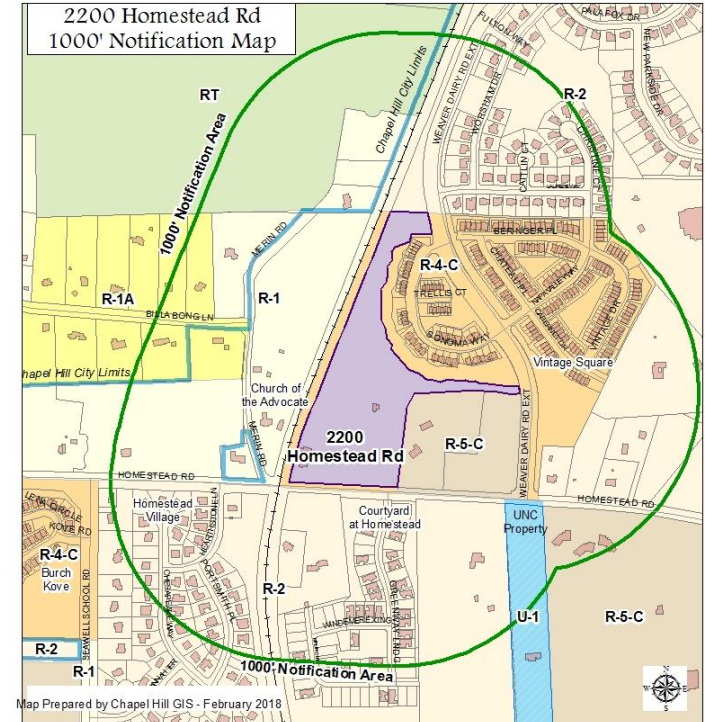




# 2200 Homestead Road Conditional Rezoning

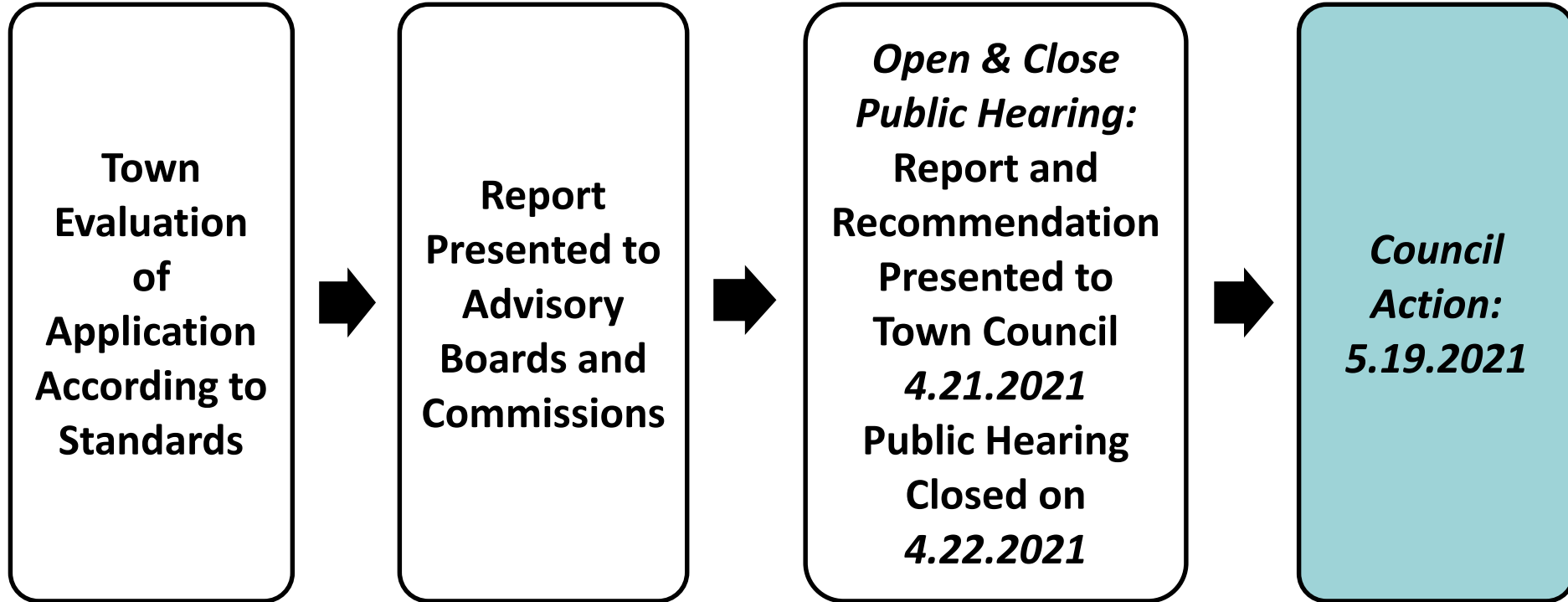
Town Council  
