



**Independent Senior Housing**  
**Special Use Permit**  
**Planned Development-Housing**  
**2217 Homestead Road**

**April 10, 2019**

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## Recommendation

That the Council

- Receive evidence, enter documents into the record; and close the Public Hearing;
- Consider adoption R-5: Revised Resolution A, approving the Special Use Permit.

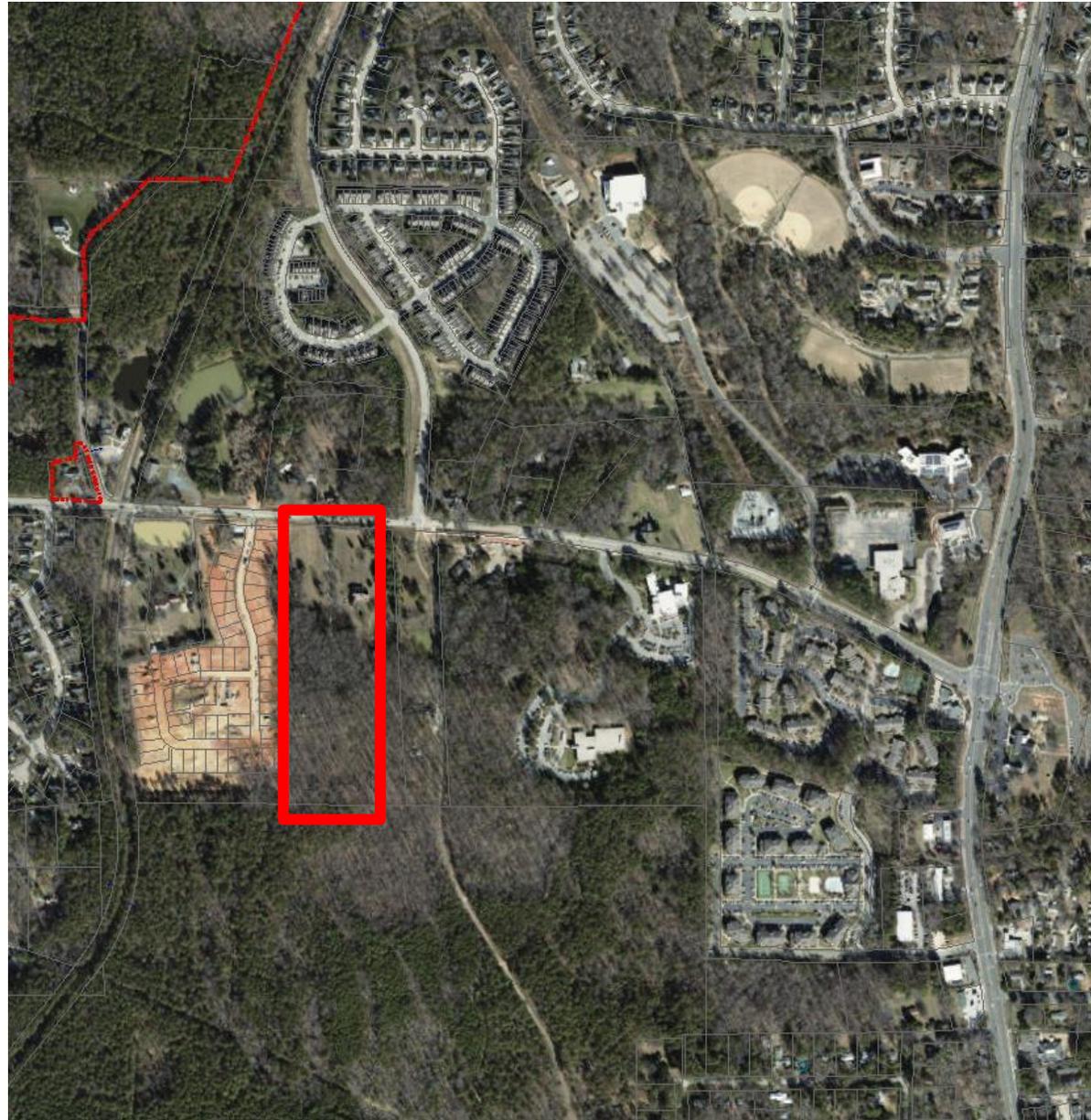
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## Special Use Permit Findings

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meets goals of Comprehensive Plan.

