

Memo

To: Town Board Members

From: Jonathan Bleuer – Director of Community Development
Andrew Schaefer – Junior Planner

cc: Town Attorney, Town Clerk, Town Engineer, Code Enforcement Officers, Planning Board Members

Date: November 1, 2024

Re: November 6, 2024 Town Board Meeting – Land Use Items

The following is a review of the Land Use items on the November 6, 2024 Town Board Agenda:

Public Hearings: One

1. Annual Community Development Block Grant Program

Proposal: Consider potential funding needs for the Federal Community Development Block Grant request. Based on comments received, the Town has currently identified the following project for consideration:

1. Rural Transit Services, Inc.

Reason for Town Board Action: The Town Board has authority to act after holding this public hearing.

Formal Agenda Items: Two

1. Christopher & Lorissa Naugle

Location: 5024 Rockhaven Drive. North side of Rockhaven Drive, in the Spaulding Lake subdivision.

Description: Existing residence on a 0.59-acre parcel in the Planned Unit Residential Development zone.

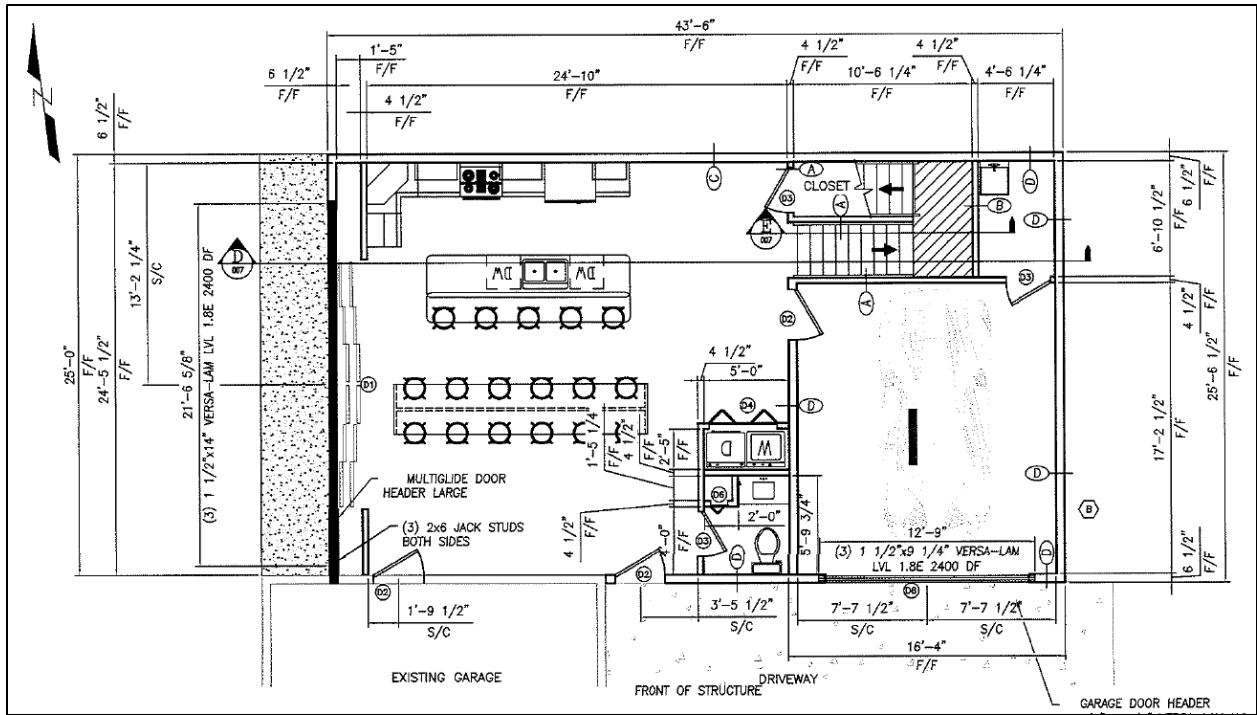
Proposal: The applicant is requesting a Special Exception Use Permit for the construction of a secondary living unit as an expansion to the existing residence. The addition is proposed to create additional garage space, an in-law apartment, and backyard entertainment area.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

