



Active Adult Apartments

2217 Homestead Road

Zoning Atlas Amendment

October 24, 2018

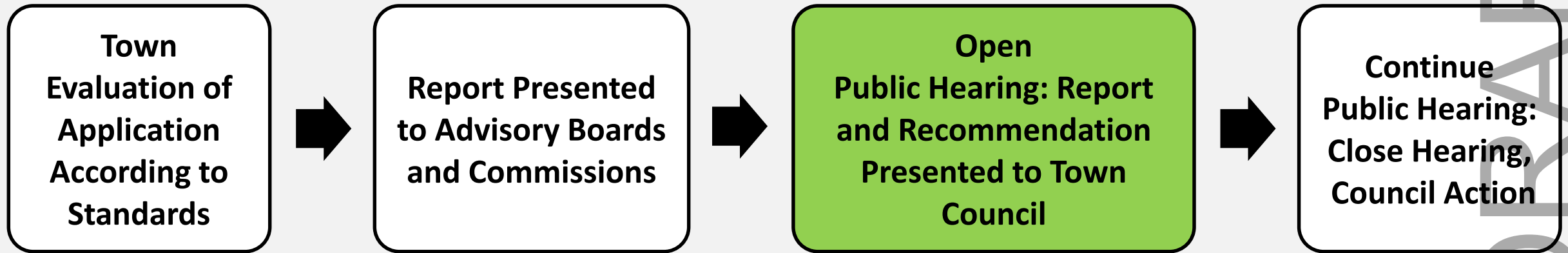
DRAFT

Staff Recommendations

- Open the Public Hearing;
- Receive public comment; and
- Continue the Public Hearing to November 28, 2018.

DRAFT

Process



Rezoning

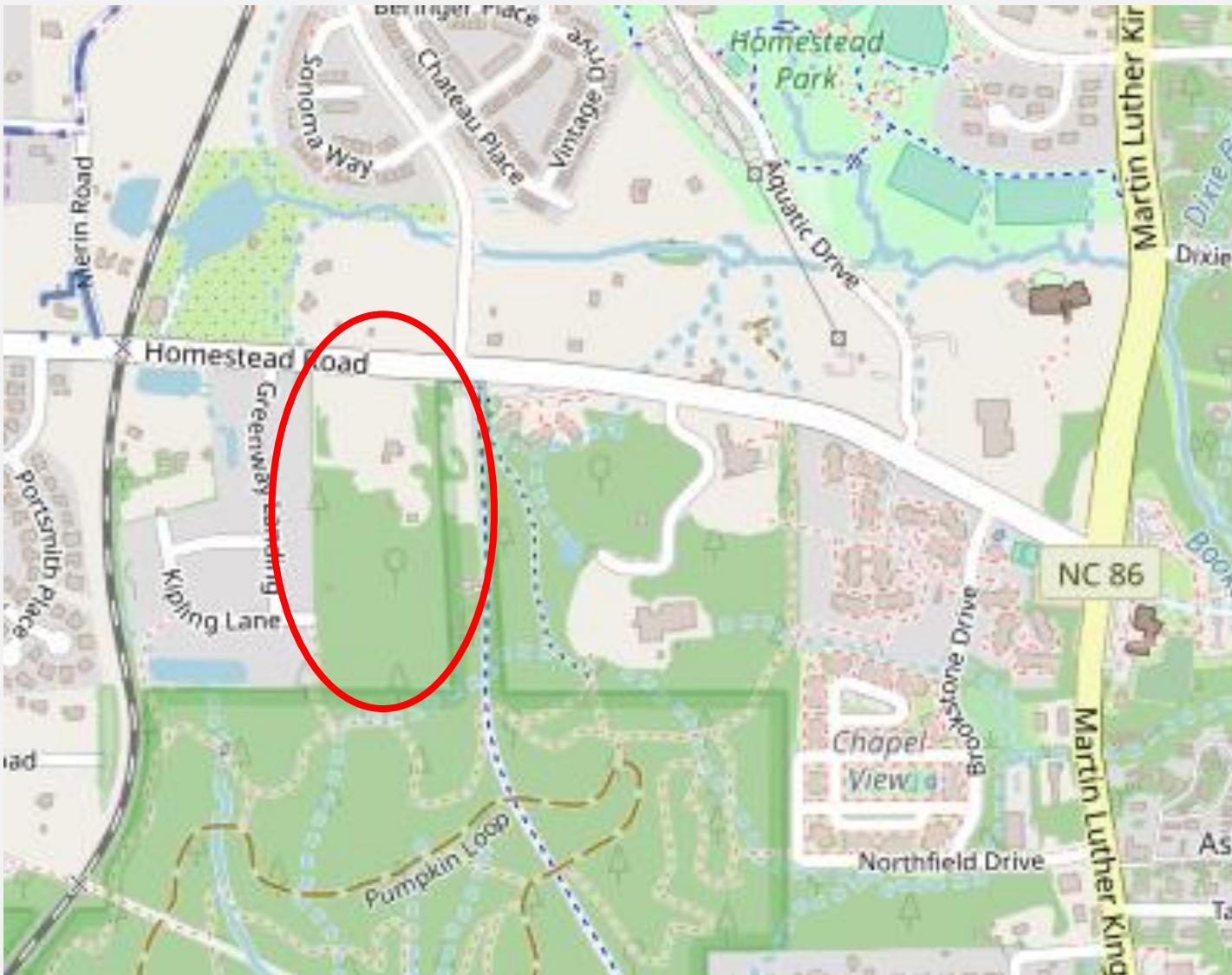
1. **Rezoning** from Residential-2 to Residential-5-C
 - a. Rezoning also would change land use designation from medium density residential to high density residential.

