



# **Independent Senior Housing**

**2217 Homestead Road**

**Zoning Atlas Amendment**

**February 13, 2019**

## Updates Since January 30, 2019

- Requested building renderings;
- Affordable Housing MOU;
- Agreement between Applicant and Neighbors
  - Decrease height to 3 stories but increase building footprint
  - Restricted emergency access (Bollards on Kipling Lane).

# Staff Recommendation

## Options:

1. Action on the agenda materials (4-story building)
2. Consider Applicant/Neighbor Agreement (3-story building)

# Option 1

Action on the agenda materials (4-story building)

- Consider adopting R-8 (Resolution of Consistency); and
- Consider enacting O-2 (Ordinance to rezone the property);
- Consider the accompanying Special Use Permit (Item #10).

# Option 2

## Deferring Action

- No action on either Items #9 or #10
- Requesting the applicant resubmit the SUP application, revised as per the Applicant/Neighbor Agreement, for staff review, Advisory Boards review, and Council review.

# Staff Recommendation

## Options:

1. Action on the agenda materials (4-story building)
2. Consider Applicant/Neighbor Agreement (3-story building)



# Alternative

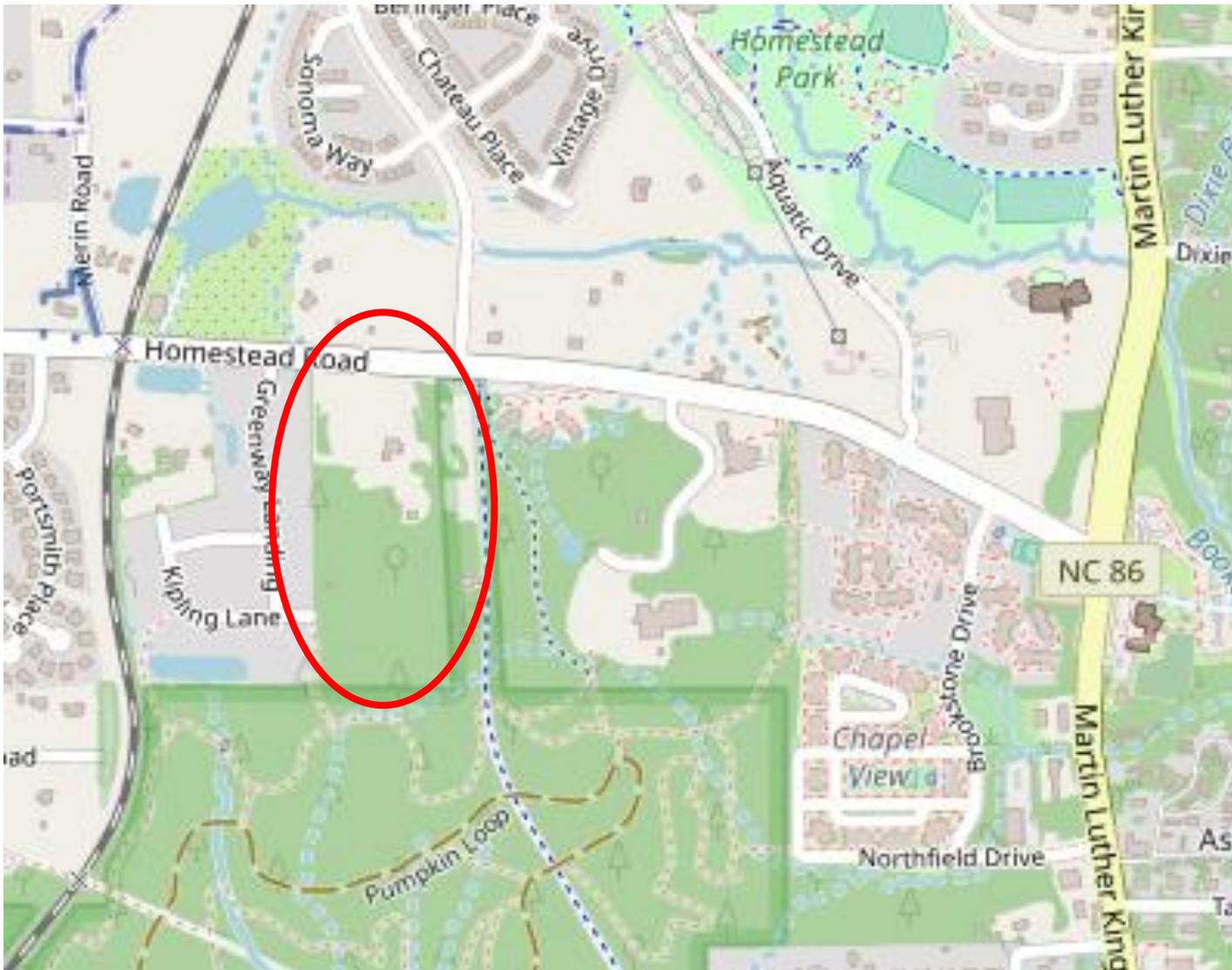
Conditionally approving the Rezoning only (no SUP)

- Consider adopting R-8 (Resolution of Consistency); and
- Consider enacting O-2 (Ordinance to rezone the property);
- Deferring action on the SUP application allowing time for a revised submittal.

