



2510 Homestead Road - Conditional Zoning

Staff: Britany Waddell, Judy Johnson, Corey Liles, Katherine Shor, Josh Mayo
Planning Commission Meeting Date: April 1, 2025

Manager Recommendation

<input checked="" type="checkbox"/>	The Town Manager recommends that the Commission approve the project and approve all requested modifications to regulations , subject to the conditions in Ordinance A.
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Project Overview

- DHIC, Inc., property owner and developer, requests a rezoning to Residential-Community Priority-Conditional Zoning District (R-CP-CZD) for their project, "Maddry Meadows".
- The site is located at 2510 Homestead Road in Chapel Hill and is approximately 5.8 acres in size.
- The developer proposes 53 units that would be 100 percent income-restricted and intended for seniors (age 55 and up). Approximately 25 percent of all units will be offered to households at or below 30 percent Area Median Income (AMI), and approximately 15 percent will be offered to households at or below 50 percent AMI.
- Almost 65 percent of the site is within a stream buffer, resulting in a smaller developable area and relatively low unit density.
- The R-CP-CZD is a streamlined development review process that allows applicants to provide less detailed materials than is typically required in other conditional zoning district applications.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **[meets/does not meet]** the Town's strategy for growth. No single issue raised below should be considered in isolation.



Consistent



Somewhat Consistent



Not Consistent

N/A Not Applicable

<input checked="" type="checkbox"/>	Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
	<ul style="list-style-type: none">• The site is in an existing transit service corridor and near the existing greenway network.• The site is located in a Future Land Use Map Focus Area and is located close to existing development.	
<input checked="" type="checkbox"/>	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Future Land Use Map• Shaping Our Future
<ul style="list-style-type: none">• The site is in sub-area C of the North MLK Future Land Use Map (FLUM) Focus Area.• The developer proposes a multifamily residential land use, which is consistent with the FLUM.		

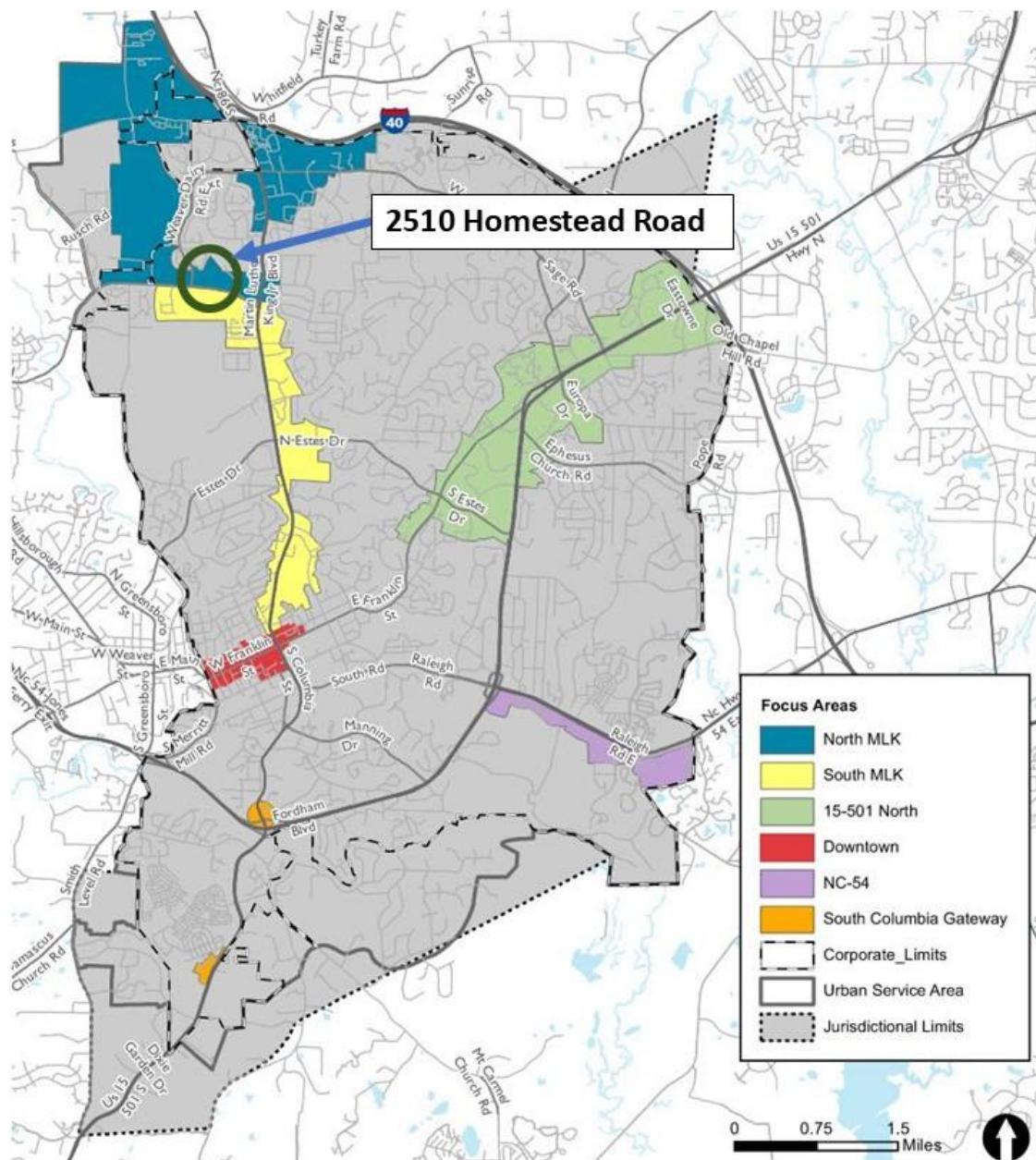
<ul style="list-style-type: none"> • The proposal is consistent with FLUM height guidance. • The development would provide much needed income-restricted housing within a transit corridor. • The Seymour Senior Center is located across the street from the site, allowing residents of the proposed development to access a wide variety of programs and services. 		
<input checked="" type="checkbox"/>	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
	<ul style="list-style-type: none"> • 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. 	
<input checked="" type="checkbox"/>	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan
	<ul style="list-style-type: none"> • 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. 	
<input checked="" type="checkbox"/>	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	<ul style="list-style-type: none"> • The Town's Urban Designer is reviewing the applicant's materials. 	

Public Engagement

Engagement related to this project included one virtual public information meeting and a project page hosted on the Town's website. Staff mailed notices to property owners, residents, and business tenants within 1,000 feet of the proposed development.

Staff have not received significant numbers of phone calls or emails regarding the project.

Project Location



Attachments

Applicant Materials

1. Applicant's Requested Modifications to Regulations and Statements
2. Community Priority Rezoning Plan

Staff Materials

3. Draft Ordinance and Resolutions

4. Resolution A – Consistency and Reasonableness
5. Ordinance A – Approving the Application
6. Resolution B – Denying the Application