

GREG DEVORKIN LUP AMENDMENT & REZONING RECOMMENDATION

To: Thiensville Planning Commission

Prepared by Jon Censky, Village Planner

Date: December 3, 2019

Item No. III.B

General Information

Applicant:	Greg Devorkin
Status of Applicant:	Property Owner
Requested Action:	Land Use Plan amendment, rezoning recommendation and Preliminary Plat Approval
Existing Zoning:	I-1 Institutional & R-2 Single Family Residential
Proposed Zoning:	R-2 Single Family and Office/Professional Service District.
Location:	138 N. Orchard Street
Land Use Plan Designation:	Institutional
Existing Land Use:	Vacant Church and School

Proposal:

Earlier this year the applicant held a neighborhood meeting to discuss his plans to redevelop the former Lumen Christi property at the northeast corner of Buntrock Avenue and Orchard Street into apartment style condos. Based on his current submittal, it seems obvious that Mr. Devorkin was listening to the neighbors and now proposes a unified planned mixed office and single-family development. This project consists of ten new single-family lots with homes to be unified in design and size and with the former church being converted into light office use. The ten new lots will be 7,188 square feet in size and the three remaining residential lots will be 10,367sf, 9,898sf and 9,899sf in size. The church parcel, which is proposed at 15,527sf in size.

To accomplish this change, the Comprehensive Land Use Plan for this site will need to be changed from the **Institutional classification to the Office classification for the former church parcel and the Single-Family Residential classification for the former school property and the underlying basic use zoning district will need to be changed from the I-1 Institutional District to the R-2 Single-Family Residential District for the former school site and to the B-3 Office and Professional Service District for the former church.** The PDO Planned Development Overlay District will be applied across the entire church/school site as it will tie this project together as one mixed use project. Staff notes that the three residential sites at the north end of this development are already zoned R-2 and rezoning thereof is unnecessary.

Commissioners are reminded that the Planned Development Overlay District (PDO) is an Overlay Zoning intended to provide flexibility in applying the regulations and standards of the basic use underlying district to achieve a unified and planned development of a site in single, partnership or corporate ownership. The PDO type development typically encompasses one or more principal uses and/or structures where strict compliance with the regulations and standards of the underlying basic zoning district would prevent such development. The PDO Overlay District is a tool that allows the Village Board, following a recommendation from the Plan Commission, to consider modifications for such things as lot size and width requirements, yard and setback standards and density requirements to a maximum of 22 units/acre.

Staff's review of these plans indicates that while the project is conforming to the density limits of the R-2 District, it falls short on other regulations as indicated below.

Nonconforming to Standards:

Accordingly, staff's review of these plans indicates the following departures:

- R-2 Single-Family Residential District.
Code Requirement – SEC 17.0304 D. Lot Area and Width
Lots shall have a minimum area of 6,800 square feet and shall not be less than 60 feet in width.
Departure – the proposed lot width for lots from lot 2 through lot 11 is 50 feet.
- Office/Professional Service District.
Code Requirement – SEC 17.0310 F. Setback and Yards.
There shall be a minimum side yard on each side of all buildings not less than 15 feet.
Departure – The side yard along the north side of the existing church is 5.4 feet.
- PDO Ordinance,
Code Requirement – Section 17.0316 D.4.f
The entire tract or parcel of land to be included in a Planned Development Overlay District shall be held under single ownership or if there is more than one (1) owner, the petition for such Planned Development Overlay District shall be considered as one (1) tract, lot or parcel, and the legal description must define said PDO as a single parcel, lot or tract and be so recorded with the Ozaukee County Register of Deeds office.
Departure - While this project will be initially approved and processed as one planned development under signal ownership with uniform home design and size, the lots will ultimately be sold to separate owners.

Basis for Approval of the petition

According to the new PDO Ordinance, the Plan Commission, in making its recommendation and the Village Board in making its determination, shall consider:

- That the petitioners for the proposed Planned Development Overlay District have indicated that they intend to begin the physical development of the PDO within (12) months following the approval of the petition and that the development will be carried out according to a reasonable

development timetable, including all benchmark dates from commencement to completion of the physical development of the proposed project that is satisfactory to the Village.

