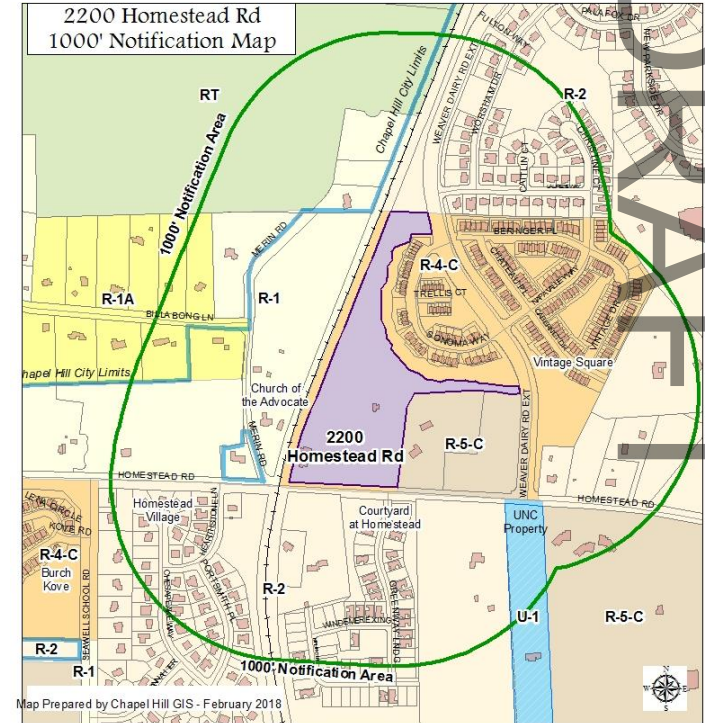




# 2200 Homestead Road Conditional Rezoning

Town Council  
Regular Meeting

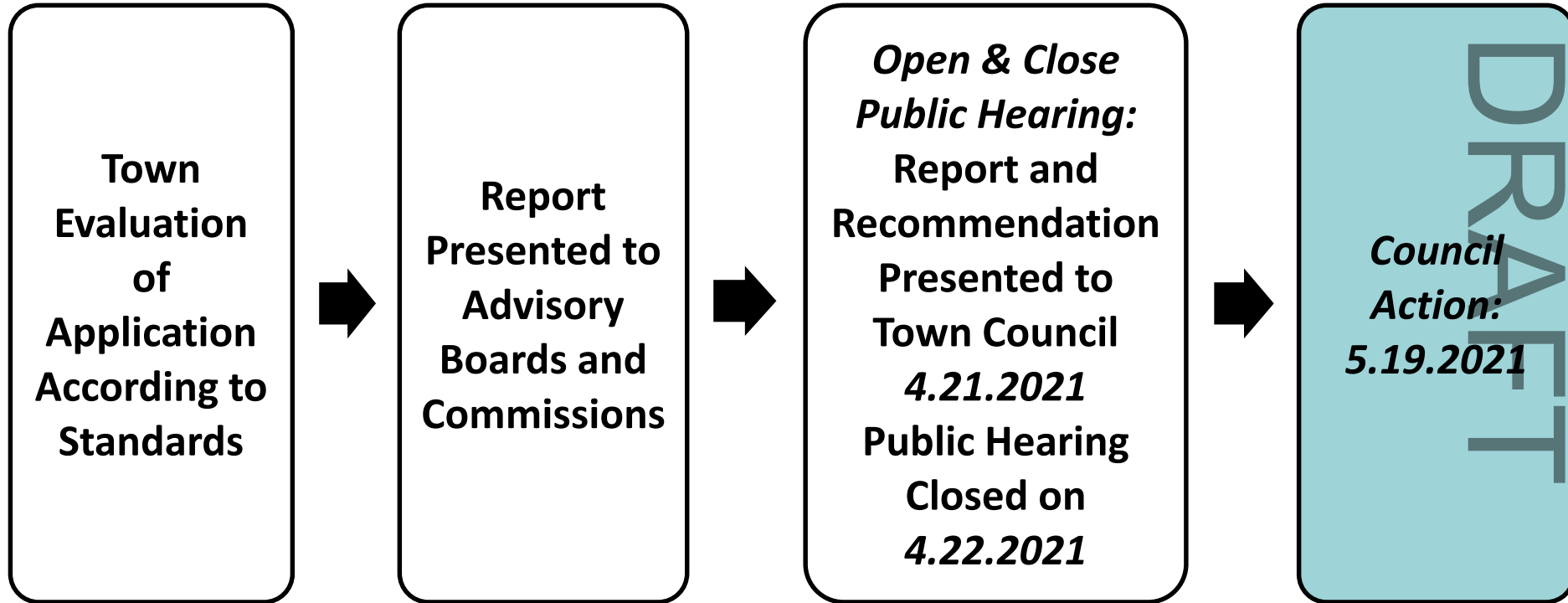
May 19, 2021



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

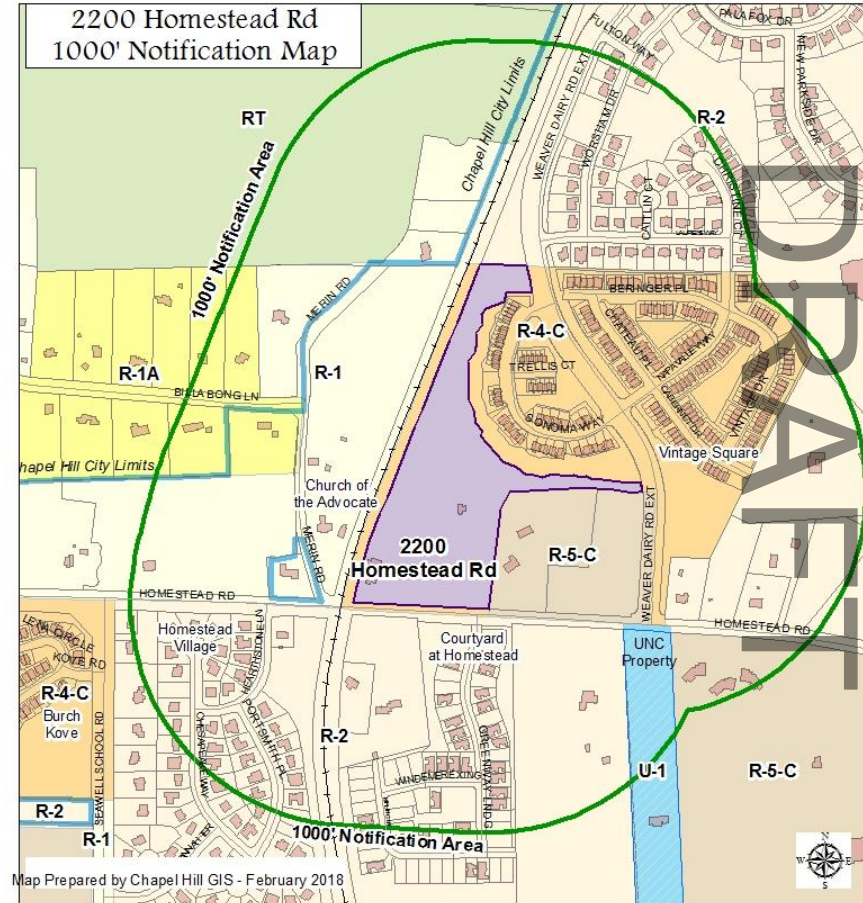
DRAFT

