

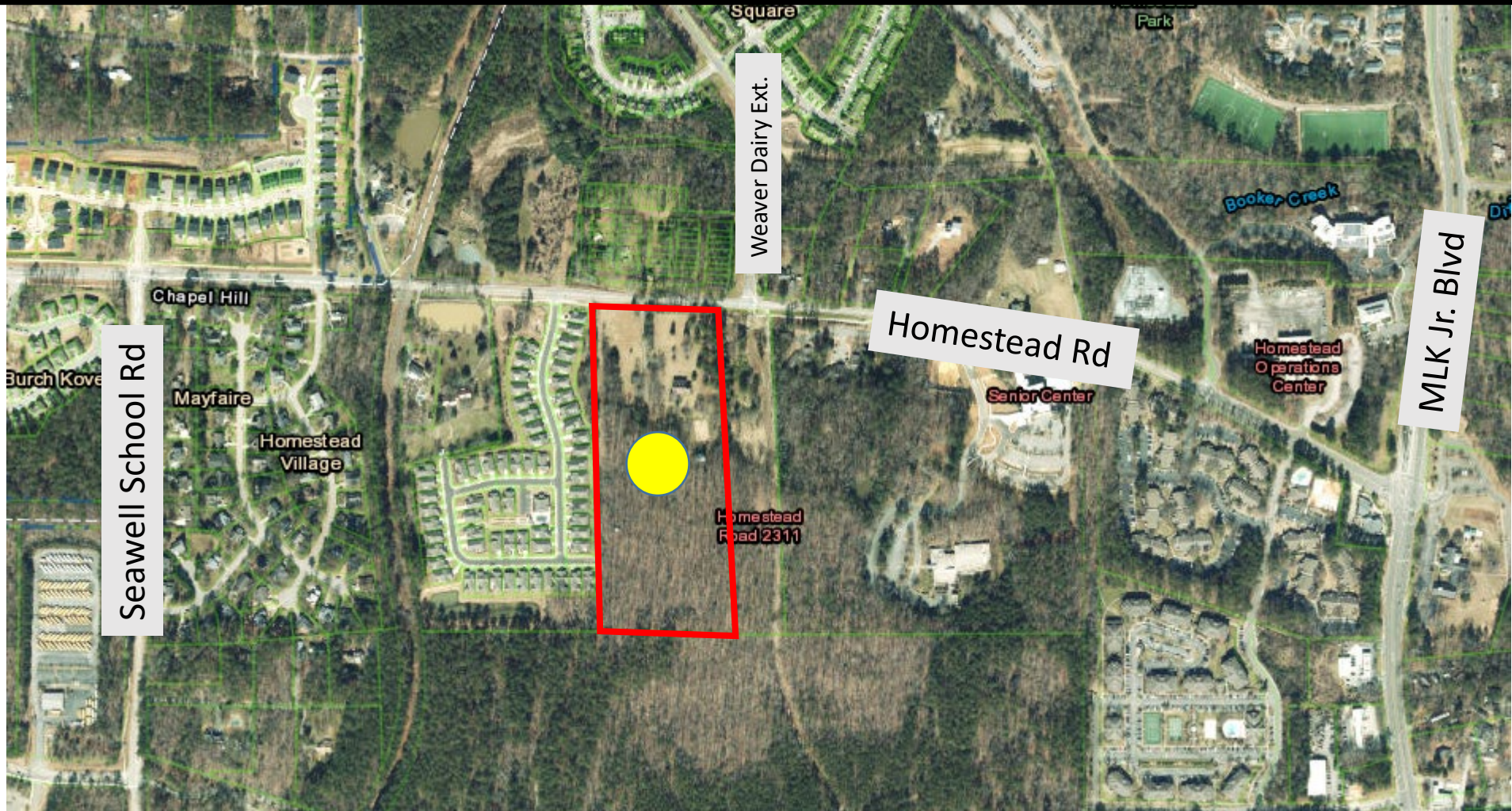


CONDITIONAL ZONING

February 22, 2023

Tri Pointe Townhomes

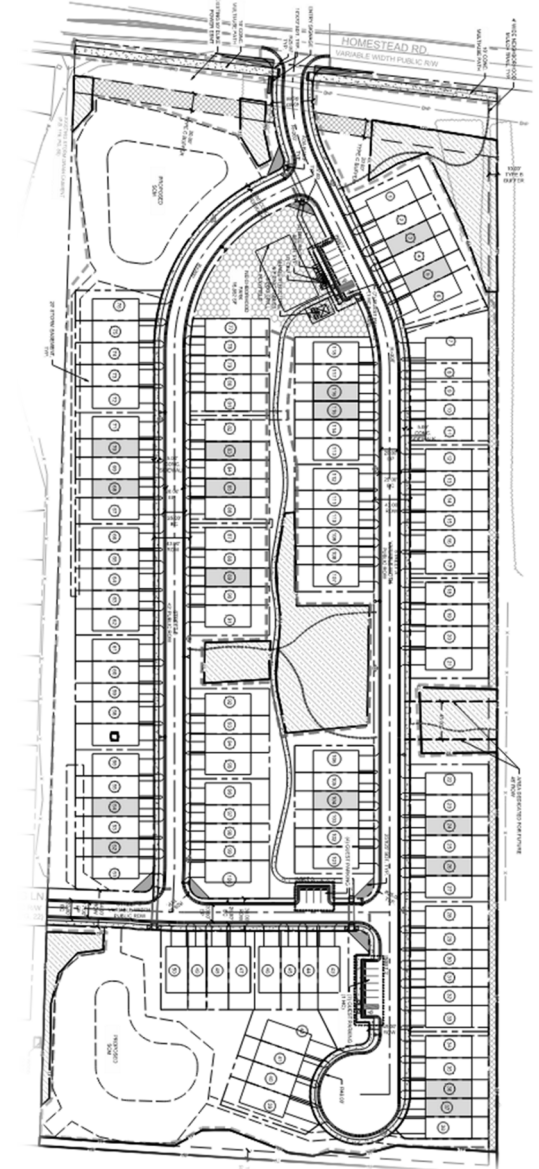
2217 Homestead Road
Chapel Hill, NC 27516