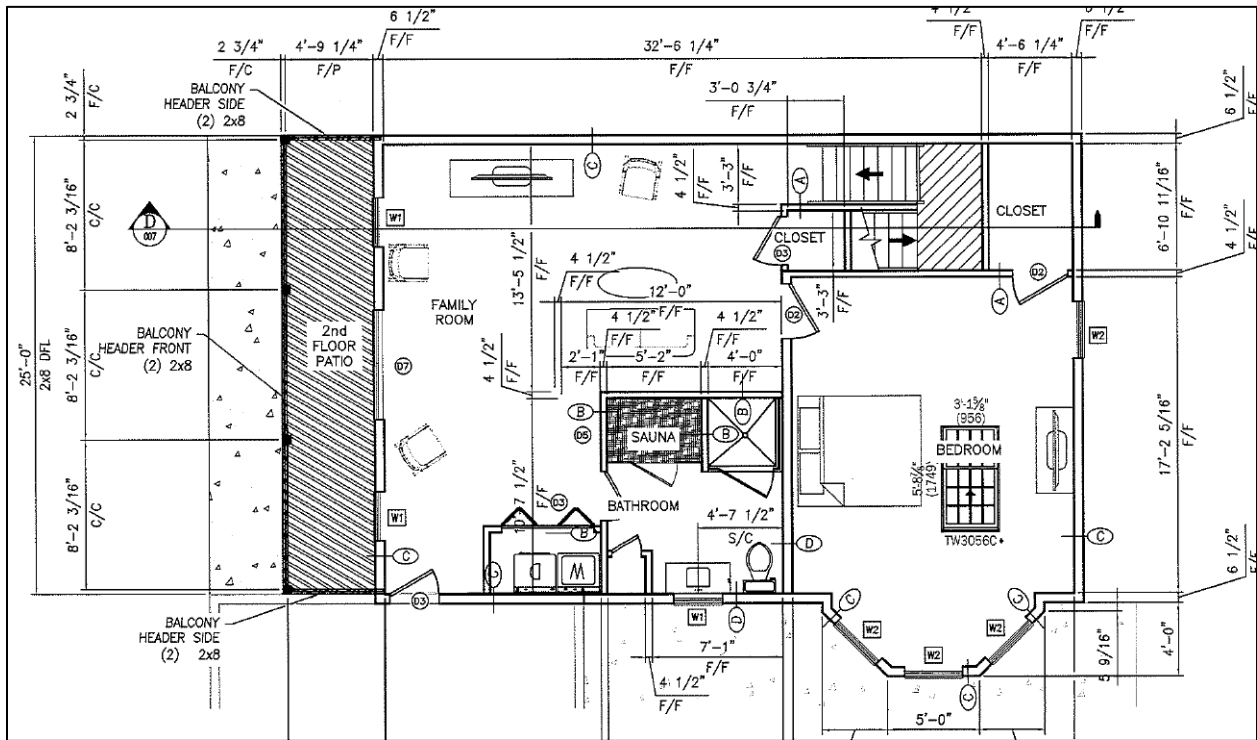
Note: The proposed secondary living unit addition is proposed to have a 5' side yard setback. Should the Town Board wish to consider this request, the applicant will be required to seek a variance from the Zoning Board of Appeals.



Naugle Secondary Living Unit Render



Naugle Secondary Living Unit First Floor floorplan



Naugle Secondary Living Unit Second Floor floorplan

2. R&D Contracting Inc.

Location: SBL 70.15-3-19.11. South Side of Sheridan Hill Drive to the current terminus of Boncrest West.

Description: Existing vacant land of approximately 14-acres located in the Residential Single-Family zone.

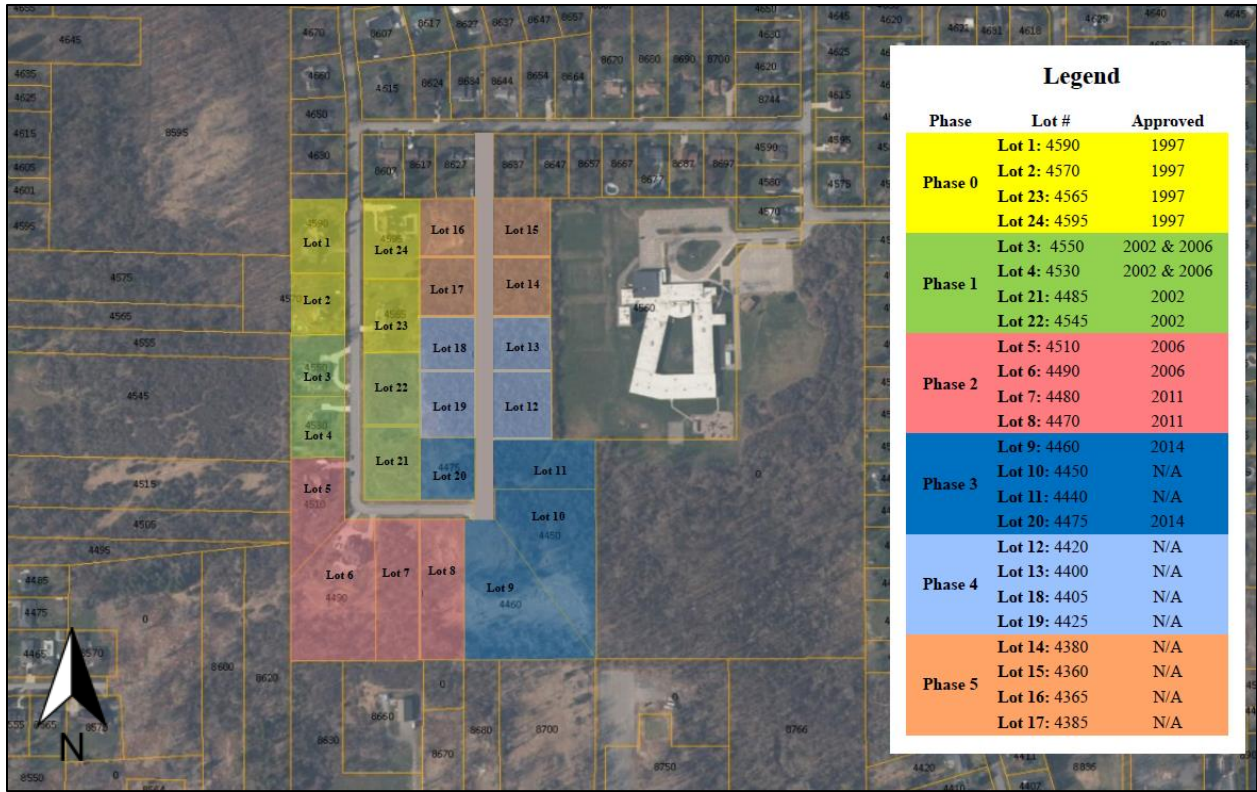
History: The Boncrest West subdivision extension was originally planned for 24 residential sublots, with a u-shaped public road configuration to Sheridan Hill Drive. The westerly portion of the u-shaped road was constructed, and a total of 14 sublots were approved. The eastern portion of the u-shaped road was never constructed, and 10 of the planned sublots were never approved.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed 2-lot residential Open Development Area on approximately 6.11-acres, with a single private drive access to Sheridan Hill Drive. The 2-lot proposal encompasses an area previously planned for 8 sublots.

