

**04-10-2019 Town Council Meeting**  
**Responses to Council Questions**

**ITEM #7: Consider an Application for Zoning Atlas Amendment - Independent Senior Housing, 2217 Homestead Road**

**ITEM #8: Consider an Application for Special Use Permit - Independent Senior Housing, 2217 Homestead Road**

**Council Question:** Why is the applicant requesting a building height of 60 feet for a 4-story building? Architectural plans for other apartment buildings we have reviewed show a little over 10 feet per floor. Does the building height include mechanicals on the roof? How tall are the mechanicals above the roofline?

**Staff Response:** *The proposed zoning district height limitation is 60 feet and the submitted application indicates a maximum height of 60 feet. The proposal before Council is for a 4-story building. If mechanicals are located on the roof, they would be subject to the height limitation as well.*

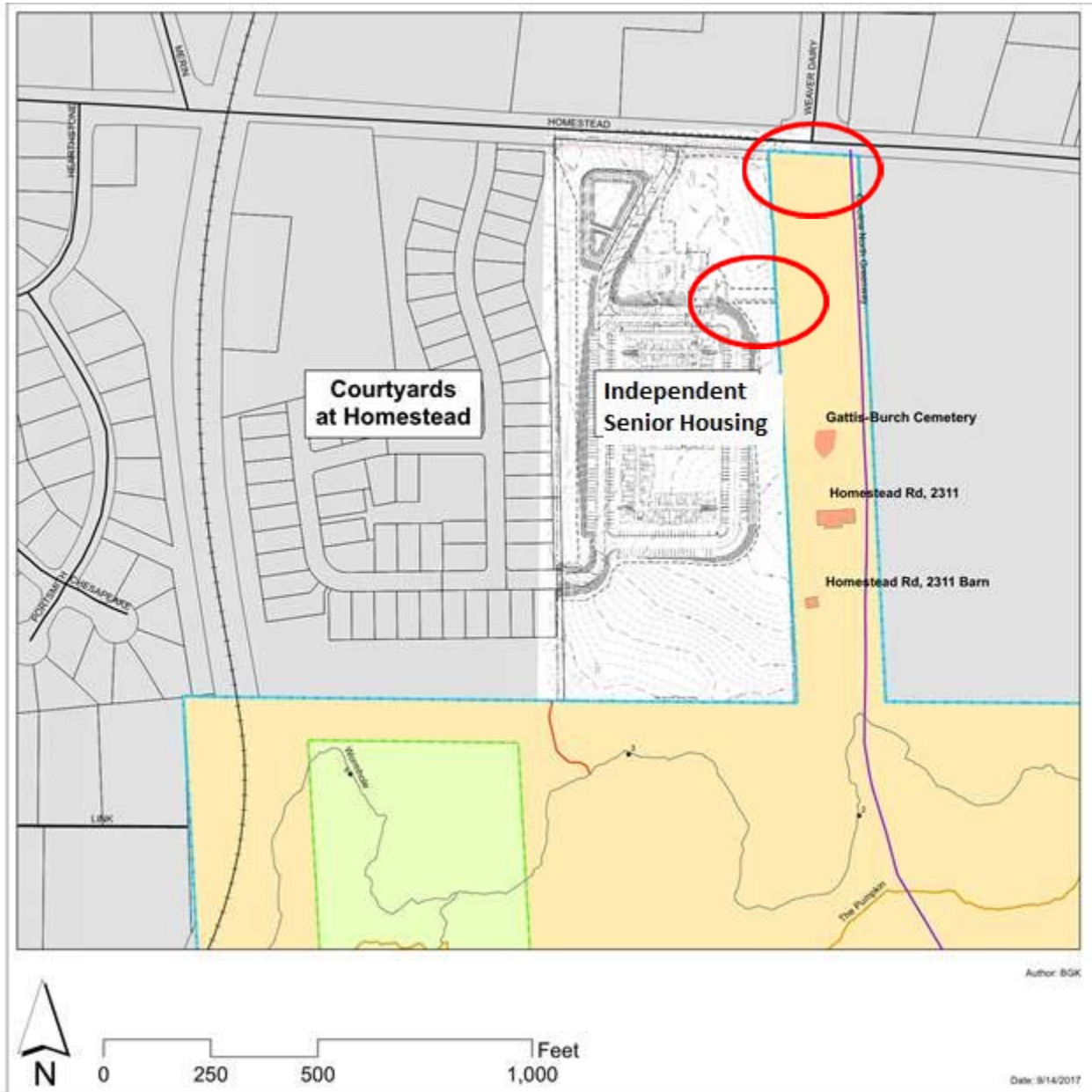
**Council Question:** P. 125 makes reference to the applicant paying for a sidewalk across UNC property, "subject to UNC-CH's approval." Previously we have received assurances that the sidewalk will be built on UNC property. Anna Wu said, "We can't prevent the town from building a sidewalk in the right-of-way." And Ralph forwarding an email from UNC that said they would allow the town to build a sidewalk. Why is this now appearing equivocal?