Regular Meeting

May 19, 2021



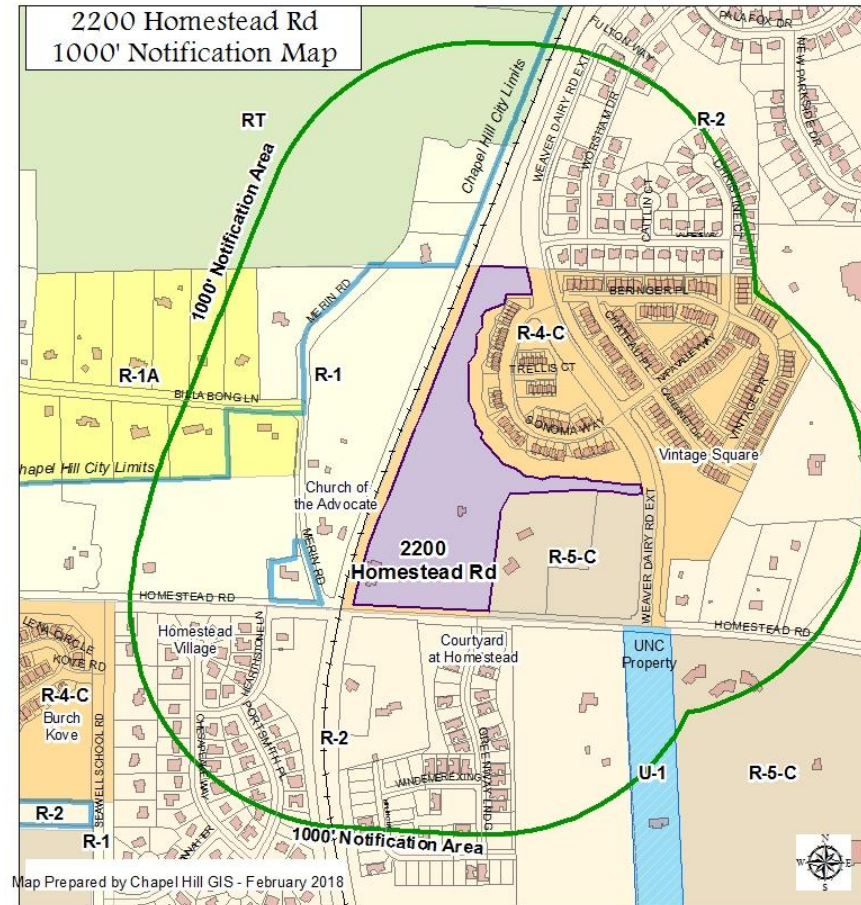
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment as amended

