

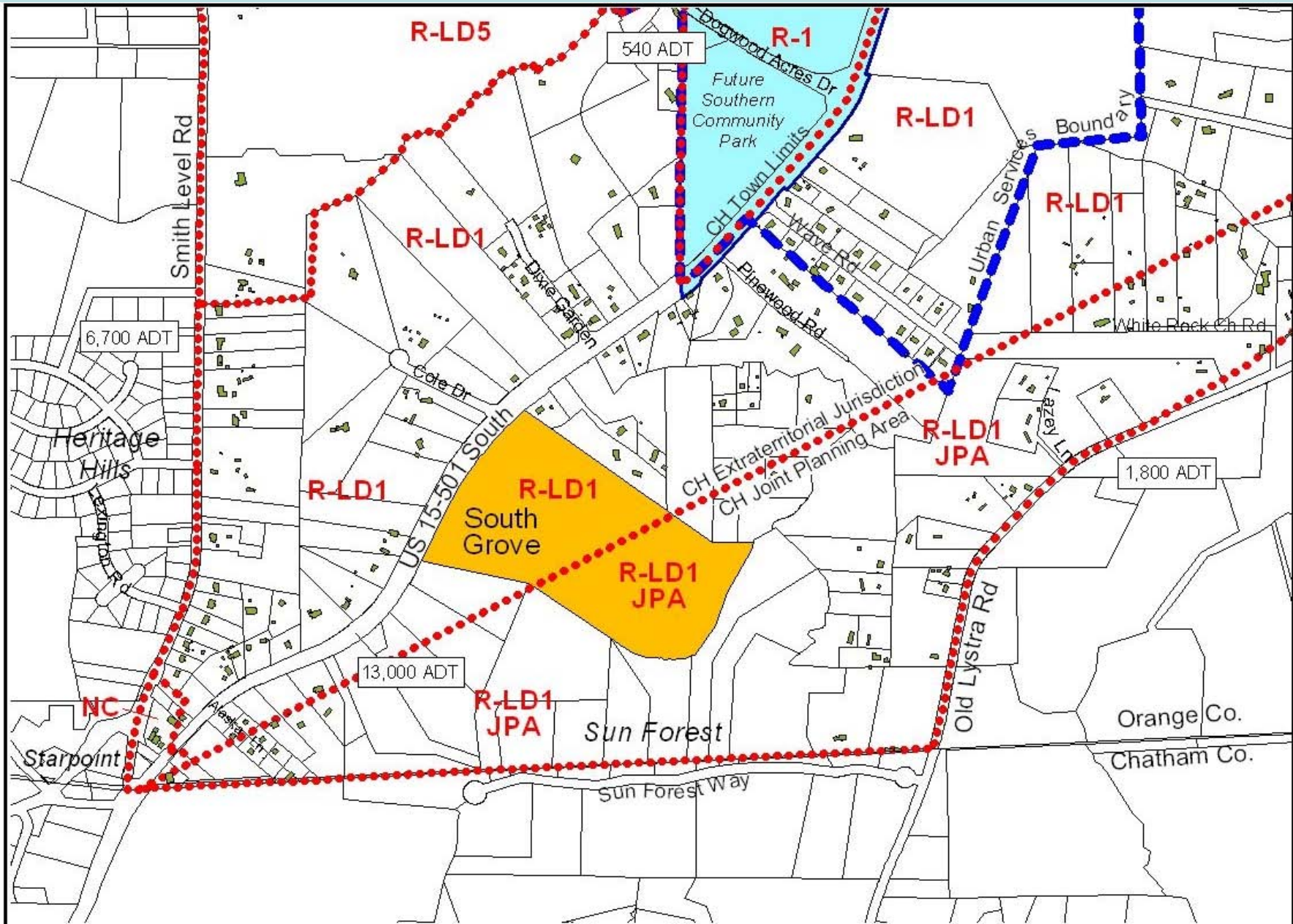
South Grove

(aka Oldham Property)

Planned Development - Housing Special Use Permit

Continuation of April 28 Public Hearing

May 19, 2008



Key Issues

- Recreation Area
- Affordable Housing Phasing
- Septic Pumping Cost Reduction for Owners of Affordable Lots

Key Issues

Revised Resolution A includes:

- Stipulation #7 regarding phasing provides for 6th, 12th, 18th, and 24th houses to be affordable
- Stipulation #8 provides for \$1,000 cost reduction for each affordable home to offset septic pumping costs

Key Issues

Recreation

- Stipulation #21 of Resolution A still provides for payment-in-lieu of +/- \$50,105 and +/- 35,792 s.f. of on-site recreation area, in accordance with LUMO provisions

(this is the staff recommendation)

Options for Tot Lot

- Tot lot could be voluntarily installed by HOA or developer
- Applicant willing to install tot lot in exchange for reduction of recreation payment-in-lieu amount

If Town Council endorsed reducing recreation payment-in-lieu amount for installation of tot lot:

- Developer could request modification of regulations regarding formula for calculating payment-in-lieu, to insert into Resolution A (following slide); and
- Insert alternate language in Stipulation #21 (following slide); and
- Resolution A would reference revised recreation area plan (dated April 8, 2008).

Alternate Language for Stipulation #21 in Resolution A

- **Stipulation #21**, regarding recreation area improvement and payment-in-lieu:
- Working from the base requirement for payment-in-lieu in the amount of approximately \$50,105 and a requirement for recreation area of approximately 35,792 square feet, the recreation area shall be improved with play equipment for young children with a commensurate reduction in the payment-in-lieu amount. The recreation area location, the play equipment type and location, and the payment-in-lieu amount (including the adjustment in the amount) shall be subject to Town Manager approval.
- The land area figures for calculating the base requirement for payment-in-lieu amount and on-site recreation area must be confirmed by a sealed survey prior to issuance of a Zoning Compliance Permit.

