



# **Independent Senior Housing**

**2217 Homestead Road**

**Zoning Atlas Amendment**

**March 20, 2019**

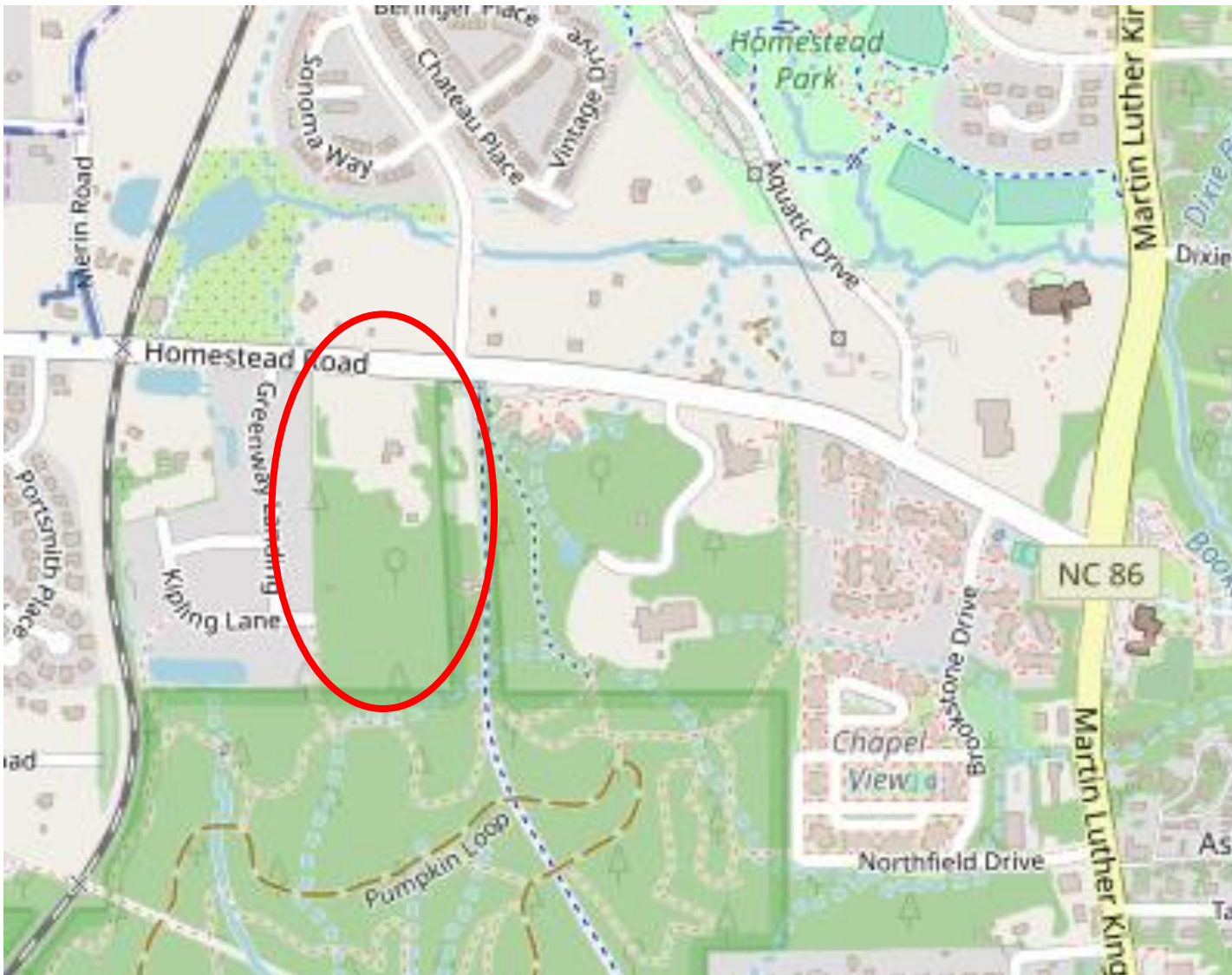
### Updates Since February 13, 2019

- Alternate 3-story proposal by applicant;
- Staff agreed to work with applicant on a 3 month timeline;
- Applicant chose to pursue the 4-story submittal

