

Public Hearing Process for Rezoning/Special Use Permits

- **Hold separate public hearings on
Rezoning and Special Use Permit**

Public Hearing Process for Rezonings

- **Rezoning is legislative process**
- **Stakeholders can provide public comments**
- **Council has broad discretion to make decision**

Public Hearing Process for Special Use Permits

- **Special Use Permit requires quasi-judicial process**
- **Speakers provide factual evidence under oath in hearing**
- **Council reviews evidence to see if ordinance standards are met**

Public Hearing Process for Rezoning/Special Use Permits

If you wish to speak:

- Sign up with the Town Clerk for the appropriate hearing
- If participating in the SUP hearing, you will need to sworn in



Independent Senior Housing

2217 Homestead Road

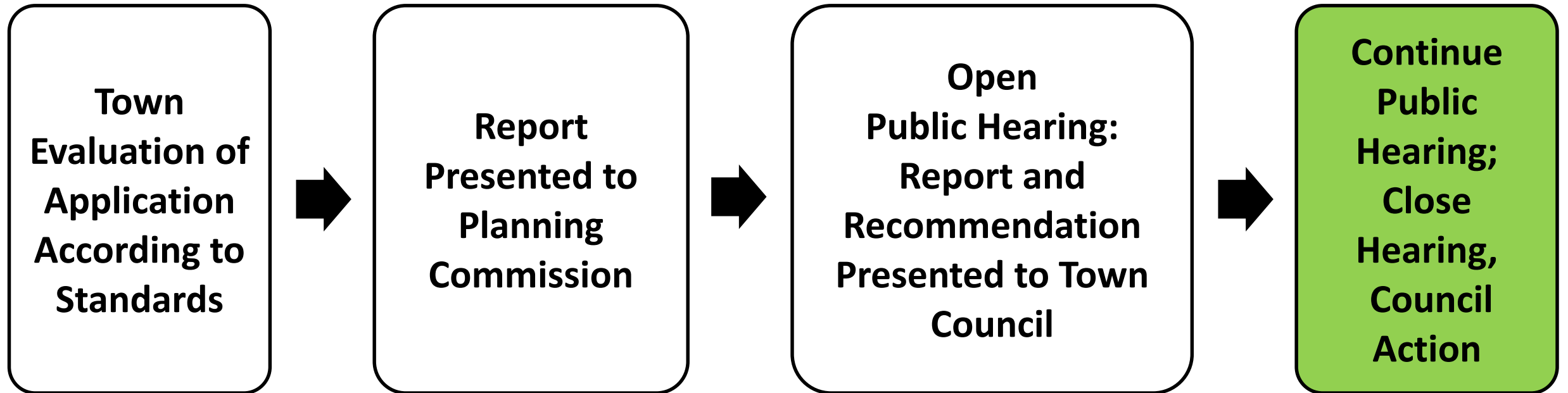
Zoning Atlas Amendment

January 30, 2019

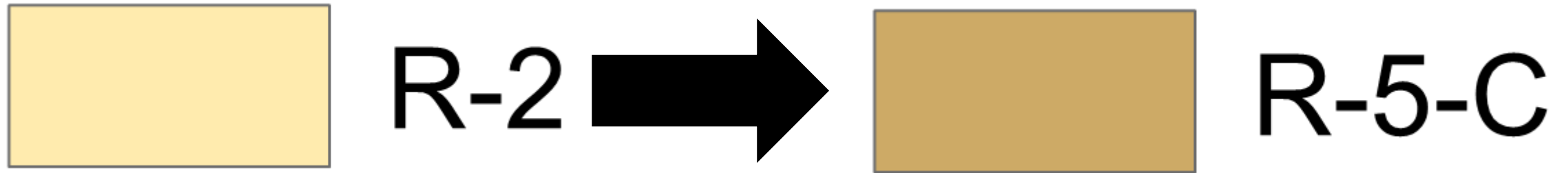
Staff Recommendation

- Receive the staff report;
- Close the public hearing;
- Consider adopting R-8 (Resolution of Consistency); and
- Consider enacting O-2 (Ordinance to rezone the property).