**Staff Response:** *There are two sidewalks projects proposed as part of this project -- one providing the continuation of the Homestead Road bicycle/pedestrian project, and the second providing an internal connection from the Independent Senior Housing project to the UNC Carolina North greenway (as indicated in the circles below). The segment along Homestead Road will to be paid for by the applicant, and UNC has agreed. The second project would cross UNC property to intersect with the UNC greenway. UNC has agreed to it conceptually, but has not yet approved a specific design.*

**Council Question:** Will the sidewalk across UNC property be in accordance with the town's sidewalk plan for Homestead Road, that is, the sidewalk across UNC's, Wood's and Courtyards' properties will be a few feet off Homestead Road?

**Staff Response:** *The sidewalk along UNC's property will be built in accordance with the Town's sidewalk plan for Homestead Road. The applicant is working with our engineering division on coordination of plans. The location and construction of the multi-use path is proposed to be similar to the frontage at the Courtyards at Homestead.*

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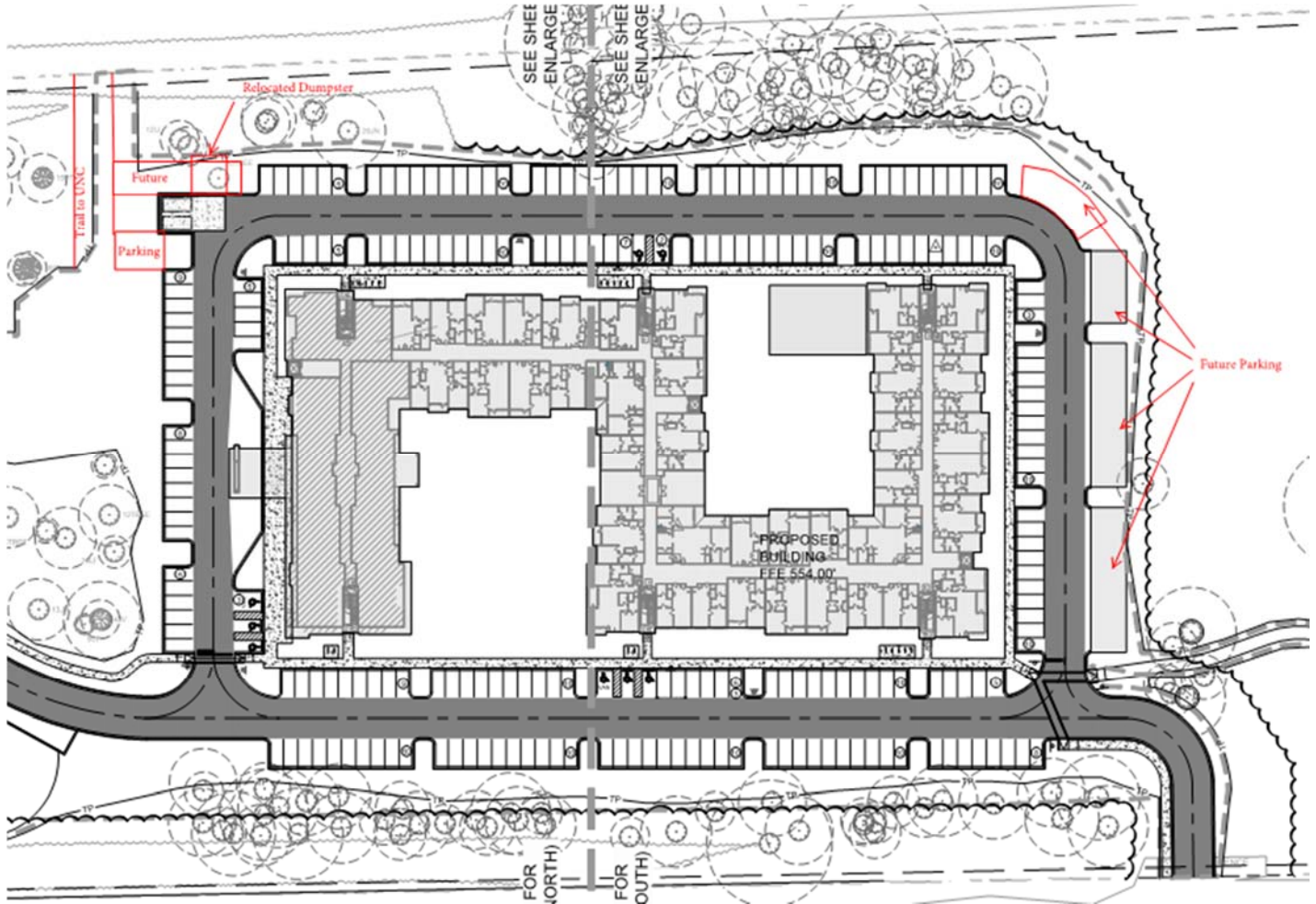
**Council Question:** Will the amenity provided by 2217 Homestead be available for use by the residents of the Courtyards?

**Staff Response:** *The amenities for 2217 are intended to be for the use of the residents of 2217 Homestead Road and not open to the public.*

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**Council Question:** What does the phasing plan for the proposed parking spaces look like?