# 2217 Homestead Road

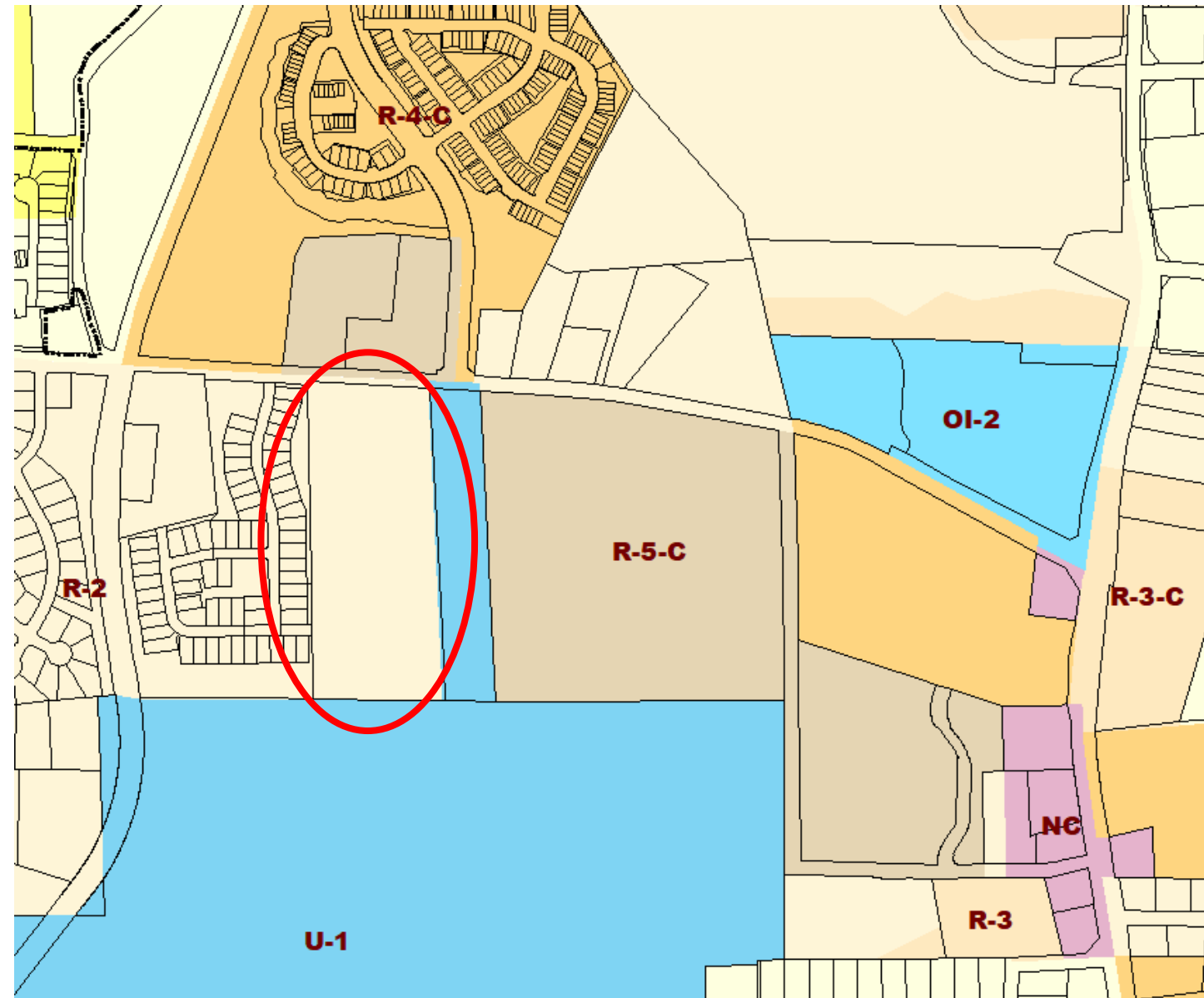
## Proposal

- 198 dwelling units
- Building height 60 ft.
- 240,000 sq. ft. floor area
- 10% affordable for households 60%AMI;



# 2217 Homestead Road

## Existing Zoning



# Staff Recommendation

Action on the agenda materials (4-story building)

- Consider adopting R-4 (Resolution of Consistency); and
- Consider enacting O-1 (Ordinance to rezone the property);
- Consider the accompanying Special Use Permit (Item #8).



