



CONDITIONAL ZONING

January 25, 2023

Tri Pointe Townhomes

2217 Homestead Road
Chapel Hill, NC 27516

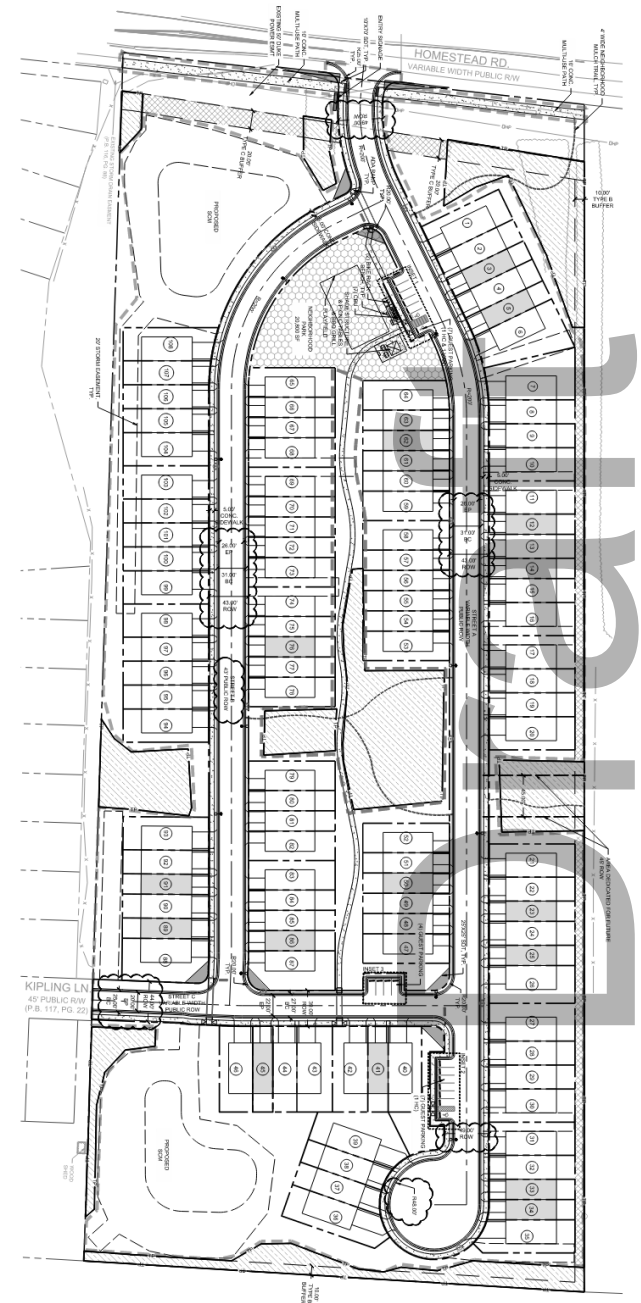




RECOMMENDATION

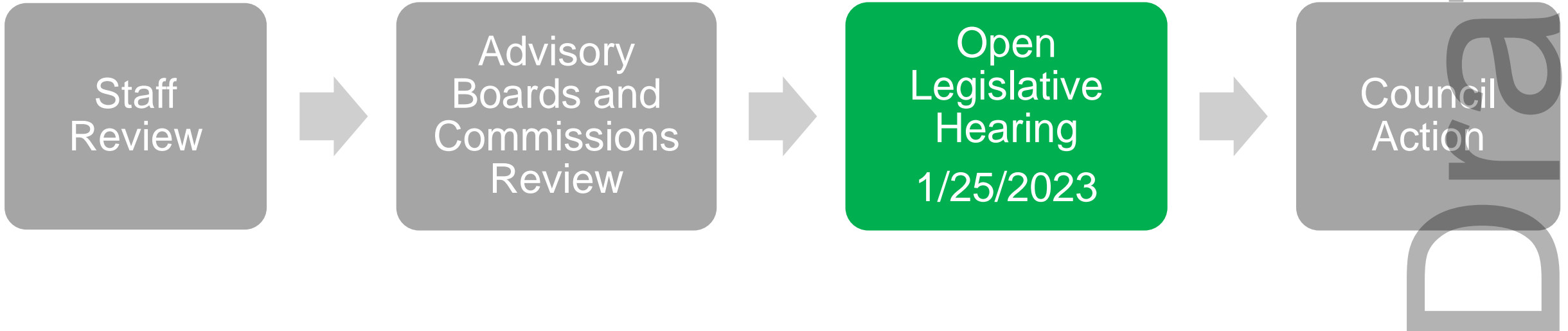
Open the Legislative Hearing and receive comments on the proposed Conditional Zoning.

