



CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT- PLANNED DEVELOPMENT- HOUSING – INDEPENDENT SENIOR HOUSING CHAPEL HILL, 2217 HOMESTEAD ROAD (PROJECT #17-096)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager

| | | |
|--|---|---|
| PROPERTY ADDRESS 2217 Homestead Road | BUSINESS MEETING DATE February 13, 2019 | APPLICANT Gurlitz Architectural Group, PA |
|--|---|---|

TOWN MANAGER’S RECOMMENDATION

Depending on the outcomes of on-going negotiations and if the Council chooses to enact the accompanying Zoning Atlas Amendment, I recommend that the Council consider adoption of Revised Resolution A, approving the Special Use Permit application.

UPDATES SINCE OCTOBER 24, 2018 PUBLIC HEARING

The associated Zoning Atlas Amendment application has been heard at several Council meetings, including tonight’s meeting, since the October 24, 2018 Public Hearing. Council continued the Special Use Permit public hearing to this evening.

Town staff met with nearby residents and the applicant to discuss concerns raised at the Public Hearing. One of the primary concerns is the connection between Courtyards at Homestead, the adjoining development, and this project. Town staff recommends a one-way connection from Courtyards at Homestead to this project to provide a secondary emergency access point. Alternative types of connections between the Courtyards at Homestead and the Independent Senior Housing Chapel Hill project are presented in the “Key Issue – Access” memorandum.

Additionally, the Council received two petitions regarding Homestead Road traffic concerns. The attached “Key Issues – Impact of New Development in the Homestead Road area on Traffic” memorandum provides additional information.

Negotiations have continue between the Applicant and the Town Manager. Any additional details about the Applicant’s affordable housing proposal will be provided prior to the Council’s discussion. If the Council determines that the applicant’s revised proposal meets the its expectations and approves the rezoning, we would recommend incorporating those terms into a future Affordable Housing Performance Agreement as part of this Special Use Permit.

Resolution A was revised to clarify the allowed age-restricted housing, provision of affordable housing on-site, provision of a one-way connection between this development and the adjoining Courtyards at Homestead development, and provision of a sidewalk connection to the adjoining UNC property. Additional changes to Revised Resolution A since the January 30, 2019 meeting are indicated with strikethroughs and underline and include: Traffic Calming, Affordable Housing Plan/Performance Agreement, and changes to reflect adoption of the North Carolina 2018 Fire Code.

PROCESS

The Special Use Permit application is before the Council for approval. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

DECISION POINTS

- The proposed plans provide two points of vehicular access: one from Homestead Road and one in the southern portion of the site connecting to the existing stub-out in Courtyards at Homestead. Town staff recommends a one-way connection from the Courtyards at Homestead development to the Independent Senior Housing development.
- Affordable housing negotiations continue and details about the proposal will be provided prior to Council considering the accompanying Zoning Atlas Amendment request. Action on the zoning request should be taken before discussing the Special Use Permit.

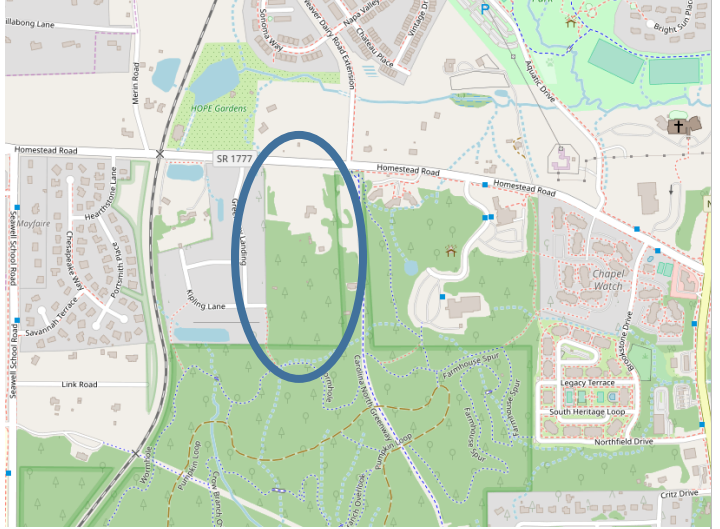
PROJECT OVERVIEW

The applicant proposes a Planned Development-Housing Special Use Permit to allow construction of a 198-unit, age-restricted multi-family residential development on 17.1 acres located south of Homestead Road. The project proposes 240,000 square feet of floor area, 280 vehicular parking spaces, and 38 bicycle parking spaces.

The revised project also includes requests to cap building permit fees at \$10,000, provide all recreation area on-site with no payment-in-lieu, and not install roof solar units (although conduit would be installed to allow for future roof solar units).

The Special Use Permit requires a rezoning (see accompanying Zoning Atlas Amendment memorandum). The property is zoned Residential-2 (R-2) and a rezoning to Residential-5-Conditional (R-5-C) is proposed to allow this development.

PROJECT LOCATION



ATTACHMENTS

1. Updates/Amended stipulations since the Public Hearing
2. Key Issue – Access
3. Key Issue – Impact of New Development in the Homestead Road area on traffic
4. Revised Resolution A (Approving the Application)
5. Resolution B (Denying the Application)
6. Project Details
7. Executive Summary Traffic Impact Study for this Project (formerly called Overture Senior Residences)
8. Traffic Technical Memorandum (dated December 3, 2018)
9. Applicant Materials
10. Plan Set (dated December 26, 2018)