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# 2217 Homestead Road



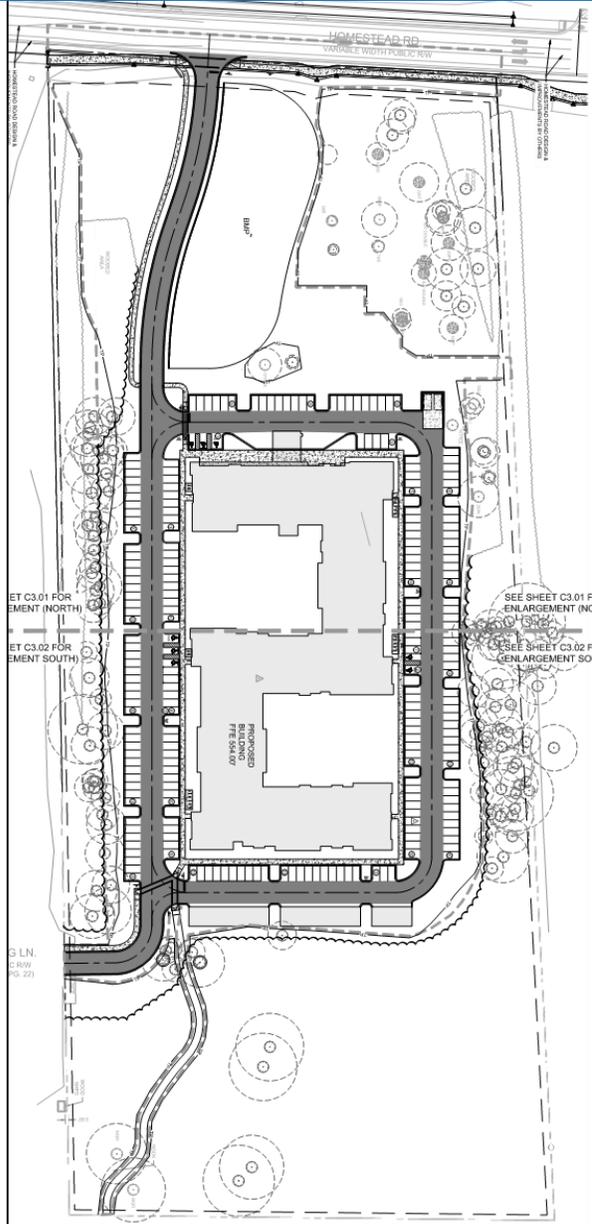
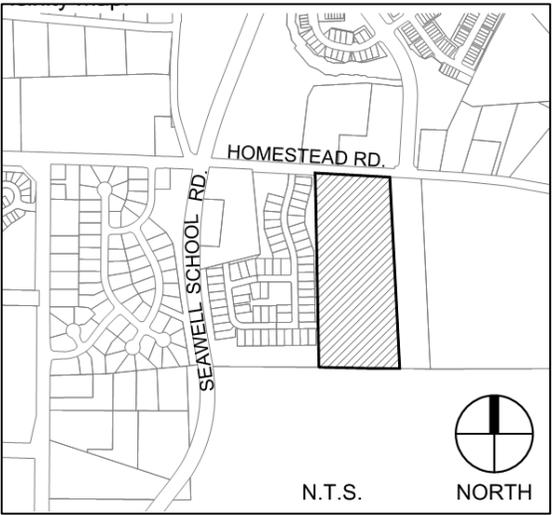
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# 2217 Homestead Road

## Overview

- Proposed Age-Restricted Multi-Family residential development;
- 198 units;
- 17.1 acres;
- 232 – 289 parking spaces;
- Modifications to bicycle parking standards (minimum of 38).

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# Updates Since Public Hearing

## Modifications to Revised Resolution A:

- 3. Affordable Housing On-Site
- 5. Affordable Housing Plan/Performance Agreement
- 13. Kipling Lane Connection
- 14. Greenway Connection
- 15. Deferred Parking
- 16. Traffic Calming Devices
- 17. Development Update
- 21. Recreation Area
- 22. Building Permit Fees
- 23. Solar Conduit

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### 3. Affordable Housing

- 10% affordable (20) units;
- 60% AMI:
  - Family of 1 = \$33,900;
  - Family of 2 = \$38,700;
- 30 year period of affordability.



## 5. Affordable Housing Plan/Performance Agreement

- The affordable units will be undesignated;
- No distinction between the affordable and market rate units;
- Households earning no more than 60% AMI.



# 13. Kipling Lane Connection



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# 13. Kipling Lane Connection



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# 13. Kipling Lane Connection



- Extension of Kipling Lane;
- One-way street;
- Appropriate signage as required shall be installed.