Move to schedule action on the proposed Conditional Zoning application on February 22, 2023





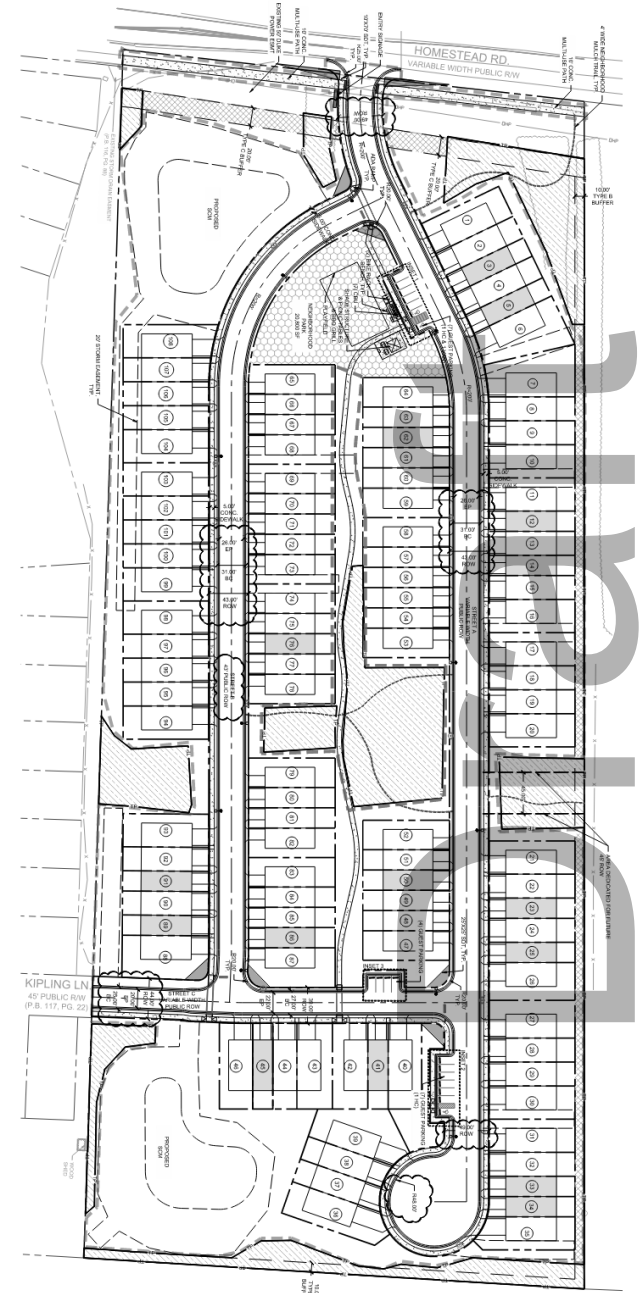
PROCESS





PROJECT SUMMARY

- Existing Zoning: Residential-5-CZD (R-5-CZD)
- Proposed Zoning: Residential-5-CZD (R-5-CZD)
 - Previously approved Active Adults project rezoned to R-5-CZD. Rezoning required by of the project-specific nature of Conditional Zoning Districts.
- 108 Townhome Units (16 Affordable Units)



