

01-25-2023 Town Council Meeting

Responses to Council Questions

ITEM #15: Open the Legislative Hearing: Conditional Zoning Application for 2217 Homestead Road

Council Question:

In regard to the question of connectivity between this project and the Estates at Homestead, have any estimates of the number of cars that might use such a connection been made? Could one? What is the staff's rationale for supporting a one-way only connection?

Council Question:

What is the rationale for the staff recommendation of one-way from Kipling? If they are supportive of vehicular access, why only one way?

Staff Response:

Based on the overall traffic impacts of the project, it is likely that relatively few vehicles will use the connection. The Transportation Impact Analysis (TIA) for the proposed project did not provide estimates of the number of vehicles that might use the connection. During the peak evening hour, the TIA indicates approximately 61 vehicles will enter or exit this project while 24 vehicles will enter or exit the Courtyards at Homestead. These estimates suggest that even if some members of each neighborhood used the main entrance of the other neighborhood, traffic across the connection would be relatively low.

Staff believes that a two-way connection between the two neighborhoods is preferable. The residents of the Courtyards at Homestead have advocated to limit the connection to only emergency vehicles and delivery vehicles (e.g., USPS, Amazon, or FedEx). The Courtyard residents have noted their senior-living community has many residents with limited mobility and other health concerns that make them vulnerable. In light of the safety concerns voiced by residents, staff believes that a one-way eastbound connection represents a reasonable compromise between the preferred situation and the much more limited option supported by the residents at the Courtyards of Homestead.

Council Question:

The staff has concurred with the CDC's request for a courtesy review of the building elevations. Is such a review mandated by the LUMO or other regulations/policy? If not, what is the staff's rationale for supporting such a review and what are the practical implications of this review?

Staff Response:

The CDC courtesy review is not mandated by LUMO or other Town policy since the proposed townhomes are considered single-family dwellings under the Building Code. The applicant has not raised objections over the request.

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Staff have drafted the condition regarding CDC courtesy review with the condition that the applicant shall not be required to attend more than one CDC meeting and CDC will have no more than 30 days to provide advisory comments to the applicant.

Council Question:

Will the planned townhomes be all electric?

Staff Response:

Yes. The applicant has committed to all-electric townhomes and staff has included this as a condition in Ordinance A.

Council Question:

How will the sizes and layouts of the affordable units compare with the market rate ones?

Staff Response:

Roughly half of the 108 total proposed units are 22 feet wide and the remainder 26 feet wide. The 16 proposed affordable units will all be 22 feet wide. The layout of the proposed affordable units will be the same as market rate units: kitchen, dining, living on the first floor and bedrooms on the second floor. All of the affordable units are proposed as 3 bedrooms units. At the request of the Housing Advisory Board, the applicant is considering options for also including 2-bedroom affordable units.

Council Question:

For the affordable units, will the HOA fees be discounted?

Staff Response:

Staff will work with the applicant and the Town Attorney to determine whether and how this commitment can be incorporated into a revised ordinance.