



Active Adult Housing

2217 Homestead Road

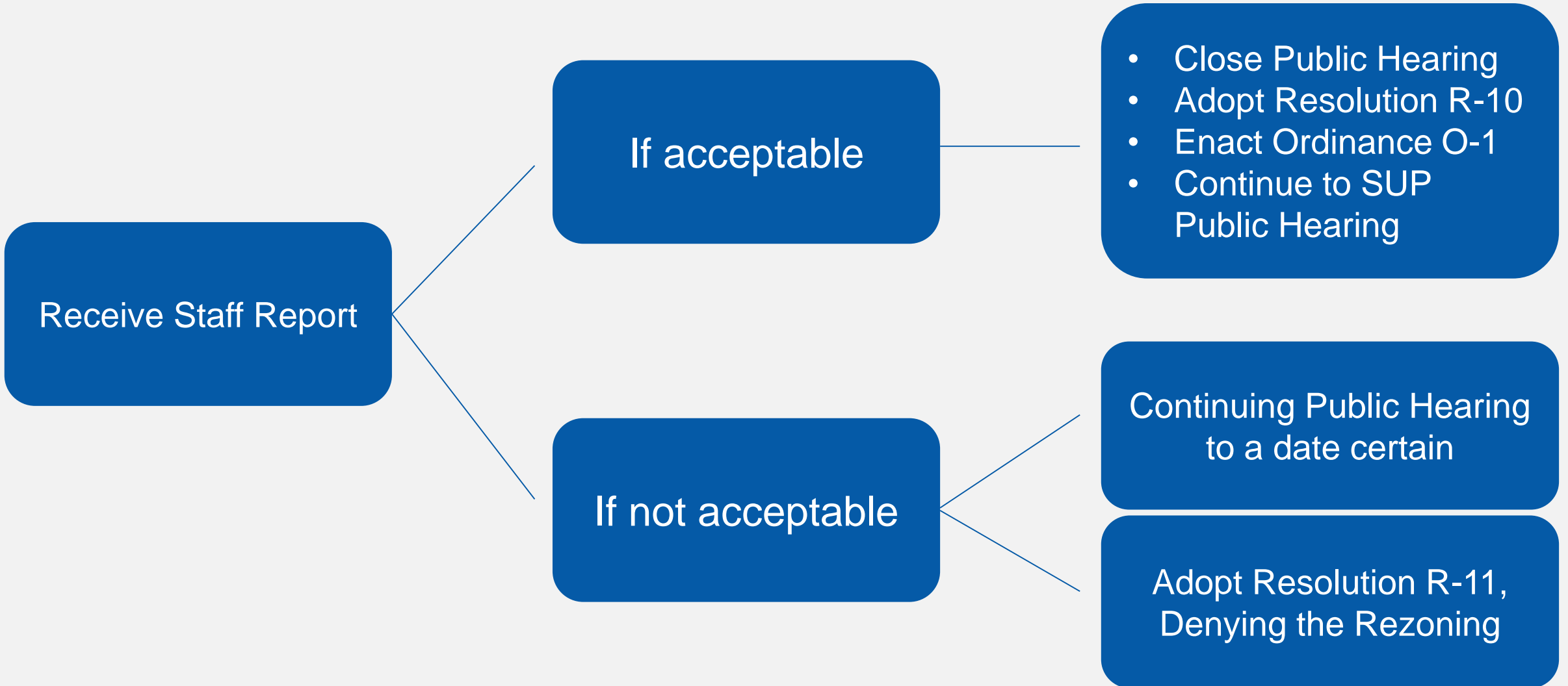
Zoning Atlas Amendment

December 5, 2018

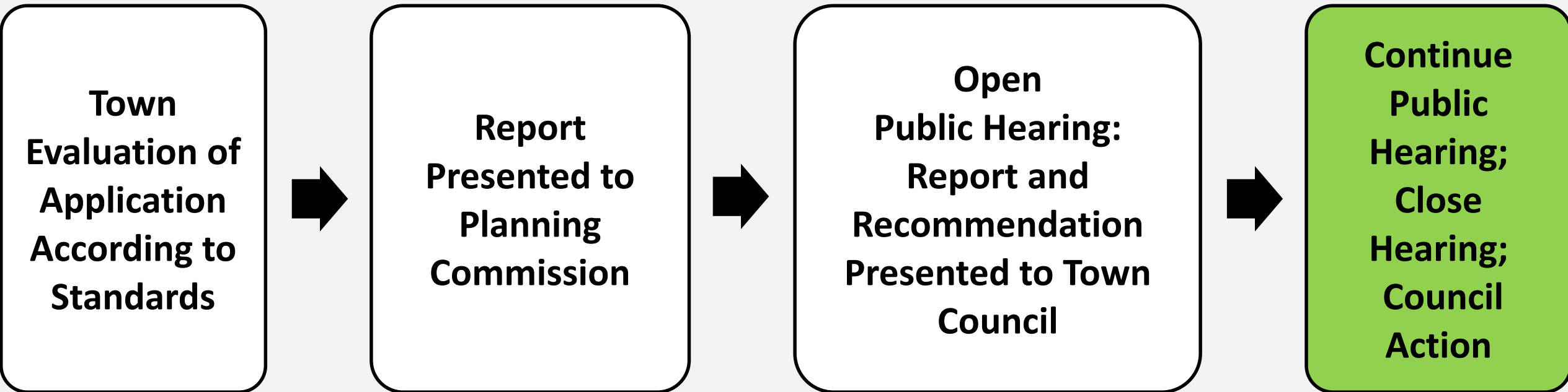
Additional Materials

