



CONDITIONAL ZONING

March 22, 2023

Tri Pointe Townhomes

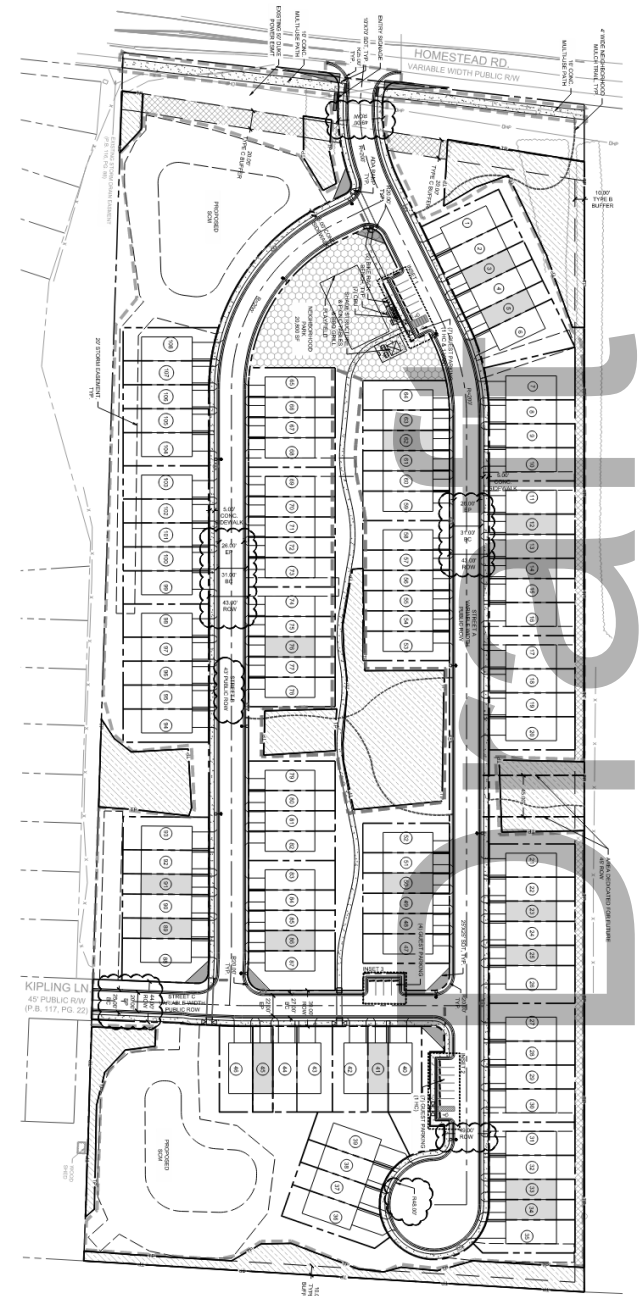
2217 Homestead Road
Chapel Hill, NC 27516





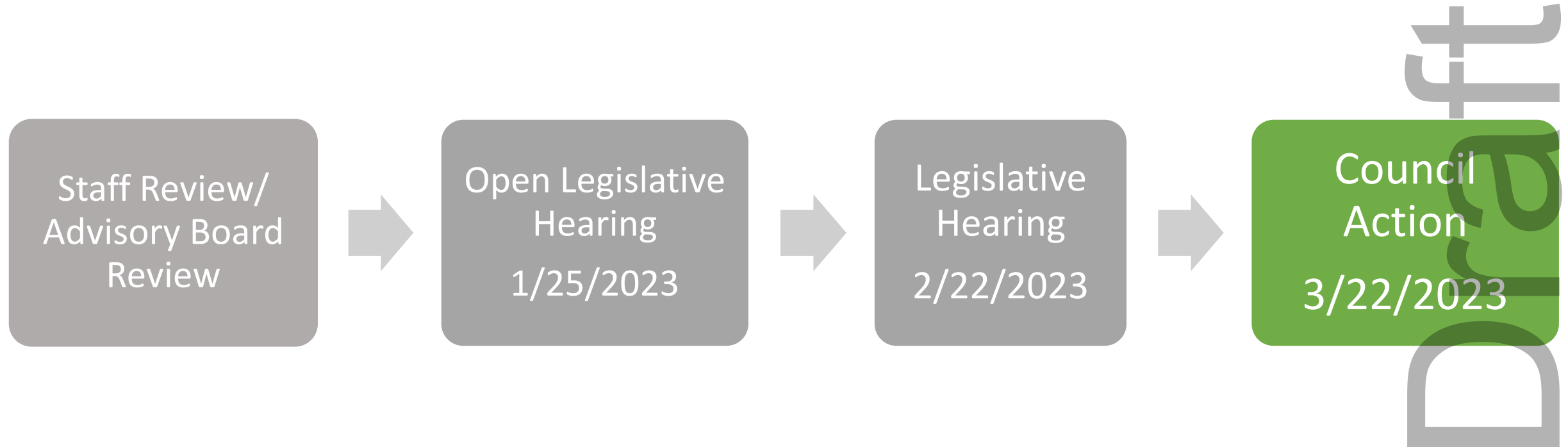
RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency and Reasonableness (*R-#*)
- Enact Revised Ordinance A approving the Conditional Zoning Atlas Amendment (*O-#*)





