



Project Overview

- Thomas & Hutton, on behalf of the Town of Chapel Hill (Owner) and Self-Help Ventures (Developer) requests a modification to the approved Conditional Zoning District to reduce the number of units from 126 units to a range of 75 to 103 units.
- This modification to density has resulted in changes to their site plan and modifications to regulations.

Staff Recommendation and Analysis

<input checked="" type="checkbox"/>	Staff recommend that Planning Commission review the application and provide a written recommendation to Council. The recommendation should include any conditions the Commission deems necessary for Council approval.
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- 1. Modifications to Regulations:** Staff recommend that Council approve all requested modifications to regulations.

Staff have reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. All modifications are shown in Ordinance A and the applicant materials.

Public Comment

No areas of concerns were identified by members of the public at the time of publishing this report online. Engagement related to this project has included one virtual public information meeting held on August 31, 2023.

Project Details

Project Name & Address	Homestead Gardens – 2200 Homestead Road
Applicant Name	Town of Chapel Hill (Owner) and Self-Help Ventures (Developer)
Property Size (NLA)	569,445 sq. ft. (13.07 acres)
Existing Zoning	Residential-Special Standards-Conditional Zoning District (R-SS-CZD)
Proposed Zoning	R-SS-CZD
Total Floor Area	130,385 sq. ft.
Total Housing Units	89
Affordable Housing	79-103 units (100% of market-rate units)

Attachments

1. Resolution A, Resolution of Consistency
2. Ordinance A, Approving the Application
3. Resolution B, Denying the Application
4. Narrative
5. Plans