# 2217 Homestead Road

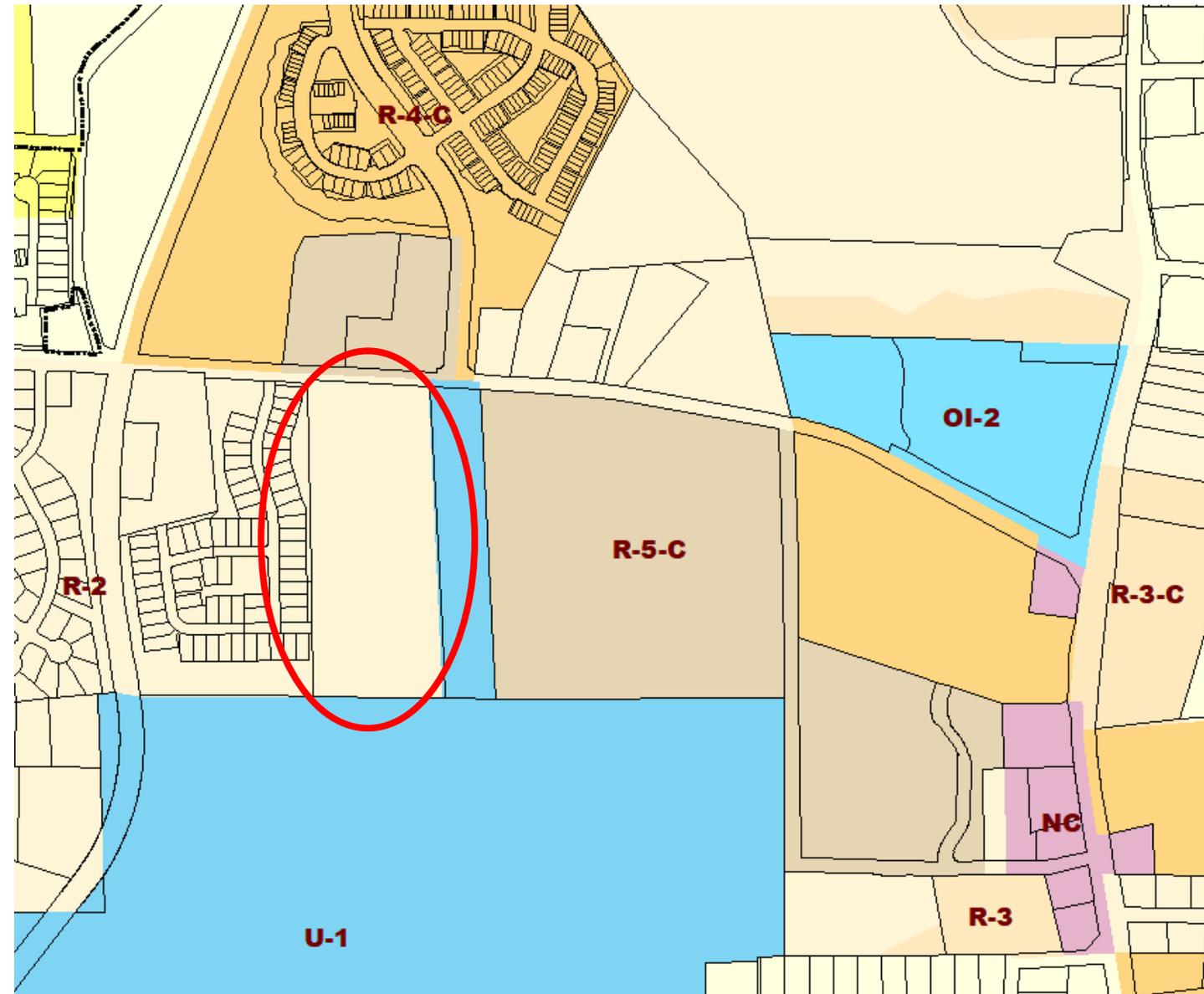
## Proposal

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

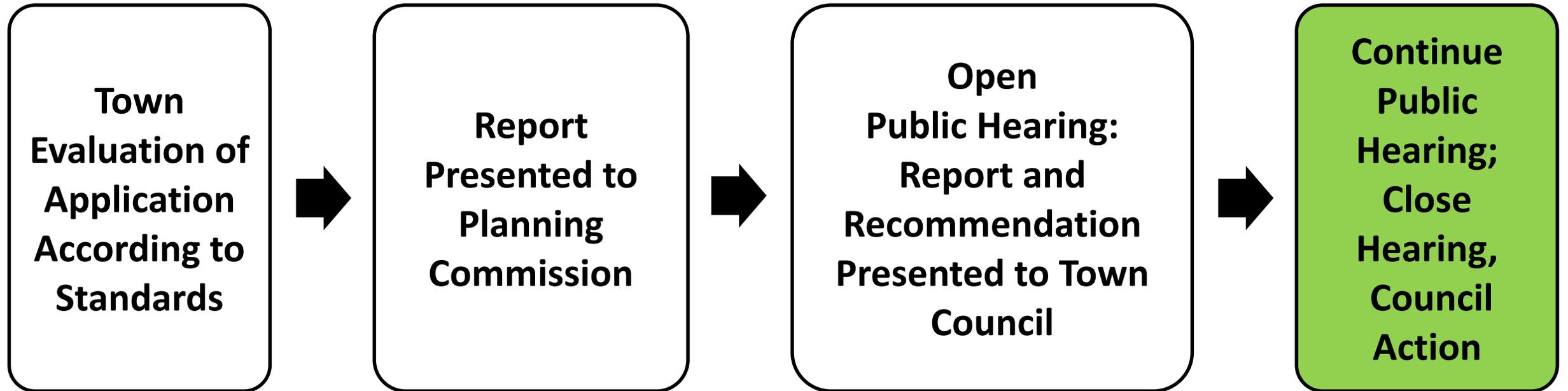


# 2217 Homestead Road

## Existing Zoning



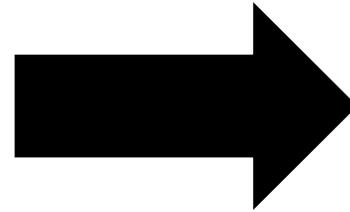
# Process



# Rezoning



R-2



R-5-C

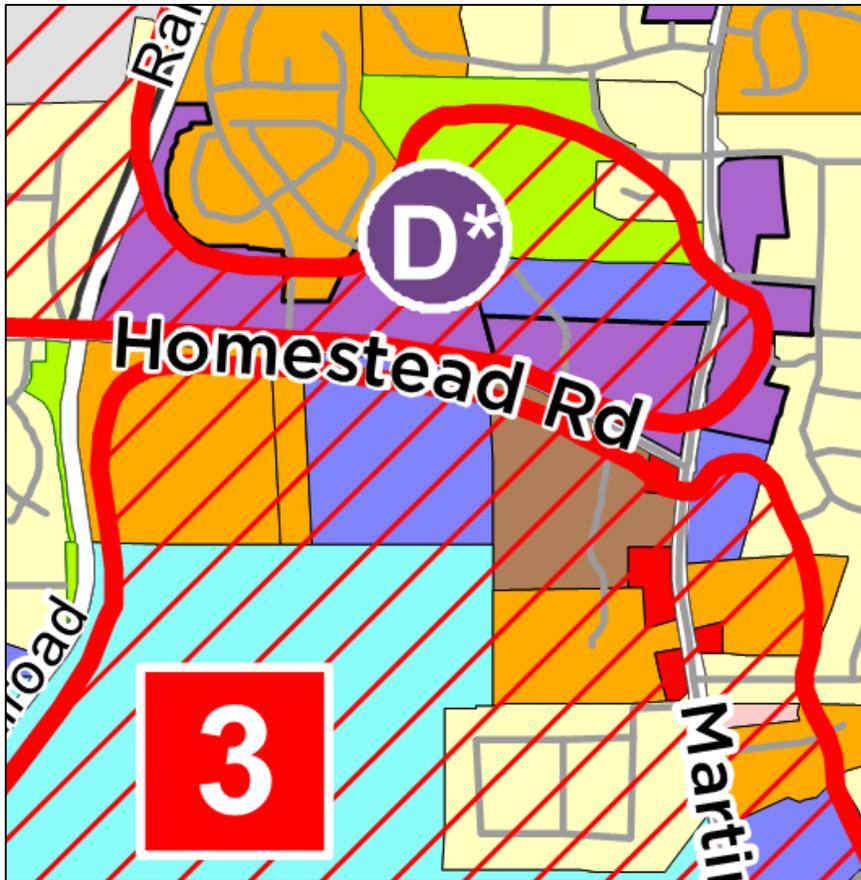


**Medium Residential, 4-8 units/ac.**



**High Residential, 8-15 units/ac.**

## 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

# **Public Hearing Process for Rezoning/Special Use Permits**

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

# **Public Hearing Process for Rezoning**

- **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**