

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: MAY 27, 2003

SUBJECT: PUBLIC HEARING ON WINMORE VILLAGE MIXED USE CONDITIONAL USE DISTRICT AND WINMORE VILLAGE MIXED USE ARCHITECTURALLY INTEGRATED SUBDIVISION

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <u>X</u> NO <u> </u>
ATTACHMENTS: Part I: 1. REZONING ORDINANCE 2. REZONING APPLICATION 3. STAFF REPORT AND ATTACHMENTS (3-A TO 3-H) Part II: A. PROJECT PLANS B. STAFF REPORT C. NARRATIVE REGARDING COMPLIANCE WITH SECTION 15-176.2 OF THE LUO D. LAND USE PERMIT APPLICATION E. DESIGN NARRATIVE FROM APPLICANT F. LIST OF PERMISSIBLE USES IN B-3T AND O/A ZONING DISTRICTS G. LETTER REGARDING INTENTION TO RESTRICT TOWNHOUSE USES THROUGH HOMEOWNER'S ASSOCIATION DOCUMENTS H. TRAFFIC IMPACT STUDY I. LETTER REGARDING SHARED PARKING J. LETTER REGARDING TREE PROTECTION MEASURES K. LETTER FROM TOWN ENGINEER L. LETTER FROM ORANGE COUNTY EROSION CONTROL M. PHOTO REPRESENTATIONS AND DESCRIPTIONS OF PLAYFIELDS N. DESCRIPTION OF FORTHCOMING HOMEOWNER'S ASSOCIATION DOCUMENTS O. COMMENTS RECEIVED FROM CITIZENS P. RESPONSE FROM APPLICANT TO LETTER FROM MR. PEOT REGARDING LIGHTING Q. LETTER FROM APPLICANT REGARDING ECONOMIC & SOCIAL DIVERSITY R. LISTING OF SITUATIONS WHERE 'CONDITION #1' IS NECESSARY S. ADVISORY BOARD RECOMMENDATION STATEMENTS (INCLUDING SUMMARY SHEET) T. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: PATRICIA MCGUIRE, 918-7327 MARTY ROUPE, 918-7333 JEFF KLEAVELAND, 918-7332

PURPOSE

Winmore Land Management, LLC has submitted a petition to rezone 65.85 acres from R-10 to Village Mixed Use Conditional Use District and has also submitted an application for a conditional use permit to allow a Village Mixed Use Architecturally Integrated Subdivision. It is necessary for the Board of Aldermen to hold a public hearing on these matters before taking action.

INFORMATION

Winmore Land Management, LLC., has submitted a petition to have the zoning of 65.85 acres of land in four separate tracts currently addressed as 1318 Homestead Road, 1400 Homestead Road, 1410 Homestead Road, and 700 Lake Hogan Road changed from R- 20, a low-density residential zoning, to Village Mixed Use, a conditional use district that is established to provide for the development of rural new villages (**Attachment 2, Part I**). An application has also been submitted for a Conditional Use Permit to allow a Village Mixed Use Architecturally Integrated Subdivision (AIS) of ninety-eight (98) Single-Family Lots, sixty-six (66) Multi-Family Townhome Lots, sixty-eight (68) Multi-Family Apartments, and twenty (20) Commercial Lots at 1400 Homestead Road. The name for the project is Winmore.

The hearing on the rezoning request and conditional use permit application will be conducted consecutively. Staff reports on the rezoning petition (**Attachment 3, Part I**) and the conditional use permit application (**Attachments A-T, Part II**) are attached.

RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the ordinance (**Attachment 1, Part I**) that approves the requested rezoning and the master plan/conditional use permit of 1400 Homestead Road from R-20 to Village Mixed Use Conditional Use district. The Administration also recommends that the Board of Aldermen approve the request for a Conditional Use Permit to allow a Village Mixed Use (Use 32.000) Architecturally Integrated Subdivision (AIS) to create ninety-eight (98) Single-Family Lots (Use 1.111), sixty-six (66) Multi-Family Townhome Lots (Use 1.321), sixty-eight (68) Multi-Family Apartments (Use 1.331), and twenty (20) Commercial Lots (Various Uses Listed in Permissible Use Table) at 1400 Homestead Road, subject to the conditions outlined at the end of the attached staff report (**Attachment B, Part II, Pages 32-35**).