- That the proposed Plan Development Overlay District is consistent in all respects to the purpose of this Section and to the spirit and intent of this Ordinance; is in conformity with the adopted Comprehensive Smart Growth Land Use Plan or any adopted components thereof; and, that the development would not be contrary to the general welfare and economic prosperity of the Village and that the benefits and improved design of the resultant development justifies the establishment of a PDO Planned Development Overlay District.
- The Village Plan Commission in making its recommendation and the Village Board in making its determination shall further find that:
 - a. The proposed site shall be provided with adequate drainage facilities for surface and storm waters.
 - b. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
 - c. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.
 - d. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the Village.
 - e. Public water and sewer facilities shall be provided.
 - f. The entire tract or parcel of land to be included in a Planned Development Overlay District shall be held under single ownership or if there is more than one (1) owner, the petition for such Planned Development Overlay District shall be considered as one (1) tract, lot or parcel, and the legal description must define said PDO as a single parcel, lot or tract and be so recorded with the Ozaukee County Register of Deeds office.

Moreover, such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space and coordination with overall plans for the community.

The total net residential density within the Planned Development Overlay District will be consistent with the Village's Smart Growth Land Use Plan and the density determined on a case-by-case basis by the Village Board following review and recommendation by the Plan Commission.

Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.

Adequate, continuing fire and police protection is available.

The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.

Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.

Planner's Comments/Recommendation

Staff recommends approval as this project will provide better utilization of the land than would otherwise be realized if the site were redeveloped under the underlying I-1 district. The project will not have an unreasonable adverse effect on neighboring properties, the structures proposed for the project are harmonious with existing nearby structures and land uses and the building materials will be selected to be utilized in a manner that is harmonious with the general character of other buildings and structures in the vicinity of the proposed development. The proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public and the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.

At this meeting, Commissioners are being asked to make two recommendations; first State Law requires that the Comprehensive Land Use Plan be consistent with the proposed zoning and, therefore, the Comprehensive Land Use Plan must be amended from the Institutional classification to the Office classification for the former church site and to the Single-Family Residential classification for the school site. Following your recommendation to change the Land Use Plan you will then recommend rezoning the former church portion of the development from the I-1 Institutional District to the B-3 Office and Professional Service District and to rezone the former school portion, from I-1 Institutional District to R-2 Single-Family Residential District. The PDO Planned Development Overlay District will then be recommended to be applied across the entire site.

Village of Thiensville

250 Elm Street
Thiensville, WI 53092
(262) 242-3720
Fax: (262) 242-4743

DEVELOPMENT APPLICATION FORM

(Required to be submitted for all zoning related applications - see attached list)

Project Name: Orchard Street Subdivision Date: 10/31/2019

Submittal deadline for next Plan Commission meeting: 11/4/2019

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Village Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

12-050-06-22-007
12-075-02-15-002

Property Information:

Tax key Number(s) 12-050-06-20-001, 12-075-02-17-000, 12-075-02-16-000

Property Address 116 N Orchard St, 124 N Orchard St,

Current Zoning: I-1 Proposed Zoning: R-2 PDC, B-3

Present Use: Institutional Proposed Use: Residential, Office + Professional

Business District

APPLICANT If the applicant is not the owner of record, all owner(s) of record sign the application must submit a signed letter of authorization along with the application.

Name: Thiensville Enterprises LLC

Address: 11518 N Port Washington Rd #103

City Mequon State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: Greg Devorkin

Company: Devo Management Company LLC

Address: 11518 N Port Washington Rd #103

City Mequon State WI Zipcode 53092

Phone: 262-240-1500 Fax: _____

E-mail address: gide@devoffices.com

By the execution of this Application, the Owner(s) authorizes the Village of Thiensville or its agents, to enter upon the property between 7:00 a.m. and 7:00 p.m. daily for the purposes of inspection. Owner(s) grants this authorization even if Owner(s) has/have posted this property against trespassing pursuant to §943.13 Wis Stats.

Applicant and Owner hereby certify that they have read and understand all the Information in this form.

