



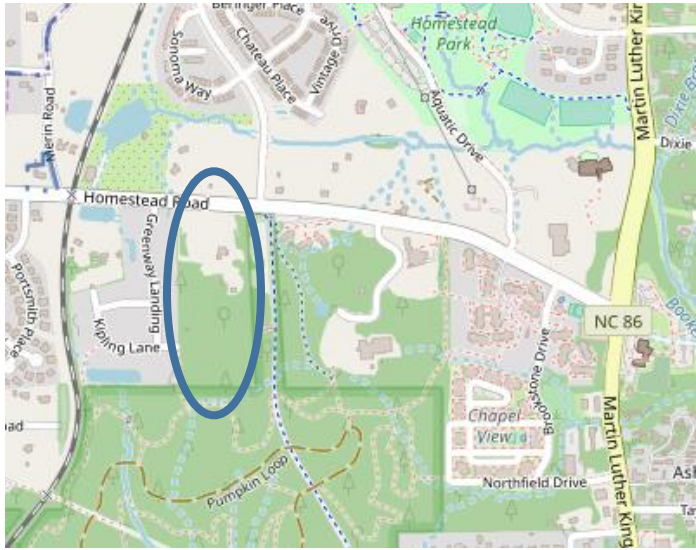
**CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT – ACTIVE ADULT HOUSING, 2217 HOMESTEAD ROAD (PROJECT #17-107)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES

Ben Hitchings, Director

Judy Johnson, Operations Manager

PROPERTY ADDRESS 2217 Homestead Road	PUBLIC HEARING DATE October 24, 2018	APPLICANT Gurlitz Architectural Group, PA
<p><b>STAFF RECOMMENDATION</b> That the Council 1) continue the public hearing; 2) receive public comment; and 3) take action tonight, depending on the Council’s satisfaction with the applicant’s affordable housing proposal. Town staff is seeking feedback and guidance from the Council on the affordable housing component prior to Council action.</p>		
<p><b>UPDATES SINCE THE PUBLIC HEARING</b> Town staff met with the applicant to discuss the affordable housing component. The applicant revised their proposal and offered either a \$315,000 payment-in-lieu or an equivalent value of affordable units on-site. The attached Key Issue document provides additional information for Council’s consideration.</p>		
<p><b>PROCESS</b></p> <p>The applicant requests a rezoning with an accompanying Special Use Permit application.</p> <p>The zoning designation of a property determines the range of land uses and development intensities permitted on the property. The Council may approve a Zoning Atlas Amendment for any of the following reasons:</p> <ul style="list-style-type: none"> <li>a) to correct a manifest error in the ordinance</li> <li>b) because of changed or changing conditions in a particular area or in the jurisdiction generally</li> <li>c) to achieve the purposes of the Comprehensive Plan</li> </ul> <p>(See accompanying Special Use Permit memorandum)</p>	<p><b>DECISION POINTS</b></p> <p>The Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Special Use Permit (SUP) application is related to the rezoning request, and staff believes it is appropriate for the Council to consider the two together. If the Council does not find the SUP proposal to be an acceptable use of the property, staff would recommend that the Council not approve the rezoning request.</p> <p>The applicant is seeking to rezone the property from Residential-2 (R-2) to Residential-5-Conditional (R-5-C). The proposed Zoning Atlas Amendment would change the intensity regulations and permitted uses.</p>	
<p><b>AFFORDABLE HOUSING AGREEMENT</b></p> <p>This is an application for conditional use rezoning. Town staff is working with the applicant and the owner to prepare a set of conditions agreeable to them that address affordable housing. These terms will be included in a document signed by the applicant and owner prior to the Council’s voting on the rezoning request. The specific proposed terms will be provided to the Council when they are available.</p> <p>If the terms offered by the applicant and owner are acceptable to the Town Council, the terms will be incorporated into the terms of the ordinance rezoning the property. If the proposed terms responding to the Town’s affordable housing policy, which is part of the Town’s Comprehensive Plan, are <u>not</u> found by the Council as meeting the expectations of the Council and the affordable housing policy, staff would recommend that the Council deny the rezoning application. Alternatively, the Council may provide comment tonight and defer taking action. In the interim there would be an opportunity for the Staff to discuss the Council’s interests with the representatives of the owner and applicant.</p>	<p><b>PROJECT LOCATION</b></p> 	
<p><b>ATTACHMENTS</b></p>	<ol style="list-style-type: none"> <li>1. Key Issue – Affordable Housing</li> <li>2. Technical Report</li> <li>3. Resolution of Consistency with the Comprehensive Plan</li> <li>4. Revised Ordinance (Approving the Rezoning)</li> <li>5. Resolution B (Denying the Rezoning)</li> <li>6. Draft of Woods Agreement</li> <li>7. Applicant Materials</li> <li>8. Plan and Area Maps</li> </ol>	