



#2015-36

Bryn Mawr Conceptual PUD

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 17, 2015
<u>Request:</u>	Conceptual PUD review for a single-family and multi-family subdivision.
<u>Location:</u>	N. Route 176, east of Route 47
<u>Acreage:</u>	Approximately 197 acres
<u>Existing Zoning:</u>	RE- Residential Estate PUD and O-Office PUD with Conservation Overlay
<u>Proposed Zoning:</u>	R-2 PUD Single-Family Residential and R-3B Multi-Family Residential with Conservation Overlay
<u>Surrounding Properties:</u>	North: A1- Agriculture (McHenry County) South: E- Estate (Crystal Lake) and B-2 General Business (Village of Lakewood) East: RE- Residential Estate PUD West: AG- Agricultural (Village of Lakewood)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** The subject property consists of 197-acres of undeveloped land from the Bryn Mawr development. The site consists of farmland, vacant properties and wetlands.
- **Previous Zoning Applications:**
 - 2001: Request to annex and zone 308 acres for 334 dwelling units, with a density of 1.72u/acre. This included requests to rezone property to Residential Estate and Office Research PUD and amend the Comprehensive Plan to reflect the annexation and rezoning. Approved.
 - 2004: Preliminary Plat/PUD for 331 single-family units on 20,000 sq ft lots, and to rezone a 6-acre portion of the O-R parcel to RE. Approved.
 - 2004: Final Plat/PUD for 90 single-family 20,000 sq ft lots and 3 outlots. Approved and constructed.

- 2009: Request for a conceptual review and rezone of a portion of the area that is zoned Office. This request received a negative recommendation and was withdrawn.
- **Request:** The petitioner is requesting a Conceptual PUD review for an R-2 single-family and R-3B multi-family subdivision. The request would require:
 - Preliminary and Final Plats of Subdivision
 - Comprehensive Land Use Map Amendment
 - Rezoning
 - Annexation Agreement Amendment
 - Work with the Village of Lakewood on a change to the Boundary Line Agreement for the 300-foot greenway buffer along route 176 and Residential Estate zoning requirements.
 - Preliminary and Final PUD, developed under the Conservation Overlay District requirements.

Development Analysis:

Land Use/Zoning

- The property is currently zoned RE- Residential Estate PUD and O- Office PUD with conservation overlay. According to the developer, the average lot size would be approximately 10,000 square feet, however, the developer will be requesting R-2 PUD zoning for the single-family and R-3B PUD zoning for the multi-family part of the development.
- The land use map shows the area as Estate Residential and Office. A Comprehensive Land Use Map Amendment is required from Office and Estate Residential to Urban Residential. Urban Residential permits 1-4 dwelling units per acre.

Conservation Overlay District

- Below are some requirements of the Conservation Overlay District that could affect the design of the development.
 - Existing natural resources should be protected to the greatest extent.
 - Conservation design dimensional standards require a 40-foot minimum lot width, 20-foot front yard setback and 20-foot rear yard setback. The side yard setback can be zero feet, but a minimum of 15 feet separation between principal dwellings must be maintained.
 - Open space requirements of at least 40% of the site.
 - Site capacity analysis requires a calculation of dwelling units per acre with the acreage of the natural resource area as a factor.

Density

- The proposed total number of dwelling units for the Single-Family development is 323 dwelling units. The proposed total number of dwelling units for the Multi-Family development is 204 dwelling units.

- The total numbers of allowable dwelling units on site for the proposed densities are below. Density was calculated using the Conservation Overlay District formula.
 - Single-Family area based on R-2 net density: 219.41 dwelling units allowed (**323 units proposed, density bonus required**).
 - Multi-Family area based on R-3B net density: 108.36 dwelling units (**204 units proposed, density bonus required**).

Site Layout

- The site layout illustrates 323 single-family residential lots.
- The site layout illustrates 34 townhome buildings with 6 units, totaling in 204 townhomes.
- The existing wetland area is being preserved.
- Multi-use paths provide access for residents to the natural areas.
- The proposed roadways would be consistent with the conservation overlay design guidelines- 20-foot wide with a ribbon curb and no parking on both sides of the street.
- Phase II would connect with Phase I of Bryn Mawr via Fabius Street, Helen Street, and Bryn Mawr Lane.
- Access on route 176 is proposed.

Utilities

- There is sufficient water capacity to service the proposed development.
- There is limited sanitary sewer capacity in the area.

