

BOARD OF ALDERMEN

ITEM NO. D(4)

AGENDA ITEM ABSTRACT

MEETING DATE: JANUARY 15, 2008

SUBJECT: MINOR MODIFICATION FOR THE CLAREMONT AIS CONDITIONAL USE PERMIT

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <u> </u> NO <u> </u>
ATTACHMENTS: A. PROJECT SITE PLAN B. RESOLUTION ADOPTING THE MODIFICATION C. CONDITIONAL USE PERMIT DOCUMENT D. MEETING MINUTES FROM THE ORIGINAL HEARING	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Zinn Design/Build, developer of the 79 unit Claremont Architecturally Integrated Subdivision (AIS), located along Homestead Road, has submitted an application for a *Minor Modification* to the Conditional Use Permit issued for the AIS on November 22, 2005 (Attachment C). Town staff requests that the Board review, deliberate and make a decision on the application.

INFORMATION

The applicant wishes to modify the original CUP, which permits 53 single family lots with 13 duplexes (26 units) for a total of 79 dwelling units. The applicant proposes to convert the eight duplex units (44 through 51) located on four lots, to *four* single family units located on the same four lots. This will reduce the density from 79 to 75 units.

The modification does not change the number-of or, the location-of, the affordable units in the subdivision.

The lots so affected are not changed in their layout and thus no significant issues arise with respect to drainage or engineering.

There are no issues created by the project with respect to the applicable provisions of the Land Use Ordinance. However, the modification will slightly reduce housing density and change housing diversity for the subdivision.

Miscellaneous

The modified plans meet with the satisfaction of Public Works and the Town Engineer.

RECOMMENDATION

Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. If the request is approved it is recommended that the attached resolution approving the Minor Modification to the Conditional Use Permit (Attachment B), be adopted.