1. Resolution of Consistency (R-10)
2. Zoning Ordinance (O-1)
3. Affordable Housing Agreement

Options for Consideration



Process

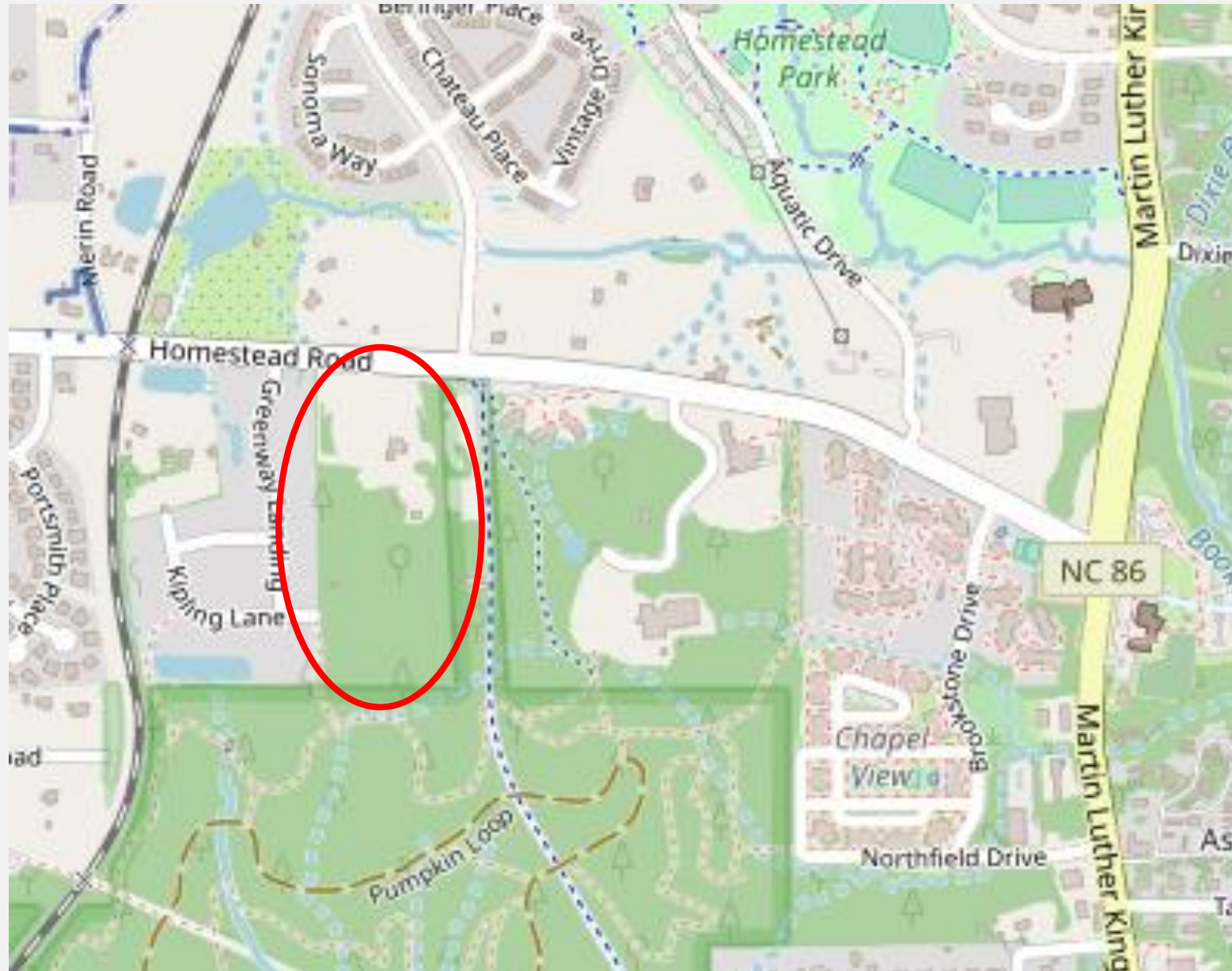


Rezoning