**Staff Response:** *The graphic below indicates the location of the phased parking areas.*



**Council Question:** Is there any sense now of which possible non-profit agencies would administer the affordable housing units?

**Staff Response:** *The applicant has indicated that they have not identified possible non-profit agencies at this point.*

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**Council Question:** I appreciate that the applicant is willing to start with a lower than allowable parking space amount (232 spaces). But I still don't understand why we don't cap in the SUP the maximum parking spaces allowable as 264, since that is the most the applicant states would be needed and capping it would serve the interest of Council goals to limit impervious surface.

**Staff Response:** *Traditionally SUP stipulations match the Land Use Management Ordinance standards. In this case, the minimum parking standards are 232 spaces and a maximum of 289 spaces. Council could choose to limit the number of parking spaces to 264 spaces, if the applicant is agreeable.*

**Council Question:** The applicant had also stated a willingness to incorporate stormwater and impervious in the initial development based on the maximum number of spaces that could be developed (rather than the 232 planned spaces). I don't see that commitment reflected in the SUP - can you point me to, if it is, or add it, if not?

**Staff Response:** *The proposed stormwater facilities will be designed to serve the maximum amount of impervious surface proposed. As part of a Final Plan stage, the applicant could pursue a phasing plan. Council could add a stipulation that if a phasing plan is proposed, that the stormwater facilities shall be designed and installed during the initial development to accommodate the ultimate impervious surface limits.*