Process



Rezoning



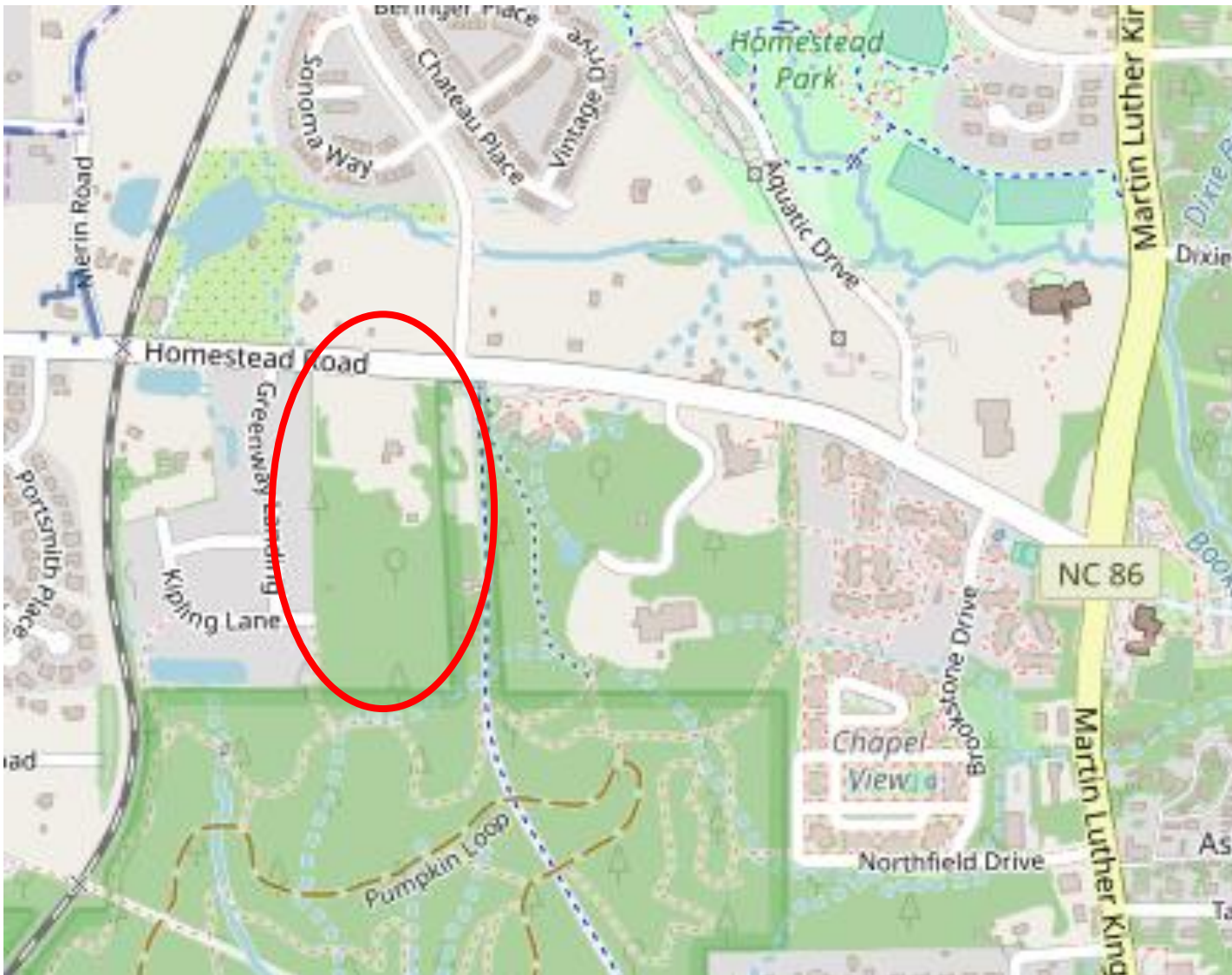
 Medium Residential, 4-8 units/ac.

 High Residential, 8-15 units/ac.