- 1. Rezoning** from Residential-2 (R-2) to Residential-5-Conditional (R-5-C)

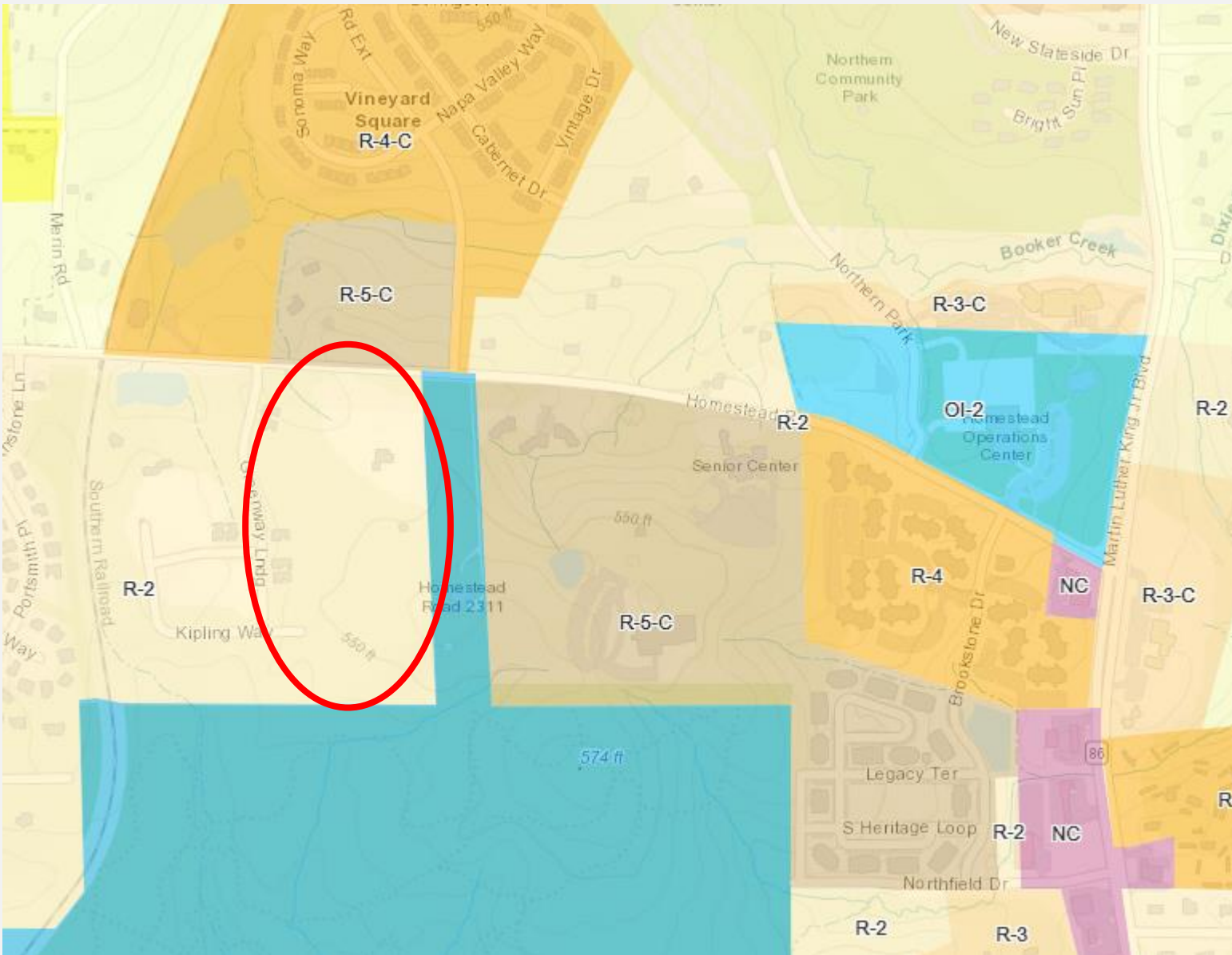
Rezoning also would change land use designation from medium density residential to high density residential.

