

# BOARD OF ALDERMEN

ITEM NO.: D(2)

## AGENDA ITEM ABSTRACT

MEETING DATE: MAY 7, 2002

TITLE: CHAN MIXED USE CONDITIONAL USE PERMIT

<b>DEPARTMENT:</b> PLANNING DEPARTMENT	<b>PUBLIC HEARING:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<b>ATTACHMENTS:</b> A. SITE PLANS B. STAFF REPORT C. SATELLITE PARKING AGREEMENT D. TRAFFIC IMPACT/PARKING SHADING E. SUNGATE COMMENTS F. JOINT REVIEW COMMENTS G. CUP WORKSHEET	<b>FOR INFORMATION CONTACT:</b> JEFF KLEAVELAND, 918-7332

### PURPOSE STATEMENT

Giles Blunden and Steven Addy have submitted an application for a Conditional Use Permit for construction of a mixed-use building located at 114 Merritt Mill Road. The CUP, if approved, would allow the construction of a three (3) story mixed-use building with associated parking and landscaping. The uses of the proposed building will be a combination of 19 Single Room Occupancy dwelling units and two (2) office spaces. The Board of Aldermen must consider the Conditional Use Permit application and either approve, approve with conditions, or deny the request.

### INFORMATION

Note: The plans are entitled "Special Use Permit", this is erroneous, in fact they are "Conditional Use Permit" plans. Staff apologizes for the confusion.

(Also, see the attached "Staff Report" for additional project information.)

### ADMINISTRATION'S RECOMMENDATION

The Administration recommends that the Board of Aldermen approve the requested Conditional Use Permit to allow the construction of the three story mixed use building with associated parking and landscaping at 114 Merritt Mill Road subject to the following conditions:

1. Correct lighting plan to limit light level at property line to .2 foot-candles per the requirements of Section 15-243.
2. Obtain final approval from the Town Engineer upon provision of the "Truth in Drainage Statement" as required by Section 15-263.
3. Revise "parking-provided" information on plans.
4. Revise plans to read "Conditional Use Permit" instead of "Special Use Permit".

5. Construction plans shall show the location of the three (3) satellite parking spaces at the adjacent lot (owned by the applicant) located at 111 N. Merritt Mill Road, further identified by Tax Map 7.92.B.3, PIN number 9788064201.
6. The applicant shall provide proof that the satellite parking spaces are an encumbrance upon the property where they are located for as long as this permit is active.
7. The applicant shall pave and stripe the satellite parking spaces per the requirements of the Land Use Ordinance.