



COUNCIL MEETING

CONCEPT PLAN

Homestead Road Tri-Point

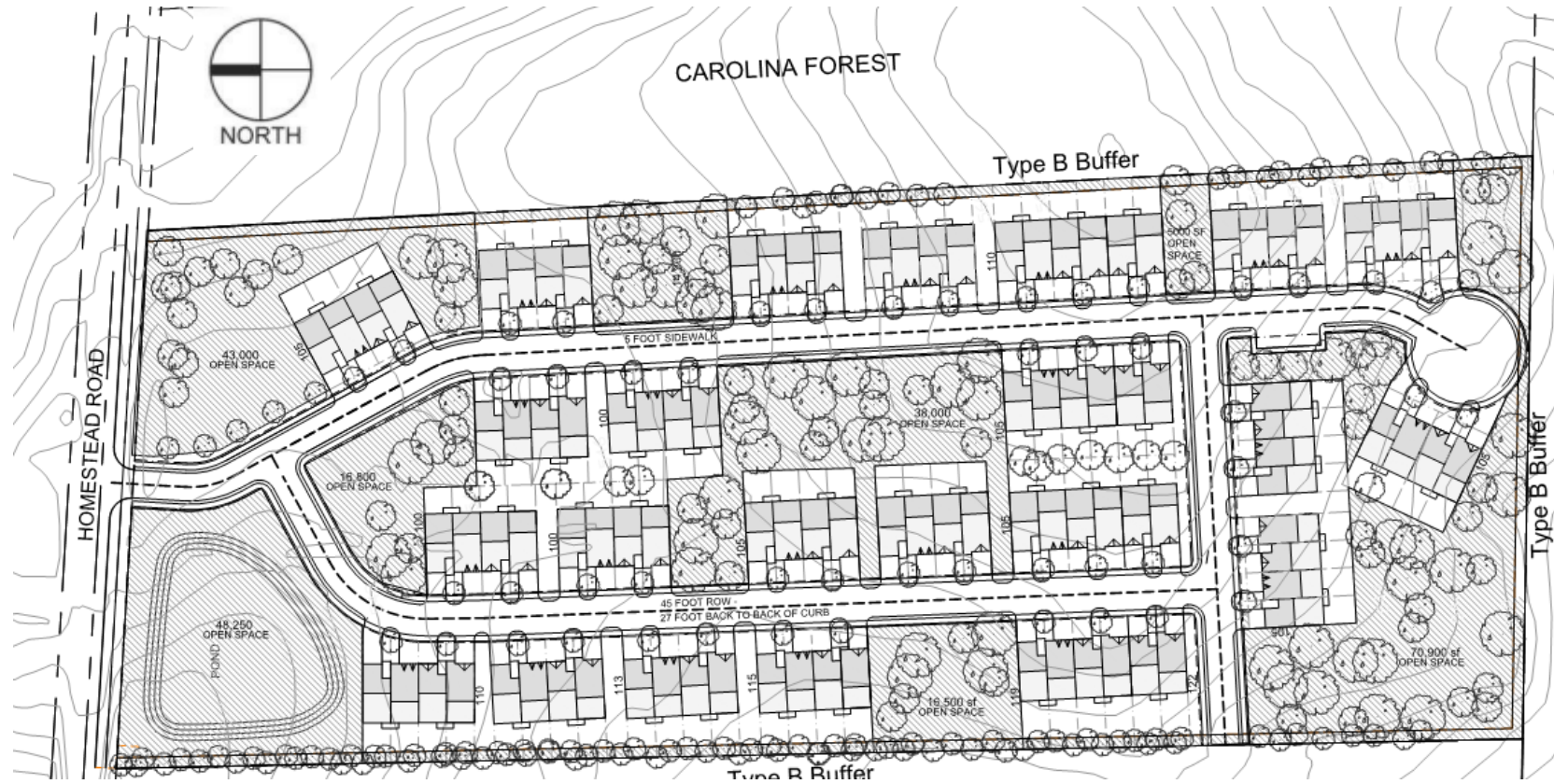
February 9, 2022





RECOMMENDATION

❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-7*)





