

BOARD OF ALDERMEN

ITEM NO.: D(2)

AGENDA ITEM ABSTRACT

MEETING DATE: MARCH 1, 2005

TITLE: A PERMIT EXTENSION REQUEST FOR A PREVIOUSLY ISSUED CONDITIONAL USE PERMIT FOR THE WINMORE VILLAGE MIXED USE PROJECT AT 1400 HOMESTEAD ROAD

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES __ No <u>X</u>
ATTACHMENTS: A. RESOLUTION APPROVING PERMIT EXTENSION REQUEST B. STAFF REPORT C. APPLICATION D. COPY OF CONDITIONAL USE PERMIT GRANTED ON JUNE 10, 2003 E. PROJECT SITE PLAN F. LETTER FROM MR. ROBERT CHAPMAN G. SECTION 15-62 OF THE LUO	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333

PURPOSE

The Board is asked to review a request for an extension of the date when a Conditional Use Permit would otherwise expire for the Winmore Village Mixed Use project at 1400 Homestead Road. The Town Staff recommends approval of the request.

INFORMATION

The owner of the Winmore VMU project at 1400 Homestead Road, Capkov Ventures, Inc. (Capkov), has requested an extension of the date on which a previously issued Conditional Use Permit (CUP) would otherwise expire. The Board of Aldermen originally granted the Conditional Use Permit on June 10, 2003. The CUP allows construction of 98 Single-Family Lots, 66 Multi-Family Townhome Lots, 68 Multi-Family Apartments, and 20 Commercial Lots (48 units will meet the Town's affordable housing criteria) at 1400 Homestead Road. Upon realizing that the permit expiration date was nearing, Capkov contacted staff to discuss the possibility of seeking an extension. Capkov has moved forward with due diligence in actively pursuing approval of construction plans, and wishes to receive an extension to the date on which the CUP would otherwise expire.

FISCAL IMPACT

N/A

RECOMMENDATION

The Town Staff recommends that the Board of Aldermen adopt the attached resolution (**Attachment A**) approving the permit extension request. The new expiration date for the permit will be June 10, 2006.