



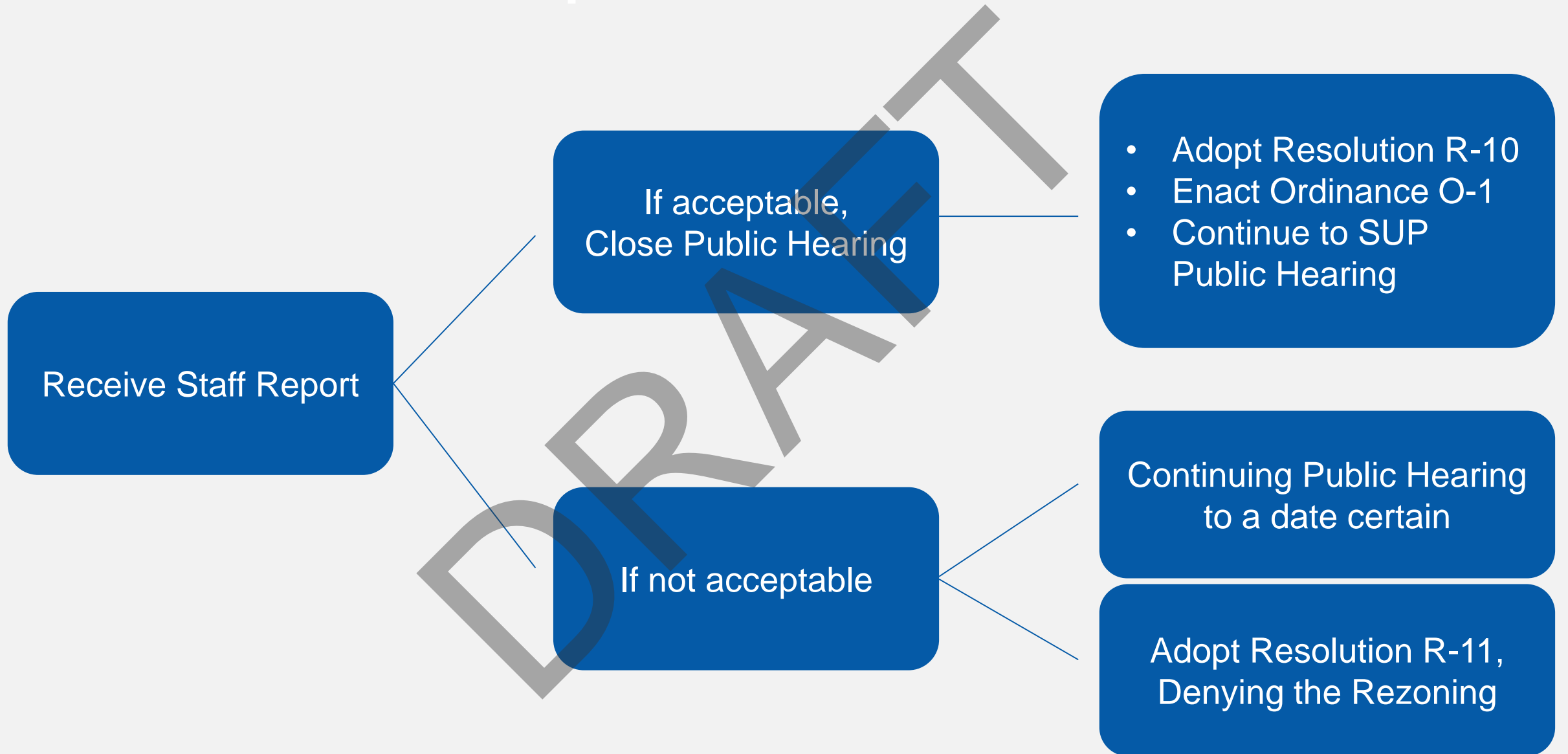
Active Adult Apartments

2217 Homestead Road

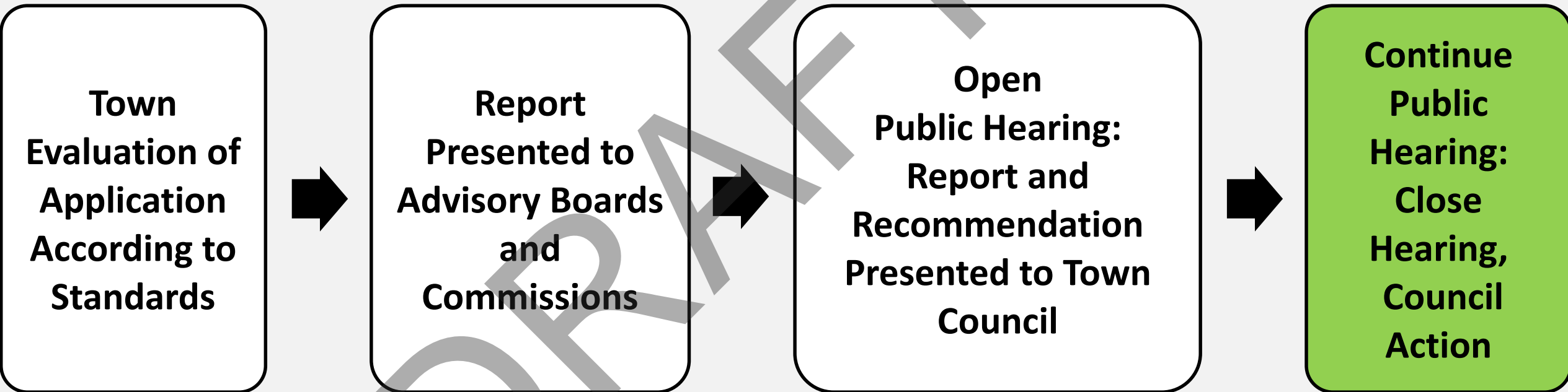
Zoning Atlas Amendment