DRAFT

2217 Homestead Road

Rezoning

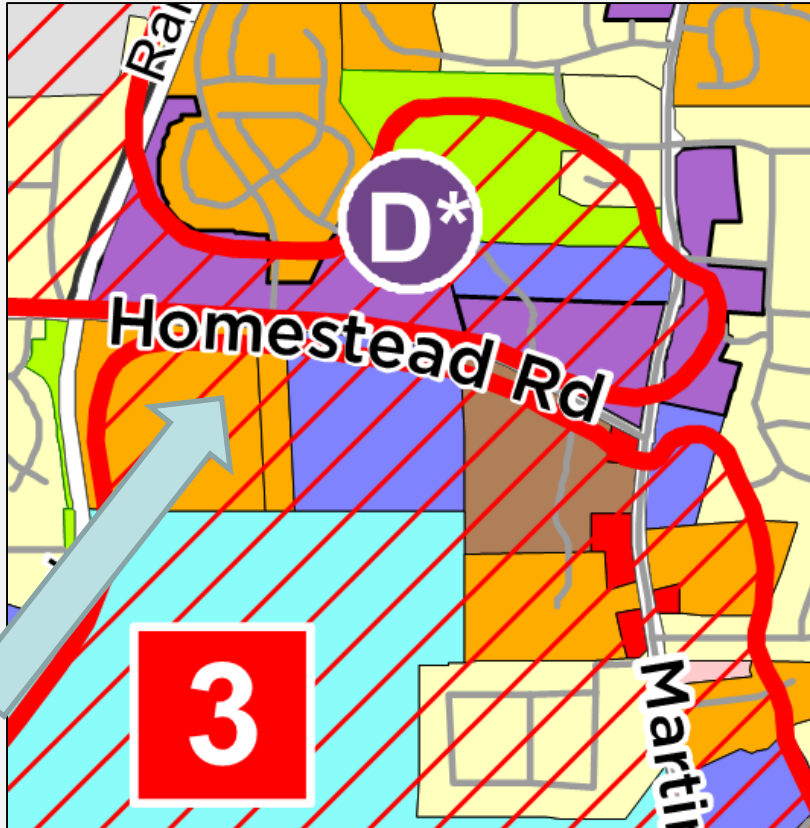
- 11 dwelling units/acre
- Building height 60 ft.
- 232,000 sq. ft. floor area



DRAFT

2217 Homestead Road

Rezoning

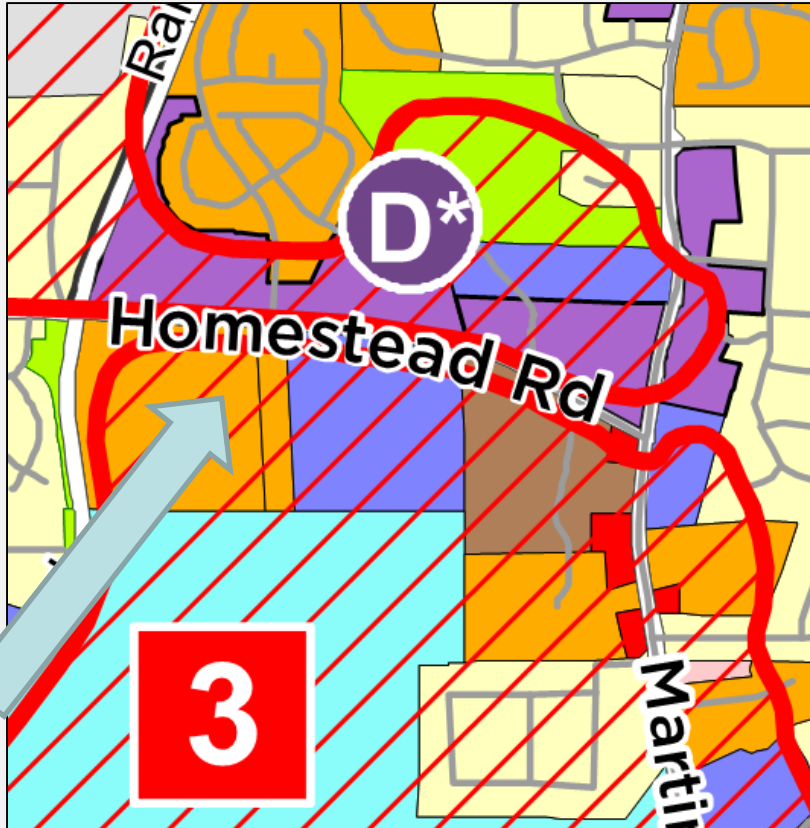


- Zoning Must be Consistent with Comprehensive Plan
- If inconsistent, the comprehensive plan land use map must be changed
- Map currently is medium-density residential (4-8du/ac)
- Proposal is high-density residential (8-15du/ac)

