

BOARD OF ALDERMEN

ITEM NO.: C(11)

AGENDA ITEM ABSTRACT

MEETING DATE: DECEMBER 2, 2008

**TITLE: REQUEST TO SET A PUBLIC HEARING FOR MAJOR MODIFICATION TO
CONDITIONAL USE PERMIT FOR CLAREMONT SUBDIVISION- PHASE IV AND V**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. RESOLUTION SETTING THE PUBLIC HEARING B. VICINITY MAP	FOR INFORMATION CONTACT: JAMES THOMAS, 918-7335

PURPOSE

Parker Louis, LLC as represented by Phil Post and Associates, has submitted an application for the construction of two additional phases of Claremont Subdivision that would create a 96 dwelling unit subdivision located at 1001 Homestead Road. The Major Modification to the Conditional Use Permit, if approved, would allow the creation of 69 single-family-detached and 27 townhouses with associated infrastructure, including publicly dedicated streets. The applicant is requesting that the Board schedule the public hearing date for the modification to the conditional use permit for January 27, 2009.

INFORMATION

The subject property is zoned Residential-15 (R-15), and Residential-20 (20). It contains 38.14 acres (1,661,516 sf) and is listed on the Orange County Tax Map as number 7.109..16D and 7.109..17. For a vicinity map, see Attachment B.

STAFF RECOMMENDATION

Staff recommends that the Board adopt the attached resolution to set the date of the public hearing (Attachment A).