# 2200 Homestead Road– Process

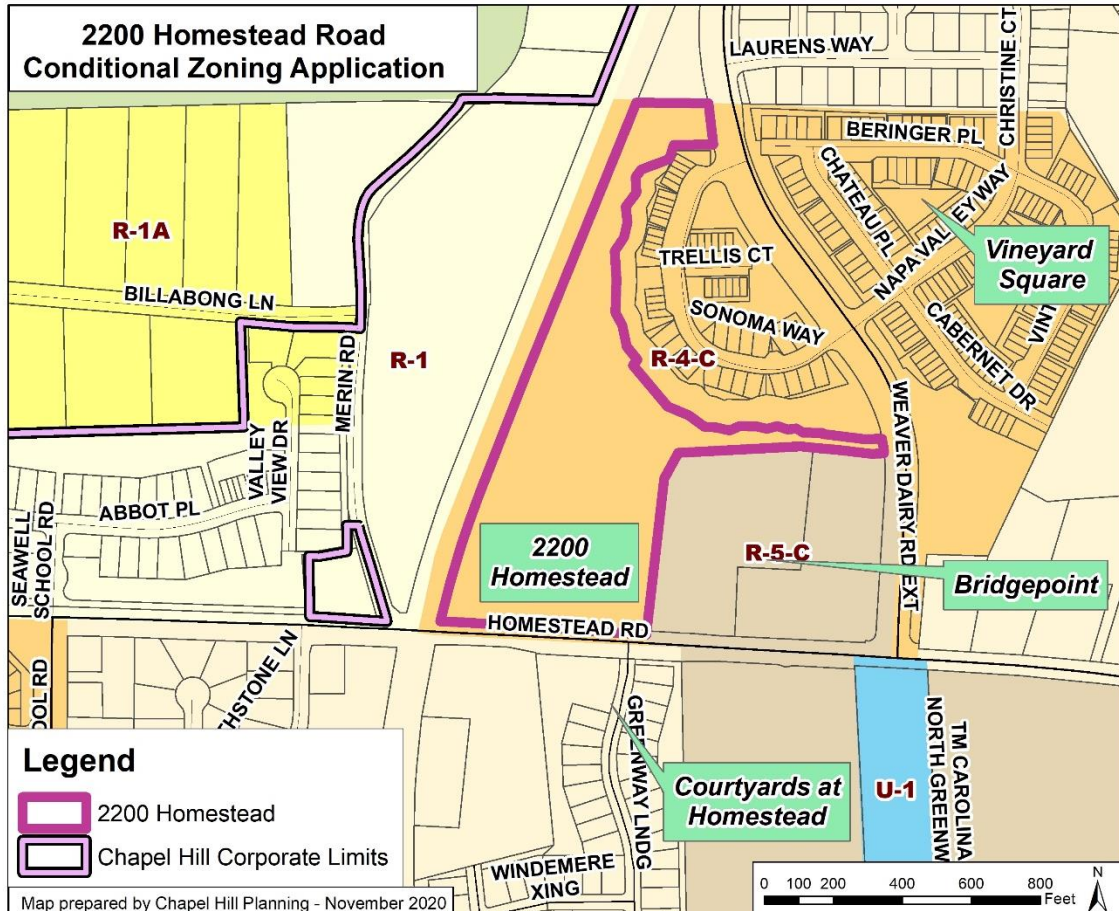


# 2200 Homestead Rd – Project Summary

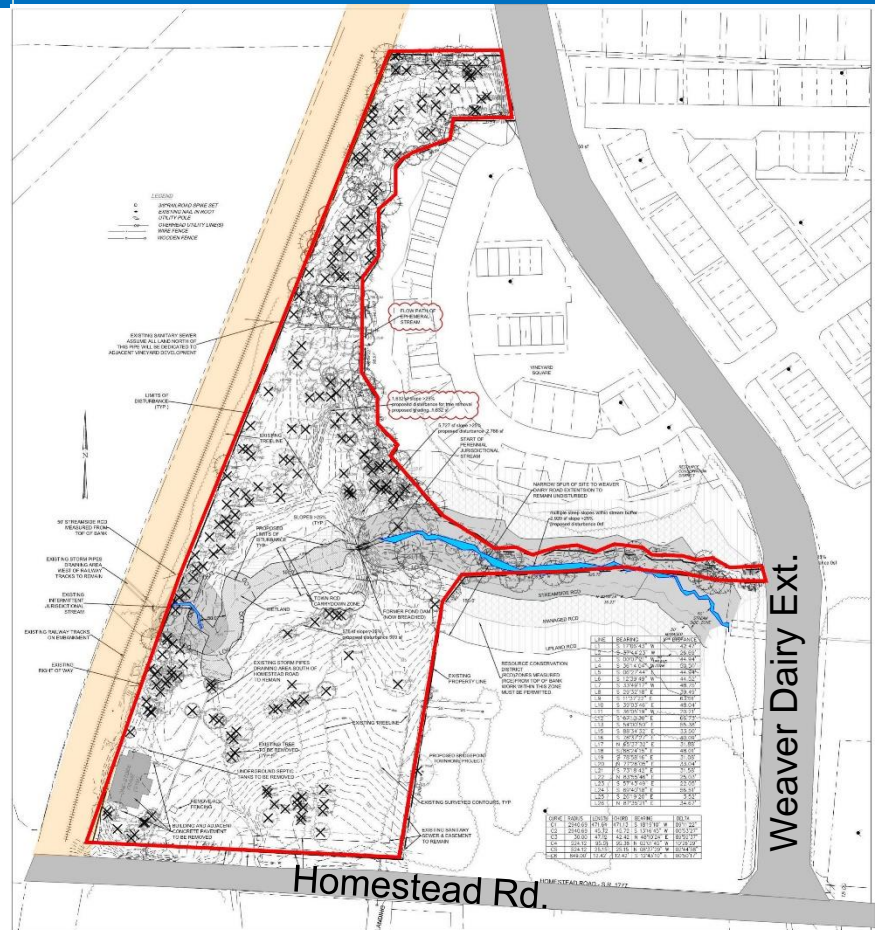
- 13.09-acre site
- Conditional Zoning
  - Currently R-4-CZD
  - Proposing R-SS-CZD
- Demolish an existing gym building
- 115-126 affordable housing units (duplex, townhouse, and apartments)



