



Homestead Gardens – 2200 Homestead Road: Conditional Zoning District Modification

Planning Dept. Staff: Britany Waddell, Judy Johnson, Corey Liles, Anya Grahn-Federmack

Town Council Meeting Date: November 15, 2023

Project Overview

- On [May 19, 2021](#)¹, the Town Council approved a Conditional Zoning District (CZD) project for up to 126 units at Homestead Gardens. The Council also approved modifications to regulations for land disturbance and impervious surface in the Resource Conservation District (RCD), steep slopes, and landscape buffers.
- Thomas & Hutton, for the Town of Chapel Hill (Owner) and Self-Help Ventures (Developer), asks for a modification to the approved Conditional Zoning District to reduce the number of units from 126 units to a range of 65 to 103 units.
- This modification requires some additional changes to the site plan, including locating the new development south of the stream and next to Homestead Road. The basketball court has been moved south and is proposed further from Vineyard Square than in the previous proposal.
- The changes to the site plan also require amendments to the approved modifications to regulations, including the Resource Conservation District (RCD) land disturbance. The applicant is also asking for a new modification to regulations to reduce the minimum amount of on-site parking by 15 percent.

Staff Recommendation & Analysis

<input checked="" type="checkbox"/>	Staff recommend approval of the project , with the conditions of approval of the original Conditional Zoning District remaining in effect, except for those modified by this approval.
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1. Modifications to Regulations: Staff recommend that Council approve all requested modifications to regulations.

The requested Modifications to Regulations outlined in Ordinance A are adjustments to the applicant's previously approved Modifications to Regulations for RCD Land Disturbance and a new Modification to Regulations to Parking Requirements.

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

2. Analysis: The table below summarizes the changes made between the approved CZD and this CZD modification:

	2021 Approved CZD	2023 CZD Modification
Dwelling Units	Max. 126, all affordable	65-103, all affordable
Maximum Floor Area	181,575 sq. ft.	130,385 sq. ft.

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4955855&GUID=3FF66E07-2362-4A7A-A8E7-FOE3EC81F28B>

Vehicular Parking (surface parking)	371 spaces	85% of the minimum required by LUMO and maximum of 107 spaces
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Public Engagement

Areas of concern identified by members of the public at the August 31, 2023, public information meeting (PIM) are listed below. Engagement related to the modification proposal has included one virtual PIM. Staff have not received any phone calls or emails regarding the project.

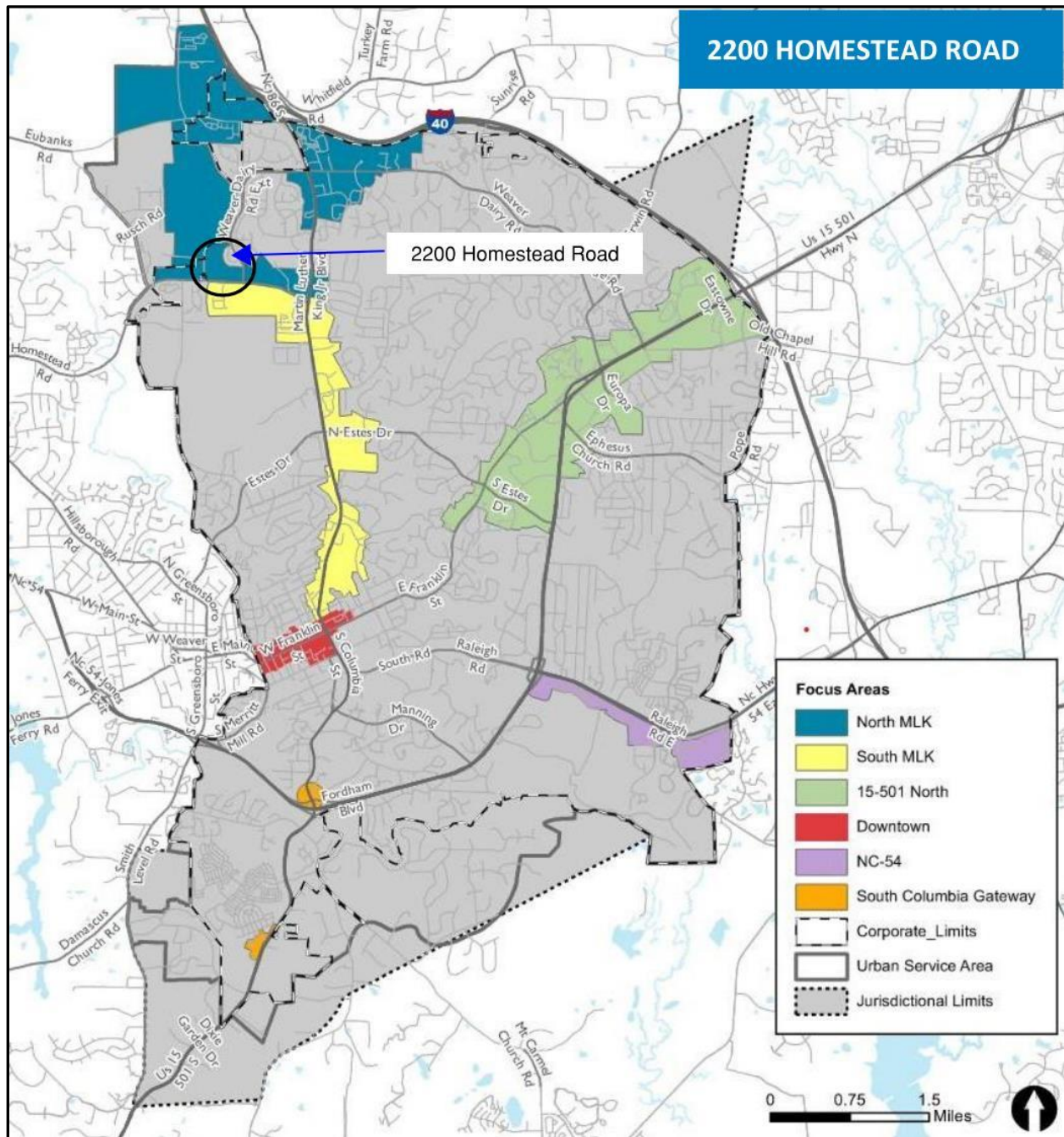
- 1. Private Streets:** Community members expressed concerns about the designation of private, rather than public streets. There was interest in guaranteeing public access. There was also concern that the Homeowners' Association (HOA) would be passing the costs of road maintenance on to affordable housing residents.

