

BOARD OF ALDERMEN

ITEM No. D(2)

AGENDA ITEM ABSTRACT

MEETING DATE: DECEMBER 7, 2010

SUBJECT: A REVIEW OF AFFORDABLE HOUSING FOR THE CLAREMONT AIS CONDITIONAL USE PERMIT PROJECT

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
ATTACHMENTS: A. VICINITY MAP B. SITE PLAN C. MESSAGE FROM PROPERTY OWNER D. SECTIONS 15-54.1 & 15-188 OF THE LUO	FOR INFORMATION CONTACT: ADAM ZINN & OMAR ZINN, OF PARKER LOUIS INC, 493-0099 MARTY ROUPE, 918-7333

PURPOSE

The Board of Aldermen approved a Major Modification to a Conditional Use Permit on March 17, 2009 to incorporate Phases 4 and 5 into the previously approved Claremont AIS CUP. The developer is now interested in discussing the possibility of modifying the affordable housing component of phases 4 and 5 of the project. At this time, the Board of Aldermen is asked to review and discuss the affordable housing component of the project.

INFORMATION

After the March 2006 approval of a CUP for Claremont on the north side of Homestead Road, the developer moved forward with an application for additional phases of the development in the same general location but south of Homestead Road. Ultimately, the Board approved a Major Modification to the existing Conditional Use Permit, in March 2009, thereby bringing all five (5) phases of the project under a single CUP document. Subsequently, in March 2010, the Board approved a Minor Modification request to reduce the density within phases 1-3 by three (3) units, i.e.: allow three single-family homes instead of six duplex units. Upon approval of the new CUP and the Minor Modification, the developer had agreed to the details described below related to total units, affordable units, and residential unit types.

As approved:

Phases 1, 2, and 3:

Total units = 76

Total affordable units = 12

Percentage affordable units = 15%

Breakdown of units = 56 single family units & 20 duplex units

(Note that no changes are contemplated at this time regarding Phases 1, 2, and 3.)

Phases 4 and 5:

Total units = 96

Total affordable units = 16

Percentage affordable units = 16%

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Breakdown of units = 69 single family units & 27 townhome units

In total, 172 units are currently approved, including 28 affordable units (or 16% of the total number of units). As noted above, no changes are proposed for Phases 1-3.

Current Proposal for Phases 4 and 5:

The applicant does wish to discuss the possibility of modifying the affordable component of Phases 4 and 5 (**Attachment B**), as noted in a message included as **Attachment C**. Specifically, they are interested in reducing the overall density from 96 units to 75 units (the maximum allowed without any affordable housing density bonus). In doing so, they would propose to include no units meeting the LUO's affordability criteria, receive no affordable housing density bonus units, and include 25% size-limited units instead in accordance with the provisions of LUO Section 15-188. Such a change would involve an application for a CUP modification, which would have to be approved by the Board of Aldermen. Such an application has not yet been submitted, as this item was deemed worthy of an affordable housing review discussion with the Board of Aldermen prior to investing time and resources into the development of an application (**See 15-54.1 portion of Attachment D**).

As additional information, if such a change ultimately was approved as a CUP modification, the Claremont AIS CUP would include:

Phases 1 through 5 – if requested changes are approved:

Total units = 151

Total affordable units = 12

Percentage affordable units = 7%

Breakdown of units = to be determined

RECOMMENDATION

Staff recommends that the Board participate in the Affordable Housing Review as pertaining to the Claremont AIS Conditional Use Permit project.