# 2217 Homestead Road

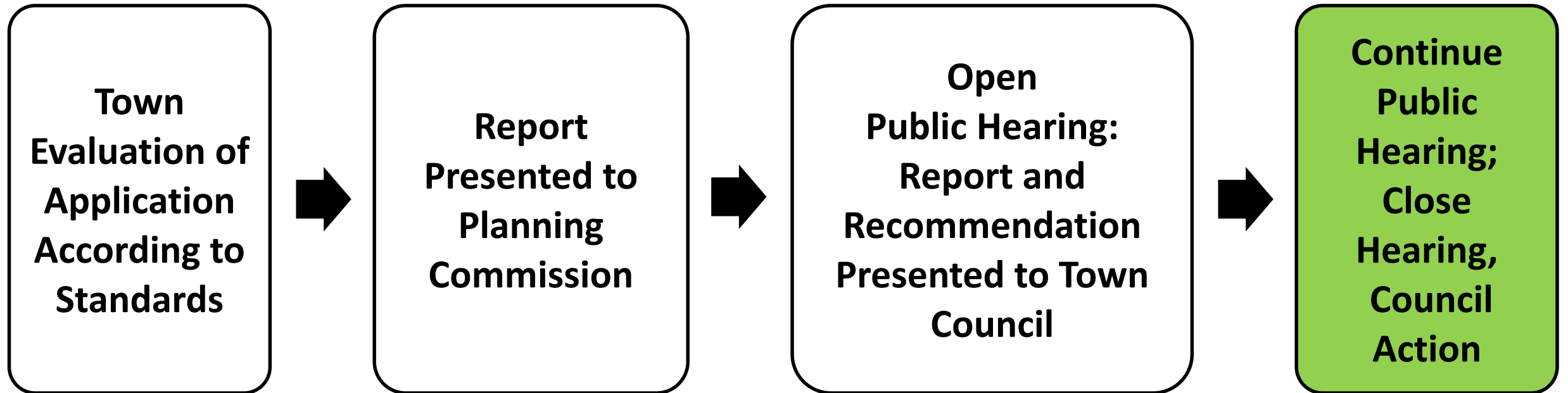
Income Level	Household Size	
	1	2
30%	\$16,950	\$19,400
50%	\$28,250	\$32,250
60%	\$33,900	\$38,700
80%	\$45,150	\$51,600
100%	\$56,450	\$64,500

## Council Dates

- October 24, 2018
- November 28, 2018
- January 16, 2019
- January 30, 2019
- February 13, 2019
- March 20, 2019



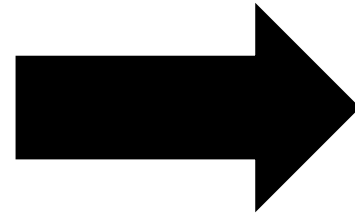
# Process



# Rezoning



R-2



R-5-C

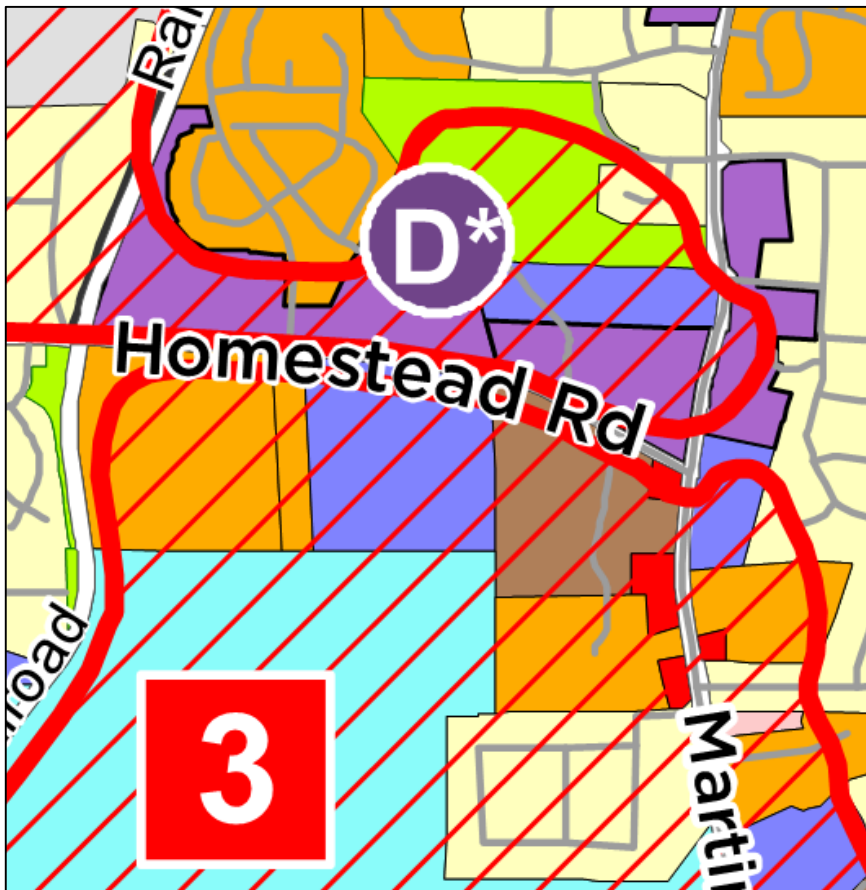


**Medium Residential, 4-8 units/ac.**



**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 Rezonings**

- **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**