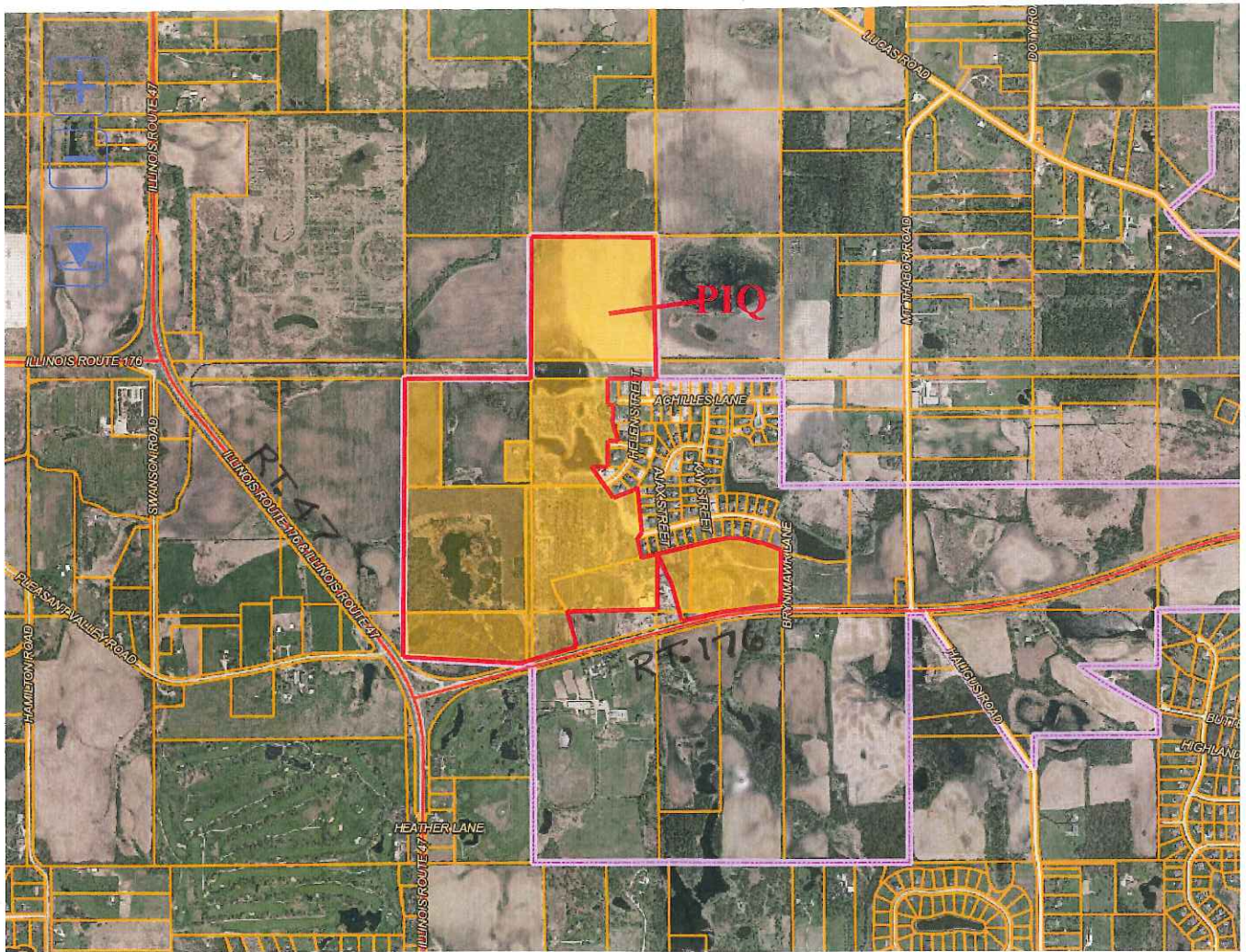
Building Elevations

- The petitioner has not provided any building elevations at this time, and does not plan to until such time as a home builder has been selected to build the homes.

The following comments are for discussion and consideration in future submittals:

1. The site is predominately zoned Residential Estate, would R-2 Single-Family Residential and R-3B Multi-Family Residential be appropriate for this area?
2. Phase I of Bryn Mawr consists of single-family half-acre lots; does the proposed plan (R-2 zoned lots averaging 10,000 square feet) complement the character of Phase I?
3. Is the site layout appropriate?
4. Is the proposed density consistent with your vision for this area of Crystal Lake?
5. The Police Department has concerns that the proposed layout on the north parcel only has one access, is this acceptable?

