

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Administrator

DATE: June 4, 2003

RE: June 9, 2003 Plan Commission Meeting

After months of long and intense agendas, the Commission has only one item to consider in an informal workshop.

I. Workshop Item

A. Consideration of a Concept Plan from Norm Adshade for a Townhouse Development at the Northwest Corner of Freed and Brickville Roads.

Mr. Adshade has requested an opportunity to present a development plan for a 6.17-acre vacant “infill” site at the corner of Brickville and Freed Roads. The property was annexed to the City in February 1999 as part of the B&B Development and zoned “R-1” one Family Residence District. In November of 1999, the previous owner, Rick Hoffman, presented a concept plan with a mix of duplex and single family units that was considered too dense by the Commission. In February 2000 Mr. Adshade presented his first concept plan which featured 36 townhouses with a density of 5.22 units per gross acre and one access point on Freed Road. This plan was also considered too dense by the Commission and by residents from the nearby Maple Terrace and Sycamore Heights subdivisions who attended that meeting. In April 2000 Mr. Adshade presented a revised plan that featured 28 townhouses for a density of 4.54 units per gross acre with a similar access point. Each unit had a two-car garage and berms were added as transitional buffers to existing housing to the north and west. A large 1.72-acre retention area was located on the north end of the parcel. Again, the Commission was concerned about density and about the adequacy of the stormwater retention plan. In addition to the adequacy of storage in the proposed retention pond, the Commission was concerned about overland runoff toward the Overton property and other properties to the west of the site. Other issues were the adequacy of guest parking and whether a sidewalk was necessary on more than one side of the private internal road.

Although no favorable Commission recommendation evolved from these sessions, Mr. Adshade pursued a solution to the stormwater runoff problems to the west and north of his site in the year that followed. In January 2002 Mr. Adshade agreed to an easement that permitted the City to run its new sanitary sewer trunk line (the "B&B" sewer) across a corner of his property. For its part, the City agreed to use its good offices including its condemnation powers to assist Mr. Adshade in extending a storm sewer along the rear lot lines of adjacent properties to Heron Creek. Mr. Adshade has approached his neighbors and they are reportedly receptive to the granting of easements across their rear property lines, but he is not inclined to proceed with the piping without an approved development plan.

Mr. Adshade has returned with a revised townhouse development plan that shows 33 units for a gross density of 5.35 units per acre. Units 1-20 are multi-level structures; units 21-33 are ranch-style units. All units have 2-car garages that are front-loaded or facing the private street; no garages would be visible from Brickville or Freed Roads. The plan also shows six additional private guest parking spaces that are not stacked in front of garage doors. The petitioner has appended photos of other local townhouses that he hopes to emulate in terms of design.

Clearly, Mr. Adshade's plan is not consistent with the present zoning of his parcel, so he would need approval of a rezoning of the parcel to "R-3" Multiple Family Residence District. In considering this prospect, the Plan Commission will attend to the same issues addressed in previous workshops concerning this parcel, including the following:

- a) density;
- b) vehicle access and traffic impacts;
- c) use of open space;
- d) stormwater control;
- e) building design and compatibility with nearby residences;
- f) guest parking;
- g) setbacks;
- h) fiscal impacts; and
- i) sidewalks/pedestrian access.