

SUMMARY OF
COMMUNITY DESIGN COMMISSION ACTION

ATTACHMENT 3

Subject: Application for Homestead Twin Towns Special Use Permit

Meeting Date: April 18, 2007

Recommendation: That the Council approves the Special Use Permit for the Homestead Twin Towns development with the adoption of Resolution A (Attachment 3), as attached to the Staff Report dated April 18, 2007 with the following changes:

1. Provision of Affordable Housing: That the affordable housing stipulation for monthly condominium fees and utilities be amended to say that their Homeowner's Association dues are not to exceed 50% of the nonaffordable homeowner's dues.
2. Homestead Road Improvements: That the Homestead Road improvements be amended to delete the requirement for curb and gutter and substitute with a swale with maintenance responsibility by the Homeowner's Association.
3. Energy Efficiency: That the energy efficiency rating stipulation be amended to include a requirement that the energy models showing a minimum energy efficiency savings in accordance with current guidelines with a minimum of "Energy Star" rating for the buildings of 20% relative to ASHRAE standard.
4. Stormwater Detention Facilities Responsibility: Responsibility for maintenance of the stormwater facilities be the responsibility of the Homeowner's Association be added as a new stipulation.
5. Curbside Refuse/Recycling Collection: That instead of providing bulk refuse and recycling collection facilities, the proposed development may be served with curbside refuse/recycling collection and that the developer contract with a private refuse collection and/or recycling collection service for this purpose.
6. Recycling Specialist: That the stipulation requiring a recycling specialist be removed from Resolution A.

Vote: 10-0

Ayes: Mark Broadwell, Mary Margaret Carroll, George Cianciolo, Chris Culbreth, Kathryn James, Ade McGregor, Laura King Moore, Glenn Parks, Amy Ryan, and Jonathan Whitney.

Prepared by:

Jonathan Whitney, Chair
Kay Pearlstein, Planning Staff



