

# BOARD OF ALDERMEN

ITEM NO.: B(3)

## AGENDA ITEM ABSTRACT

MEETING DATE: MARCH 26, 2002

**TITLE:** REQUEST TO SET A PUBLIC HEARING FOR CLUB NOVA APARTMENT BUILDING  
CONDITIONAL USE PERMIT

<b>DEPARTMENT:</b> PLANNING DEPARTMENT	<b>PUBLIC HEARING:</b> Yes ___ No <u>X</u>
<b>ATTACHMENTS:</b> A. RESOLUTION SETTING THE PUBLIC HEARING B. VICINITY MAP	<b>FOR INFORMATION CONTACT:</b> MARTY ROUPE, 918-7333

### PURPOSE

Mr. Giles Blunden, with Blunden-Piesse Architects, representing the OPC Foundation, has submitted an application for a Conditional Use Permit (CUP) to allow a Combination Use (Use 27.000) at 103 West Main Street. The request consists of twenty-four (24) single-room occupancy (SRO) units (Use 1.340), 1,600 square feet of retail space (Use 2.110), and 2,043 square feet of office space (Use 3.110). The Board of Aldermen must hold a public hearing to receive input before reaching a decision on a conditional use permit application. The Administration recommends that the Board set a public hearing for April 9, 2002, for consideration of the conditional use permit request.

### INFORMATION

The Club Nova Apartment Building project is proposed as a redevelopment of the property at 103 West Main Street. An existing eight (8) unit apartment building on the property will be demolished and will be replaced by a twenty-four (24) unit SRO building. The proposed project will be served off of West Main Street. A detailed staff report analyzing the proposed project will be provided at the public hearing.

### RECOMMENDATION

The Administration recommends that the Board adopt the attached resolution that sets a public hearing for April 9, 2002 for consideration of the conditional use permit request.