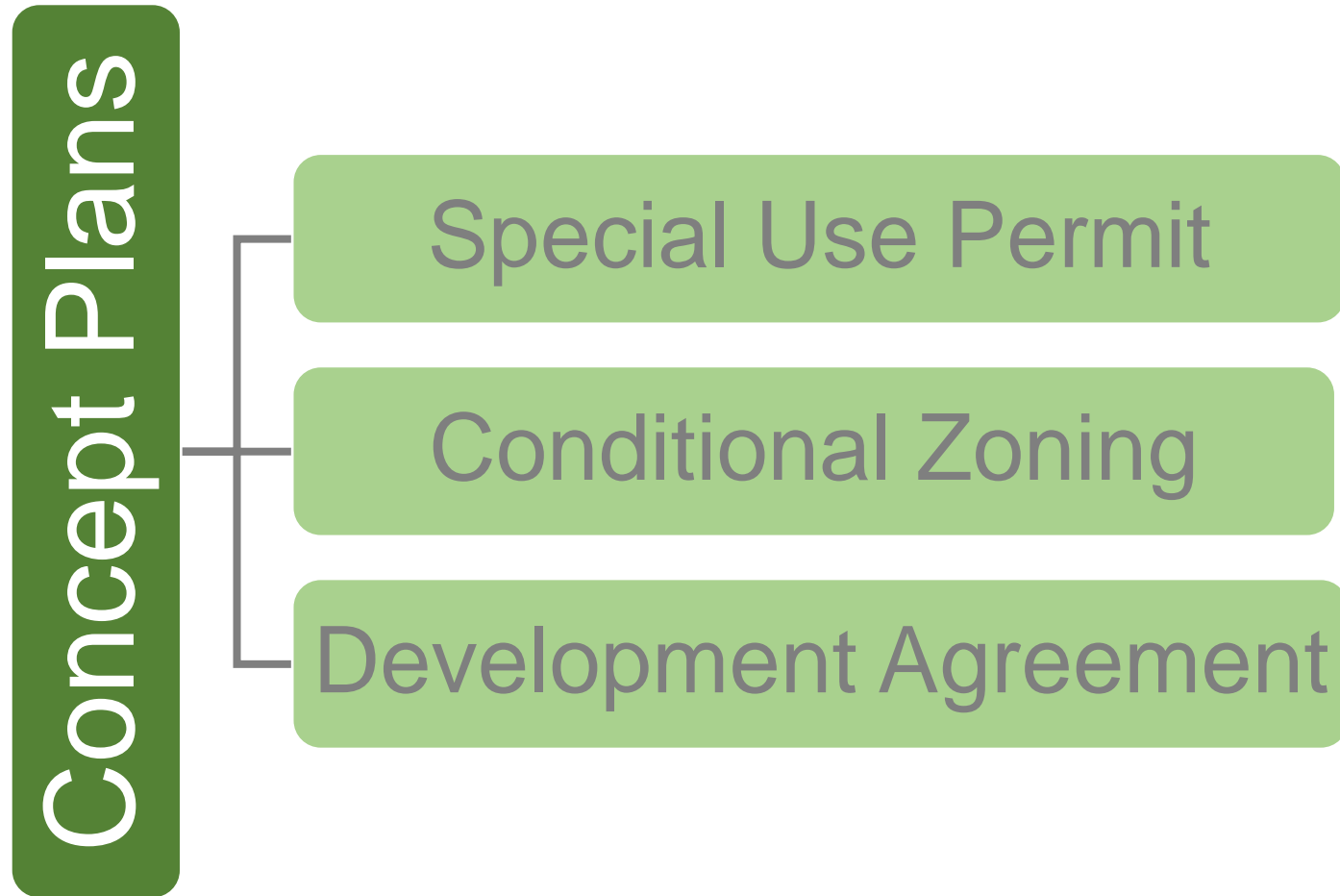
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