# 2200 Homestead Road– Process

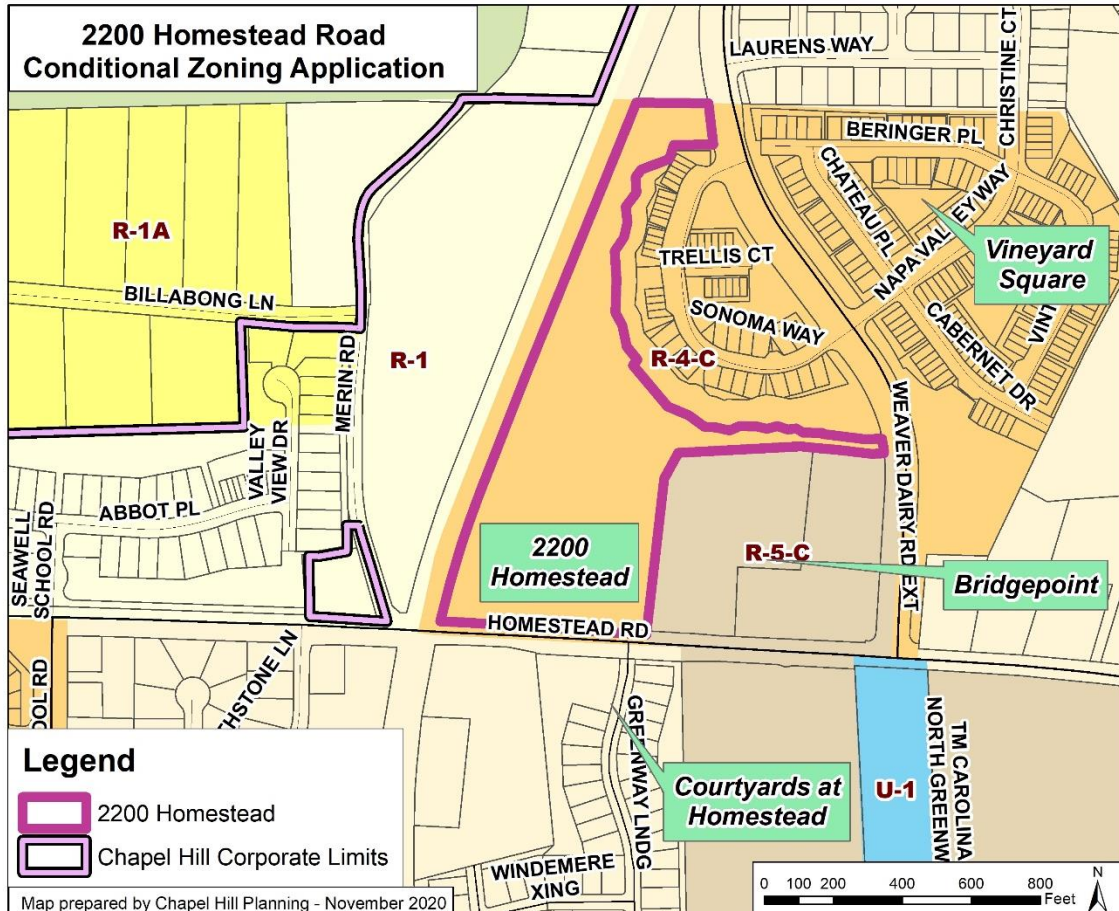


# 2200 Homestead Rd – Project Summary

- 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

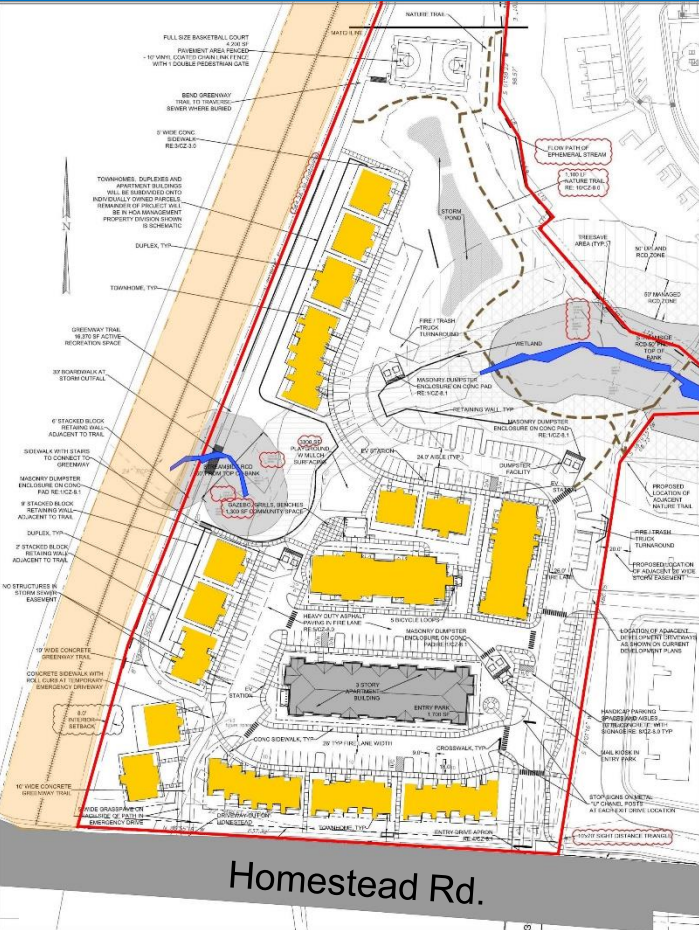


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# 2200 Homestead Rd – Site Plan