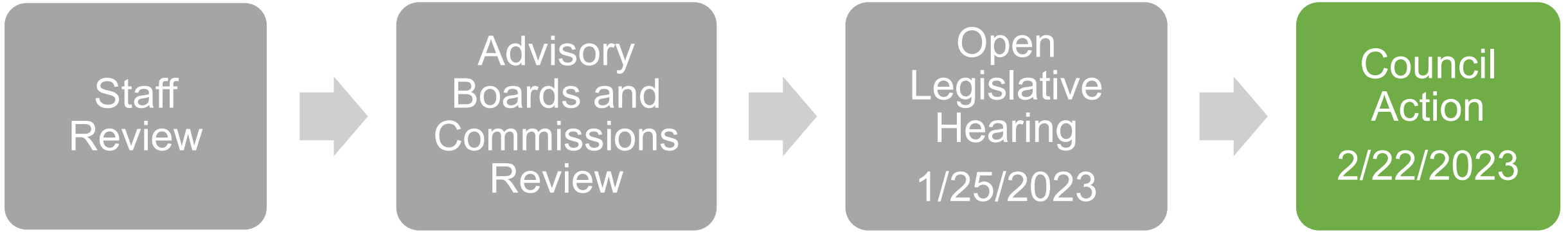
RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency and Reasonableness (*R-#*)
- Enact an Ordinance approving the Conditional Zoning Atlas Amendment (*O-#*)