December 5, 2018

Staff Recommendation



Process



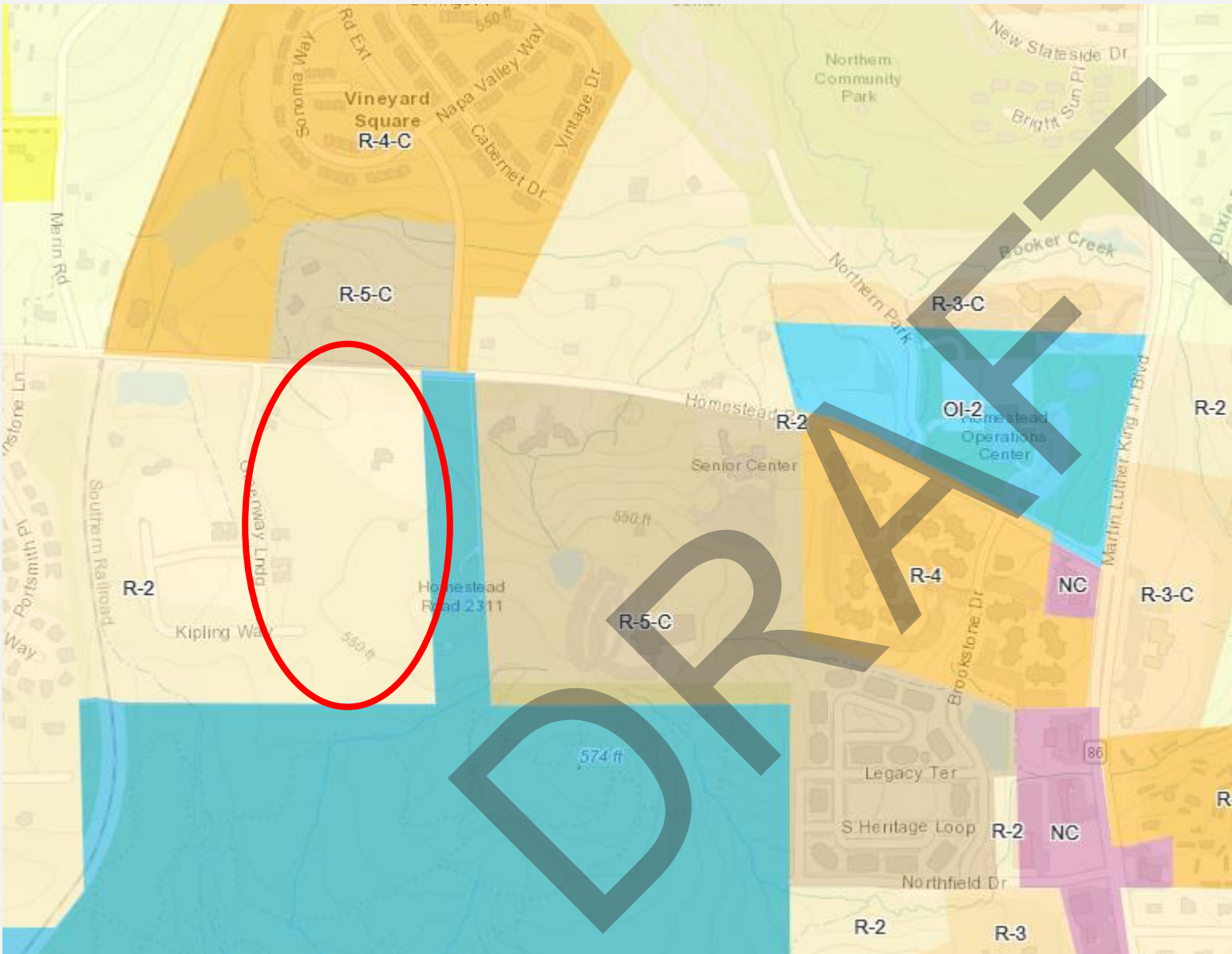
Rezoning

1. **Rezoning** from Residential-2 (R-2) to Residential-5-C (R-5-C)

