

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: April 9, 2008

RE: April 14, 2008 Plan Commission Meeting

The Plan Commission agenda has two workshop items.

Workshop Items

A. Consideration of a Revised Concept Plan for the Development of the Walters & Cambier Farms Located North and West of the Intersection of Peace Road and Brickville Road.

At the February 11 Plan Commission meeting, local commercial developer John Pappas presented a concept plan for the future residential development of the Walters & Cambier farms, to be known as Vellagio Estates and located at the northeast corner of the intersection of Brickville Road and Peace Road. This 95.61-acre site was earlier considered for residential development by the Plan Commission on March 8, 2004 and July 11, 2005. On each occasion concept plans were presented by Dave Fagenal, a principal of R.A. Fagenal Builders.

The concept plan proposed by Mr. Pappas on February 11 had the following key features:

- Land use. The initial plan proposed low density detached single family housing featuring 138 single-family lots with lot sizes from 1/3 acre to 1/2 acre.
- Density: 1.443 units per gross acre.
- Access. Two principal access points were proposed: the main entrance at Brickville Road and a connection with Stonegate Drive which leads to Frantum Road. The tangent at which the main entrance met Brickville Road was on a curved section of the road.
- Storm water detention: a large pond was proposed at the west edge of the property extending to the intersection of Brickville and Motel Roads.
- Availability of public utilities. The public water supply can be extended with looping through the Stonegate project. Sufficient sanitary sewer line capacity exists to serve the subject property.

- The buffering of adjacent uses. Aside from a lot at the west side of the Brickville entrance, all lots were separated from existing homes by open space or detention. At the east edge of the property, townhouses from the Stonegate development would eventually abut the rear yards of 4 lots. Along the greater part of the west, north and east sides of the proposed development, no future residential development can be served by the City's remaining sewer line capacity.
- Park facilities. Aside from the detention area and entry "rotary," no recreational park space was shown on the concept plan.

The Plan Commission made several substantive suggestions to Mr. Pappas, which were reinforced by public testimony from persons who spoke from the floor. Specifically, Mr. Pappas was urged to (a) further minimize the density for a better match with the one-acre and larger lots to the west; (b) seek an engineering solution to the stacking of traffic at Brickville Road and Peace Road; and (c) take more time to investigate the stormwater runoff at the north and west edges of the Cambier farm in particular.

Mr. Pappas returns to the Commission with a dramatically revised plan after several months of re-engineering. The principal features of the revised plan are as follows:

1. Land Use. Mr. Pappas has reduced the number of lots from 138 to 108 by increasing the individual lot sizes to a minimum area of one-half acre or more.
2. Density. The gross density is 1.13 units per acre.
3. Access. To minimize the impact of new traffic on Brickville Road as it winds toward Peace Road, Mr. Pappas has collaborated with the Sycamore Township Road Supervisor, Tom Reynolds, to develop a dramatic re-routing of Brickville Road (see the attached concept plan). The developer would build a new roadway of 2,050 feet at the developer's sole expense (estimated to be about \$400,000) that would course more directly toward Motel Road. After its construction, the new roadway would become a City street. The Township would continue to maintain the former Brickville Road (to be re-named), which would experience a remarkable decline in usage.
4. Storm Water Detention. Three new detention ponds covering approximately 16 acres would address current and future detention needs.
5. Public Utilities. As with the initial plan, the public water supply would be extended at the developer's expense by looping through the Stonegate project. Sufficient sanitary sewer line capacity exists to serve the subject property and would be extended to the property at the developer's sole expense.
6. Buffering of Adjacent Uses. With the routing of Brickville Road through a new conservation area that combines the existing tree stand and new wet ponds as buffers, the existing houses would be more effectively shielded than in the original plan.
7. Park facilities. A one-acre neighborhood park is shown across from the proposed assisted living facility at the east end of the project.
8. Assisted Living Facility. A 2.8-acre parcel is dedicated to an assisted living facility abutting the Stonegate condominium development.

Mr. Pappas will present his new plan for additional Commission review and direction on April 14. In addition to the revised concept plan, an economic impact analysis that Mr. Pappas prepared is attached for the Commission's consideration.

B. Consideration of a First Draft of Chapters One, Two, and Three of the Proposed 2008 Comp Plan.

At the regular Plan Commission meeting of January 14, 2008, the Commission reviewed a red-lined version of the 2003 Comp Plan goals which reflected suggestions made by Plan Commission members in November and December of 2007. With the provisional planning goals for the updated Comp Plan in hand, the City Manager undertook the revision of Chapters One and Two, which constitute the historical chapters of the text. The inventory and analysis in these chapters has been substantially revised to reflect the planning and socio-economic developments since 2003. Complete copies of Chapters 1-3 are appended for the Commission's careful review and comment, as well as a revised and provisional Future Land Use Map. Pending the Commission's direction, Chapter 4, "Land Use Plan," will be revised for the Commission's review in May.