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Homestead Rd.



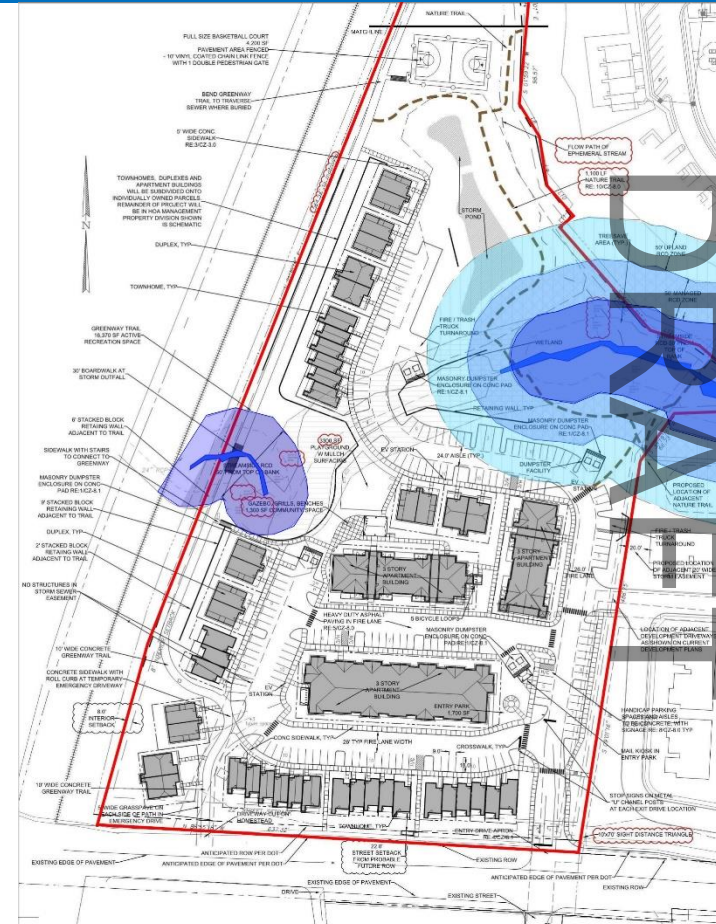


# 2200 Homestead Rd – Modifications to Regulations

## 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





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

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