

## 02-22-2023 Town Council Meeting Responses to Council Questions

### **ITEM #15: Close the Legislative Hearing and Consider a Conditional Zoning Application for Tri Pointe Townhomes at 2217 Homestead Road**

**Council Question:**

Could you please clarify the inclusionary zoning policy's math? Does it require 15% of the total market rate units be affordable or 15% of the total number of units be affordable?

**Staff Response:**

*Because the proposed project includes a subdivision, the inclusionary zoning requirement is based on the total number of units.*

**Council Question:**

Could you please share the previously proposed and current unit mix (size, # of bedrooms)? How did the applicant change the plan to accommodate the additional density?

**Staff Response:**

*The applicant has added one block of townhomes in what was formerly a tree-save area along the western border of the site. Additional units were added by enlarging several townhome blocks in the southeast corner of the site.*

**Applicant Response:**

*The process of adding units to the project has progressed per the chart below. Our concept plan had **100** units all at 26 foot wide with three bedrooms and two car garages. After hearing from Council on the concept plan, we added some additional units while maintaining as much of the treed area as we thought would enhance the project. Our initial CZP submission had **103** homes.*

*Through the advisory board process, we were encouraged to add additional units and we increased by five more homes, primarily by including some 22' wide 2 or 3 bedroom one car garage units. Our total at the first public hearing in January was **108** units.*

*Subsequent to the January Council meeting, and in response to the request for even more density on the site, we added 10 more units for a total of **118**. This is an 18% increase from the initial concept plan submission. The increase was accomplished by moving the buildings closer together, as well as losing the tree save area on the western portion of the site. We believe that grading that area will not only meet the Town's objective of increased density, but may also satisfy the neighbor's request for greater control of stormwater.*

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<b>Submission</b>	<b>Type</b>	<b>Quantity</b>	<b>Total</b>
Concept Plan	26' wide 2 car garage 3 BR	100	<b>100</b>
First Submission	26" wide 2 car garage 3 BR	86	
	22' wide 1 car garage 2 or 3 BR	17	<b>103</b>
Second Submission	26" wide 2 car garage 3 BR	55	
	22' wide 1 car garage 2 or 3 BR	53	<b>108</b>
Current Submission	26" wide 2 car garage 3 BR	68	
	22' wide 1 car garage 2 or 3 BR	50	<b>118</b>

*Additional note: For each of the 22' wide and 26' wide units there are a variety of square footage plans available. The total range in units is from 1,590 SF through 2,140 SF in a total of six configurations*