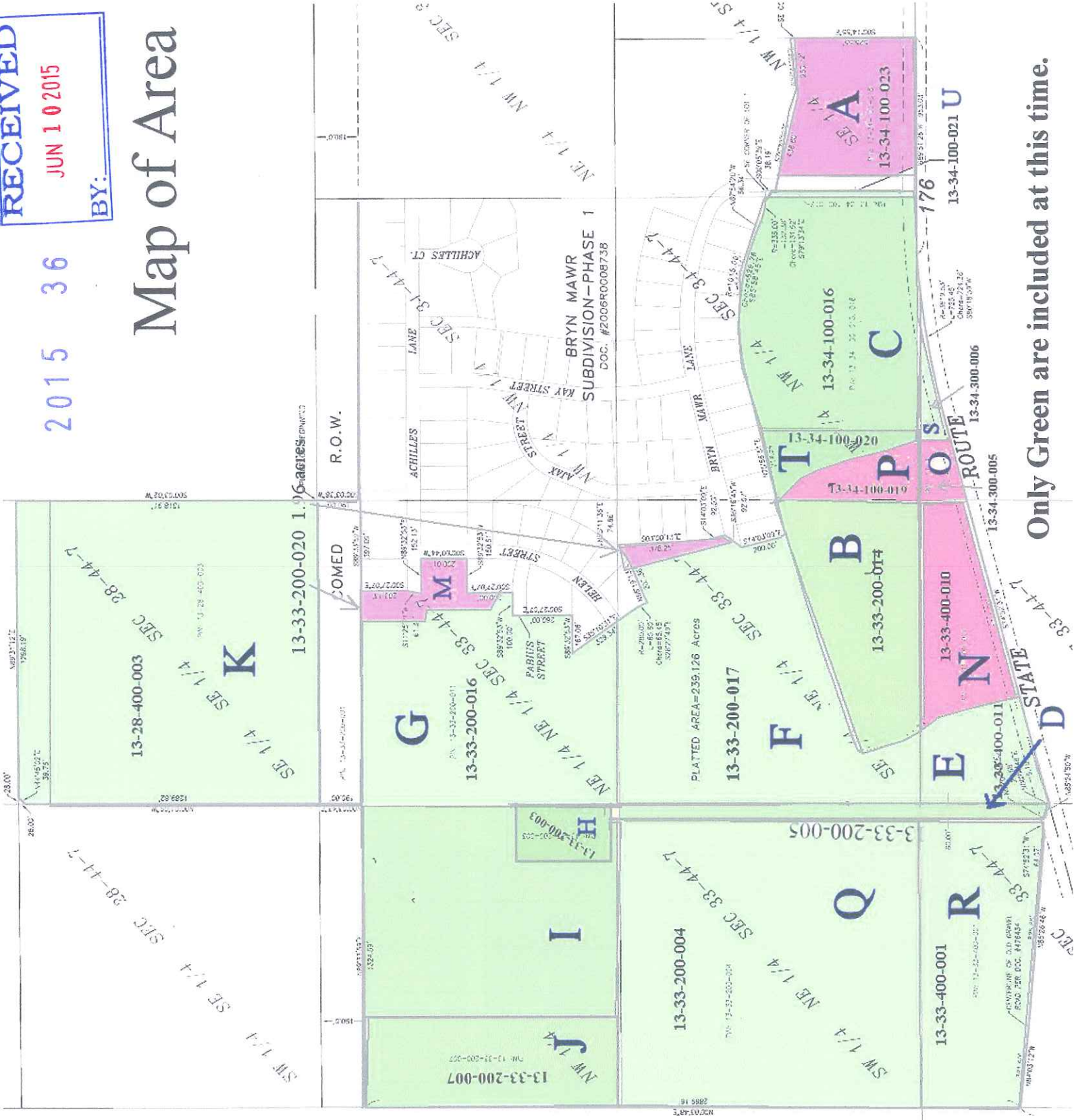
6. The Boundary Line Agreement with Lakewood requires a 300-foot greenway buffer, which prohibits any building, structure or sign within the buffer. Would amending these requirements for this development be appropriate?
7. Though it is not proposed, would commercial zoning be acceptable along Route 176 to service this development and the future development of Lakewood?



