



2217 Homestead Road Active Adult Housing

Special Use Permit

October 24, 2018

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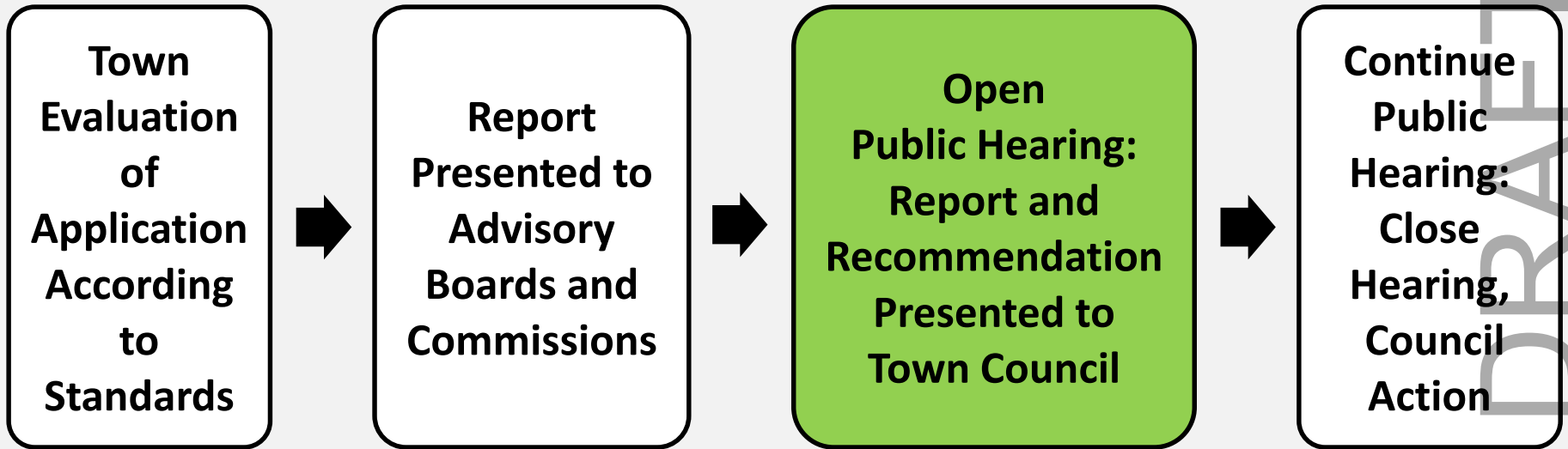
Staff Recommendations

- Open the Public Hearing;
- Receive evidence; and
- Recess the Public Hearing to November 28, 2018.

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2217 Homestead Advisory Board Review

Process

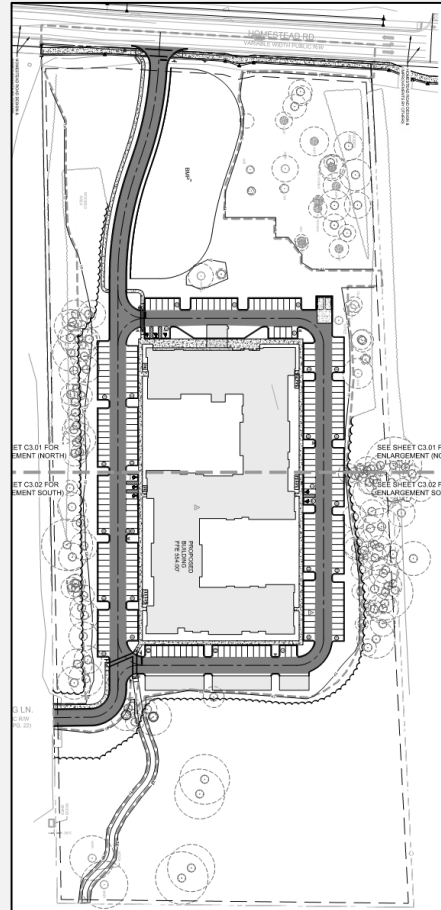
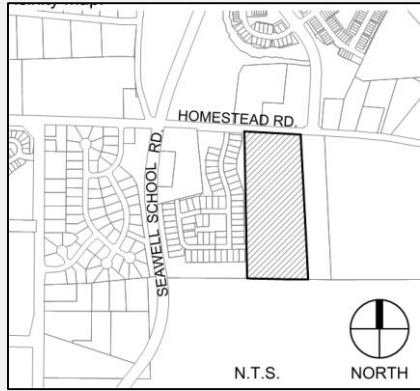


Special Use Permit Findings

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meet goals of Comprehensive Plan

