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SUMMARY OF PLANNING BOARD ACTION

Subject: Hotel L' Europa/Village Office Park Special Use Permit Modification and Europa Office Building Special Use Permit: Revised Transportation Impact Analysis

Meeting Date: April 2, 2002

Recommendation: Because the construction of the US 15-501/Erwin Road "Superstreet" should be completed prior to the occupancy of the proposed Europa Office Building, The Planning Board recommended that the Council:

- Approve the application for the Hotel L' Europa/Village Office Park Special Use Permit Modification with conditions as recommended in Resolution B, the Planning Board's Recommendation, dated February 11, 2002; and
- Approve the application for Europa Office Building Special Use Permit with conditions as recommended in the Resolution B, the Planning Board's Recommendation, dated February 11, 2002.

The three primary reasons for this recommendation are:

- 1) The revised traffic impact analysis (prepared by the Town's consultant) shows that traffic from the proposed development will be a minor portion of the traffic in the 15-501 • Europa Dr. • Erwin Road intersection when the Super Street Improvements are completed,
- 2) The Super Street Improvements should be finished at our about the time the applicant's office building would be completed and available for occupancy, and
- 3) The proposed office building is for a lesser amount of square feet than the office building originally approved for this location.

Vote: 8 - 0

Aye: Julie Coleman, Coleman Day, Gay Eddy, Nancy Gabriel, Sally Green, Scott Radway, Bob Reda, Ruby Sinreich

Nay: none

Prepared by:

Scott Radway, Vice Chair, Planning Board *SR by GP*
Gene Poveromo, Principal Planner