

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: January 5, 2005

RE: January 10, 2005 Plan Commission Meeting

The Plan Commission has one action item and two workshop items on its agenda.

## **I Action Items**

### **A. Consideration of a Petition from Kevin Wynn for the Final Plat for the Prairie Ridge Townhome Development.**

On January 19, 2004 the City Council approved Mr. Wynn's petition to annex a 5.25-acre site on Coltonville Road for a townhouse development. Mr. Wynn's preliminary development plan showed the following features:

- Nine, 4-unit buildings for a total of 36 units on a 5.25-acre site, or a gross density of 7.17 units per acre.
- The units are served by privately owned and maintained streets.
- A total of 27 guest parking spaces are provided, or .75 spaces per unit. The minimum expectation has recently been around .75 spaces per unit (e.g. Roncon; Castle, etc.).
- A detention area is located at the northwest corner of the property.
- Sidewalks are provided along the Coltonville Road frontage.
- No open space for organized recreation is shown.
- There is a 25-foot setback from the west and east parcel lines.

The attached final plat conforms to the preliminary plat. Easements for public and private utility extensions (other than the large natural gas easement running through the middle of the property) are automatically assured anywhere within the common area, which includes all the land area outside the shaded building lots.

A favorable Plan Commission recommendation is requested.

## **II Workshop Items**

### **A. Consideration of a Report From the Plat Officer Concerning Resubdivision Plats Processed since July 1, 2004.**

City Engineer John Brady, who serves as the City's plat officer, has submitted his biannual report (see attached). He will be prepared to answer any questions concerning his report at the January 10 meeting.

### **B. Consideration of the Proposed Unified Development Ordinance.**

The Commission will resume its review of the proposed Unified Development Ordinance ("UDO") at the February meeting. The final articles—Articles 6.9 through 6.13—will be reviewed at the February 14 meeting. Revised copies of those articles will be appended to the February packet.