

BOARD OF ALDERMEN

ITEM NO.: D(2)

AGENDA ITEM ABSTRACT

MEETING DATE: APRIL 8, 2003

SUBJECT: MINOR MODIFICATION FOR CLUB NOVA APARTMENT BUILDING CONDITIONAL USE PERMIT, 103 WEST MAIN STREET

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES No <input checked="" type="checkbox"/>
ATTACHMENTS: A. PROJECT PLANS B. RESOLUTION C. STAFF REPORT D. CONDITIONAL USE PERMIT DOCUMENT E. EXISTING CONDITIONS ORTHO PHOTO F. PARKING JUSTIFICATION DOCUMENT G. TOWN ENGINEER'S LETTER REGARDING PIPE	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Mr. Giles Blunden, representing OPC Foundation, has submitted an application for a *Minor Modification* to the Conditional Use Permit (CUP) issued to the OPC Foundation on April 9, 2002 for the Club Nova Apartment Building. The proposed Minor Modification involves slight changes to the building and site.

Note that this project is seeking Section 8 Federal Funds and is subject to a tight deadline in order to secure moneys. For this reason, the plans submitted are concurrently undergoing Construction Plan Review.

INFORMATION

The original permit authorized construction of a three-story apartment building, containing twenty-four (24) single-room occupancy units, at 103 West Main Street. An existing eight-unit apartment building on the property would be demolished to make room for the proposed new building. Also, a 2,043 square foot office building and a 1,600 square foot retail building also would remain in place on the property. The subject property is zoned B-1(g), Business – 1(general). The property contains 30,211.5 square feet (0.69 acres) and is further identified as Orange County Tax Map number 7.99.B.7.

The Minor Modification to CUP, if granted, would allow an increase in the size of the building footprint and elevations as well as slight changes in the site design necessitated by the larger building. The revised, enlarged building footprint allows for a larger, enclosed community space (with associated office) as required by the funding agency. The additional office space adds one parking space to the total number required on-site, though the parking spaces provided is unchanged at 17 spaces.

The larger building necessitates the creation of more “pervious” surface. Consequently, various impervious sidewalk and parking areas have been replaced with pervious surfaces so as to maintain compliance with Town stormwater standards. In addition, surface drainage has been slightly revised including the replacement of a swale with a 15” RCP storm drain (as required by ordinance). The

applicant is seeking relief from this requirement in order to use a smaller diameter plastic pipe which will fit the constraints of the site more efficiently.

RECOMMENDATION

The Administration recommends that the Board of Aldermen approve the Minor Modification to the Conditional Use Permit subject to the following additional conditions:

1. That the Board finds that the proposed boardwalks constructed of the composite decking material meet the following requirements per the provisions of Section 15-221(f) of the Land Use Ordinance:
 - a) Such walkways would serve the residents of the development as adequately as concrete sidewalks; and
 - b) Such walkways would be more environmentally desirable.
2. That the Board finds that 17 parking spaces shall continue to be required for the project due to the project's proximity to a bus line, proximity to a municipal parking lot, low rate of expected vehicular ownership amongst the residential population, and complementary hours of operation between the office and retail uses.
3. That the Board finds that the proposed deviation from Town standards, permitting the applicant to use a smaller diameter plastic pipe instead of the required 15" Reinforced Concrete Pipe along the eastern side of the proposed building, meets the following requirement per the provisions of Section 15-262(g) of the Land Use Ordinance:
 - a) That the deviation is warranted upon recommendation and is subject to approval by the Town Engineer.