



**CONCEPT PLAN REVIEW: Bridgepoint, 2214 & 2312 Homestead Road (Project #19-046)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Michael Sudol, Planner II

<b>PROPERTY ADDRESS</b> 2214 & 2312 Homestead Rd.	<b>DATE</b> June 19, 2019	<b>APPLICANT</b> Advanced Civil Design, Inc.
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**STAFF'S RECOMMENDATION**

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

**PROCESS**

- The Council has the opportunity tonight to hear this applicant's presentation, receive input from the Community Design Commission and Housing Advisory Board, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council members this evening do not represent a commitment on an official position if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on May 28, 2019.
- The Housing Advisory Board reviewed a concept plan for this site on May 14, 2019.

**DECISION POINTS**

- A Special Use Permit (SUP) modification would typically be required with the submission of a formal application. Alternatives include Conditional Zoning or a Development Agreement.
- Staff advised the applicant to discuss their preferred process with you tonight.

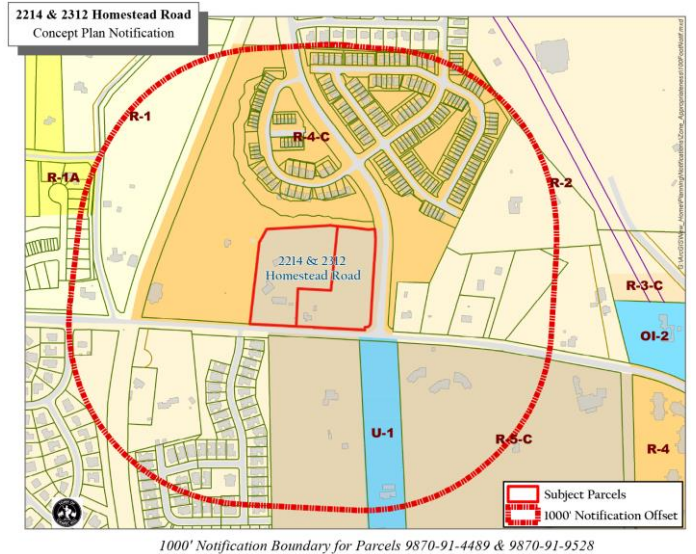
**PROJECT OVERVIEW**

The Concept Plan proposes construction of a Residential development consisting of 54 townhome lots and up to 121,100 square feet of floor area on the 9.2-acre site, with a density of 5.87 units per acre.

The site is currently zoned Residential-5-Conditional (R-5-C), the result of a previous Special Use Permit that was approved for 99,978 square feet of floor area and up to 32 dwelling units, but was not constructed. The applicant is proposing a modification to the existing Special Use Permit while maintaining the current zoning designation.

The developer is requesting a combination of physical development improvements and a payment-in-lieu to satisfy the affordable housing requirements. The physical improvement aspect of this request includes construction of an entrance and traffic circle for the Town's affordable housing project on the parcel immediately adjacent to the west.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Resolution
2. Draft Staff Presentation
3. Application Materials
4. Plan Set
5. Advisory Board Comments