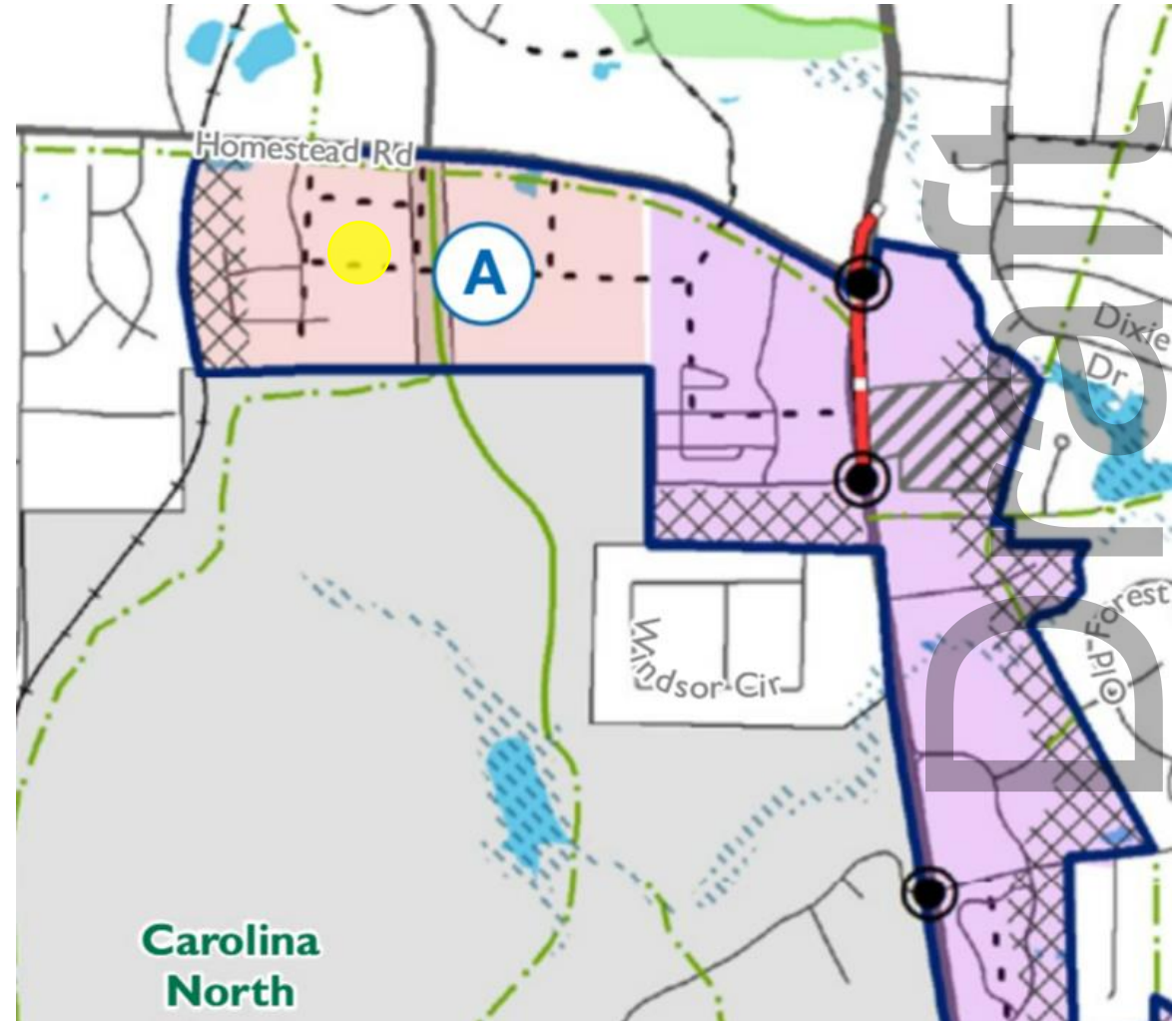


PROJECT SUMMARY

FLUM: South MLK Jr Blvd Focus Area

Primary Land Uses:

- Multifamily Residential
- Parks and Green/Gathering Spaces
- **Townhouses**
- Institutional/University/Civic





ADVISORY BOARD RECOMMENDATIONS

CDC 11/17/22	Recommended approval w/ condition <ul style="list-style-type: none">• That applicant return for courtesy review of elevations prior to final plans review.
TCAB 11/22/22	Recommended approval w/ conditions <ul style="list-style-type: none">• Restrict Kipling Lane connection to emergency access only.• Make Kipling Lane connection accessible for bicycles, pedestrians, and people with mobility devices in both directions.• Provide access across Homestead Road to support access to bus stops.• Add public bicycle parking in gathering spaces, including near the trail connection.• Provide conduit to at least 20% of guest parking spaces.

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ADVISORY BOARD RECOMMENDATIONS

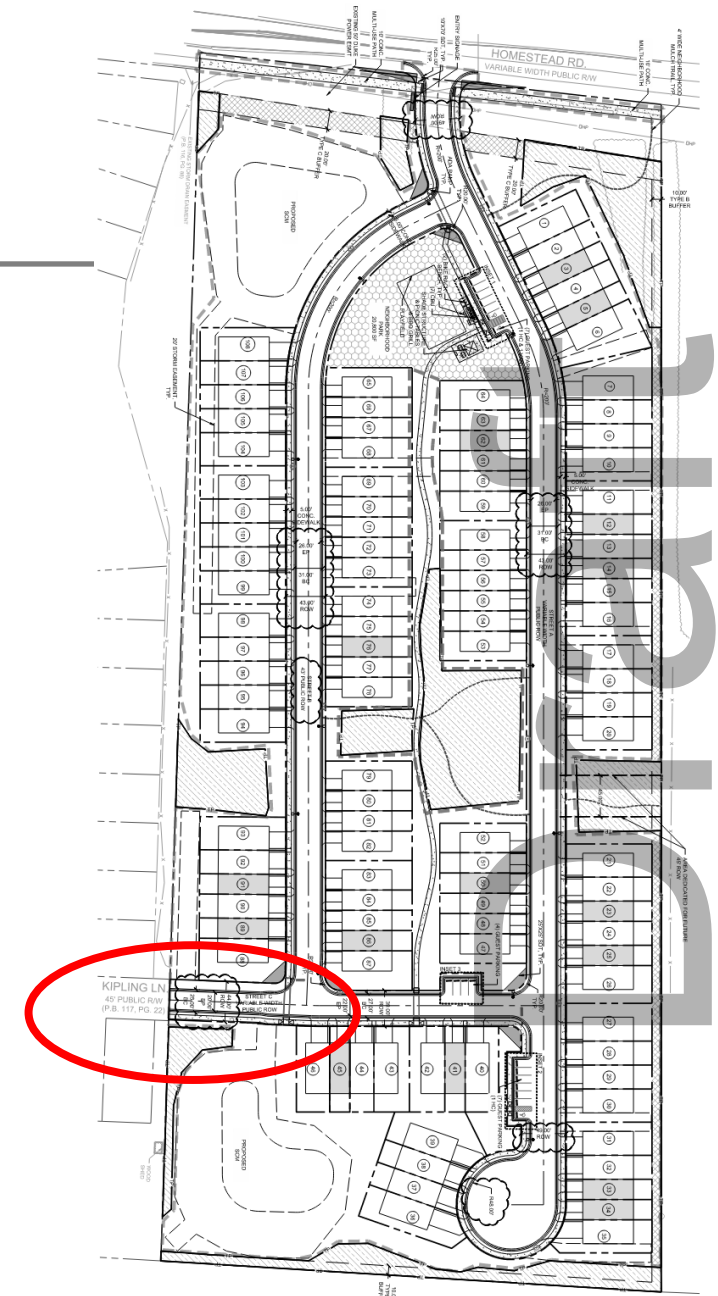
HAB 12/13/22	Recommended approval w/o conditions
ESAB 12/13/22	Recommended approval w/ conditions <ul style="list-style-type: none">• All trees and planting should be native• To the greatest extent possible, preserve mature trees along the western buffer
Planning Commission 01/17/23	TBD