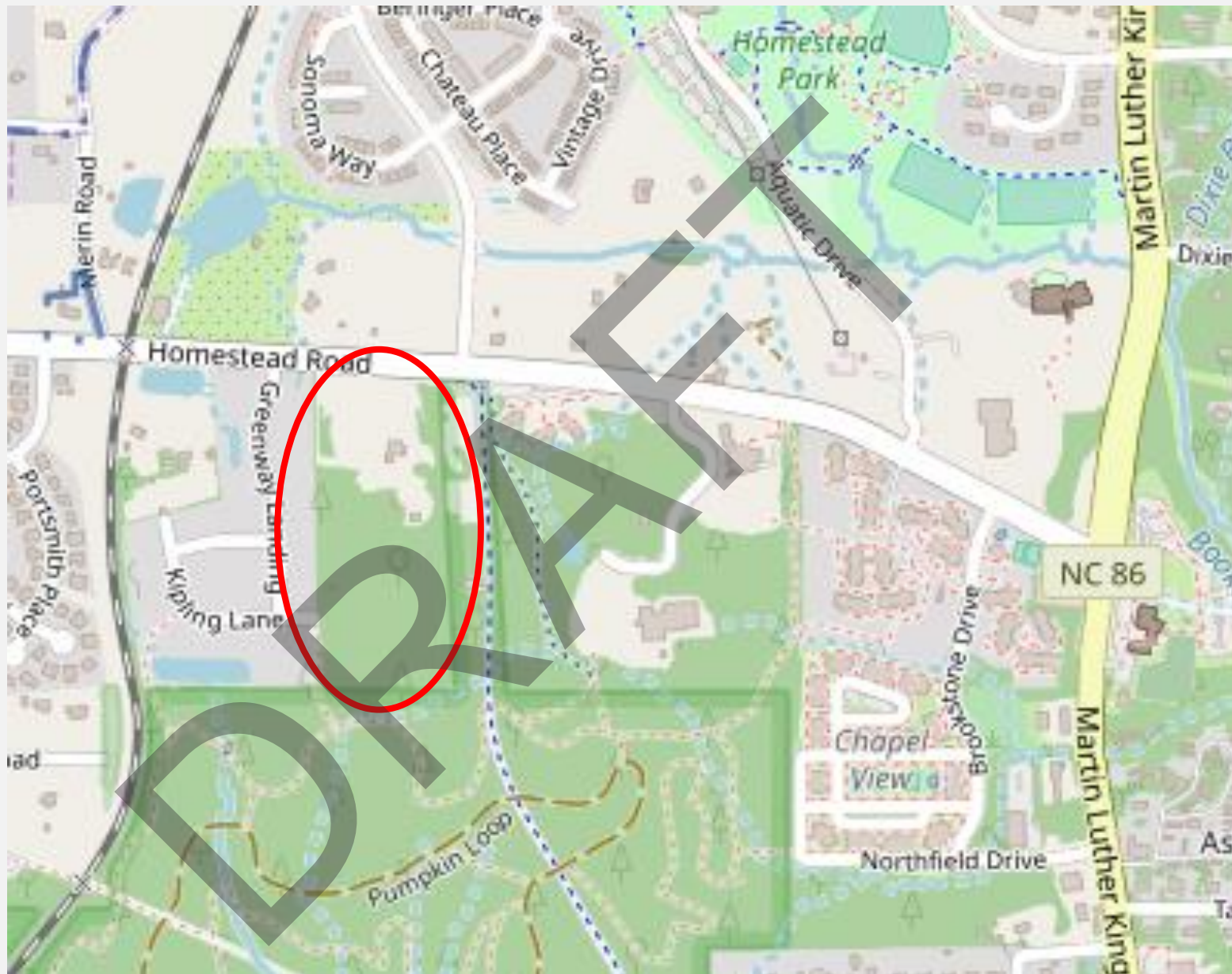
Rezoning also would change land use designation from medium density residential to high density residential.

