

**ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT**

PLANNING DIVISION WEEKLY DEVELOPMENT STATUS REPORT

FOR THE WEEK OF NOVEMBER 26, 2012



**ACTIVE PROJECTS**

DEVELOPMENT NAME AND LOCATION (PROJECT LEADER)	PENDING APPLICATIONS	PLAN COMMISSION	PLANNING AND DEVELOPMENT COMMITTEE	CITY COUNCIL	STATUS
<b>Bucki Subdivision</b> West of Rt. 31, North of Fieldcrest Dr., south of North High School 5 lot single family subdivision (MO)	<ul style="list-style-type: none"> <li>• Annexation</li> <li>• Map Amendment</li> <li>• Preliminary Subdivision Plan</li> </ul>	PH Scheduled held 8-21-12; Approved 8-21-12	Approved 9-10-12	Annexation PH held, approved 11-19-12	Applicant to submit Mylar of Plat of Annexation
<b>Corporate Reserve PUD</b> Lot 8- The Groves multi-family residential development, 331 units (MO)	<ul style="list-style-type: none"> <li>• Map Amendment</li> <li>• PUD Amendment</li> <li>• PUD Preliminary Plan</li> </ul>	PH held and closed 6-5-12; approved 6-19-12	Discussed 7-16-12, 8-13-12 Future meeting date TBD		Discussed by Housing Commission 10-18-12
<b>Delnor Woods Subdivision</b> 8 single family lots on 14.7 acres Collins property, east side of N. 5 <sup>th</sup> Ave at Iroquois Ave (RC)	<ul style="list-style-type: none"> <li>• Map Amendment</li> <li>• Sub. Prelim. Plan</li> <li>• Subdivision Final Engineering Plan</li> <li>• Final Plat of Sub.</li> </ul>	PH Scheduled 12-4-12			Submitted 11-2-12, under review.
<b>Discount Tire – Zylstra PUD</b> Subdivide Lots 3 & 4 into 3 lots Construct tire/auto parts store (MO)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> <li>• PUD Minor Change to Subdivision Plan</li> <li>• Final Plat of Subd.</li> </ul>				Received 11-20-12, under review.
<b>General Amendment</b> Ch. 17.18 Inclusionary Housing Alternative Housing Action Plan and Sliding Scale Amendment (MO)	<ul style="list-style-type: none"> <li>• General Amendment</li> </ul>	PH held and closed, Approved 11-20-12	Scheduled 12-10-12		Discussed and recommended for approval by the Housing Commission 10-18-12

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<b>Lexington Club PUD</b> Residential redevelopment of former Applied Composites site 28 single-family, 102 townhomes (RC)	<ul style="list-style-type: none"> <li>• Map Amendment</li> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	PH held 8-16-11; Con't to 9-20-11; PH Closed 10-04-11; Approved 10-18-11	Discussed 12-12-11, 1-9-12, 2-13-12, Approved 5-14-12		City Council consideration of PUD Ordinance to be scheduled with redevelopment agreement, date TBD
<b>1915 W. Main St. – McDonald's</b> Demolish building, construct new restaurant with drive-through (MO)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 11-20-12	Scheduled 12-10-12		
<b>Porter Business Park PUD</b> Extend timing requirement for demolition of an existing house on the property (MO)	<ul style="list-style-type: none"> <li>• Annexation Agreement Amendment</li> </ul>		Approved 11-12-12		Staff to draft Annexation Agreement Amendment

**OTHER PROJECTS**

(Projects that require post-approval follow-up or have been dormant with pending issues)

<b>Development Name and Location (Project Leader)</b>	<b>Pending Applications</b>	<b>Plan Commission</b>	<b>Planning and Development Committee</b>	<b>City Council</b>	<b>Status</b>
<b>First Street Redevelopment PUD</b> PUD Preliminary Plan for Phase 3 Buildings 1, 2, 3, 9, riverwalk, east plaza (RC)				Construction extension request approved 7-16-12	12-8-10: 2-year deadline to start construction following Final Plat recording; extended to 5-7-13
<b>Regency Estates/Pine Ridge Park PUD – Lot 19</b> Create 1.36 ac lot in Pine Ridge Park (MO)			Extension for Final Plat approved 6-11-12	Final Plat extension approved 6-18-12	Final Plat to be recorded
<b>Tyler Production Subdivision</b> SE corner Tyler Rd & Production Dr Subdivision to create building lots and stormwater detention lot (MO)				Final Plat Approved 2-21-12	Final Plat recorded, waiting for mylar to be returned
<b>Valley Shopping Ctr. Subdivision</b> Create lots for existing buildings (MO)				Final Plat Approved 5-7-12	Final Plat released for recording.

Project Leader: RC- Russell Colby, MO- Matthew O'Rourke