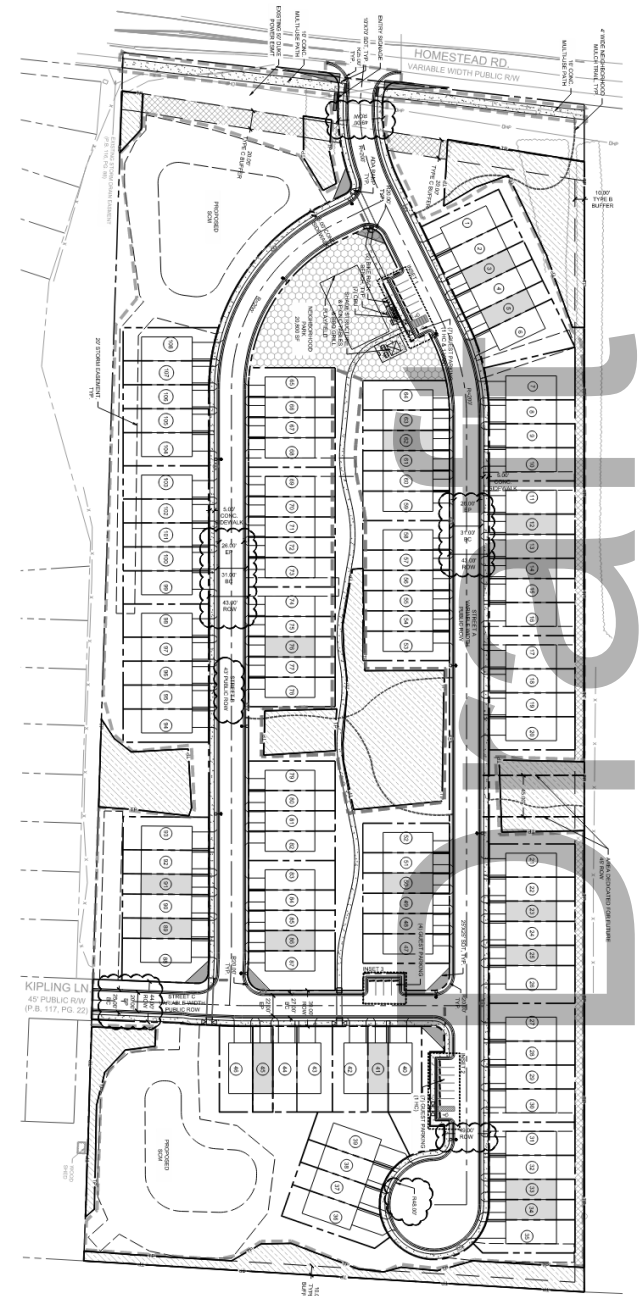
PROCESS





PROJECT SUMMARY

- Existing Zoning: Residential-5-CZD (R-5-CZD)
- Proposed Zoning: Residential-5-CZD (R-5-CZD)
 - Previously approved Active Adults project rezoned to R-5-CZD. Rezoning required by of the project-specific nature of Conditional Zoning Districts.
- 119 Townhome Units (17 Affordable Units)





UPDATES SINCE FEB 22 HEARING

- **Total Units:** The total unit count has increased from **118** to **119**.
- **Affordable Housing:** The proposed development will now fully comply with the Inclusionary Zoning Ordinance and provide **17 affordable units** and a payment-in-lieu of **\$72,250**.
- **Buffer Modification:** For the eastern and southern boundaries of the property, the applicant is requesting a modified buffer that will include new canopy trees and tree protection but no understory trees or shrubs.
- **Buffer along Courtyards at Homestead:** A condition has been added to Ordinance A that bolsters the applicant's commitment to a landscaped buffer along the Courtyards at Homestead neighborhood.



PROPOSED MODIFICATIONS

LUMO Section 5.6 Landscaping, screening, and buffering

Buffer	Required	Proposed
Eastern Buffer	Type B 10 ft. buffer with a plant mix of 4 large (canopy) trees, 4 small (understory) trees, and 12 shrubs per 100 linear feet.	Plant 38 new canopy trees (3 per 100 linear feet) and preserve existing vegetation as indicated on site plan dated March 15, 2023.
Southern Buffer		No new understory trees or shrubs to be planted.
		Maintain existing 10 ft forested areas.
		No new understory trees or shrubs to be planted.



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