

09-30-2020 Town Council Meeting

Responses to Council Questions

ITEM #15: Open the Public Hearing: Application for Conditional Zoning - Bridgepoint, 2214 and 2312 Homestead Road (Project 20-001)

Council Question:

Is the application for a SUP that was submitted in December 2019 substantially similar to the conditional zoning application submitted in July 2020? Aside from the type of application, what differences are there between the applications?

Staff Response:

There is not a substantial change in the request from December 2019 to the current conditional zoning request. SUP applications reviewed during virtual meetings can present challenges, and the conditional zoning request will allow the applicant to move forward.

Council Question:

Why did the applicant not propose the number of units associated with the 15% inclusionary zoning requirement?

Staff Response:

The 15% inclusionary zoning requirement would require 8 of the 53 units to be affordable housing. The applicant found that dedicating this many affordable housing units as part of the Bridgepoint development would increase the cost of the market rate townhomes and no longer allow the townhomes to provide 'missing middle' housing.

Council Question:

Could the staff presentation please show the Homestead and Weaver Dairy Ext. current multi-modal infrastructure and planned (already committed) future infrastructure? In other words, with multiple new and planned developments along Homestead, I would like to see what we have, what there is a funded commitment to add, and what this new development could also contribute.

Staff Response:

Yes, staff will include this in the presentation.

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Council Question:

What is the staff's response to the applicant's analysis of the recreational space requirement? Since the Town is planning a park/playground space as part of 2200 Homestead, could the applicant contribute to that and have it be open to residents of both communities?

Staff Response:

The Land Use Management Ordinance (LUMO) does not require town house developments, such as Bridgepoint, to provide a payment in lieu (PIL) for the recreation fee; however, the policy in the past has been to treat townhome developments the same as multifamily developments and require the 25% PIL. Every development since the Merin Road project has made a 25% minimum payment.

In speaking to the Parks and Recreation Department, they were of the understanding that there would be a north-south trail/connection on the 2200 Homestead property, but not necessarily a park. Staff would need to work with the Housing & Community Team on the development of the 2200 Homestead project to ensure that a park was part of their development scope. Since we do not have a final plan for the Town's housing project, we do not know how a park would impact the number of units they could build on the site. We are working with 2200 Homestead and Bridgepoint to ensure trail access across the properties.

Council Question:

Can the applicant share the expected prices for the market rate units?

Staff Response:

Yes, we've asked that they provide this in their presentation to Council.

Council Question:

Where is the applicant proposing to put up fence(s)?

Staff Response:

Fences are proposed to the south of Public Streets A and C along the west property line, shared with the 2200 Homestead project as an alternative buffer.