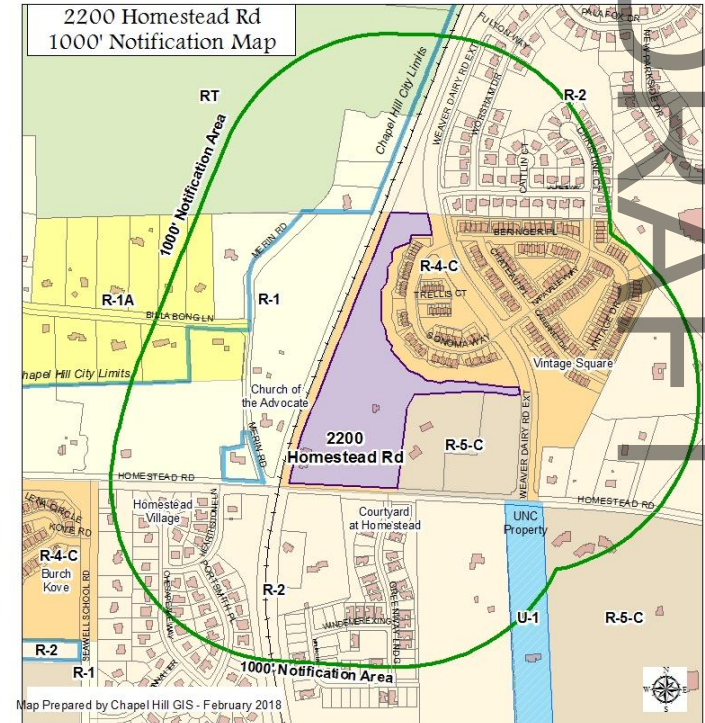




2200 Homestead Road Conditional Rezoning

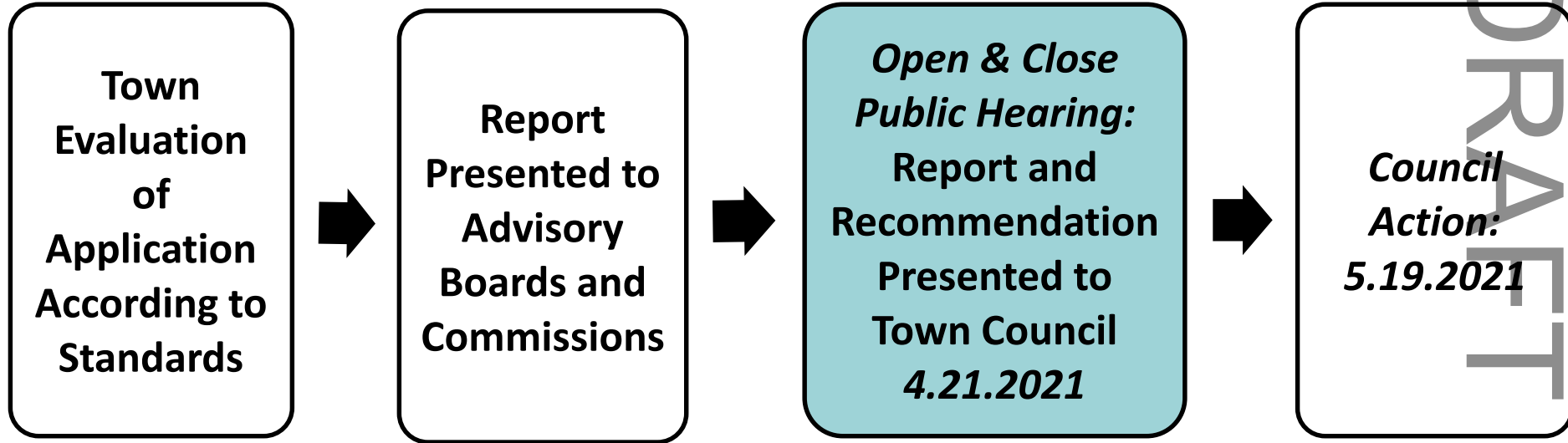
Town Council
Public Hearing

April 21, 2021



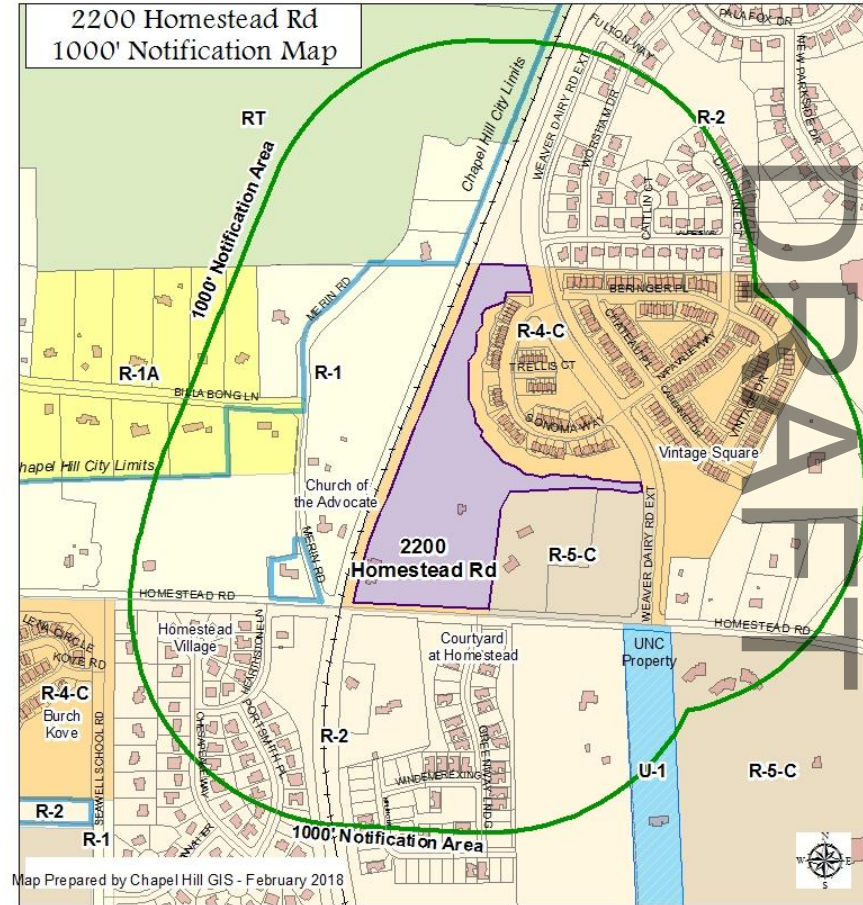
- Open the Public Hearing
