



**DISCUSS AND CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT- PLANNED DEVELOPMENT-HOUSING – ACTIVE ADULTS HOUSING, 2217 HOMESTEAD ROAD (PROJECT #17-096)**

**STAFF REPORT**

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

<b>PROPERTY ADDRESS</b> 2217 Homestead Road	<b>BUSINESS MEETING DATE</b> December 5, 2018	<b>APPLICANT</b> Gurlitz Architectural Group, PA
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**TOWN MANAGER’S RECOMMENDATION**

I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe the Council could make the findings required to approve the application with the conditions in the attached Revised Resolution A. Alternatively, the Council could choose to continue the public hearing to a later date to allow additional time to reconcile the different concerns heard at the public hearing, specifically regarding potential traffic impacts to Homestead Road and the connection between the this community and the neighboring Courtyards at Homestead.

**UPDATES SINCE PUBLIC HEARING**

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 the two adjoining developments, Courtyards at Homestead and this project. Town staff recommends a one-way connection from Courtyards at Homestead to this project to provide a secondary access point. Alternative types of connections between the Courtyards at Homestead and the Active Adults Housing project are presented in the Key Issue – Access memorandum.

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

Resolution A has been revised to clarify the allowed age restricted housing; affordable housing payment-in-lieu of \$315,000; provision of one-way connection between this development and the adjoining Courtyards at Homestead development; and provision of a sidewalk connection to the adjoining UNC property.

**PROCESS**

The application is before the Council for approval of a Special Use Permit. 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**

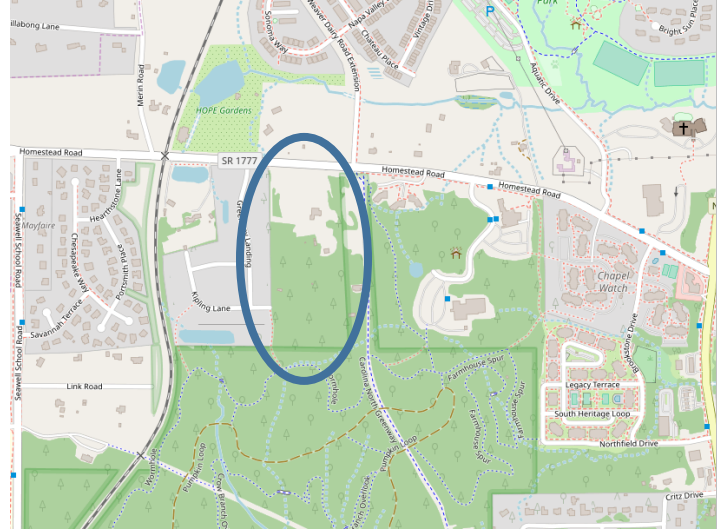
- The applicant proposes to use the Town’s affordable housing floor area bonus, which allows for additional floor area in exchange for constructing affordable housing units.
- In order to be eligible for the floor area bonus, a payment-in-lieu contribution must be a comparable contribution to affordable housing as an on-site unit.
- The applicant proposes either an affordable housing payment-in-lieu in the amount of \$315,000 or an equivalent value of affordable dwelling units on-site.
- 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 is recommending a one-way connection from the Courtyards at Homestead development to the Active Adults Housing development.

## PROJECT OVERVIEW

The applicant proposes a Planned Development-Housing Special Use Permit to allow construction of a 190-unit, age-restricted multi-family residential development on 17.1 acres located south of Homestead Road. The project proposes 232,000 square feet of floor area, 254 vehicular parking spaces, and 81 bicycle parking spaces. An affordable housing contribution is proposed by payment-in-lieu.

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 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
8. Applicant Materials
9. Submitted Plans
10. Town of Chapel Hill Homestead Road 90% Plans