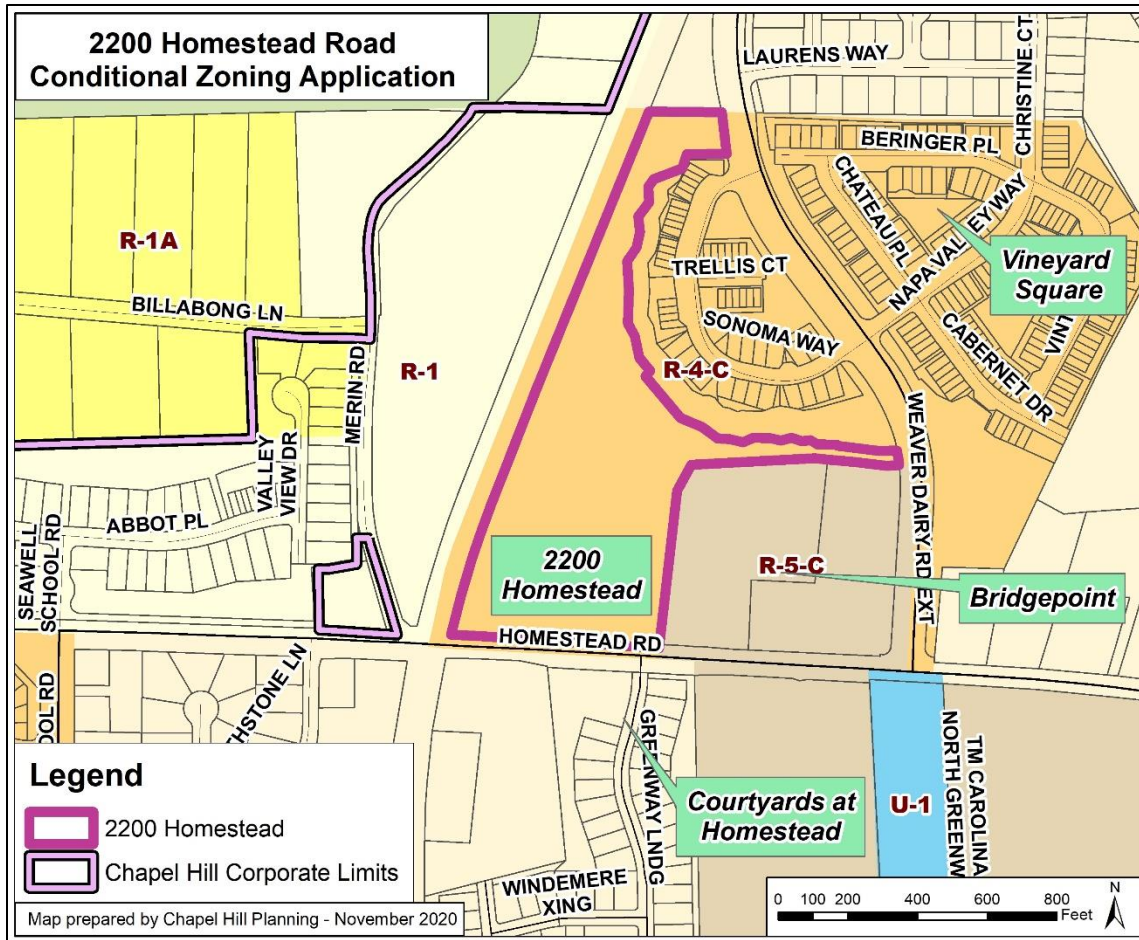
Staff Response: The Engineering Design Manual only allows angled or parallel parking on public streets. The applicant proposes private streets to accommodate perpendicular parking. The development partners will finalize responsibility for maintaining improvements in their development contracts.

- 2. Pedestrian crosswalks across Homestead Road:** Community members also spoke of the distance between the greenway entrance and the crosswalk location. They believe that many would try to cross the street at the greenway entrance, not travel east to connect to the crosswalk.

Staff Response: This project is running concurrently with the Homestead Road Improvement project. The Town has already worked with North Carolina Department of Transportation (NCDOT) to finalize the locations of the crosswalks, multi-modal path, bus stops, and sidewalks.

Project Location





Attachments

Applicant Materials

1. Applicants' Draft Presentation
2. Applicants' Narrative & Climate Action Plan
3. Plans

Staff and Advisory Board Materials

4. Planning Commission Recommendation

Draft Ordinance and Resolutions

5. Resolution A – Consistency and Reasonableness
6. Ordinance A – Approving the Application
7. Resolution B – Denying the Application