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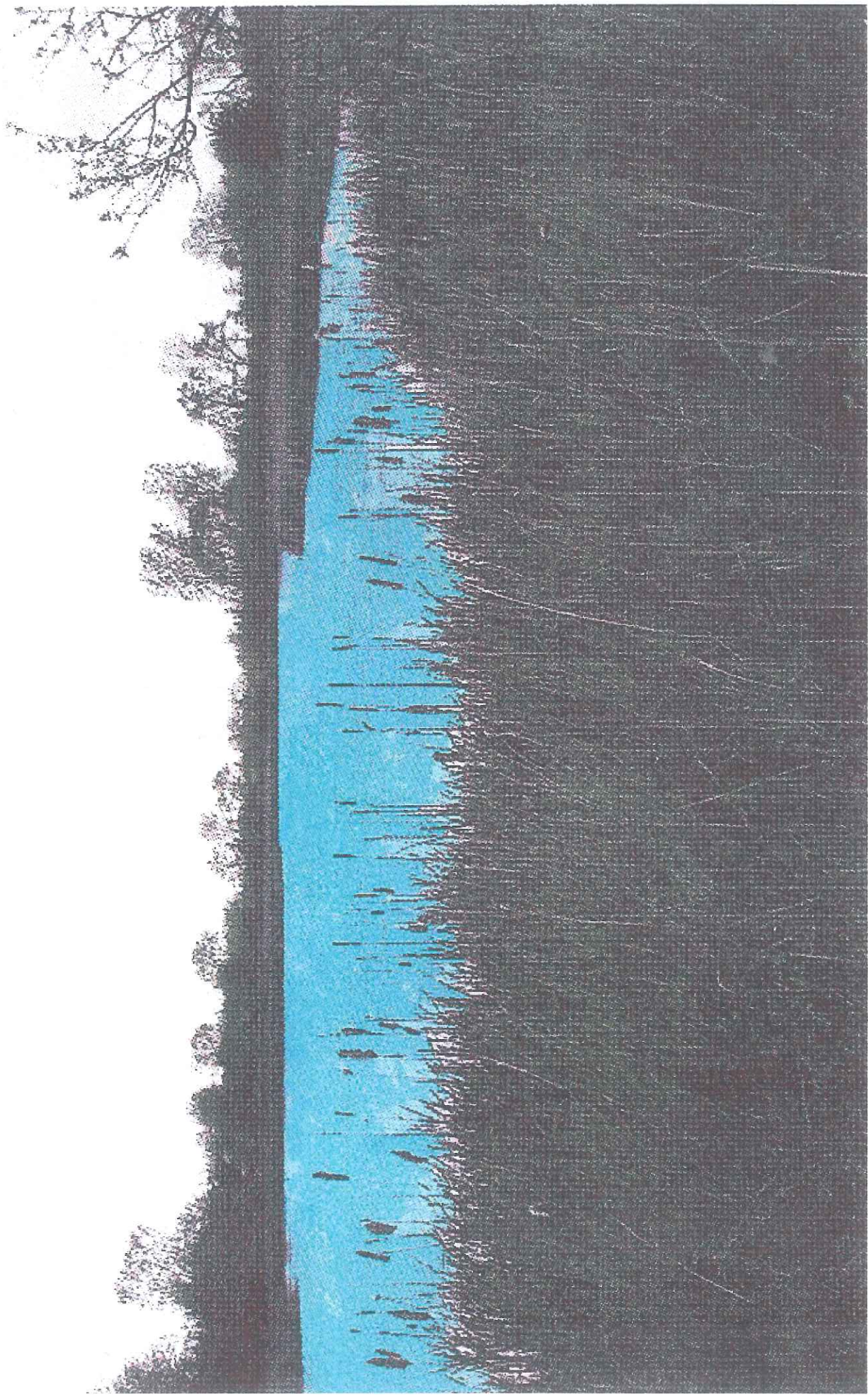
Map of Area



Only Green are included at this time.

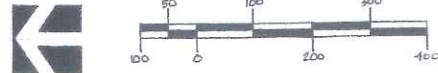
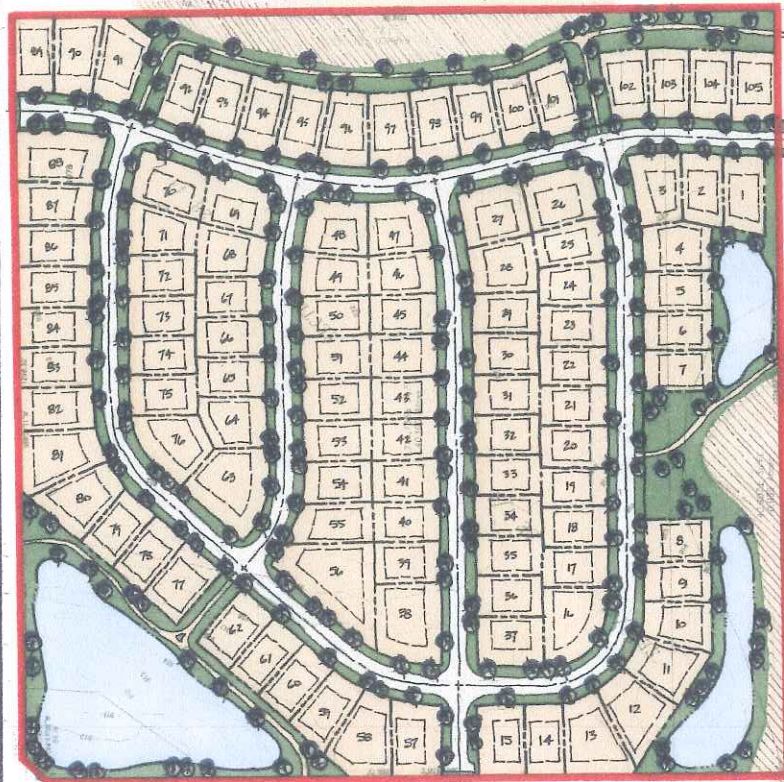
Hidden lake in the Wet Land Area in the open area.