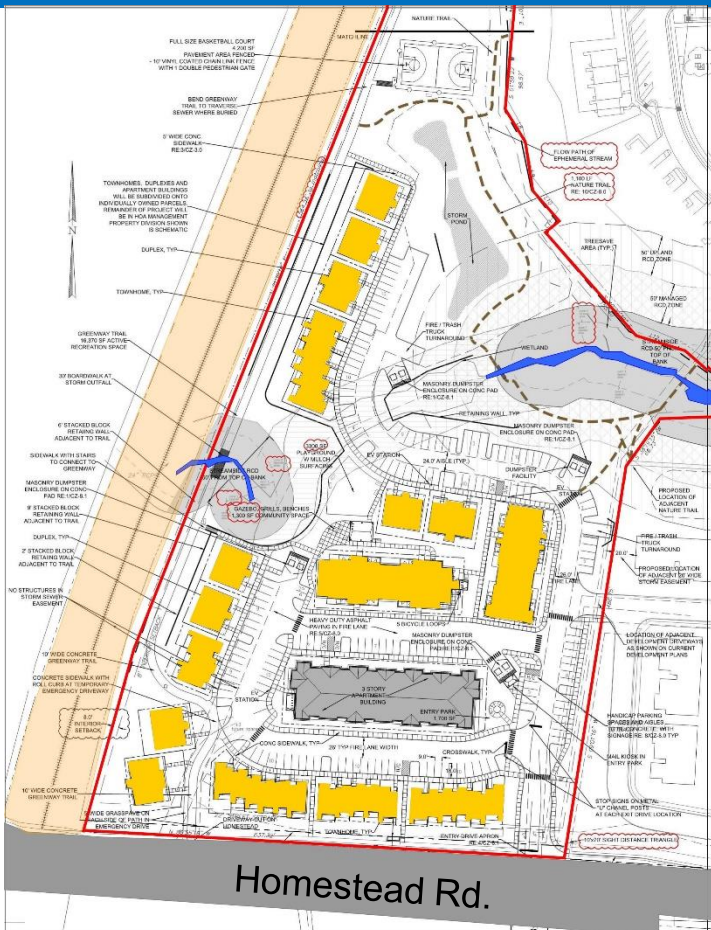
# 2200 Homestead Rd – Location



# 2200 Homestead Rd – Existing Conditions



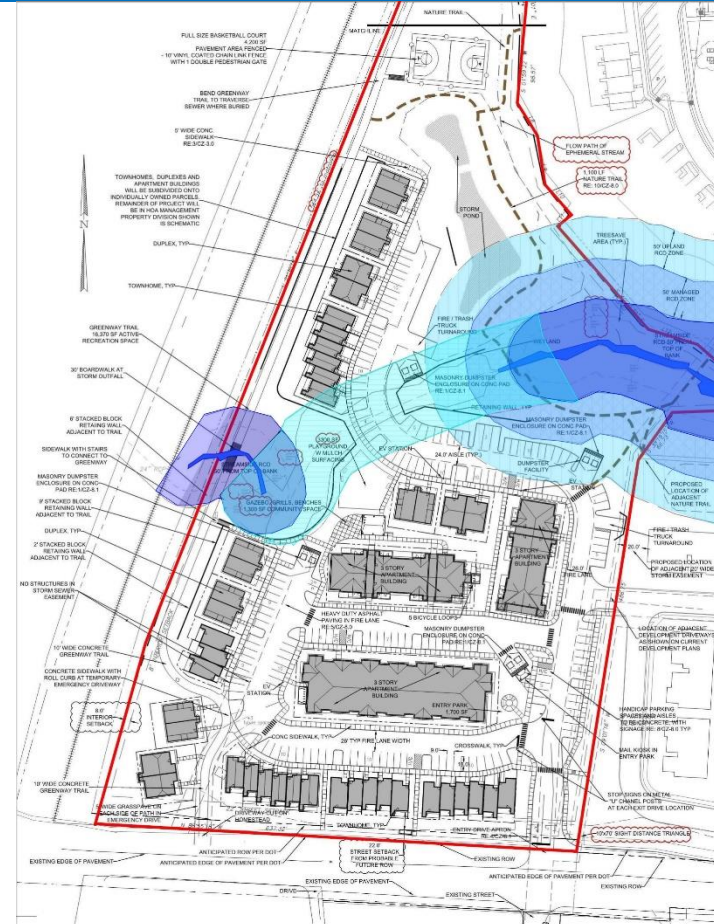
# 2200 Homestead Rd – Site Plan



# 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

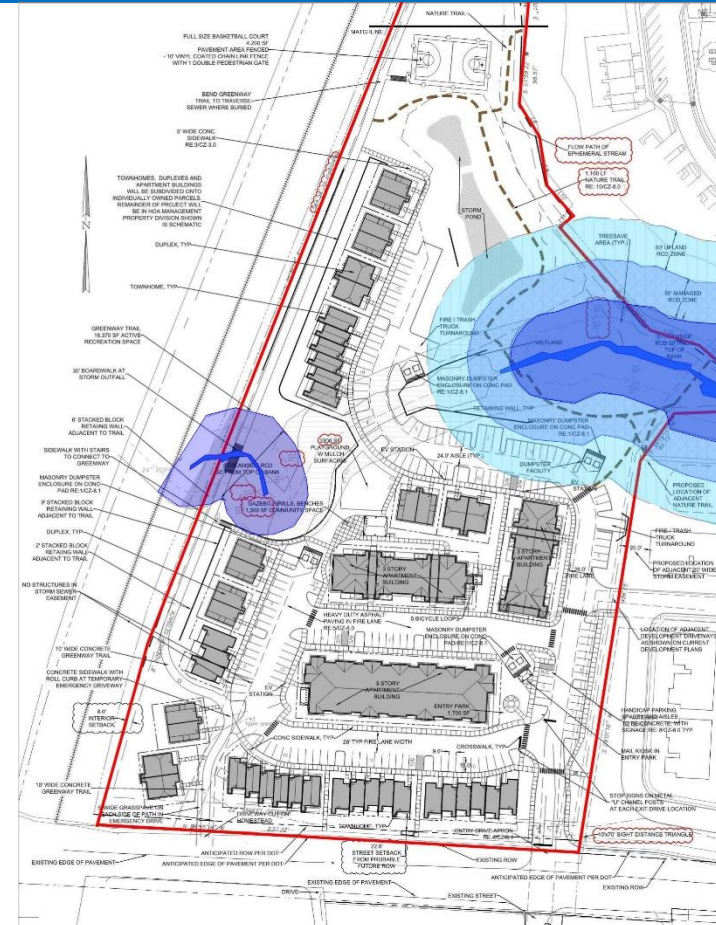




# 2200 Homestead Rd – Modifications to Regulations

## 1. Section 3.6.3 Land Disturbance in the Resource Conservation District

	Allowed	Proposed
Upland Zone	40%	92.4%
Managed Use Zone	40%	42.1%
Streamside Zone	20%	25.7%



## 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 – Updates Since Public Hearing

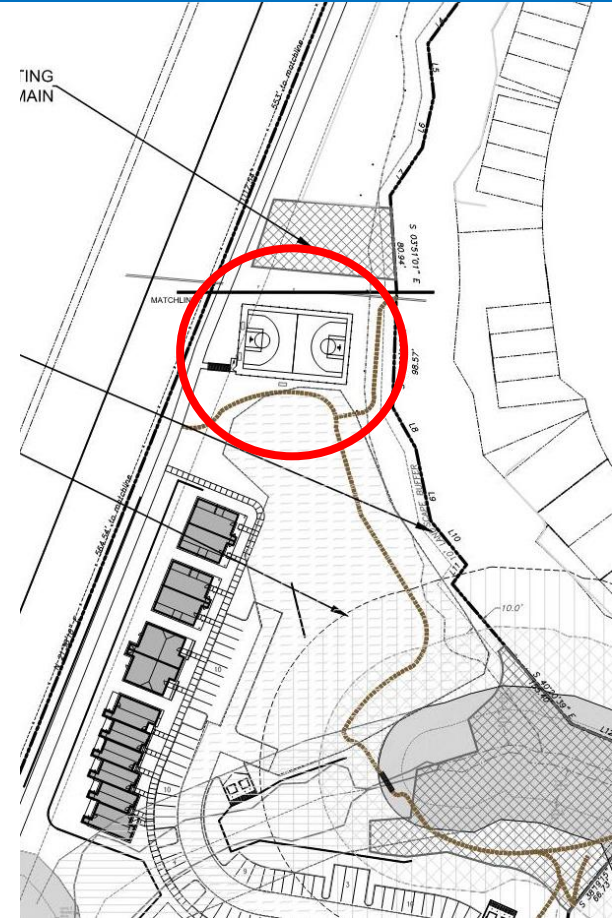
## 1. Updates to Calculations

		4/21	5/19	Change
Upland Zone	• Land Disturbance	22,992 SF	20,548 SF	-2,444 SF
	• Impervious Surface	6,743 SF	6,743 SF	0 SF
Managed Use Zone	• Land Disturbance	8,860 SF	7,691 SF	-1,169 SF
	• Impervious Surface	84 SF	84 SF	0 SF
Streamside Zone	• Land Disturbance	22,551 SF	21,547 SF	-1,004 SF
	• Impervious Surface	8,345 SF	8,606 SF	+261 SF

## 2. Basketball Court

- Noise mitigation strategies
- New Stipulation (amend proposed ordinance):

*Basketball Court: The applicant shall incorporate noise control measures around the proposed basketball court to mitigate noise to the Vineyard Square neighborhood. The applicant shall also consider relocating the basketball court to provide greater separation between this development and Vineyard Square.*



## 3. Group Care

- UNC Horizons program very closely aligns to the LUMO's Group Care definitions with some key distinctions
- New stipulation:

*#4. Land Use: The use of the property is limited to Dwelling Units, Multifamily or Townhouse Development. For any changes in use, including Group care facility, additional entitlements shall be required.*

- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment as amended