

**SUMMARY OF  
COMMUNITY DESIGN COMMISSION ACTION**

**Subject:** University Village – Special Use Permit Modification

**Meeting Date:** December 20, 2006

**Recommendation:** That the Council approve a Special Use Permit Modification for University Village Mixed Use development with enactment of Resolution A (Attachment 3), as attached to the Staff Report dated December 19, 2006 with three additional stipulations:

1. Planting Areas: That the Community Design Commission shall review and approve all Planting Areas around the perimeter of the property proposed by the applicant prior to issuance of a Zoning Compliance Permit.
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 town home HOA dues for persons who acquire multi-family property through the Orange County Land Trust.
3. Leadership in Energy and Environmental Design Certification: That the applicant construct the development to Silver Leadership in Energy and Environment Design (LEED) certification.

**Vote:** 7 – 1

**Ayes:** Mark Broadwell, Mary Margaret Carroll, George Cianciolo, Chris Culbreth, Kathryn James, Laura King Moore, and Scott Nilsen

**Nay:** Amy Ryan

**Reasons for Dissenting Vote:**

- The building as proposed is too big for the site;
- The surrounding context is not compatible for the building size;
- The building is too close to Raleigh Road;
- Building façade is flat and requires better articulation; and
- Project is a car destination and not pedestrian-oriented place.

Prepared by:

Laura King Moore, Deputy Vice Chair  
Kay Pearlstein, Planning Staff

