

BOARD OF ALDERMEN

ITEM NO.: D(2)

AGENDA ITEM ABSTRACT

MEETING DATE: MARCH 16, 2010

TITLE: MINOR MODIFICATION TO CLAREMONT CONDITIONAL USE PERMIT- PHASE I, II & III
TO ALLOW RECOMBINATION OF SIX (6) DUPLEX LOTS TO THREE (3) SINGLE-FAMILY
LOTS

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
ATTACHMENTS: A. RESOLUTION B. LETTER FROM LETTER FROM PARKER C. EXCERPT FROM THE 1/15/08 BOA MINUTES	FOR INFORMATION CONTACT: MARTY ROUPE- 918-7333

PURPOSE

Parker Louis, LLC, has submitted an application for a Minor Modification of the original Conditional Use Permit (CUP) for Claremont Subdivision, Phase I, II, and III for the recombination of duplex lot #'s 44/45, 46/47 and 48/49 to be recombined into three (3) lots for single-family homes. Town staff requests that the Board of Aldermen deliberate the application, and consider making a decision on the Minor Modification to CUP.

INFORMATION

The original CUP for Claremont Subdivision, Phase I, II and III was originally approved March 6th, 2006 for seventy-nine (79) lots. Of those lots, fifty-three (53) lots are for single-family residents while the remaining twenty-six (26) lots were for duplexes. Twelve (12) of the twenty-six lots will be affordable units and the applicant is not requesting any change in these units.

Parker Louis, LLC is requesting the Minor Modification to the CUP to recombine six (6) duplex lot #'s 44/45, 46/47 and 48/49 into three lots in order to build single-family residences versus duplexes. The reasoning for this request is due to the change in the real estate market (**see attachment B**). In essence, this would reduce the density of this development from seventy-nine (79) housing units to seventy-six (76) housing units. It should be noted that the applicant appeared before the Board of Aldermen on January 15th, 2008 (**see attachment C**) to request a similar situation, but this item was tabled

Public Hearing

It is within the purview of the Board of Aldermen to call a public hearing before rendering a decision on the requested changes. Specifically, with regard to Minor Modification requests, Section 15-64(b) of the LUO states that following: "Unless it is requested by the permit-issuing authority, no public hearing shall be required for such minor modification."

RECOMMENDATION

Town staff recommends that the Board of Aldermen deliberate the application and consider making a decision on the Minor Modification to the CUP.