

Conditional Zoning: 2510 Homestead Road (CZD-24-9)



**Town Council Meeting
April 23, 2025**

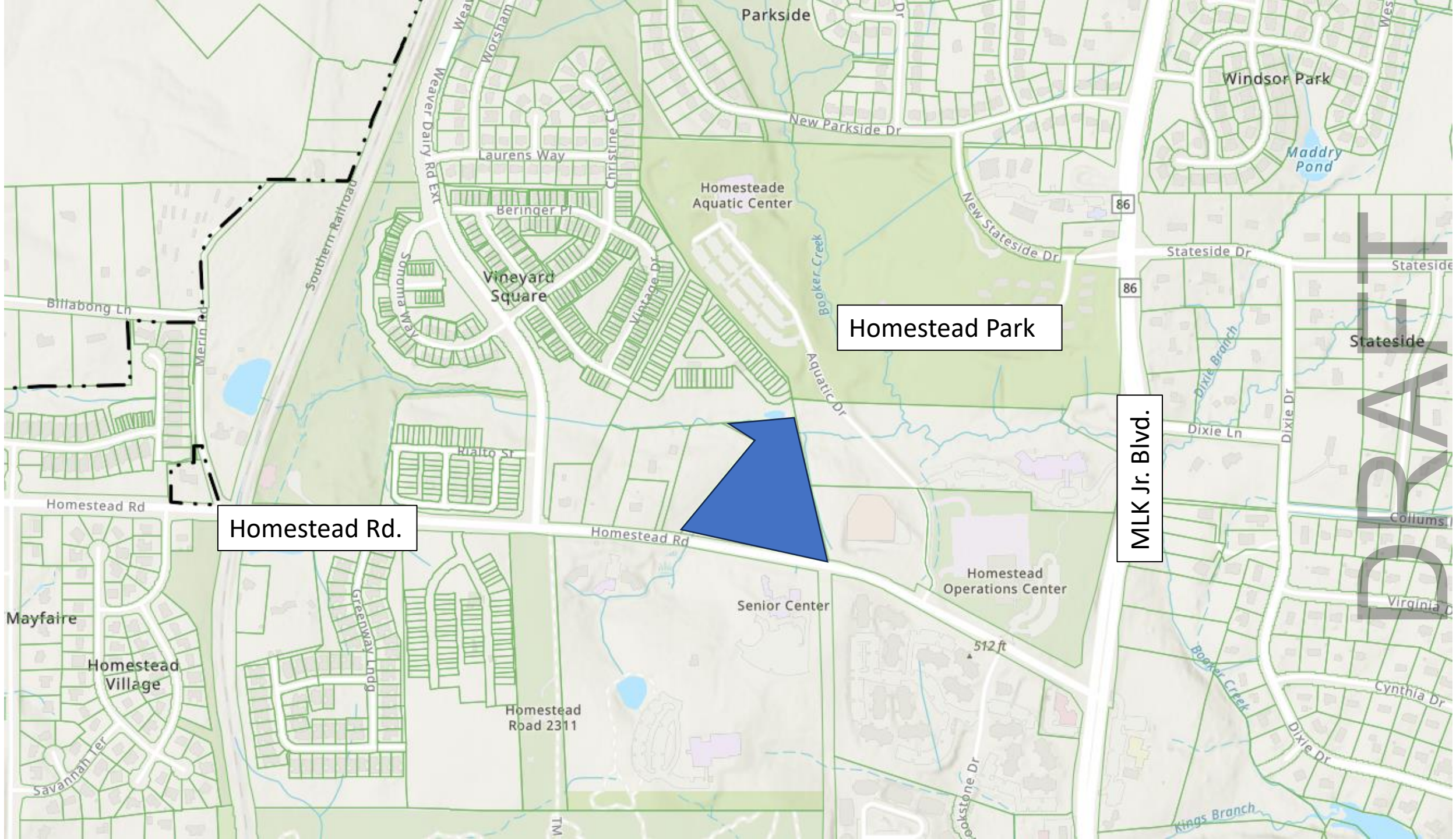
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Project Summary

Request to rezone from R-2 to
Residential-Community Priority CZD

- 100% of units income restricted for households with up to 65% Area Median Income
- 53 units of senior housing
- Located in North MLK Focus Area

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Homestead Rd.

Homestead Park

MLK Jr. Blvd.

Complete Community Considerations

- ✓ Direct growth to greenways, transit corridors, and infill sites
- ✓ Plan for the future strategically
- ✓ Expand and deliver new greenways for everyday life
- ✓ Be green and provide housing
- ✓ Plan for excellence in the public realm and placemaking

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Staff Recommendation

Town staff recommend that Council approve the project, subject to the conditions of Ordinance A

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Procedures

- Open the Hearing
- Receive and provide comment
- Close the Hearing
- Consider Resolution A of Reasonableness and Consistency with the Comprehensive Plan
- Consider Ordinance A approving the Conditional Zoning

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Complete Community Considerations

Goal 1 – Plan for the Future Strategically

- The site is located in a Future Land Use Map Focus Area and is located close to existing development.
- The proposal is consistent with FLUM height guidance.
- The development would provide much needed income-restricted housing within a transit corridor.
- The Seymour Senior Center is located across the street from the site, allowing residents of the proposed development to access a wide variety of programs and services.

Goal 2 – Expand and Deliver New Greenways for Everyday Life

- Development of the site would include construction of a 10-12-foot multi-use path on Homestead Road, as well as an 8-foot path that supports future access to Homestead Park.
- The site is located near the existing multiuse path constructed by the Homestead Road Connectivity Project.
- A transit stop is located on the property's Homestead Road frontage.
- Coordination between this property owner and the developer of Stanat Place, to the north of this project site, could provide a pedestrian connection to Aquatics Center Drive.
- A crosswalk on Homestead Road connects the site to the Seymour Senior Center for pedestrians.

Complete Community Considerations

Goal 3 – Be Green and Provide Housing

- Development will concentrate on unvegetated portions of the site to preserve an existing stream, stream buffers, and mature tree canopy.
- The developer will pursue EnergyStar Multifamily New Construction certification.
- Electric vehicle charging spaces will be available in 2 spaces and 21 spaces will be provided as “EV-capable”.
- The developer has made several climate action commitments that are reflected in the ordinance.

Goal 4 – Holistic Planning

- The Town’s Urban Designer is reviewing the applicant’s materials.