- Receive comments in this meeting and up to 24 hours via email at planning@townofchapelhill.org
- Enact the ordinance on May 19, 2021

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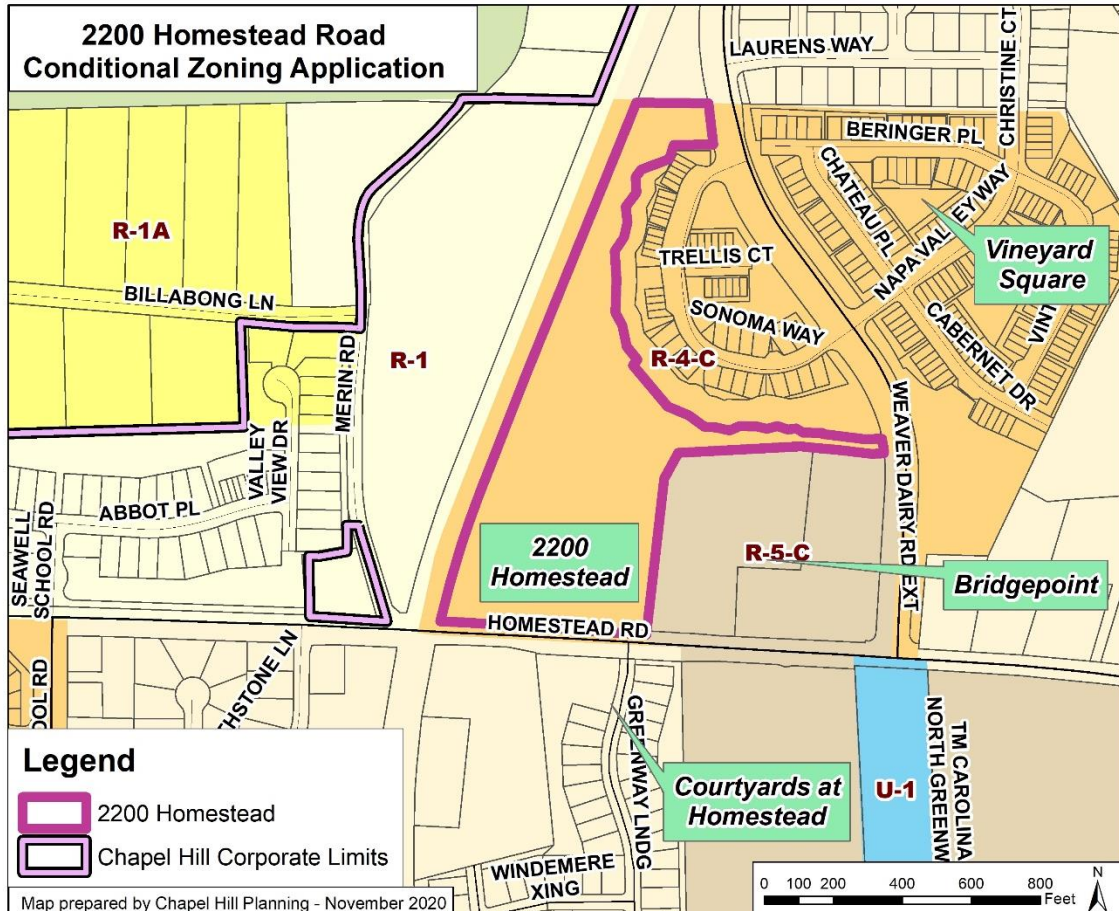