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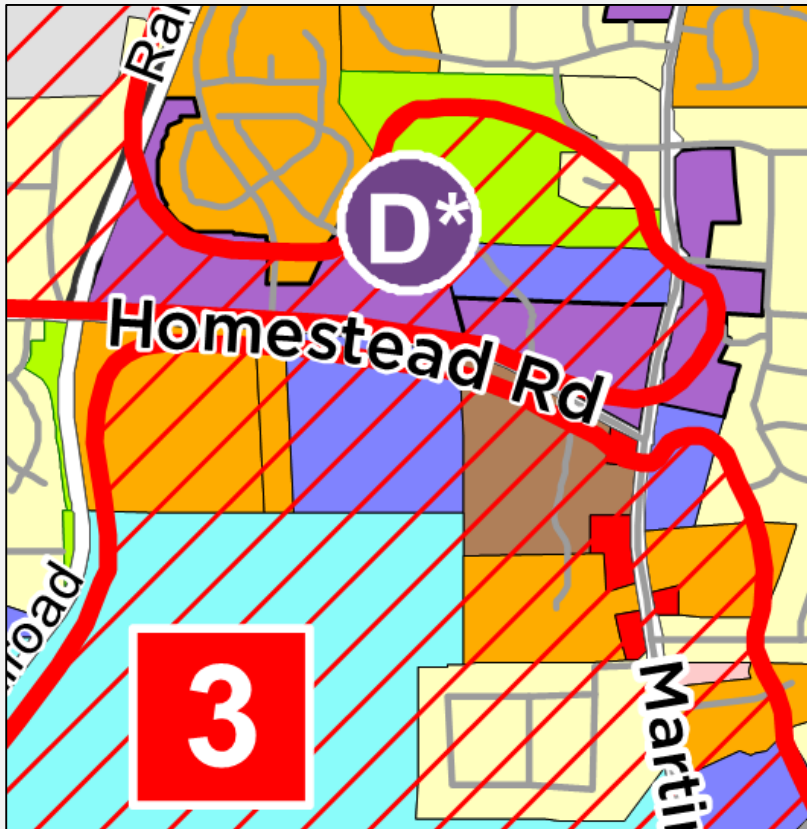
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Current Zoning



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Rezoning and Land Use



- Zoning must be consistent with Comprehensive Plan;
- Map currently is medium-density residential (4-8 dwelling units/acre);
- Proposal is high-density residential (8-15 dwelling units/acre);
- Because the proposal is inconsistent, the comprehensive plan land use map would need to be changed;
- Site is within the South MLK future focus area.

Rezoning - Affordable Housing

- Adopted Town Council Policy (2009) expectation that when there is a rezoning to increase residential density, 15 percent of the units are to be affordable. In this case, that would be 28.5 units;
- Applicant proposes either a \$315,000 Payment-in-Lieu or equivalent value of on-site units;
- In October 2018, the Housing Advisory Board endorsed the applicant's proposal for \$315,000 PIL.

Options for Consideration

