

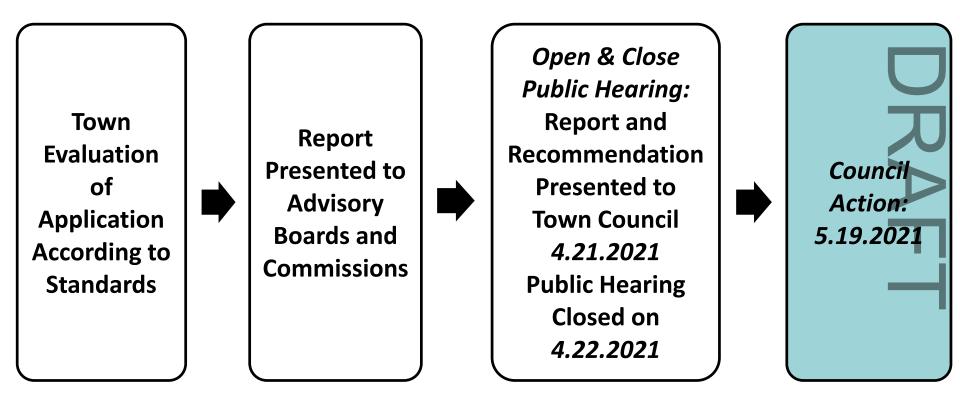
2200 Homestead Road Conditional Rezoning

Town Council Regular Meeting

May 19, 2021

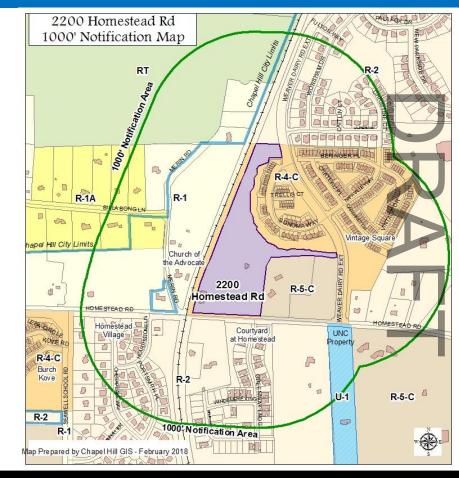


- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment

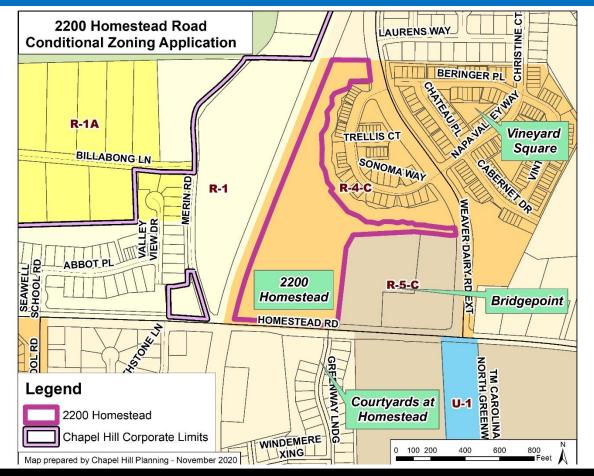


2200 Homestead Rd – Project Summary

- 13.09-acre site
- Conditional Zoning
 - Currently R-4-CZD
 - Proposing R-SS-CZD
- Demolish an existing gym building
- 115-126 affordable housing units (duplex, townhouse, and apartments

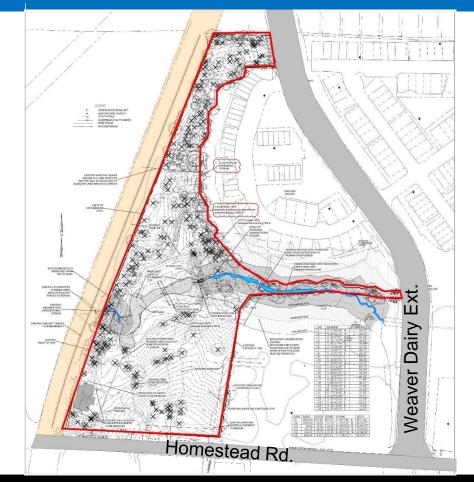


2200 Homestead Rd – Location



DRAFT

2200 Homestead Rd – Existing Conditions





2200 Homestead Rd – Site Plan



DRAFT

2200 Homestead Rd – Modifications to Regulations

- 1. Section 3.6.3 Land Disturbance in the Resource Conservation District
- Disturbing upland zone to minimize wetland area
- "Carry Down Rule" requires applicant to connect the stream segments within the wetland area and apply 50 ft. RCD buffer.
- Proposed land disturbance within this segment
- Applicant will provide final encroachment calculations at Final Plans Stage

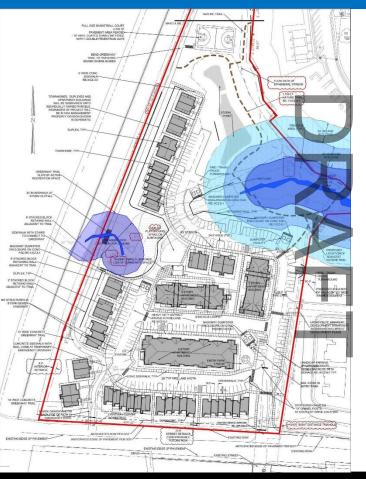


2200 Homestead Rd – Modifications to Regulations

1. Section 3.6.3 Land Disturbance in the Resource Conservation District

	Allowed	Proposed
Upland Zone	20%	25.7%
Managed Use Zone	40%	42.1%
Streamside Zone	40%	92.4%

Disturbing upland zone to minimize wetland area



2200 Homestead Rd – Modifications to Regulations

2. Section 5.3.2 Steep Slopes

- Proposing to exceed 25% of area containing 25% or greater slopes.
- Total disturbed natural slopes
 25% or greater is 13,894 sq. ft.
- Applicant proposing to disturb 6,058 sq. ft. or 43.6%



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