2200 Homestead Rd – Project Summary

- 13.09 acre site
- Conditional Zoning
 - Currently R-4-CZD
 - Proposing R-SS-CZD
- Demolish an existing gym building
- 115-126 affordable housing units (duplex, townhouse, and apartments)

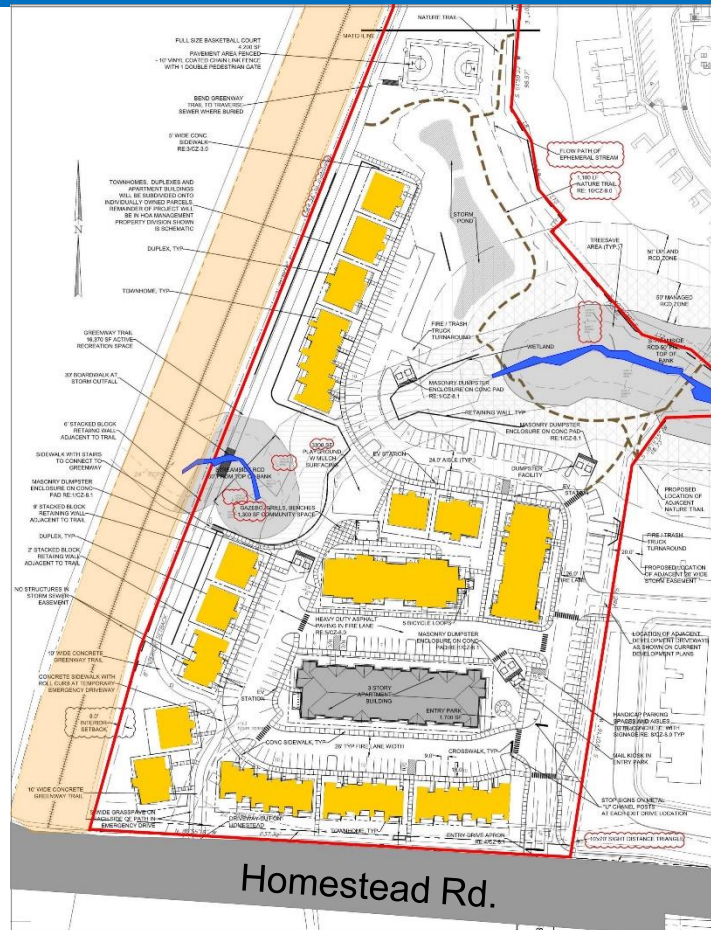


2200 Homestead Rd – Location



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2200 Homestead Rd – Site Plan

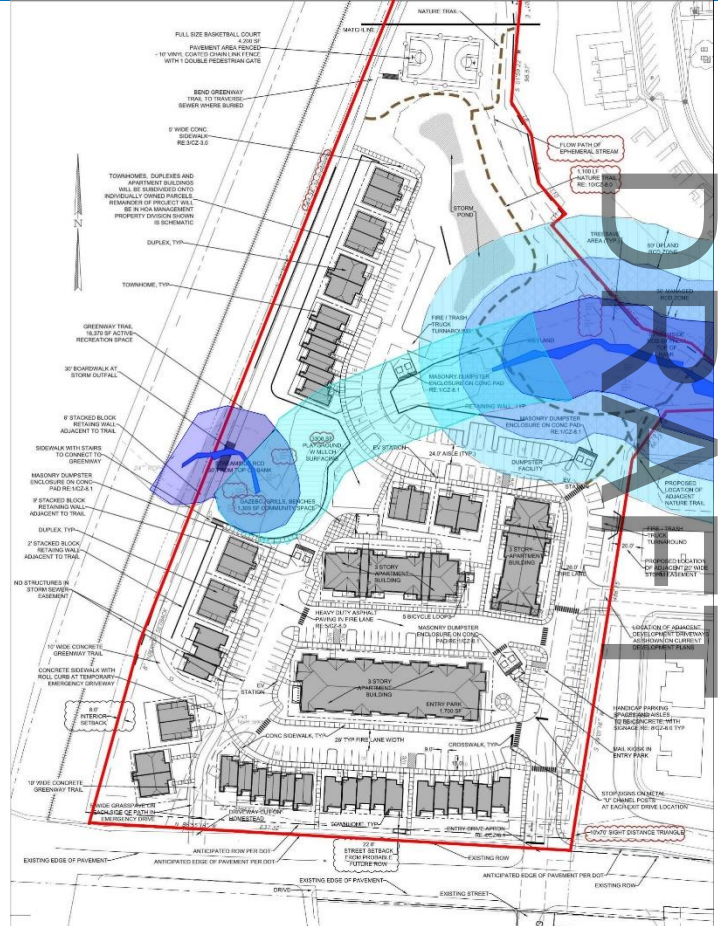


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2200 Homestead Rd – Modifications to Regulations