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# 13. Kipling Lane Connection

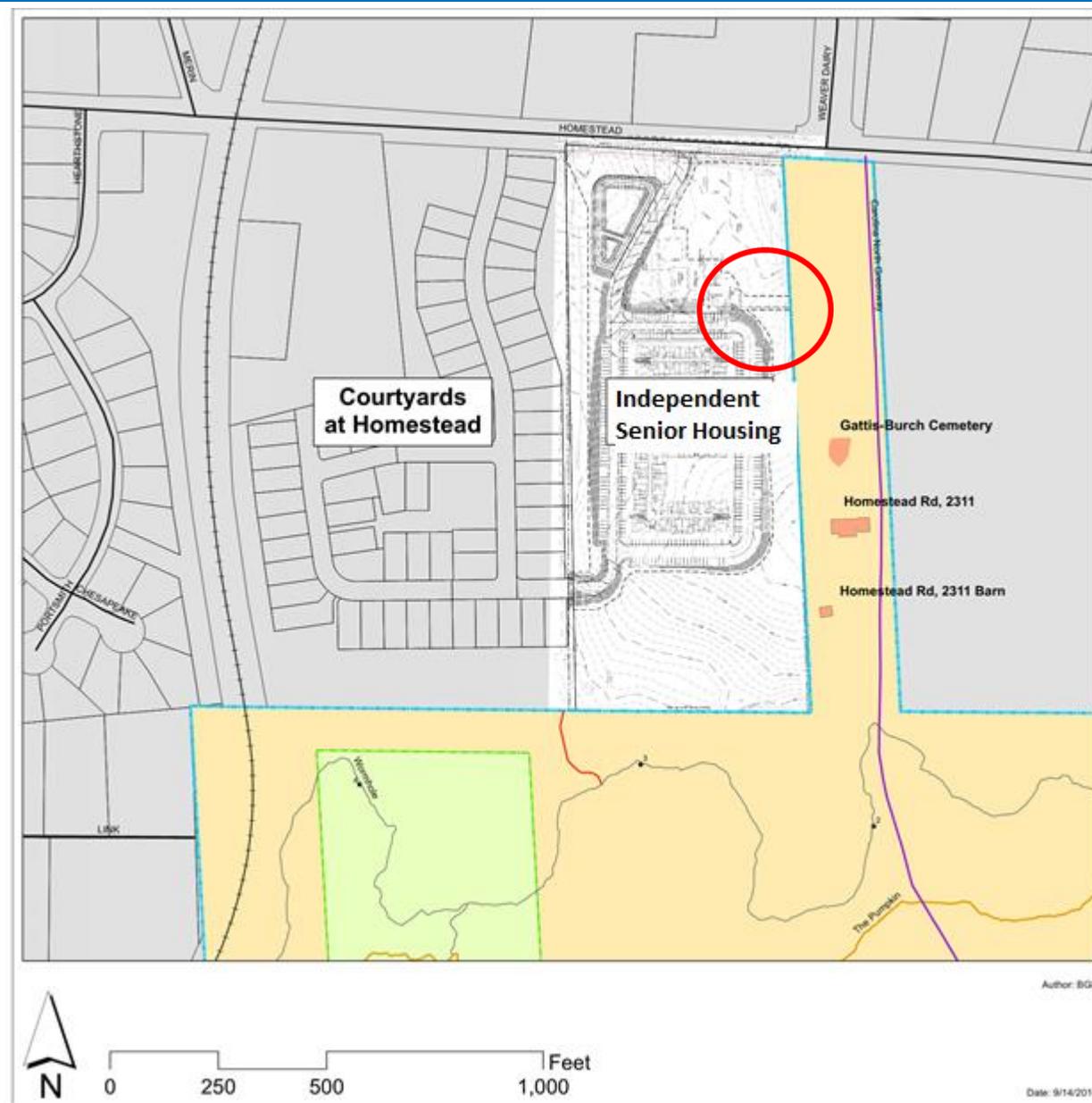


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# 14. Greenway Connection

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- Construct a sidewalk;
- Near the proposed sewer easement;
- Design details to be approved;
- Subject to the UNC-CH's approval.



## 15. Deferred Parking



- Minimum of 232 parking spaces;
- Maximum of 289 parking spaces;
- Deferred parking spaces.

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## 16. Traffic Calming Devices

- Crosswalks with a change of texture;
- Located on western driveway;
- Design details and plans to be approved.

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## 17. Development Update

- Report to the Town Council, one year following occupancy;
- Detailing impacts of the connection and identify any potential next steps;
- Information on bicycle and vehicle parking demands.

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## 21. Recreation Area

- All of the required recreation area shall be provided on-site.
- No recreation payment-in-lieu is required.



## 23. Solar Conduit

- No roof solar units required;
- Conduit to be installed for future solar units.



## Recommendation

That the Council

- Receive evidence, enter documents into the record; and close the Public Hearing;
- Consider adoption R-5: Revised Resolution A, approving the Special Use Permit

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