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TRANSPORTATION PLANNING RECOMMENDATION

Staff recommends that Council support a one-way vehicular connection from Kipling Lane into the 2217 Homestead development





BACKGROUND

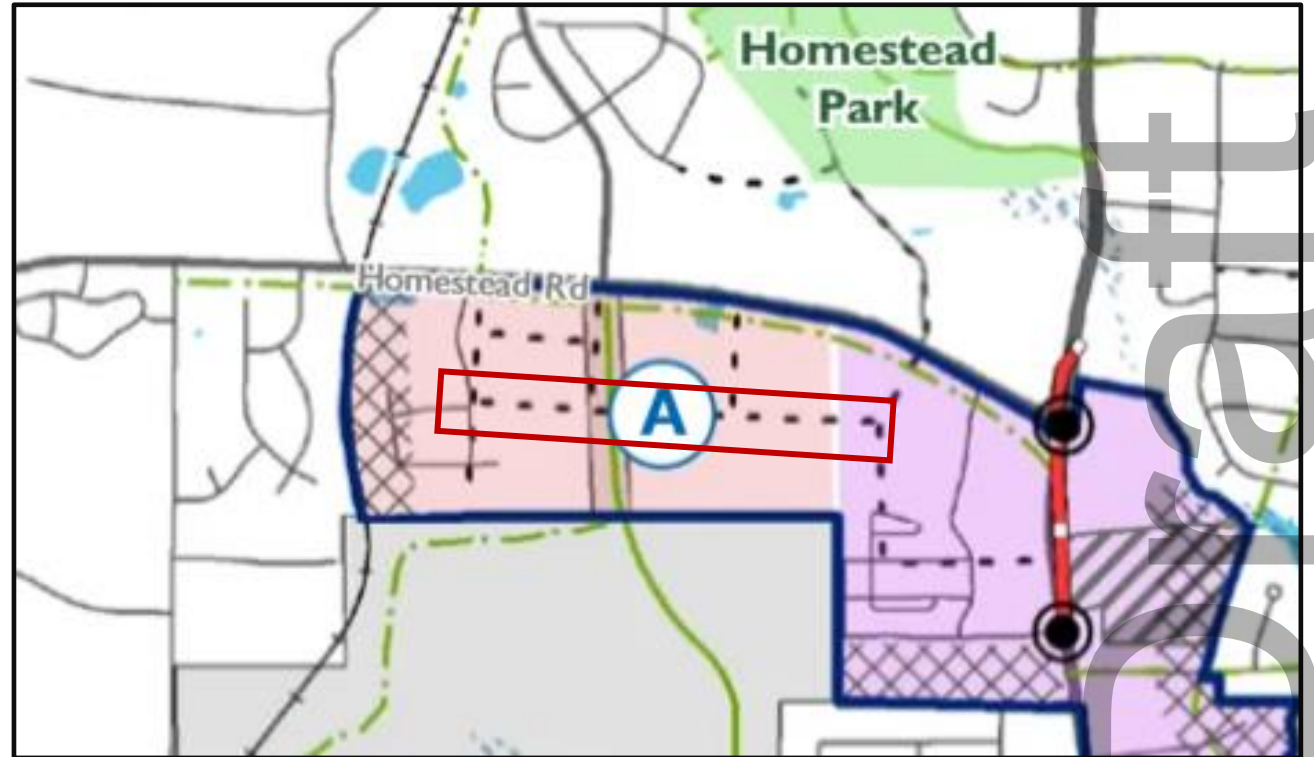
- Connection needed to bring Courtyards into compliance with fire code
- One-way connection approved in previous development proposal
- Neighbors are opposed to full connectivity





WHY CONNECT?

- Road connection planned in Future Land Use Map
- Road designed to connect in the future
- Best practices involve making connections and avoiding stub-outs
- Consistent and equitable implementation of policies





RECOMMENDATION

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