

SUMMARY OF PLANNING BOARD ACTION

Subject: University Village - Special Use Permit Modification Application

Meeting Date: December 19, 2006

Recommendation: That the Council approves the Special Use Permit Modification with the adoption of Resolution A included as Attachment 3 to the December 19, 2006 Staff Report, with the following changes:

That the Resolution shall include the following additional stipulations:

1. Perimeter Planting Areas: That the Community Design Commission shall review and approve a planting plan for all planting areas between the proposed development and the adjacent properties or public right-of-way.
2. Property Transfer Fee: That any time a residential condominium unit is sold and conveyed in fee simple, including the initial sale from the developer, a fee of one percent (1%) of the sales price shall be collected by the Association from the Seller and delivered to the Orange County Land Trust. The monies collected from the fee are to be placed into a fund for the specific purpose of paying condominium and townhome HOA dues for persons who acquire multi-family property through the Orange County Land Trust
3. Cross Access Easement: That prior to the issuance of a Zoning Compliance and if deemed necessary by the Town Manager, that the applicant submit a recorded copy of a cross access easement for ingress and egress between the proposed development site and the adjacent property to the east. That the document shall be reviewed and approved by the Town Manager prior to recordation.

Vote: 7-0

Ayes: Ruby Sinreich (Chair), George Cianciolo (Vice-Chair), Thomas Jensen, David Johnson, Nancy Milio, Gene Pease, and James Stroud

Nay: None

Prepared by: Ruby Sinreich, Chair
Dana Stidham, Staff *DS for RS*