Modification of Regulations – Language Inserts for Resolution A

- “3. Modification of LUMO ss 5.5.2(d)(4) regarding the formula for establishing the value of payment-in-lieu, by allowing the reduction of the payment-in-lieu amount in exchange for provision of a tot lot on-site.
- This finding is based on a determination that public purposes are satisfied to an equivalent or greater degree because it would allow for provision of on-site recreation for small children, thereby supporting social exchange and community-building within the neighborhood.”

South Grove



Revised Recreation Area and
Reconfigured Driveway for Lot 6

30' TYPE D BUFFER IN COMMON AREA. SUPPLEMENT EXISTING VEGETATION AS NEEDED.

HYDRANT AREA FIRE HYDRANT (UNDER CONSTRUCTION, BY OTHERS).

NO CLEARING OR LAND DISTURBANCE IN RESOURCE CONSERVATION DISTRICT.

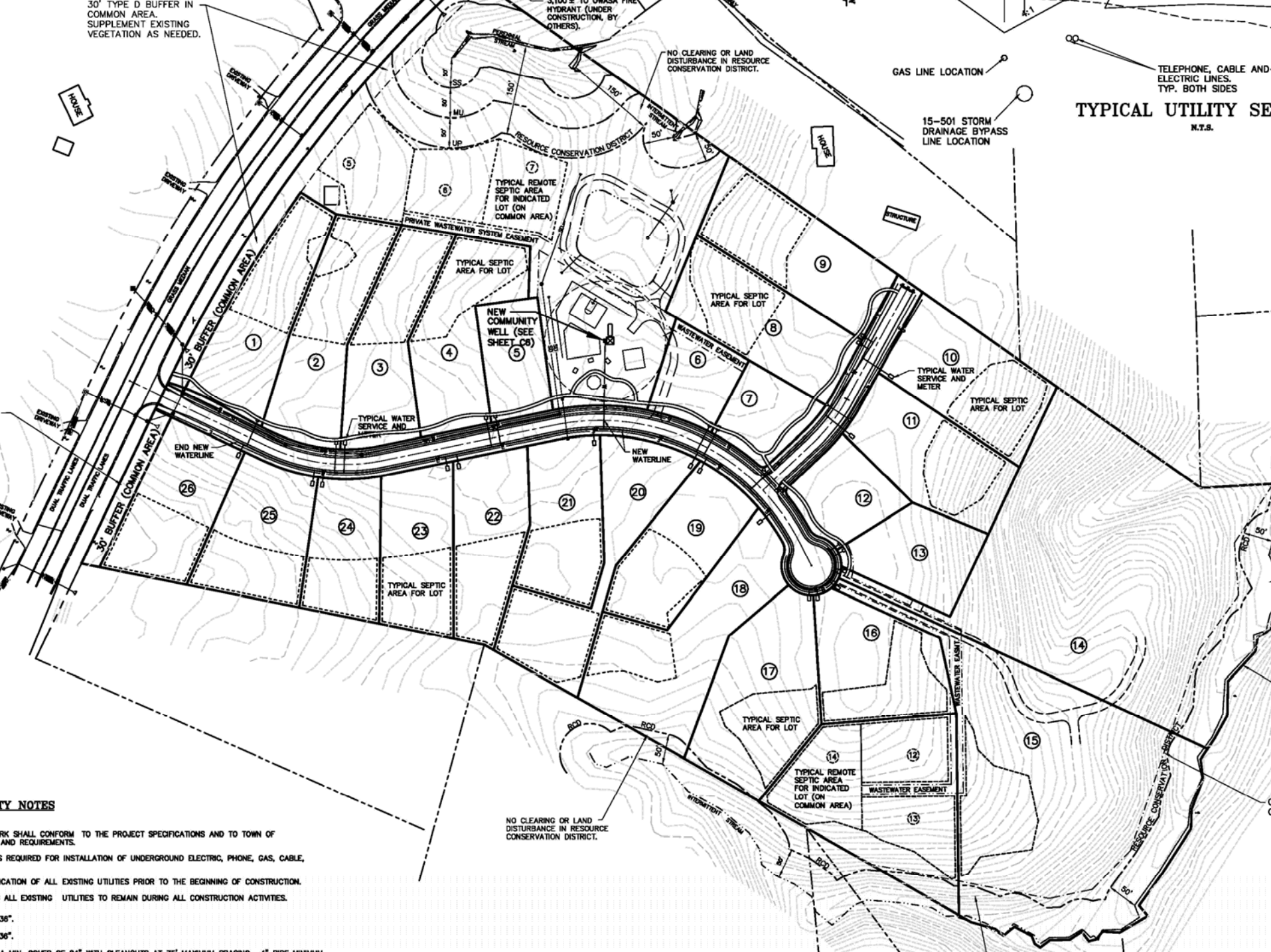
GAS LINE LOCATION

TELEPHONE, CABLE AND ELECTRIC LINES. TYP. BOTH SIDES

TYPICAL UTILITY SE

N.T.S.

15-501 STORM DRAINAGE BYPASS LINE LOCATION



UTILITY NOTES

WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND TO TOWN OF [unclear] AND REQUIREMENTS.

AS REQUIRED FOR INSTALLATION OF UNDERGROUND ELECTRIC, PHONE, GAS, CABLE,

LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL EXISTING UTILITIES TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES.

NO CLEARING OR LAND DISTURBANCE IN RESOURCE CONSERVATION DISTRICT.

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