

BOARD OF ALDERMEN

ITEM NO.: C(2)

AGENDA ITEM ABSTRACT MEETING DATE: NOVEMBER 1, 2005

TITLE: REQUEST TO SET A PUBLIC HEARING: CLAREMONT ARCHITECTURALLY INTEGRATED SUBDIVISION

DEPARTMENT: PLANNING	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. RESOLUTION B. VICINITY MAP	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Parker Louis, LLC, as represented by Phil Post and Associates has submitted a Conditional Use Permit application for construction of a 66 lot, 79 dwelling unit subdivision located at 1018 Homestead Road. Prior to reaching a decision on a request for a CUP, the Board must hold a public hearing to receive input. The town staff recommends that the Board set a public hearing for November 22, 2005 for consideration of the conditional use permit request.

INFORMATION

The Conditional Use Permit, if approved, would allow the creation of 13 duplex lots (26 units total) and 53 single-family-detached lots with associated site amenities and infrastructure (including publicly dedicated streets). The subject property is zoned R-20, Residential, contains 27.6 acres (1,202,997 sf) and is listed on the Orange County Tax Map as number 7.109..16.

STAFF RECOMMENDATION

The town staff recommends that the Board adopt the attached resolution that sets a public hearing for November 22, 2005 for consideration of the conditional use permit request.