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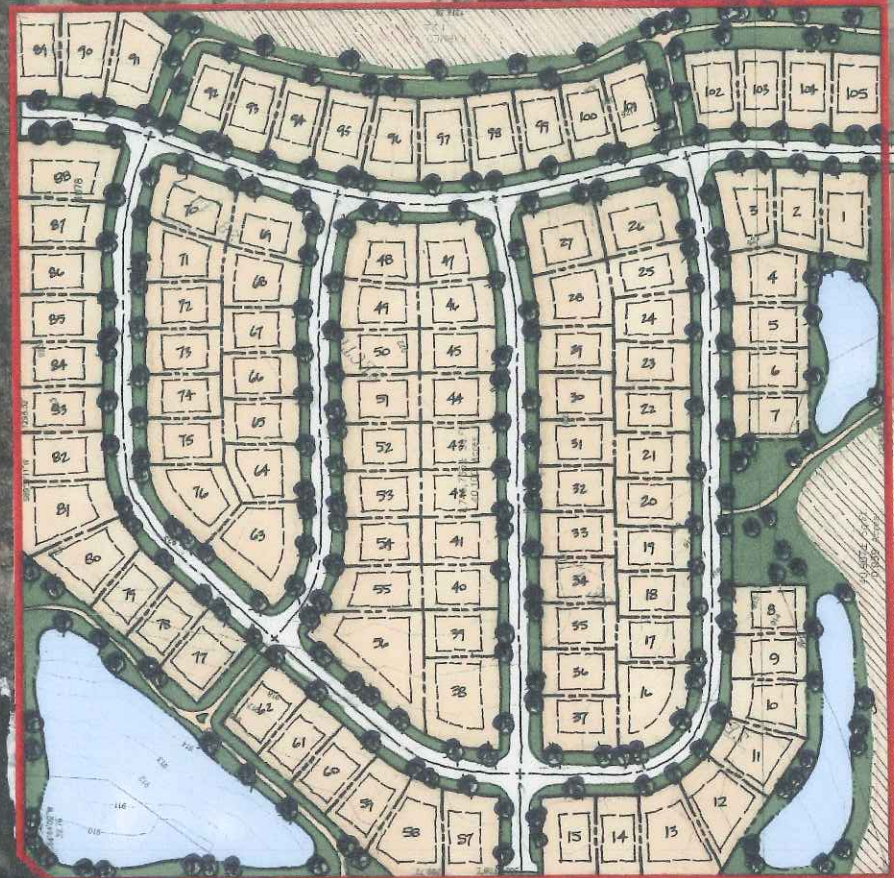


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1 of 1 MANHARD CONSULTING	Proposed Development	Manhard CONSULTING	200 Westwood Parkway, Suite 100, Crystal Lake, IL 60142 815.433.8888 www.manhard.com Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners
	Crystal Lake, Illinois		
	Conceptual Site Plan		



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GRAPHIC SCALE



(IN FEET)
 SCALE: 1"=200'

AJAX STREET

BRYN MAWR L

HELEN STREET

BOUIS STREET

ILLINOIS ROUTE 116

COMED

**Conceptual Land Plan
Site Data**

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	Acres	Percentage
Area in Single Family Lots	74.51	38.2 %
Area in Townhomes	16.94	8.7
Area in Open Space	73.87	37.9
Area in Right-of-Ways	29.51	15.1
Adjacent Out Parcel Open Space	<u>2.08</u>	<u>0.1</u>
Total	194.83	100.0 %
Single Family Homes		
North Section	105	
South Section	<u>218</u>	
Total	323	
Townhomes (34 buildings of 6)	204	
Total Housing Units	527	
Total Density of Site		2.70 units per acre