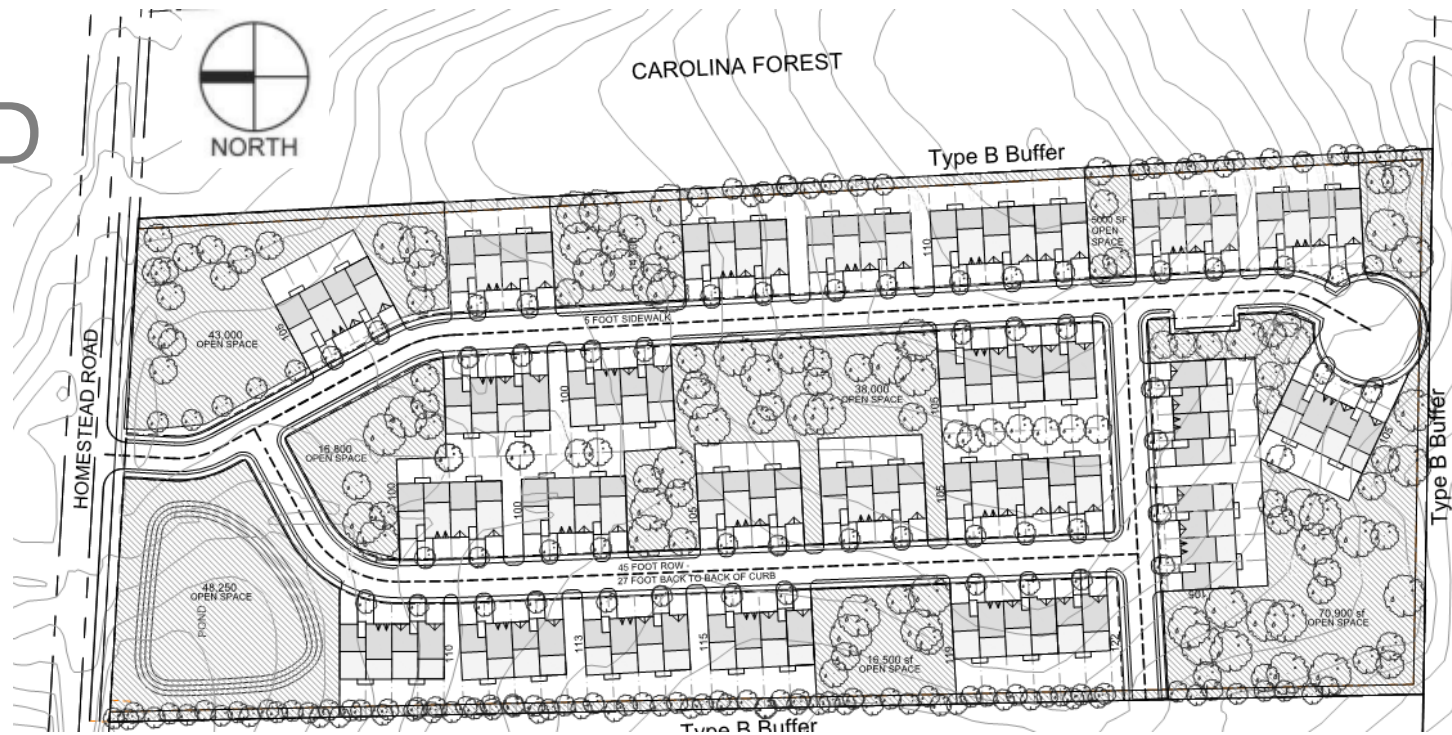
PROCESS OVERVIEW





PROJECT SUMMARY

- ❑ Existing Zoning R-5-CZD
- ❑ 100 Townhomes
- ❑ Attached Garages
- ❑ Green/Open Spaces





COMMENTS

Community Design Commission

- Active open space
- Minimize garage door prominence
- Consider rear garage access
- Appreciate tree preservation
- Minimized grading

Housing Advisory Board

- Connection to greenway
- More affordable units
- Deeper affordability levels
- Like pocket parks
- Diverse housing options