DRAFT

2217 Homestead Road

Rezoning

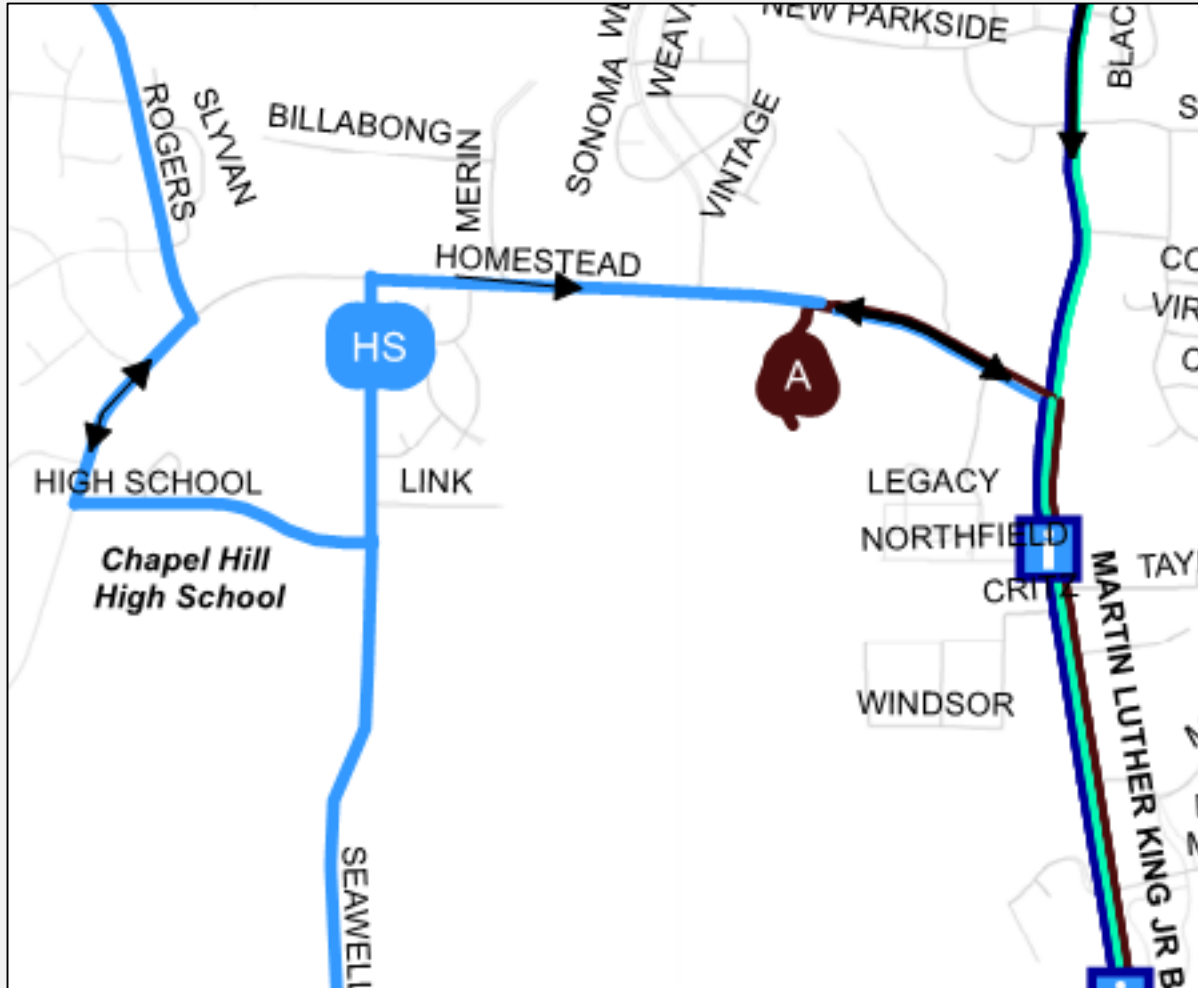


- Shift from Medium Residential (4-8du/ac) to High Residential (8-15du/ac)
- Site is within the S MLK future focus area
 - Calls for transit supportive density
- Age-restricted offers a diversity of housing types

DRAFT

2217 Homestead Road

Transit Accessibility



- Site is served by the HS route, adjacent to A, and ~.5 mile from NS and T Routes on Martin Luther King Jr. Blvd

DRAFT

Rezoning - Affordable Housing

- Applicant Proposes a Payment in Lieu
- Housing Advisory Board endorses proposal for \$315,000
- The formula has changed several times
- This would subsidize 14 permanently affordable homes, half of the 28 that would be required by the inclusionary zoning ordinance.
 - This would be \$22,500 per unit

DRAFT

Staff Recommendations

- Open the Public Hearing;
- Receive public comment; and
- Continue the Public Hearing to November 28, 2018.

DRAFT