



CONCEPT PLAN REVIEW: 2200 HOMESTEAD ROAD, Mixed Income Development

STAFF REPORT

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

PROPERTY ADDRESS 2200 Homestead Road	DATE: June 20, 2018	APPLICANT The Town of Chapel Hill
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STAFF'S RECOMMENDATION
 That the Council adopt the attached resolution transmitting comments to the applicant for future development of 2200 Homestead Road, Mixed Income Development.

PROCESS

- The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- The Town has submitted a concept plan application to develop a Mixed Income Development at 2200 Homestead Road. The process for Special Use Permit approval will follow the same steps as all projects pursuing a Special Use Permit. This proposal represents a major project for the Town's affordable housing efforts.
- The Community Design Commission reviewed a concept plan for this site on April 24, 2018.

DECISION POINTS

- Because this is a Concept Plan submittal, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- The Town has recently adopted a new process – Conditional Zoning -- for applicants to consider in lieu of the Special Use/Rezoning process. The Town is considering the options and will discuss these with the Council tonight.

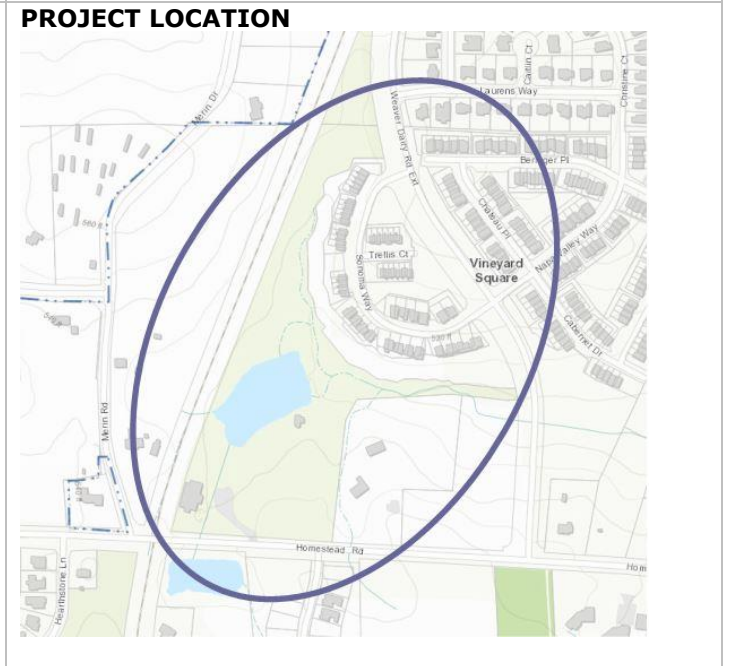
PROJECT OVERVIEW

The Town-owned project is to create a mutually supportive, self-sustaining mixed income community, providing a variety of housing opportunities.

The 14.5-acre site proposes multiple housing types: tiny homes, townhouses, apartments, and shared housing including:

- Approximately ten (10) units of tiny homes;
- Approximately twenty-eight (28) townhouse style units of housing;
- Approximately seventy-two (72) apartment units
- Thirty-six (36) units of shared housing;
- A Community Center; and
- Community Garden.

Both homeownership and rental opportunities are proposed on this site. The site is currently zoned Residential-4-Conditional (R-4-C) and is proposed to be rezoned to Residential Special Standards-Conditional (R-SS-C).



ATTACHMENTS	<ol style="list-style-type: none"> 1. Resolution 2. Removed 3. Community Design Commission Minutes from April 24, 2018 4. Applicant Materials
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