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2217 Homestead Road



Overview

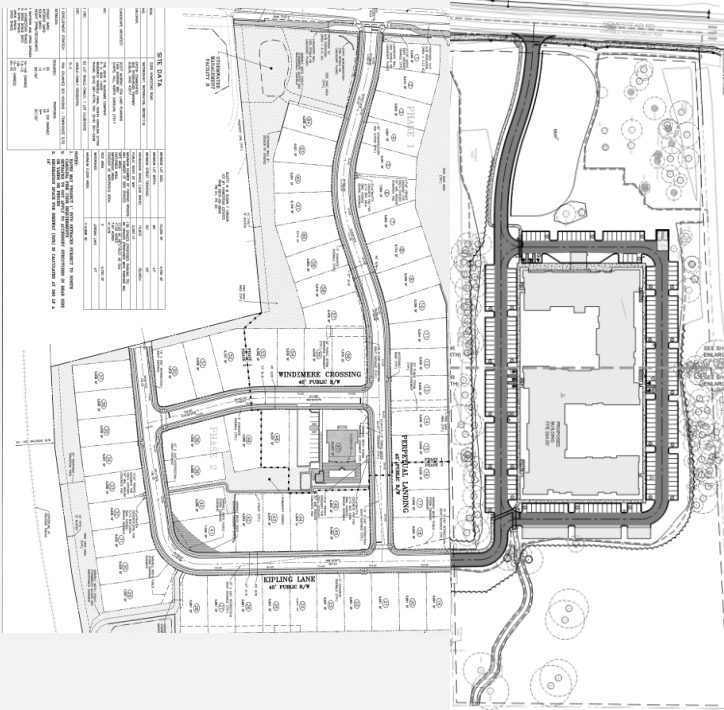
- 2217 Homestead Road
- Adjacent to Courtyards at Homestead, Carolina North
- Proposed Age-Restricted Multi-Family residential development
- 190 units
- 235 Parking Spaces
- No Modifications to Regulations

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2217 Homestead Road

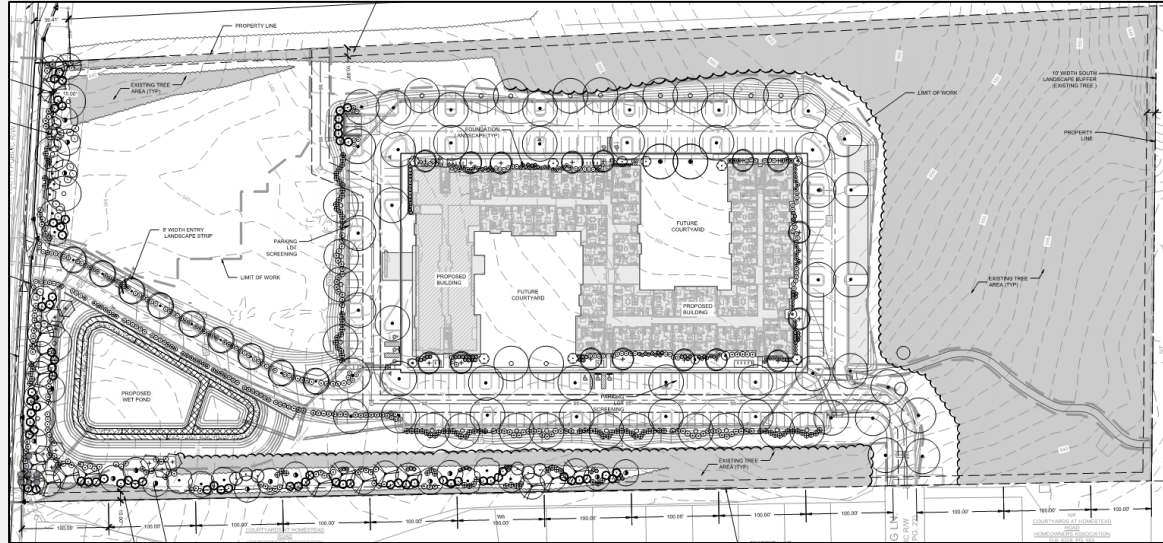
Connectivity

- Access is provided to Homestead Road
 - Full access is slightly west of location shown in packet, in response to DOT distancing comments
- A connection is proposed to Courtyard at Homestead, as envisioned in approval of this development
- Provides secondary access for both developments



2217 Homestead Road

Tree Conservation



- Conservation of forested area in south of property
- Much of northern portion of the site is already cleared for existing house
- Path will be provided to Carolina North
- Buffers meet or exceed Town requirements

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2217 Homestead Road

Special Use Permit Recommendations

Board	Rec	Conditions
TCAB	Approval	<ul style="list-style-type: none">• The connection to Kipling restrict access to vehicles but allow access for emergency vehicles, bicyclists, and pedestrians• Conduit for 20% of parking spaces and maximize distribution for future E/V charging stations• Recommend structured parking or underground parking be explored to minimize the project's impervious surface
ESAB	Approval	Install rooftop solar for 80% of available unshaded roof areas.
HAB	Approval	\$315,000 Payment in Lieu
CDC	TBD	This will be heard at the October 15 th meeting.

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