



CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT- PLANNED DEVELOPMENT- HOUSING – INDEPENDENT SENIOR HOUSING CHAPEL HILL, 2217 HOMESTEAD ROAD (PROJECT #17-096)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Operations Manager

PROPERTY ADDRESS 2217 Homestead Road	BUSINESS MEETING DATE March 20, 2019	APPLICANT Gurlitz Architectural Group, PA
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TOWN MANAGER’S RECOMMENDATION

If the Council chooses to enact the accompanying Zoning Atlas Amendment, the Council could consider adoption of Revised Resolution A, approving the Special Use Permit application.

UPDATES SINCE OCTOBER 24, 2018 PUBLIC HEARING

The associated Zoning Atlas Amendment application has been heard at several Council meetings, since the initial October 24, 2018 Public Hearing. Council has continued the Special Use Permit public hearing to this evening. At the [February 13, 2019](#)¹ public hearing for the Zoning Atlas Amendment, the applicant presented an alternative development proposal (3-story building) and requested the Council consider the new proposal. The Applicant agreed to submit the formal proposal for the three-story building to the Town within two weeks of the meeting. In return Town staff committed to working expeditiously to review the proposal and begin the official regulatory process with the goal of having the project return to the Town Council for consideration within three months of the submission. The Applicant returned with a request to bring the project back to Town Council before the end of April. Unfortunately that timeline was simply not possible considering the need for review by Town staff, the Community Design Commission, the Planning Commission and then ultimately the Town Council. The Applicant decided not to submit a proposal for the 3-story building and has since requested (attached) that Council consider the original submittal (4-story building) at tonight’s meeting.

Town staff has met with nearby residents and the Applicant to discuss concerns raised at the October Public Hearing. One of the primary concerns is the connection between this project and the adjoining Courtyards at Homestead. Town staff recommends a one-way connection from Courtyards at Homestead to this project to provide a secondary emergency access point. The neighborhood has requested an additional consideration, having the Kipling Lane connection constructed but with signage for emergency vehicles only. Additional information regarding connections between the Courtyards at Homestead and the Independent Senior Housing Chapel Hill project are presented in the “Key Issue – Access” memorandum.

Additionally, the Council received two petitions regarding Homestead Road traffic concerns. The attached “Key Issues – Impact of New Development in the Homestead Road area on Traffic” memorandum provides additional information.

If the Council determines that the Applicant’s affordable housing proposal meets its expectations and approves the rezoning, we would recommend incorporating those terms into a future Affordable Housing Performance Agreement as a stipulation of this Special Use Permit.

Resolution A was revised to clarify the allowed age-restricted housing, provision of affordable housing on-site, provision of a one-way connection between this development and the adjoining Courtyards at Homestead, and provision of a sidewalk connection to the adjoining UNC property. Additional changes to Revised Resolution A since the January 30, 2019 meeting include: Traffic Calming, Affordable Housing Plan/Performance Agreement, and changes to reflect adoption of the North Carolina 2018 Fire Code.

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3857643&GUID=92254F3C-54C7-4079-8965-34128846D8D4&Options=&Search=>

PROCESS

The Special Use Permit application is before the Council for approval. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

DECISION POINTS

- The proposed plans provide two points of vehicular access: one from Homestead Road and one in the southern portion of the site connecting to the existing stub-out in Courtyards at Homestead. Town staff recommends a one-way connection from the Courtyards at Homestead development to the Independent Senior Housing development. The adjoining Courtyards at Homestead neighborhood has requested the connection be signed for emergency vehicles only.
- Action on the zoning request should be taken before discussing the Special Use Permit.

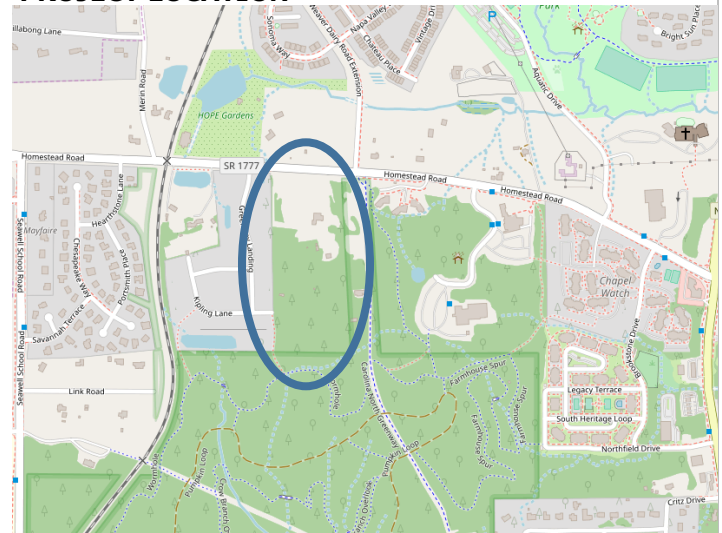
PROJECT OVERVIEW

The applicant proposes a Planned Development-Housing Special Use Permit to allow construction of a 198-unit, age-restricted multi-family residential development on 17.1 acres located south of Homestead Road. The project proposes 240,000 square feet of floor area, 280 vehicular parking spaces, and 38 bicycle parking spaces.

The revised project also includes requests to cap building permit fees at \$10,000, provide all recreation area on-site with no payment-in-lieu, and not install roof solar units (although conduit would be installed to allow for future roof solar units).

The Special Use Permit requires a rezoning (see accompanying Zoning Atlas Amendment memorandum). The property is zoned Residential-2 (R-2) and a rezoning to Residential-5-Conditional (R-5-C) is proposed to allow this development.

PROJECT LOCATION



ATTACHMENTS

1. Updates/Amended stipulations since the Public Hearing
2. Key Issue – Access
3. Key Issue – Impact of New Development in the Homestead Road area on traffic
4. Revised Resolution A (Approving the Application)
5. Resolution B (Denying the Application)
6. Project Details
7. Executive Summary Traffic Impact Study for this Project (formerly called Overture Senior Residences)
8. Traffic Technical Memorandum (dated December 3, 2018)
9. Applicant Materials
10. Plan Set (dated December 26, 2018)
11. Applicant’s request dated February 19, 2019