2217 Homestead Road

Current Zoning

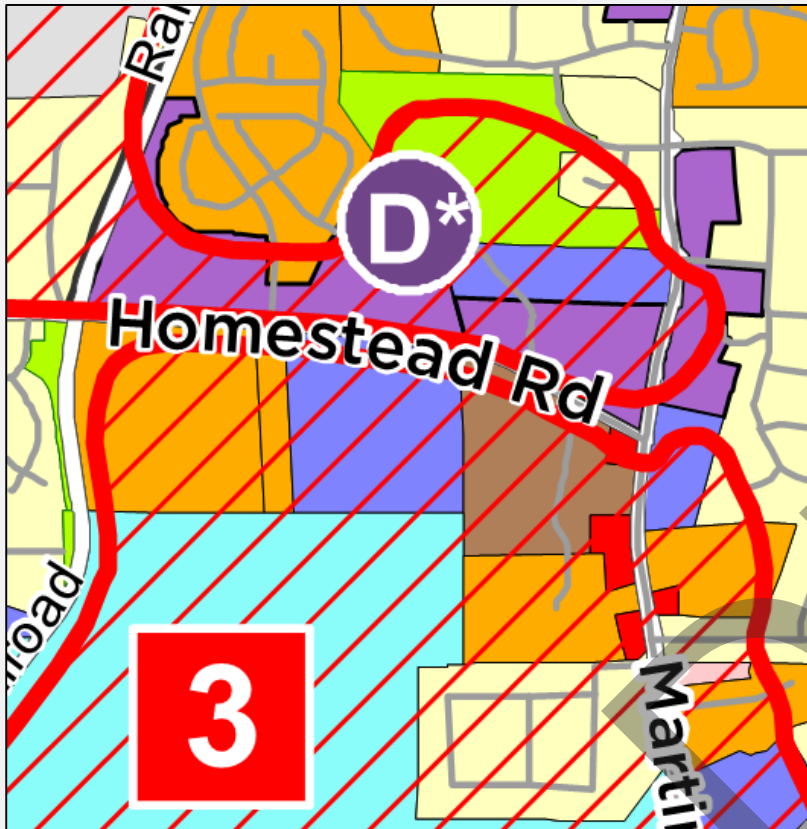


2217 Homestead Road



2217 Homestead Road

Rezoning



- Zoning Must be Consistent with Comprehensive Plan;
- If inconsistent, the comprehensive plan land use map must be changed;
- Map currently is medium-density residential (4-8 dwelling units/acre);
- Proposal is high-density residential (8-15 dwelling units/acre);
- Site is within the South MLK future focus area.

Rezoning - Affordable Housing

- Applicant proposes either a \$315,000 Payment-in-Lieu or equivalent value of on-site units;
- Housing Advisory Board endorses proposal for \$315,000
- Adopted Town Council Policy (2009) expectation that when there is a rezoning to increase residential density, there is a 15 percent affordable housing component.

Staff Recommendation