2217 Homestead Road

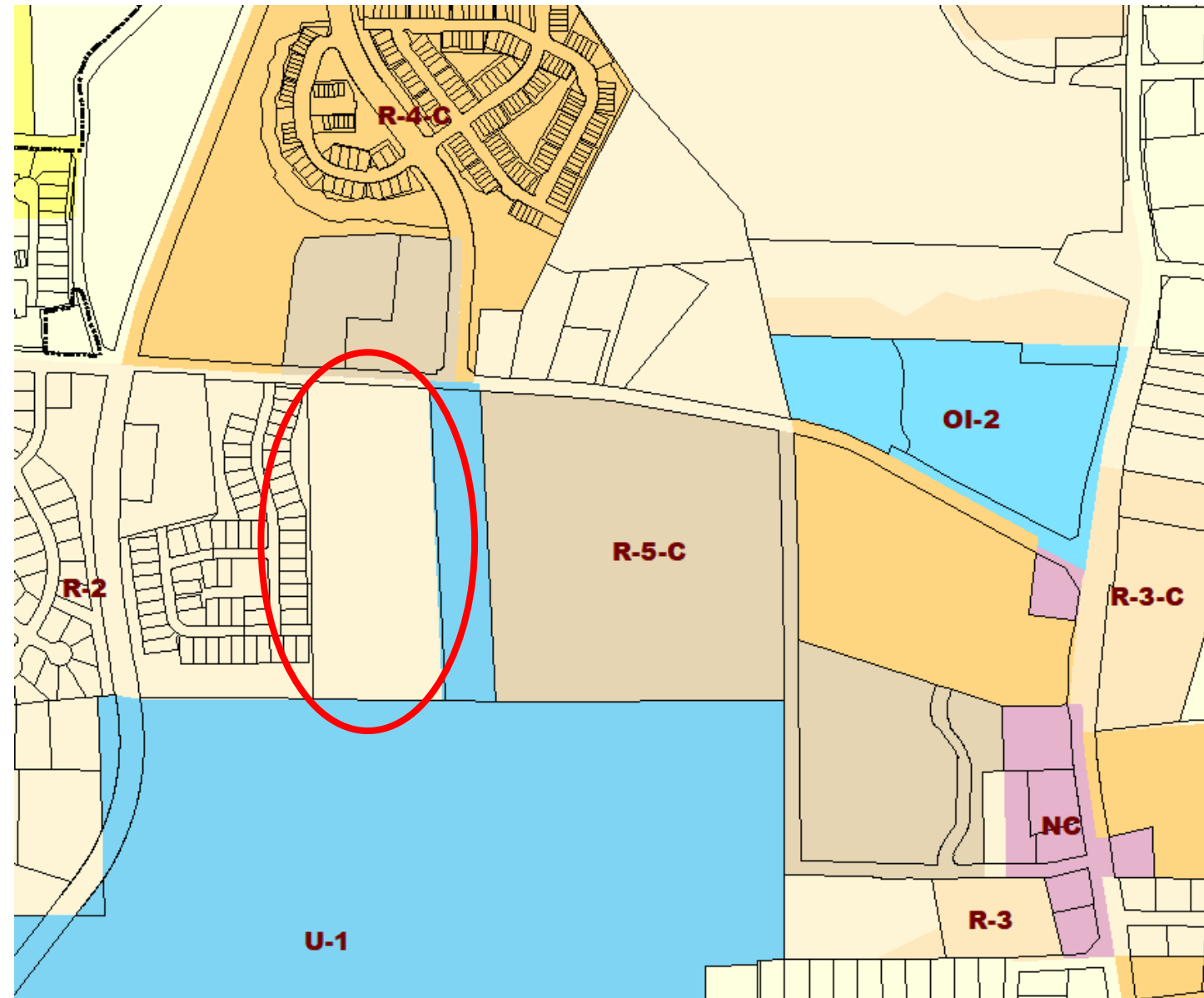
Proposal

- 11.6 dwelling units/acre
- Building height 60 ft.
- 240,000 sq. ft. floor area

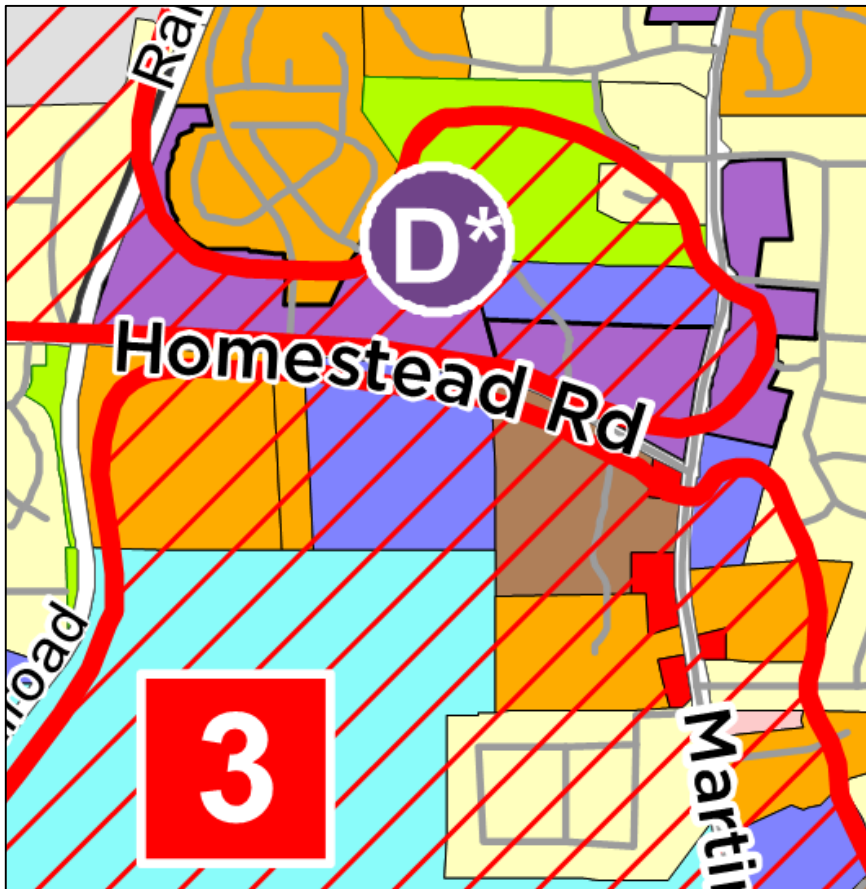


2217 Homestead Road

Existing Zoning



Rezoning



- Zoning Must be Consistent with Comprehensive Plan
- Existing - Medium-density residential (4-8 du/ac)
- Proposal is high-density residential (8-15 du/ac)
- Site is within the S MLK future focus area
 - Calls for transit supportive density

Affordable Housing Update

- 20 affordable dwelling units (10 percent);
- 30 years of affordability;
- Capping Building Fees at \$10,000
- Provide all recreation area on-site
- No provision of solar roof units – conduit to be installed

Staff Recommendation

- Receive the staff report;
- Close the public hearing;
- Consider adopting R-8 (Resolution of Consistency); and
- Consider enacting O-2 (Ordinance to rezone the property).