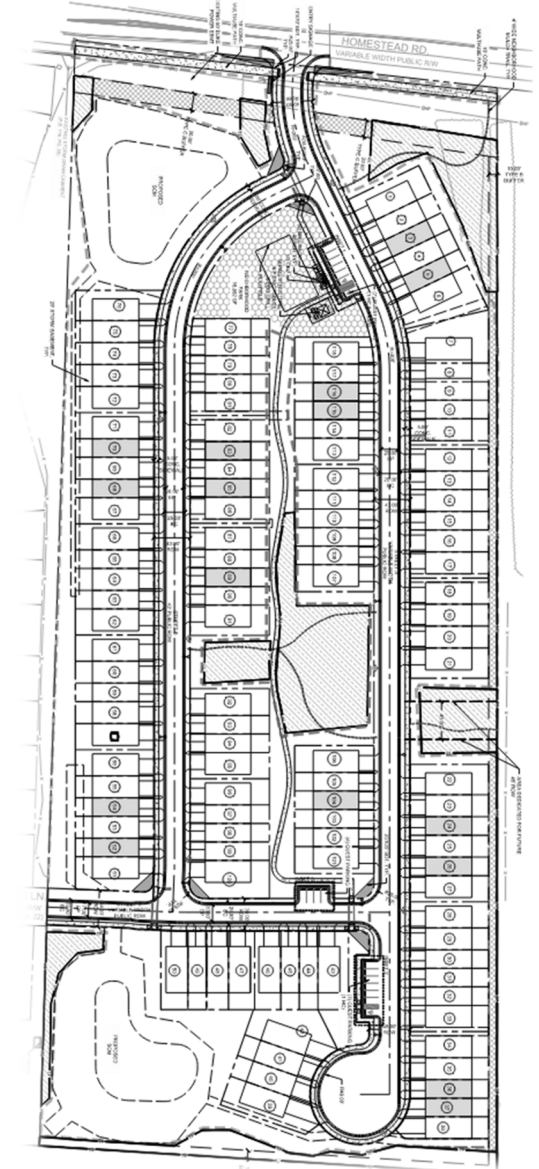
PROCESS





PROJECT SUMMARY

- Existing Zoning: Residential-5-CZD (R-5-CZD)
- Proposed Zoning: Residential-5-CZD (R-5-CZD)
 - Previously approved Active Adults project rezoned to R-5-CZD. Rezoning required by of the project-specific nature of Conditional Zoning Districts.
- 118 Townhome Units (16 Affordable Units)

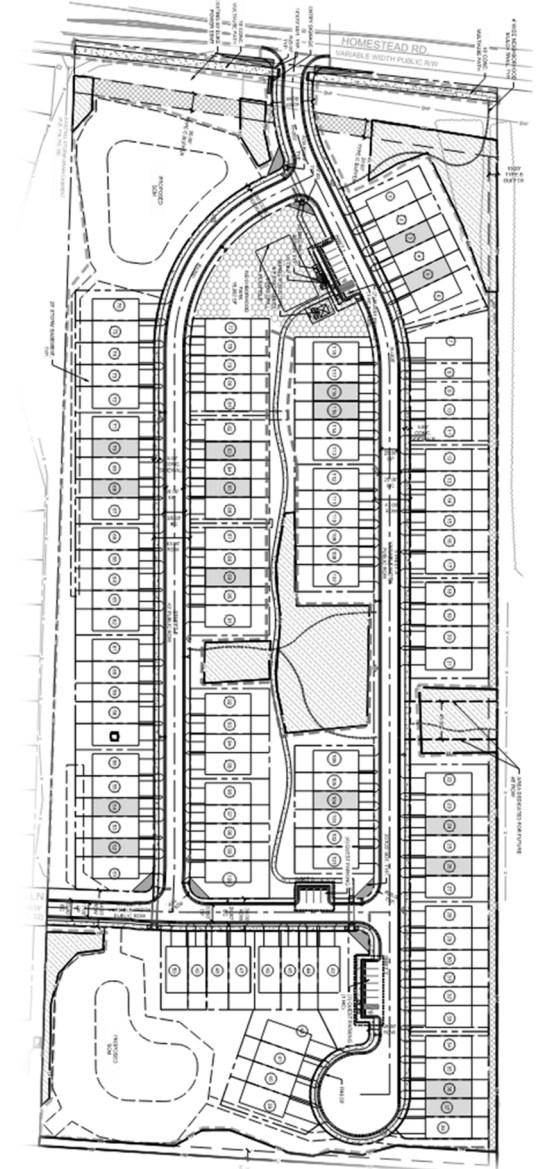




UPDATES SINCE JAN. 25 HEARING

Density: Total units increased from 108 to 118.

