

BOARD OF ALDERMEN

ITEM NO. D(6)

AGENDA ITEM ABSTRACT

MEETING DATE: JUNE 19, 2012

SUBJECT: AFFORDABLE HOUSING REVIEW MEETING FOR CLAREMONT SOUTH

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: NO
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 Conditional Use Permit application on April 17, 2012 effectively removing the portion of the Claremont subdivision on the south side of Homestead Road from the northern portion. The new approval is for a PUD CUP, including 92 single-family homes, 22 of which would be size-limited. The developer is now interested in moving forward with a Major Modification application, which would increase the amount of commercial land, add a charter school to the site, change a portion of the housing to either townhomes or apartments, and increase the overall density to 117 dwelling units. Because the developer remains interested in only including size-limited units, the Board of Aldermen is asked to review and discuss the affordable housing component of the project.

INFORMATION

After the April 2012 approval of a CUP for Claremont South, the developer notified staff of a possible request to modify the approved plan to add commercial land, incorporate a charter school and change the housing type and overall density. While this plan remains at the conceptual stage in terms of project review, it is already clear that the developer remains interested in only including size-limited units, rather than including 15% of units meeting the LUO's affordable housing criteria. Because of this, the developer must discuss the project and the Town's goals related to affordable housing with the Board of Aldermen, in accordance with the language in LUO Section 15-54.1(d) (see **Attachment D**).

Upon approval of the new CUP (on April 17, 2012), the developer had agreed to include 22 size-limited units in Claremont South. The Board found the plan acceptable and approved the CUP without any affordable houses (i.e. meeting LUO criteria) included. Following is a breakdown of the residential portion of the PUD CUP, as approved on April 17:

As approved:

Total units = 92 single-family homes
Total affordable units = 0
Percentage affordable units = 0%
Size-limited units = 22 single family units

Current Proposal for Residential Portion:

The applicant now wishes to change the density and housing type. The overall density would increase from 92 units to 117 units, and include a mix of housing types, i.e. 37 single-family homes, along with 80 either townhome or apartment units. The applicant proposes, again, to meet the LUO's size-limited housing requirements (i.e. 25% of the units), and not provide any units meeting the LUO's affordable housing criteria. A message from the applicant is included as **Attachment C**. An application has not yet been submitted. LUO Section 15-54.1 (**Attachment D**) is provided for reference.

RECOMMENDATION

Staff recommends that the Board participate in the Affordable Housing Review as pertaining to the Claremont South Planned Unit Development Conditional Use Permit project.