



**Independent Senior Housing
Special Use Permit
Planned Development-Housing
2217 Homestead Road**

April 10, 2019

Recommendation

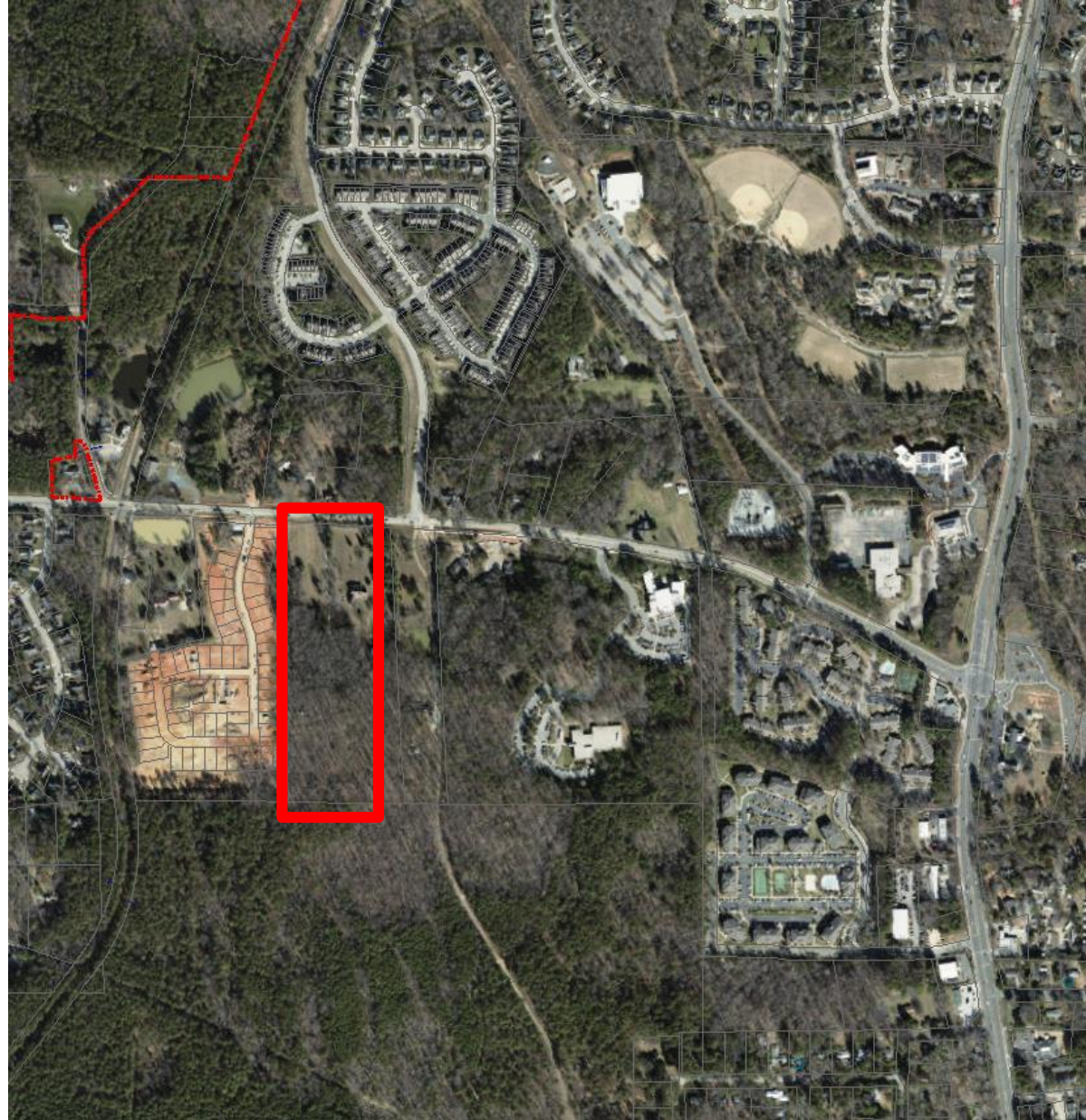
That the Council

- Receive evidence, enter documents into the record; and close the Public Hearing;
- Consider adoption R-5: Revised Resolution A, approving the Special Use Permit.

