



Meeting Date: October 22, 2012
Agenda Item: 5e

VILLAGE BOARD STAFF REPORT

REPORT TO: Burt R. McIntyre, President
Village Board of Trustees

REPORT FROM: Dave Wiese, Executive Director of Community Development

REPORT WRITTEN: October 18, 2012

REPORT SUBJECT: A request for Preliminary PDD approval from St. Maria Bay Co. to allow for the construction of a sports complex on four parcels south of the intersection of Woodfield Court and Cardinal Lane, VH-461-G, VH-461-E, VH-461 and VH-461-A

POLICY ISSUE

Should the Village approve the Preliminary PDD to allow for the project?

PLAN COMMISSION RECOMMENDATION

The Plan Commission unanimously recommended approval of the Preliminary PDD.

STAFF RECOMMENDATION

Staff believes the uses are consistent with the Comprehensive Plan and trend of development in the area and would recommend the applicant move forward in the process.

POLICY ALTERNATIVE(S)

The Village Board could take any of the following actions:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

ATTACHMENTS

I PLAN COMMISSION STAFF REPORT



Meeting Date: October 15, 2012
 Agenda Item: #16-17

**VILLAGE OF HOWARD PLAN COMMISSION
 STAFF REPORT**

REPORT TO: Village Plan Commission

REPORT FROM: Dave Wiese, Executive Director of Community Development

REPORT SUBJECT: A request for Preliminary PDD approval from St. Maria Bay Co. to allow for the construction of a sports complex on four parcels south of the intersection of Woodfield Court and Cardinal Lane, VH-461-G, VH-461-E, VH-461 and VH-461-A

BASIC INFORMATION	
Project Name	St Maria Bay Co. – Athey Sports Complex
Applicant Name/Contact No.	MACH IV Engineering
Consulting Planner and/or Engineer	MACH IV Engineering
Size of Parcel	20 Acres
Existing Zoning	B-3 Neighborhood Commercial / R-2
Requested Zoning	PDD
Abbreviated Legal	VH-461-G, VH-461-E, VH-461 and VH-461-A
Comprehensive Land Map Designation	Regional Commercial

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Commercial/Condominiums	PDD
South	Duck Creek/Residential	R-1
East	Business	PDD
West	Residential	R-2

BACKGROUND

The subject property is currently vacant farm field located on Cardinal Lane. The applicant is proposing to construct a multi-use sports complex/mixed-use development. The applicant is proposing condominiums on Woodfield Court to buffer the existing condominiums. The potential uses for the facility could be indoor soccer, hockey, basketball and an outdoor baseball field. Commercial uses such as fitness clubs, medical clinics, dance studios, and other uses related to the sports field are being looked at as options to help solidify the development.

EXECUTIVE ANALYSIS

1. **Zoning**

The proposed rezoning is consistent with the trend of development in the area and with the Village Comprehensive Plan.

2. **Setbacks**

The Final Planned Development approval will dictate the setbacks.

3. **Parking**

Parking will need to be calculated for each end use as determined in the Final PDD.

4. **Floodplain, Shoreland Zoning & Stormwater Management**

There are floodplain areas mapped on the property. Stormwater management will need to be provided on site and a regional pond is already located on the property.

5. **Land Division** A land division is not being proposed at this time.

6. **Lighting** N/A

7. **Fire Protection**

This property is not currently served by the municipal water system and is located +/- 1.7 miles from the nearest fire station.

ACTION REQUESTED

It is requested that the Plan Commission open the public hearing and ask the applicant to present his request. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing.

The Village staff is requesting that, after the public hearing is closed, the Plan Commission review the applicant's request and, if satisfied with the proposal, recommend approval to the Village Board.

STAFF RECOMMENDATION

Staff believes the uses are consistent with the comprehensive plan and trend of development in the area and would recommend the applicant move forward in the process. The Plan Commission should express any concerns over landscaping, building aesthetics, green space, signage, and lighting to further give the applicant direction.

ATTACHMENTS

- I PDD Application
- II Conceptual Site Plan

REQUIRED

(Check the Box to Signify Your Submittal of Listed Items)

- Statement describing the general character of the proposed development.
- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- Legal description of the proposed development site.
- A site plan including the following:
 - Density and floor area ratio
 - Building heights and setbacks
 - Size & location of lots
 - Screening and fencing
 - Location of sanitary and storm sewer lines
 - Location of water mains
 - Site drainage
 - Location of roads, driveways and walks
 - Existing and proposed structures, parking, loading areas, ingress/egress points
 - Location of recreational and open space areas reserved or dedicated for public uses
 - Percentage of green space & impervious surface
- An accurate topographical map showing elevation and contour data at two (2) foot intervals and extending one hundred (100) feet beyond exterior boundaries of site and also the following
 - Topographical map showing all public right-of-ways & existing buildings within the project area.
 - Size and capacities of all available utilities and high water elevations along rivers and bodies of water.
- Easements to the Village for common open space areas, roadways and other right-of-ways not dedicated to the public.
- Landscape plan including table depicting quantity, size and name of species.
- Lighting plan showing photometrics and a spec sheet of all fixtures used.
- Sign plan with dimensions of sign.
- An attachment stating the methods and hours of operation (if applicable).
- Full-color rendering of building facades and large samples of colors and building materials to be used on the project.
- Table showing square footage of proposed buildings along with proportions of buildings devoted to office, production, manufacturing, warehousing, etc. and proposed number of employees in each area.
- Evidence showing proposed project is economically feasible.
- Table showing the approximate costs of individual buildings and dates of construction.
- Copies of deed restrictions, sureties, performance bonds, conditions, provisions, requirements and/or limitations to ensure public safety, health and welfare.
- Ownership and tax liability of private open space reservations and right-of-ways.
- Implementation schedule with proposed commencement and completion dates.

Please refer to Section 17.18 of the *Howard Municipal Code of Ordinances* for additional information on Planned Development District requirements.

Submit 10 color copies of all documents. If possible, provide electronic copies (pdf, word, excel, etc) of plans.

With this signature, I certify all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

X  _____ Date 9-24-12

Please direct all questions to Dave Wiese at 434-4640 or dweise@villageofhoward.com