Finally, the existing public t-stub terminus of Boncrest West is proposed to be converted into a code compliant cul-de-sac circle, with lot line revisions allowing for 2 residential sublots, encompassing an area previously proposed to contain 4 residential sublots, 2 of which were approved.

If approved, this would result in the area containing 16 residential sublots, down from the original 24 planned, and 14 approved.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.



Boncrest West Extension Historical Plan

Work Session Items: One

1. 5445 Transit Road, LLC

Location: 5445 Transit Road. East side of Transit Road, south of Roll Road.

Description: Existing 13.7-acre property located in the Major Arterial and Residential Single-Family zones, containing an existing commercial plaza and associated facilities.

Proposal: The applicant is requesting preliminary Conceptual review of a proposed expansion and redevelopment of an existing commercial plaza into a mixed-use project containing multiple-family housing.

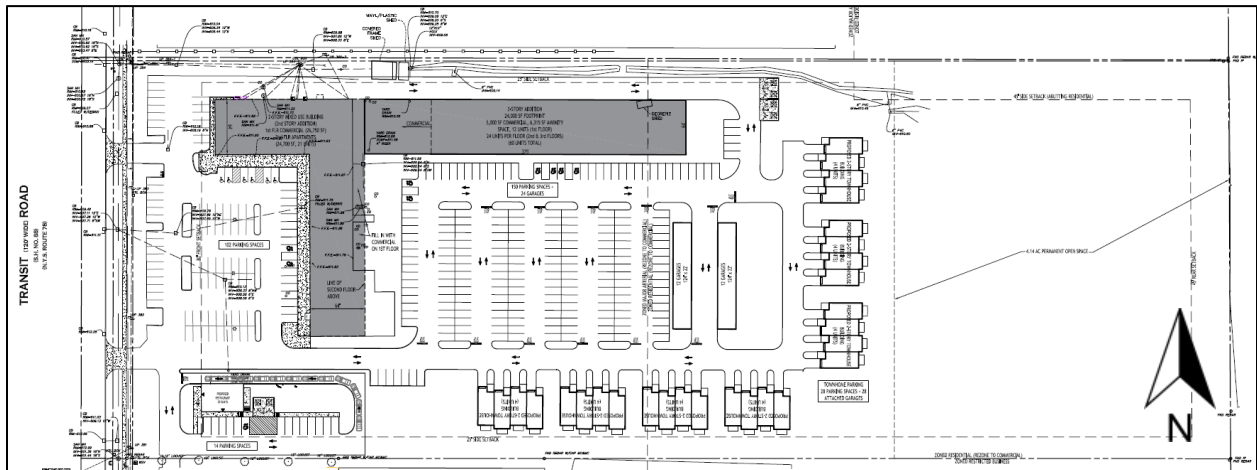
If approved, the project would result in a total of approximately 40,000 sqft commercial space, 26,750 sqft of which currently exists. 81 multiple family housing units are proposed throughout the site, with 53 of the units within the mixed-use building to the front of the site, and the remaining 28 units within seven townhouse buildings at the middle of the site. The rear of the site is proposed to remain natural, with approximately 4-acres preserved as permanent open space.

The rear addition of the mixed-use building is proposed to contain 3-stories, and the proposed standalone restaurant on the southwest corner of the site contains a drive-through lane.

Finally, the applicant is requesting that the property be rezoned to Commercial to accommodate this project.

Reason for Board Action: A referral to the Planning Board would allow for a thorough review of this proposal.

Note: A variance will be required by the Zoning Board of Appeals to consider the third story of the mixed-use building.



5445 Transit Road Concept Plan



5445 Transit Road Mixed-Use Building Concept Render