COMMENTS

Stormwater Management Utility Advisory Board

- Total capture of runoff
- No impact to adjacent bioretention bed on UNC property
- Landscape and enhancements incorporated into pond site design
- Low impact design
- New stream determination

Town's Urban Designer

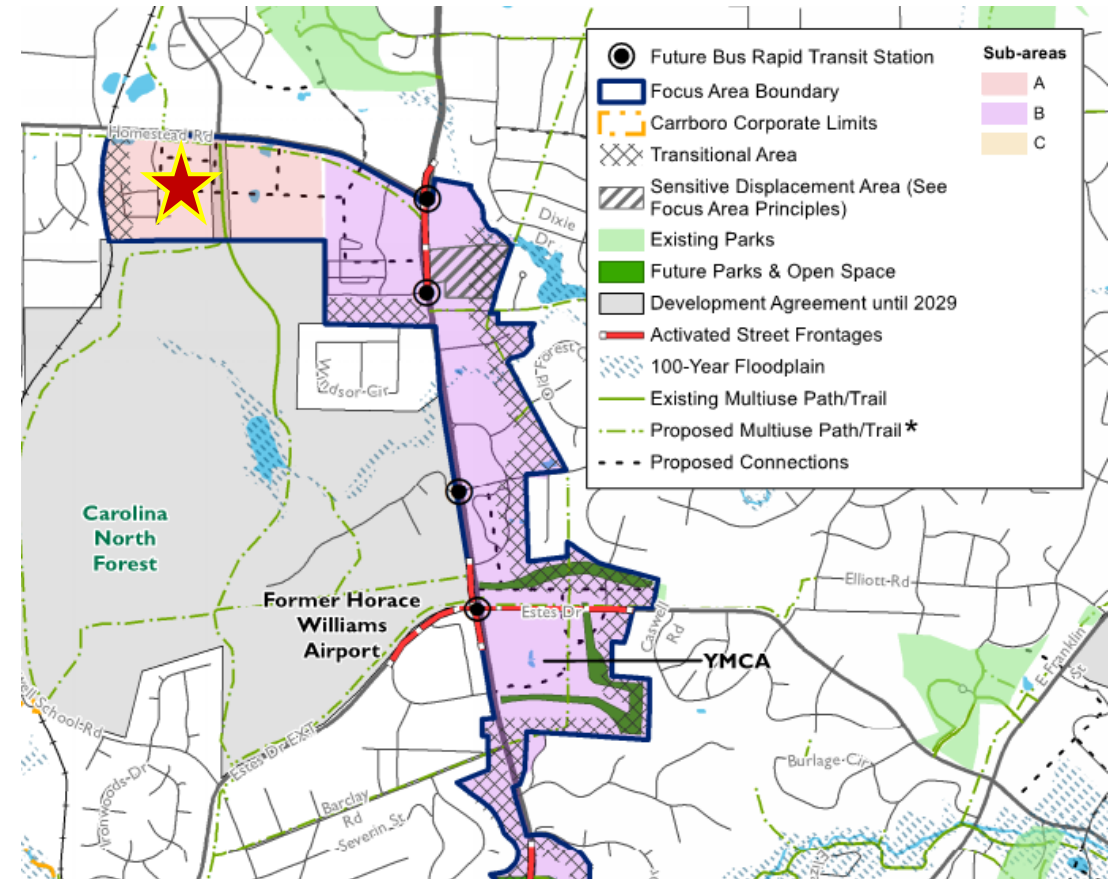
- Architectural treatment of corners – use of pergolas or other architectural details
- Consider rear loaded units
- If front loaded, minimize garage doors by recessing or other architectural element
- Emphasize on front entrances to units
- Opportunity for “Missing Middle” housing



LONG RANGE EVALUATION

□ S MLK Jr Blvd Focus Area

- *Sub Area A*
- *Townhomes & Residences is a Primary land use*
- *Typical Height 4-6 stories (approx. 48-72 ft. if 12ft floor to ceiling height)*
- *Proposed Connection through site*





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