Special Use Permit Findings

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meets goals of Comprehensive Plan.

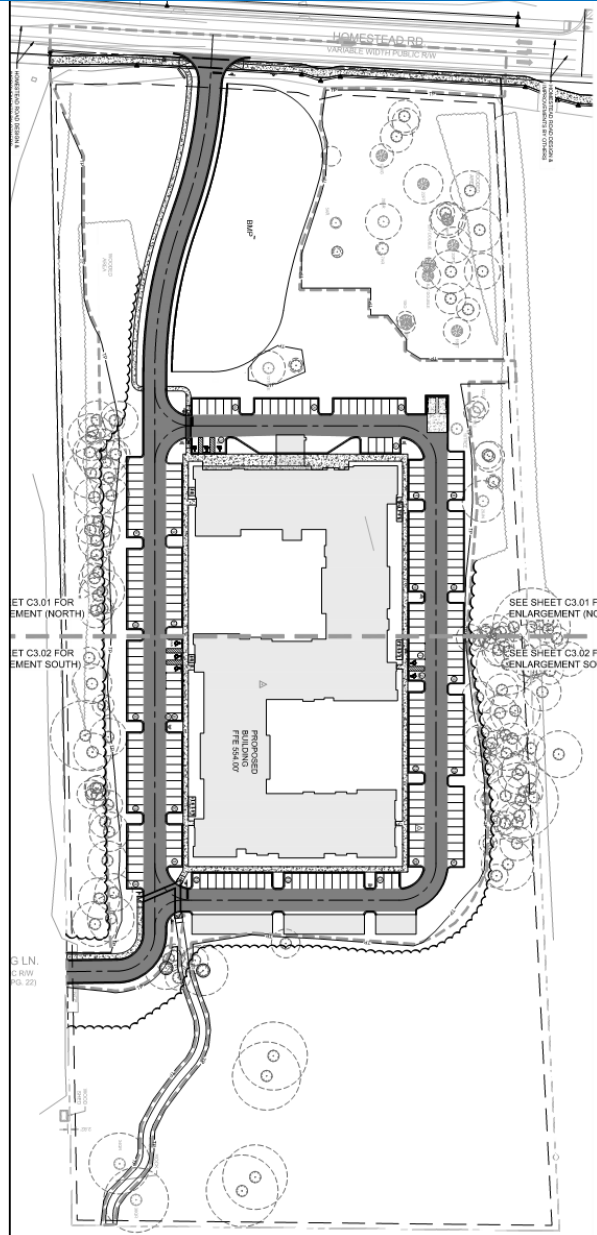
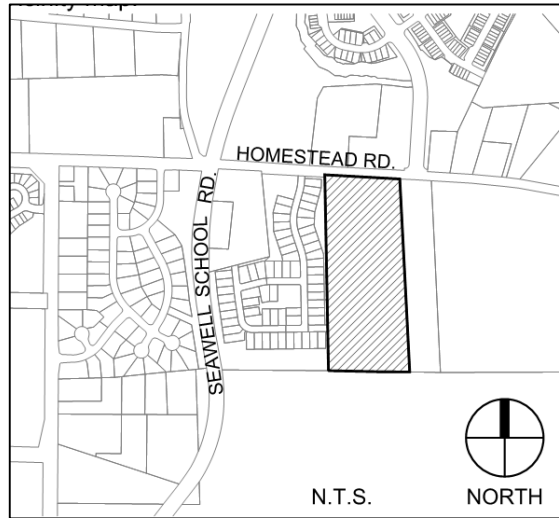
2217 Homestead Road



2217 Homestead Road

Overview

- Proposed Age-Restricted Multi-Family residential development;
- 198 units;
- 17.1 acres;
- 235 – 264 parking spaces;
- Modifications to bicycle parking standards (minimum of 38).