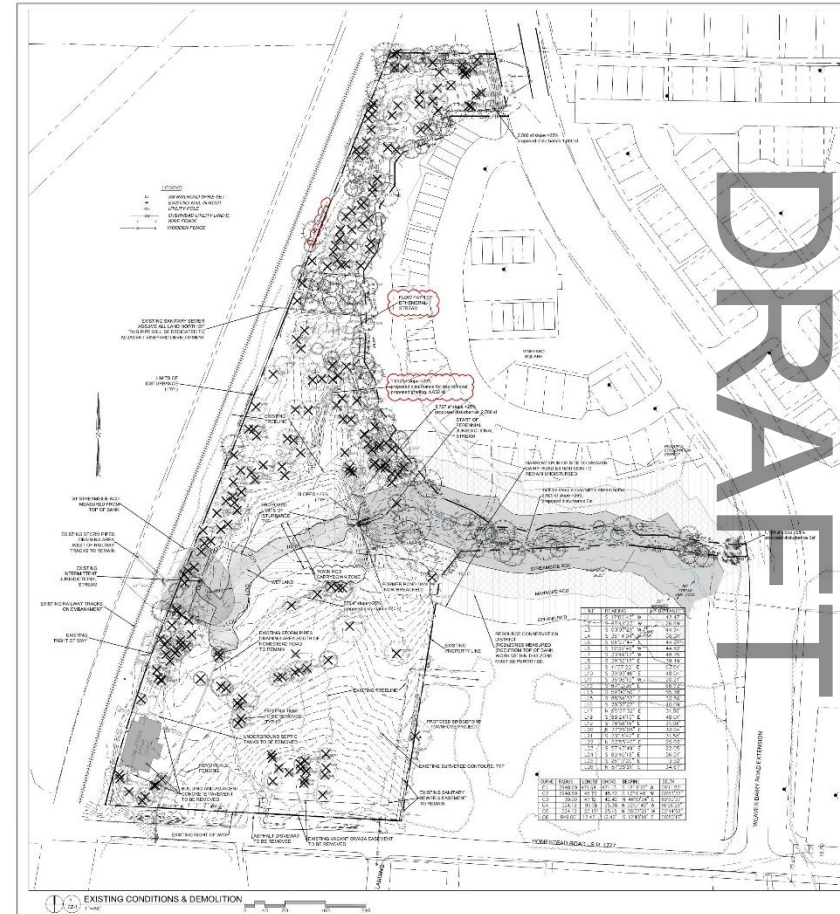
1. Section 3.6.3 Land Disturbance in the Resource Conservation District

- Disturbing upland zone to minimize wetland area
- “Carry Down Rule” requires applicant to connect the stream segments within the wetland area and apply 50 ft. RCD buffer.
- Proposed land disturbance within this segment
- Applicant will provide final encroachment calculations at Final Plans Stage



2. Section 5.3.2 Steep Slopes

- Proposing to exceed 25% of area containing 25% or greater slopes.
- Total disturbed natural slopes 25% or greater is 13,894 sq. ft.
- Applicant proposing to disturb 6,058 sq. ft. or 43.6%



2200 Homestead Rd – Advisory Boards

Advisory Boards/Commissions	Meeting Date	Conditions
Planning Commission	April 6	No comments
Housing Advisory Board (HAB)	April 8	No Comments
Community Design Commission (CDC)	March 23	<ul style="list-style-type: none">• Community Design Guidelines• CDC approval of plans

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2200 Homestead Rd – Advisory Boards

Advisory Boards/Commissions	Meeting Date	Conditions
Transportation & Connectivity Advisory Board (TCAB)	March 23	<ul style="list-style-type: none">• Coordination on bus stops• Forecasted future demand and capacity of HS-bus route• Connectivity between 2200 Homestead and Hope Gardens
Housing Advisory Board (HAB)	April 8	<ul style="list-style-type: none">• Permeable surfaces for trails and parking lots• Solar panels• Native plantings, especially in wetland areas

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- Open the Public Hearing
- Receive comments in this meeting and up to 24 hours via email at planning@townofchapelhill.org
- Enact the ordinance on May 19, 2021

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