

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: October 3, 2007

RE: October 8, 2007 Plan Commission Meeting

The Plan Commission agenda has one workshop item.

I Workshop Items

A. Consideration of a Proposal from Jack and Darla Mapes to Annex a 5.89-Acre Residence at the Southwest Corner of the Intersection of Plank Road and Springfield Street.

When the Mapes farm was annexed in October 2005, the owners, Jack and Darla Mapes, chose to retain their family residence on 5.89 acres at the southwest corner of the intersection of Plank Road and the proposed Springfield Street. The property includes a number of outbuildings that were once a part of the working farm. Immediately north of the Mapes property is a pie-shaped slice of 3.28 acres that was annexed with the Sycamore Creek II subdivision in February 2004. To the south, there are a number of separately owned and un-annexed single family parcels. To the west one finds the low-density single family zoning of B&B Development's "Commons" subdivision. Diagonally across the intersection of Plank and Springfield, one finds a 6.64-acre parcel that is part of the Sycamore Creek II project and is zoned "R-3" Multiple Family Residence for townhouse development. The attached exhibits portray the location of the Mapes home within the context of contiguous developments.

Jack and Darla Mapes want to relocate their home and develop their property. They hope to merge their parcel with the 3.28-acre parcel to the north to create a small development area suitable for townhouse development. As the Commission will notice, a large part of this area will need to be set aside for stormwater detention purposes, as shown on the excerpted portion of the Sycamore Creek preliminary plan (see attached). They have proposed an "R-3" zoning which is logical in terms of the proximity to Plank Road and the townhouse area to be developed on the east side of Plank Road.

Plan Commission direction is requested for this rather straightforward infill proposal.