

BOARD OF ALDERMEN

ITEM NO. D(3)

AGENDA ITEM ABSTRACT

MEETING DATE: SEPTEMBER 20, 2005

SUBJECT: A REVIEW OF AFFORDABLE HOUSING FOR THE OASIS GROVE COURT AIS MAJOR SUBDIVISION SPECIAL USE PERMIT PROJECT.

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
ATTACHMENTS: A. VICINITY MAP B. SITE PLAN C. SECTION 15-54.1 OF THE LUO	FOR INFORMATION CONTACT: ARMIN LIETH, PROJECT APPLICANT, 932-6817 MARTY ROUPE, 918-7333

PURPOSE

Because the Oasis Grove Court AIS Special Use Permit project does not propose to reserve 15% of its units as affordable, Section 15-54.1 of the Land Use Ordinance requires that the applicant participate in an Affordable Housing Review Meeting with the Board of Aldermen before project review may continue. At this time, the Board of Aldermen is asked to review the affordable housing component of the Jones Property AIS major subdivision.

INFORMATION

On June 18, 2004, Mr. Armin Lieth submitted a Special Use Permit application for the construction of fourteen (14) townhome units at 100 Gail Court. The property is further identified by tax map numbers 7.106.C.2 and 7.106.C.3. It is located along the southern side of West Main Street, across the street from its intersection with Pine Hill Drive (**Attachment A**).

The Town of Carrboro Zoning Division (along with other reviewing agencies) has completed two formal reviews of the Oasis Grove Court AIS Special Use Permit plans (**Attachment B**). Per the provisions of Section 15-54.1 of the Land Use Ordinance, proposed residential projects that provide less than 15% affordable housing (as defined by Section 15-182.4) are required to participate in an Affordable Housing Review Meeting with the Board of Aldermen (**Attachment C**).

The subject project, as designed to date, is a townhome project consisting of fourteen (14) units in total, ten (10) of which are allowed by base density, with the additional four (4) units allowed per the density bonus provisions of Section 15-182.4 of the Land Use Ordinance (LUO) (this amounts to 4 out of a total of 5 allowed under Section 15-182.4). Two units are proposed as 'affordable units,' intended to meet the affordability criteria of the LUO. Twelve (12) buildings will be constructed; two of which will house an additional dwelling unit in the basement and/or bottom floor of the building. These additional basement/ground floor units will be dedicated as the affordable units (**Attachment B**). As shown, the project is providing 14.3% affordable housing and therefore is required to participate in this review meeting. In order to achieve the 15% threshold, the subdivision would need to provide an additional unit (i.e.: 3 instead of 2), which raises the percentage of affordable units to 21.4%.

Of note, Mr. Lieth may choose to add a neighboring property to his development (and thereby add more units to the project), which could change all the numbers represented in this agenda item.

RECOMMENDATION

Staff recommends that the Board participate in the Affordable Housing Review as pertaining to the Oasis Grove Court AIS Special Use Permit application.