

BOARD OF ALDERMEN

ITEM NO. B(1)

AGENDA ITEM ABSTRACT

MEETING DATE: SEPTEMBER 22, 2009

TITLE: Public Hearing on a Minor Modification to the Conditional Use Permit for the Winmore Subdivision to Allow for the Goddard School at 515 East Winmore Avenue

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <u>X</u> No <u> </u>
ATTACHMENTS: A. RESOLUTION B. STAFF REPORT C. PROJECT PLANS D. APPLICANT’S RESPONSE TO ADVISORY BOARDS CONCEPT COMMENTS E. PARKING JUSTIFICATION F. APPLICANT’S RESPONSE TO SECTION 263(C)(3) OF THE LUO G. SUMMARY SHEET OF ADVISORY BOARD RECOMMENDATION H. ADVISORY BOARD RECOMMENDATIONS I. CITIZEN LETTERS	FOR INFORMATION CONTACT: JAMES THOMAS, 918-7335

PURPOSE

Staff recommends that the Board of Aldermen review, deliberate, and consider granting the Minor Modification application to the Winmore Conditional Use Permit for a “Daycare Facility “ application at 515 East Winmore Avenue.

INFORMATION

Chris and Wendy Mattucci, as represented by Tony Tate Landscape Architectures have submitted an application for a Minor Modification of the original Conditional Use Permit (CUP) for Winmore Village Mixed Use for the construction of a “daycare facility” called The Goddard School located at 515 East Winmore Avenue (**Attachment C**). The Minor Modification of the Conditional Use Permit, if approved, would allow the creation of a 10,160 square foot “daycare facility” on a vacant tract.

The subject property is a “Village Mixed Use (VMU)” zoning district containing 2.956 acres (128,763sf) and is listed on the Orange County Tax Map as numbers 7.171..1.

STAFF RECOMMENDATION

Staff recommends that the Board of Aldermen review, deliberate, and consider granting the Minor Modification application to the Winmore Conditional Use Permit for a “Daycare Facility “ application at 515 East Winmore Avenue, subject to the following recommendations/conditions:

1. Per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 40 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding the necessary parking spaces based on other Goddard School locations.
2. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As build DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity, schedule and creation of reserve fund for future maintenance needs. The plan shall include scheduled maintenance activities for each unit in the development, (including, bioretention areas, swales, and dry detention basin), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to town engineer and environmental planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.