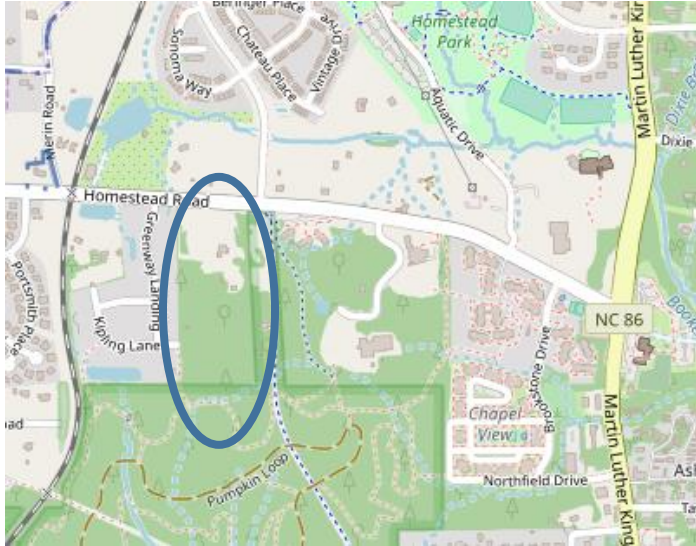




**OPEN THE PUBLIC HEARING: APPLICATION FOR SPECIAL USE PERMIT – PLANNED DEVELOPMENT-HOUSING ACTIVE ADULT HOUSING, 2217 HOMESTEAD ROAD (PROJECT #17-096)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager

<p><b>PROPERTY ADDRESS</b> 2217 Homestead Road</p>	<p><b>PUBLIC HEARING DATE</b> October 24, 2018</p>	<p><b>APPLICANT</b> Gurlitz Architectural Group, PA</p>
<p><b>STAFF RECOMMENDATION</b> That the Council 1) open the public hearing; 2) receive evidence; and 3) continue the public hearing to November 28, 2018. Please see the attached Advisory Board recommendations.</p>		
<p><b>PROCESS</b></p> <p>The Council must consider the <b>four findings</b> for approval of a Special Use Permit, including that the use or development:</p> <ol style="list-style-type: none"> <li>1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;</li> <li>2. would comply with all required regulations and standards of the Land Use Management Ordinance;</li> <li>3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and</li> <li>4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.</li> </ol>	<p><b>DECISION POINTS</b></p> <ul style="list-style-type: none"> <li>• The applicant proposes to utilize the Town’s affordable housing density bonus, which allows for more units allowed by the zoning of a development in exchange for constructing some of those units as affordable housing. Town policy allows a development to meet the intent of the density bonus by making a payment to the Town’s Affordable Housing Fund in lieu of providing affordable housing on site. The Town uses those funds to construct or otherwise provide affordable housing opportunities at other locations equivalent to the density bonus allowance for the project.</li> <li>• The applicant proposes providing an affordable housing payment-in-lieu in the amount of \$315,000 instead of providing 28.5 affordable units on-site. The proposed payment-in-lieu amount is based on a formula developed by the applicant.</li> <li>• The proposed plans provide two points of vehicular access; one from Homestead Road, and one in the southern portion of the site connecting to the existing stub-out in Courtyards at Homestead.</li> </ul>	
<p><b>PROJECT OVERVIEW</b></p> <p>The applicant proposes a Planned Development-Housing Special Use Permit to allow construction of a 190-unit, age-restricted, multi-family residential development on 17.1 acres located south of Homestead Road. The project proposes:</p> <ul style="list-style-type: none"> <li>• 232,000 square feet of floor area,</li> <li>• 235 vehicular parking spaces,</li> <li>• 81 bicycle parking spaces, and</li> <li>• Payment-in-lieu for affordable housing contribution.</li> </ul> <p>The property is zoned Residential-2 (R-2), and accompanying this Special Use Permit is a rezoning application to change to Residential-5-Conditional (R-5-C).</p> <p>Following the public hearing, staff will evaluate the evidence and comments received at the public hearing and will offer the Council a recommendation on the status of the Four Findings as they relate to this Special Use Permit application.</p>	<p><b>PROJECT LOCATION</b></p> 	
<p><b>ATTACHMENTS</b></p>	<ol style="list-style-type: none"> <li>1. Draft Staff Presentation</li> <li>2. Project Details</li> <li>3. Resolution A (Approving the Application)</li> <li>4. Resolution B (Denying the Application)</li> <li>5. Advisory Board Recommendations</li> <li>6. Executive Summary Traffic Impact Statement</li> <li>7. Applicant Materials</li> <li>8. Plan Set</li> </ol>	