Updates Since Public Hearing

Modifications to Revised Resolution A:

- 3. Affordable Housing On-Site
- 5. Affordable Housing Plan/Performance Agreement
- 13. Kipling Lane Connection
- 14. Greenway Connection
- 15. Deferred Parking
- 16. Traffic Calming Devices
- 17. Development Update
- 21. Recreation Area
- 22. Building Permit Fees
- 23. Solar Conduit

3. Affordable Housing

- 10% affordable (20) units;
- 60% AMI:
 - Family of 1 = \$33,900;
 - Family of 2 = \$38,700;
- 30 year period of affordability;
- Units to be occupied by households earning up to 60% AMI.



5. Affordable Housing Plan/Performance Agreement

- The affordable units will be undesignated;
- No distinction between the affordable and market rate units;
- Households earning no more than 60% AMI.



13. Kipling Lane Connection



13. Kipling Lane Connection



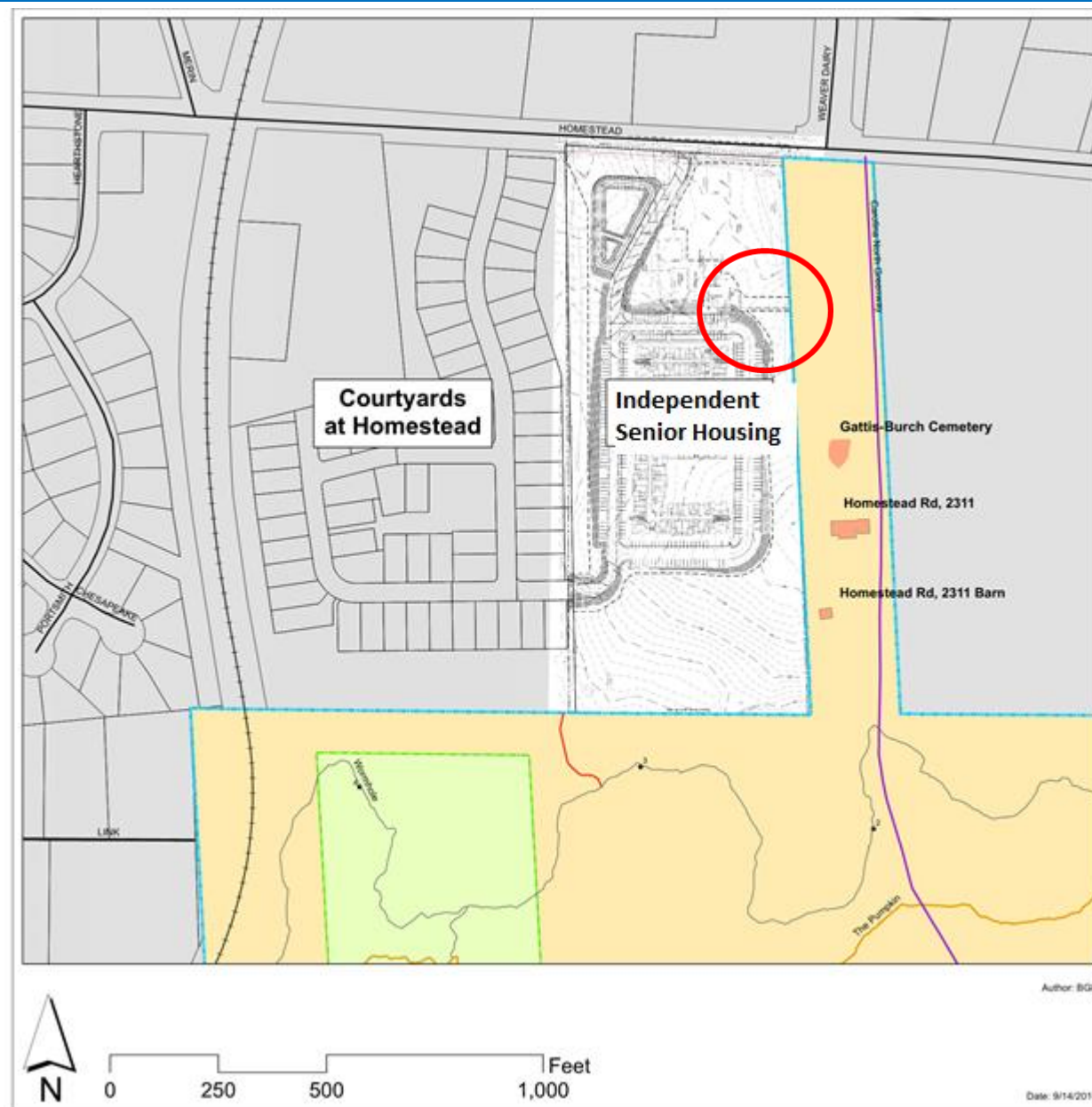
13. Kipling Lane Connection



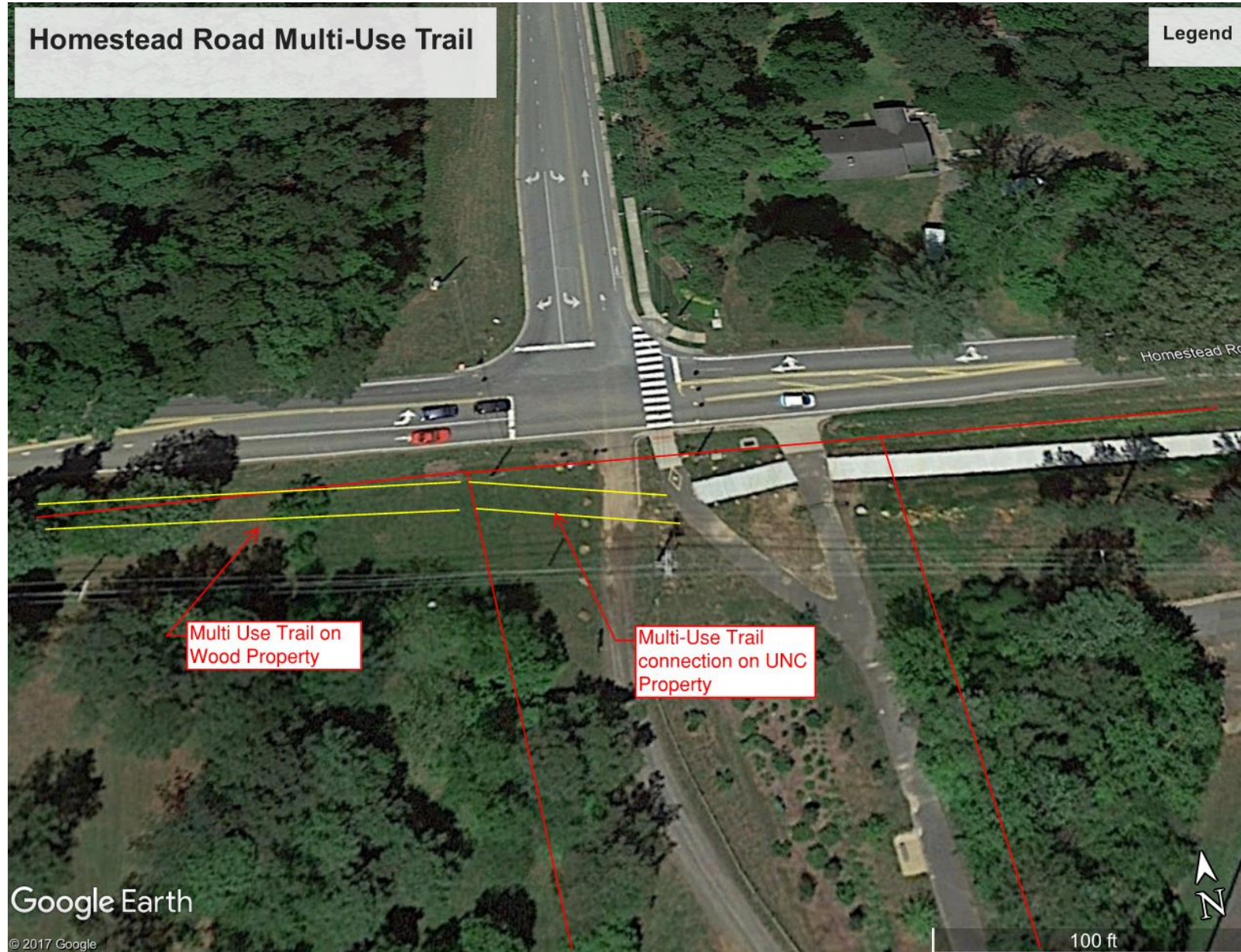
- Extension of Kipling Lane;
- One-way street;
- Appropriate signage as required shall be installed.

