

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL OF PETITION FROM OLDE CHAPEL HILL, LLC. (FORMERLY BISHOP'S HILL, LLC.) – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE

Date: 11 May 2016

Attached are the proposed plans submitted by Olde Chapel Hill, LLC. (formerly Bishop's Hill, LLC.) for the final review of the planned development district at 1921 Riverside Drive (attachments 1A, 1B). A representative from Olde Chapel Hill will be present at the meeting to talk about the project and answer any questions.

Planned Development District Process

The PDD process offers both the village and the developer flexibility from the zoning code. Not all details of the plan need to be consistent with what is required in the zoning code, but deviation from the zoning code should be to promote a development that is innovative in design, character, and quality.

The Plan Commission and Village Board determined at previous public meetings that the proposed project principle is consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in village ordinance 11.25(C).

The Plan Commission is asked to make a recommendation to the Village Board on the final plan review of the Olde Chapel Hill proposal. Site specific details of the project should be discussed and reviewed at this meeting.

The petitioner is not prohibited from resubmitting the same or different proposal in the future if final approval is not obtained. Furthermore, preliminary approval does not bind the Village of Allouez to final approval of the project.

Staff and Plan Commission Recommendation

Staff has reviewed the presented plans and has shared initial comments with representatives from Olde Chapel Hill (see attachment 2A, 2B, 2C).

Staff recommends final approval of the proposed project, should all staff and plan commission comments be addressed prior to Village Board final approval or a reasonable explanation (as determined by staff and the Village Board) as to why these comments were not addressed.

The Plan Commission is asked to recommend to the Village Board to approve, not to approve, or table the Olde Chapel Hill PDD petition.

***Note if the recommendation is not to approve, reason for the recommendation must be provided. The Plan Commission can only table a decision for up to two months.*