

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION
2217 HOMESTEAD ROAD – ACTIVE ADULT APARTMENTS
SPECIAL USE PERMIT & REZONING APPLICATIONS
(PROJECT #17-096, 17-110)
September 26, 2018

SPECIAL USE PERMIT

Recommendation: **Approval** **Approval with Condition** **Denial**

Amy Ryan moved and Melissa McCullough seconded a motion to find the Special Use Permit consistent with the comp plan. The motion was unanimously approved.

Vote: 8 – 0

Ayes: John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Melissa McCullough, Buffie Webber, Michael Everhart, Stephen Whitlow.

Nays: None

Amy Ryan moved and Melissa McCullough seconded a motion to recommend approval of Resolution A, with the suggestion to move the building closer to Homestead Road to conserve landscaping, pursuant to Community Design Commission review. The Planning Commission recommends a compressible speed table or a similar solution be installed in the vehicular connection between the two properties to limit through traffic.

Vote: 8 – 0

Ayes: John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Melissa McCullough, Buffie Webber, Michael Everhart, Stephen Whitlow.

Nays: None

Staff Note: John Rees moved and Michael Everhart seconded a motion to excuse Melissa McCullough between the Special Use Permit and Rezoning.

REZONING

Recommendation: **Approval** **Approval with Condition** **Denial**

Amy Ryan and Louie Rivers seconded a motion to recommend approval of Ordinance A. The motion was unanimously approved.

Vote: 7 – 0

Ayes: John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Stephen Whitlow.

Nays: None

Amy Ryan moved and Michael Everhart seconded a motion to find the rezoning consistent with the comprehensive plan. The motion was unanimously approved.

Vote: 7 – 0

Ayes: John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Stephen Whitlow.

Nays: None

Louie Rivers moved and Whit Rummel seconded a motion to recommend amending the comprehensive plan land use map from Medium-Density Residential to High Density Residential. The motion was unanimously approved.

Vote: 7 – 0

Ayes: John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Stephen Whitlow.

Nays: None

Prepared by: John Rees, Chair, Planning Commission
 Aaron Frank, Planning and Development Services Staff

HOUSING ADVISORY BOARD

The charge of the housing advisory board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION HOMESTEAD ROAD ACTIVE ADULT HOUSING, 2217 HOMESTEAD ROAD (PROJECT #17-096)

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Tai Huynh to accept the proposal with an amended payment-in-lieu of providing affordable housing in the amount of \$315,000; and that although the HAB recommended payment-in-lieu formula for rental developments would result in a payment-in-lieu of over \$2.3 million for this project, because of the cooperation from the applicant, the demographic this project would serve, and since the housing would fill a need for the Chapel Hill community, the HAB recommends a payment-in-lieu of \$315,000 in order to subsidize 14 permanently affordable homes, half of the 28 units that would be expected by the inclusionary zoning ordinance, at an average of \$22,500 of subsidy per unit, and that the town not accept a payment-in-lieu of less than the \$220,000. Laura Cowan seconded this motion.

Vote: 6-0

Ayes: Mary Jean Seyda (Chair), Jared Brown-Rabinowitz, Letitia Davison, Laura Cowan, Anne Hoole, Tai Huynh

Nays:

Motion: A motion was made by Laura Cowan that in light of the significant resources, time, research, education, and debate that went into the Housing Advisory Board's recommendation for a payment-in-lieu formula for rental housing development, the Housing Advisory Board requests specific comments and feedback to be provided from Council on the Housing Advisory Board's proposed formula by the end of the calendar year. Anne Hoole seconded this motion.

Vote: 6-0

Ayes: Mary Jean Seyda (Chair), Jared Brown-Rabinowitz, Letitia Davison, Laura Cowan, Anne Hoole, Tai Huynh

Nays:

Prepared by: Mary Jean Seyda, Chair, Housing Advisory Board
Nate Broman-Fulks, Staff

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION Homestead Road Active Adult Housing 2217 Homestead Rd (PROJECT #17-096) September 25, 2018

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Eric Allman moved and Josh Kastrinsky seconded to approve the Homestead Road Active Adult Housing Special Use Permit with the following conditions:

- a) That the street connection between the project and Kipling Drive have bollards to restrict access to vehicles but allow access for emergency vehicles, bicyclists, and pedestrians
- b) That the project provide conduit for 20% of the total parking spaces and maximize distribution for future electric vehicle charging stations
- c) Recommend the developer explore structured parking or underground parking to minimize the project's impervious surface

Vote: 5-0

Ayes: **Paul Neebe (Chair), Jason Merrill (Vice Chair), Eric Allman, Josh Kastrinsky, Susanne Kjemtrup-Lovelace**

Nays: **none**

Prepared by: Paul Neebe, Chair, Transportation and Connectivity Advisory Board
Kayla Seibel, Planner II

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION HOMESTEAD ROAD ACTIVE ADULT HOUSING (PROJECT #17-096) SPECIAL USE PERMIT

September 11, 2018

Recommendation: Approval Approval with Conditions Denial

Motion: Mary Metcalf moved and Greg Ames seconded a motion to recommend approval of the Special Use Permit with the following conditions and special considerations listed below.

Vote: 8-0

Yeas: John Wallace (Chair), Tom Henkel (Vice-Chair), Adrienne Tucker, Hui Ding, Mary Metcalf, Heidi Kim, Gregory Ames, Bruce Sinclair

Nays:

Conditions:

- Install rooftop solar for 80% of all available, unshaded roof areas. This helps to address the proposed impacts associated with tree removal, all-electric HVAC system and impervious surface area.

Special Considerations:

- Meet the applicable AIA 2030 fossil fuel reduction targets.

Prepared by: John Wallace, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

COMMUNITY DESIGN COMMISSION

To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION

HOMESTEAD ROAD ACTIVE ADULTS RESIDENCES SPECIAL USE PERMIT (PROJECT #17-096) October 15, 2018

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motions: Lucy Davis moved and Chris Berndt seconded to approve Homestead Road Active Adult Residences with the following additional stipulations to Resolution A:

1. Provide trail connections from the project site to the Carolina North greenway and the Seymour Center, allowing a more direct connection than using Homestead Rd.
2. Design the stormwater facility to serve as a site amenity.
3. Allow the CDC to review a more detailed landscape plan for the area between the building and Homestead Rd, including the following elements:
 - Landscape treatment of the stormwater facility
 - Preservation of existing tree stands
 - Design of the area to serve as an amenity space
 - Views of the project from Homestead Rd
4. Support for the Planning Commission's recommendation to provide a speed table on the road connecting to the Courtyards at Homestead.
5. Allow the CDC to review a modified parking plan that preserves more trees.
6. Consider a conservation easement or similar mechanism on the rear portion of the site proposed to remain wooded.

Vote: 5 - 1

Ayes: Chris Berndt, Lucy Davis, Ted Hoskins, Volker Mueller, Megan Patnaik

Nays: Susan Lyons

Reasons for Nay votes: Susan Lyons had concerns about the proposed density of the project, and would prefer a reduction in the number of units to allow structured parking to be incorporated into the rear of the building.

Submitted by: Volker Mueller, Chair, Community Design Commission

Prepared by: Corey Liles, Staff