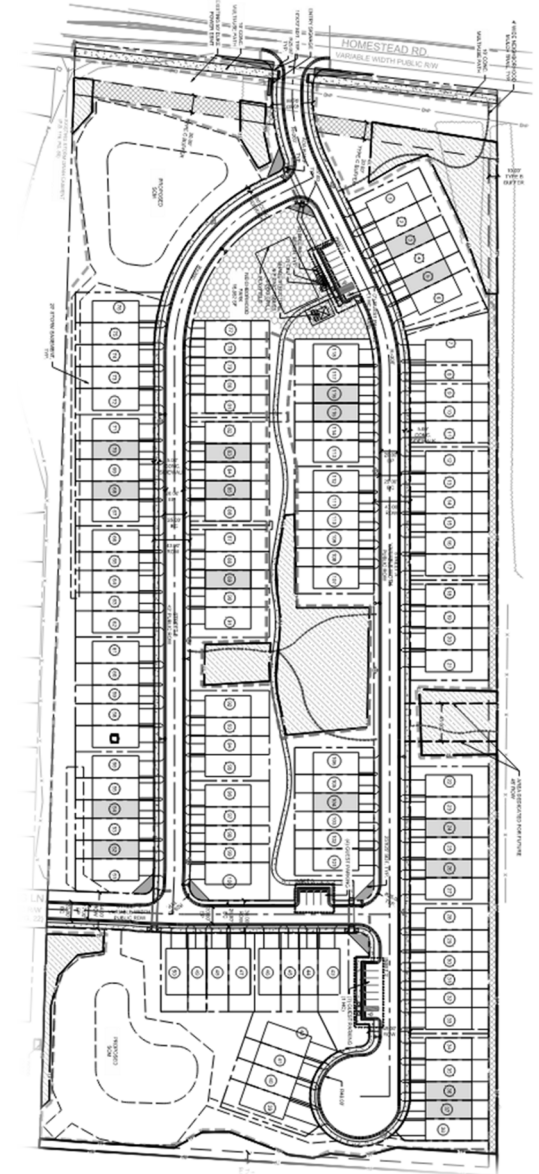
Connectivity: Staff now recommend emergency-only access to Courtyards at Homestead.





Proposed Modifications

	Required	Requested
LUMO Sec. 3.10.2 Inclusionary Zoning	17.1 Affordable Units (15% of 114 Total Units)	16 Affordable Units and \$17,000 PIL (13.7% of 118 Total Units)





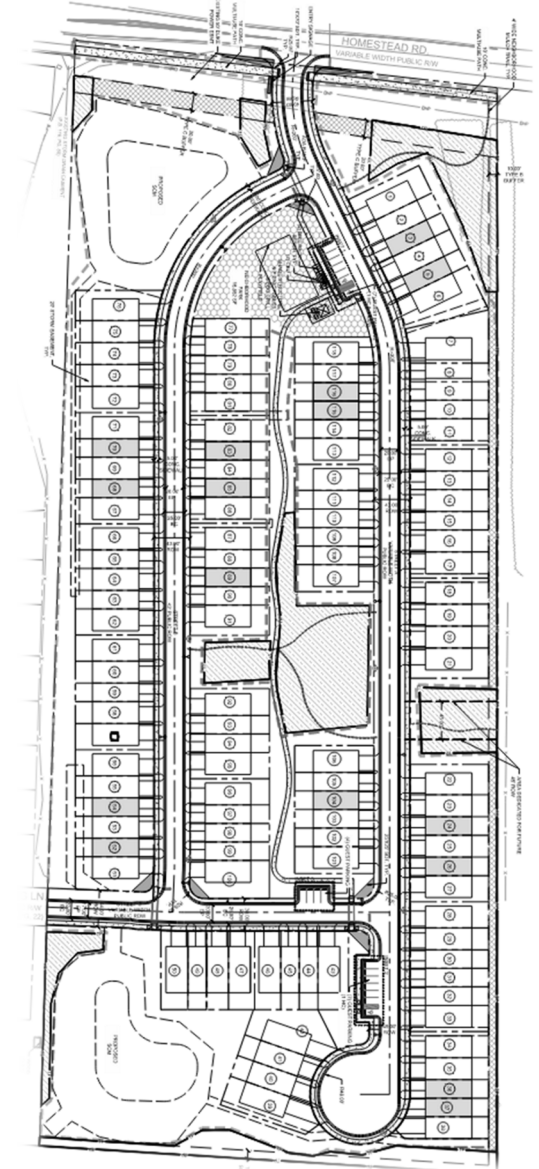
Revised Conditions

Condition 5: Recreation Payment-in-Lieu

- Revised to reflect the correct PIL amount

Condition 6: Sustainability

- Revised to include applicant's commitments to specific energy efficiency measures and targets





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