft to 1300 sq ft.
- By a 4-0 vote, the Plan Commission voted to require Buffer Zone 3 on R2 properties when adjacent to R1 and on R1 properties when adjacent to R2; to require Buffer Zone 2 on R3 properties when adjacent to R1; and to require Buffer Zone 1 on I1 properties when adjacent to R1.
- By a 4-0 vote, the Plan Commission voted to allow both forward and reverse drive direction when exiting a driveway in R2.
- By a 4-0 vote, the Plan Commission voted to remove the requirement for any amount of masonry and replace it with the following:
 - In R1, vinyl is capped at 20% of the area of facades in the public view
 - In R2, any allowed material in any combination shall be allowed
 - In R3, vinyl is prohibited from facades in the public view

Remaining Items

The following factors/subfactors remain for discussion when the hearing continues on September 10. The list is divided into items for which action is recommended and items for which no action is recommended:

Action Recommended

- Roof Material Standards
- Architectural Design Standards

- Rezoning
- PUDs

No Action Recommended

- Parallel process permitting
- Use of property tax abatements to enable higher density and mixed income communities
- Donation of vacant town-owned property for affordable housing development