

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: Franklin Grove Townhomes - Special Use Permit Modification

Meeting Date: May 25, 2005

Recommendation: That the Council approves the Special Use Permit Modification for the Franklin Grove Townhomes, with the adoption of Resolution A as edited below, with new bold text and deleted strike-through text:

- 1. Modification of Table 3.8.1 Dimensional Matrix of the Land Use Management Ordinance to allow the Franklin Grove Townhomes development to exceed the maximum permitted floor area by **35,000** ~~41,000~~ square feet for a total of **142,479** ~~148,479~~ square feet.

Stipulations Specific to the Development

- 1. The conditions of the October 22, 1999 Special Use Permit, recorded Book 2027, Page 531, continue to apply to this development with the following adjustments provided below.
- 2. That construction be completed by **2 years** ~~with the exception of the additional affordable housing component. The additional affordable housing component construction start date shall begin by (twenty five years from the date of Council approval and construction shall be completed by (twenty eight years beyond the date of Council approval).~~
- 3. Land Use Intensity: That the Special Use Permit modification approves ~~4 additional affordable dwelling units (for a total of 62 dwelling units) to exclusively allow the Orange Community Housing and Land Trust to construct a total of 4 duplex units (8 dwelling units) on Milton Avenue, for a total development Floor Area of 142,479 148,479 square feet (with 6,000 square feet exclusively for affordable housing)~~ within the boundaries of this Special Use Permit Modification.
- 4. Affordable Housing: That Capkov Ventures, Inc. has committed to repair **and warranty** work for 111 Milton Avenue **in accordance with a report issued by a structural engineer** ~~Capkov Ventures, Inc. shall contribute a minimum of \$10,000 for repair work, capping Orange Community Housing and Land Trust obligation at \$10,000, and Capkov Ventures Inc. shall be responsible for any additional funds necessary or enter an agreement with Orange Community Housing and Land Trust to assume ownership of the Milton Avenue property in exchange for other property deemed more appropriate by the Orange Community Housing and Land Trust and the Town Manager.~~

Vote: 4-2

Ayes: Chris Culbert, Charlotte Newby, Scott Radway, Jonathan Whitney  
Nay: Scott Nielson, Amy Ryan

Reason for dissenting votes: Dissenting members stated that they could not support the additional floor area.

Prepared by: Charlotte Newby, Vice-Chair **CN by GP**  
Gene Poveromo, Staff