14. Greenway Connection

- Construct a sidewalk;
- Near the proposed sewer easement;
- Design details to be approved;
- Subject to the UNC-CH's approval.



#14 Greenway Connection

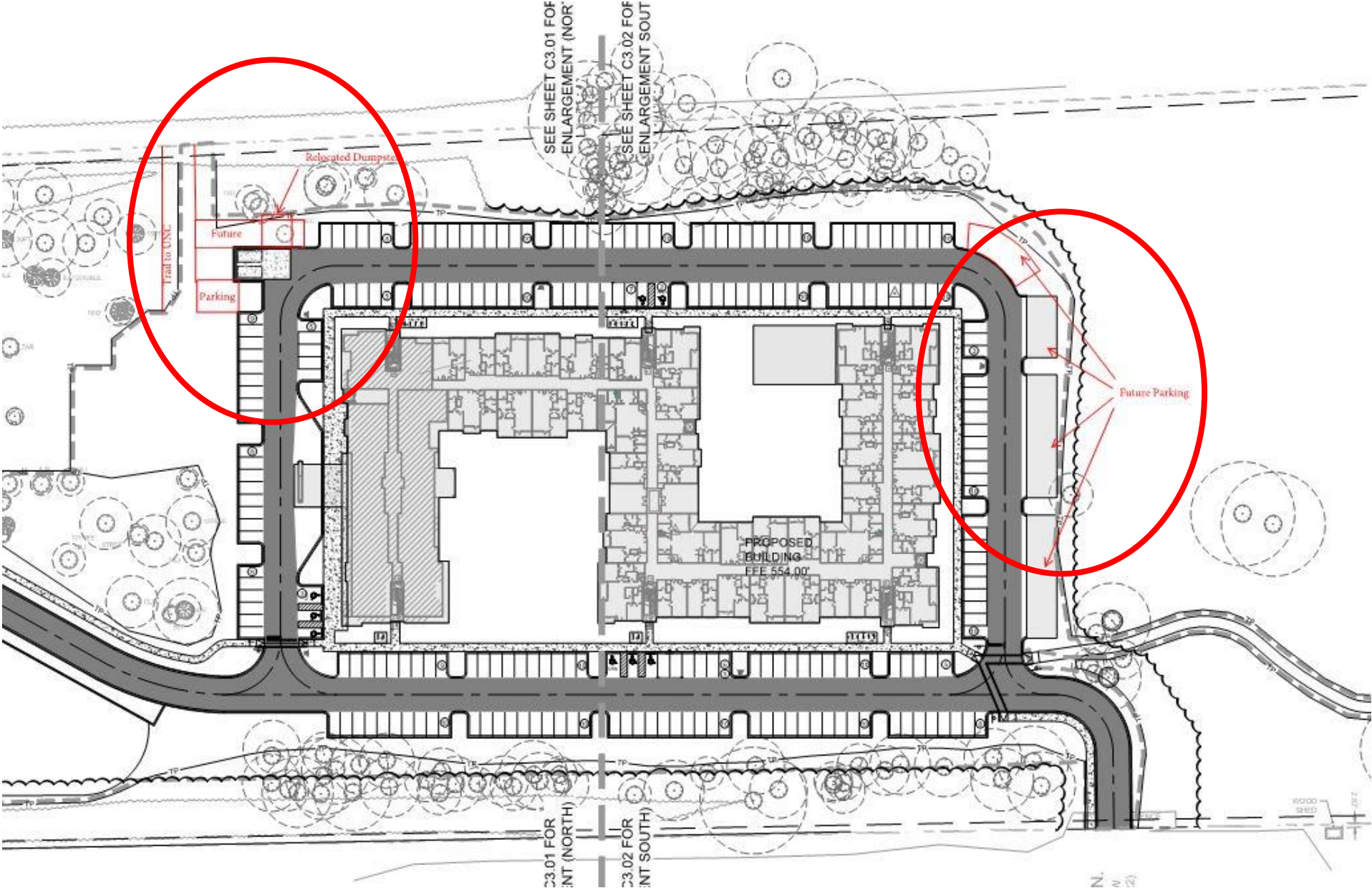


15. Deferred Parking



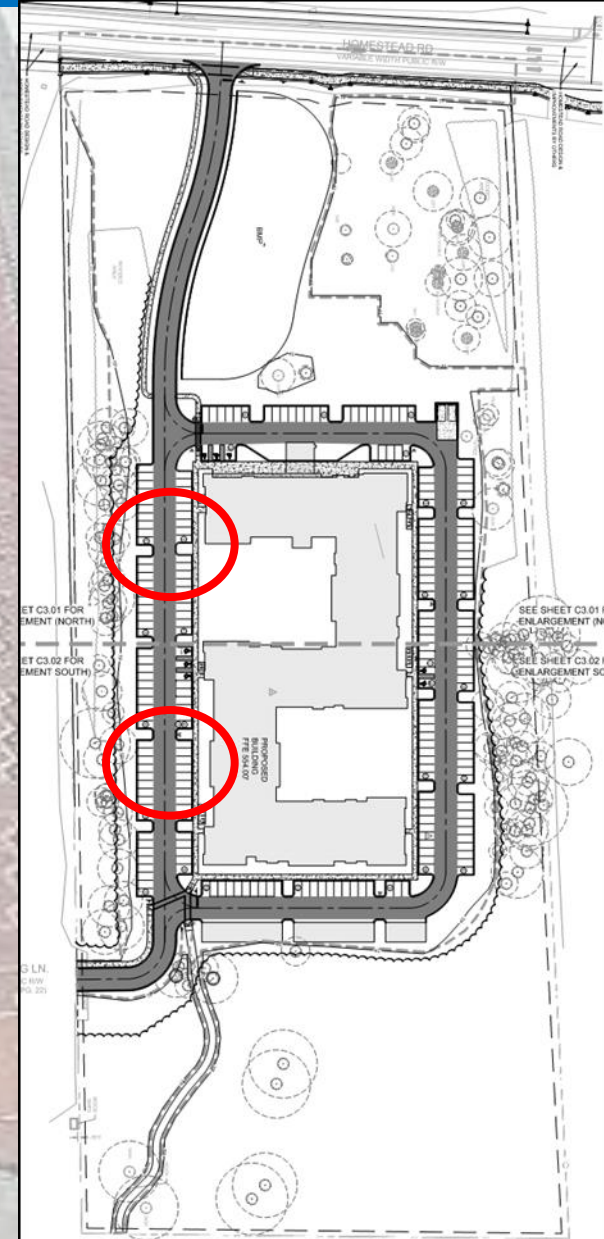
- Minimum of 232 parking spaces;
- Maximum of 264 parking spaces;
- Deferred parking spaces.

15. Deferred Parking



16. Traffic Calming Devices

- Crosswalks with a change of texture;
- Located on western driveway;
- Design details and plans to be approved.



17. Development Update

- Report to the Town Council, one year following occupancy;
- Detailing impacts of the connection and identify any potential next steps;
- Information on bicycle and vehicle parking demands.

21. Recreation Area

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- A photograph of a park area. In the foreground, there is a large, well-maintained green lawn. To the left, a large tree trunk is visible. In the middle ground, there are several picnic tables and benches. The background is filled with lush green trees and a wooden fence. The overall scene is bright and sunny.
- All of the required recreation area shall be provided on-site.
 - No recreation payment-in-lieu is required.

23. Solar Conduit

- No roof solar units required;
- Conduit to be installed for future solar units.



Recommendation

That the Council

- Receive evidence, enter documents into the record; and close the Public Hearing;
- Consider adoption R-5: Revised Resolution A, approving the Special Use Permit