Applicant: owner Thiensville Enterprises LLC Date: 10/30/2019

Owner: [Signature] mgr Date: _____

Owner: _____ Date: _____

(If more than two owners of record, please submit a letter of authorization signed by the remaining owners of record. That letter will also serve as certification that all owners have read and understand the information in this form.)

VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

Check each box that applies to your submittal

TYPE OF REQUEST	BASE FEE	DEPOSIT FEE IF REQUIRED FOR PROFESSIONAL REVIEW	✓	Receipt
Pre-Application – Phone Consultation	\$25.00			
Pre-Application Conference/ Conceptual approval before Plan Commission		\$150.00		
* Rezoning Requests*/Parcel Splitting	\$400.00 + \$95/hr over 4 hrs.	\$1,000.00	✓	10/31/19
Site Plan Review				
Minor Requests (no construction)	\$150.00 + \$95/hr. over 6 hrs.	\$250.00		
Minor Site Plan Request		\$250.00		
Zoning Code Research/Review		\$250.00		
BSOP Construction <10,000sf	\$150.00	\$1,000.00		
BSOP Construction 10,000sf – 50,000sf	\$900.00 + \$95/hr over 9 hrs.	\$1,000.00		
Certified Survey Map	\$300.00 + \$95/hr over 3 hrs.	\$1,000.00		
Amendment to the Zoning Ordinance (Map or Text)*	\$250.00 + \$95/hr over 2 hrs.	\$1,000.00		
* Planned Unit Development Overlay*	\$835.00 + \$95/hr over 2 hrs.	\$1,000.00	✓	10/31/19
Request for Variance*	\$150.00	\$1,000.00		
Conditional Use Permit*	\$350.00 + \$95/hr over 4 hrs. + PH	\$1,000.00		
Special Exception Request	\$275 + \$95/hr over 4 hours	\$1,000.00		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: 10/30/2019

TOTAL DEPOSIT/APPLICATION FEE(S): 2000 + 1235 = \$3235

*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk's Office.

The village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded

REVIEW SUBMITTAL BY CONSULTANT: 4 full sets of plans, owners statement, related exhibits, application and fees due 14 days prior to Plan Commission meeting.

PLAN COMMISSION SUBMITTAL: 12 full sets of Revised Plans 6 days prior to the Plan Commission meeting.

Devo Management Company, LLC
11518 North Port Washington Road, Suite 103
Mequon, WI 53092

October 30, 2019

Plan Commission
Village of Thiensville
250 Elm Street
Thiensville, WI 53092

Re: Orchard Street Subdivision/ Former Lumen Christi School

Dear Ladies and Gentleman:

The proposed Orchard Street Subdivision includes ten (10) residential lots. The attached site plan shows that the existing church on the south end of the property will remain.

By way of background, in May 2018, the Village held a public hearing to consider a land use amendment for the subject properties changing the use to Multi-Family Residential. The meeting was well attended by the neighbors. The neighbors opposed changing the use to Multi-Family.

After that meeting, we acquired an additional property at 121 Ellenbecker Road. Then in March 2019, we held an informal neighborhood meeting. At that meeting, we showed a new proposed condominium development that consisted of 40 units plus 12 private garages. The proposed buildings were three stories. The proposed plan incorporated both 121 Ellenbecker and the existing home at 124 N. Orchard Court (i.e. both homes would have been demolished).

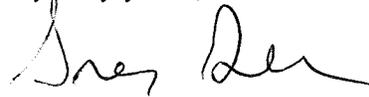
The March 2019 meeting was also well attended by the neighbors. The neighbors opposed the proposed development. The neighbors were concerned that the proposed development didn't fit into the neighborhood.

As a result of these meetings with the neighbors, we are proposing ten (10) single family lots. The future homes would blend in with the neighborhood and include a two car detached garage.

The existing church office on the south end would remain. The homes at 121 Ellenbecker and 124 N. Orchard Court would also remain.

Thank you for your consideration of the above requested site plan for the Orchard Street Subdivision. Please contact me with any questions.

Very truly yours,

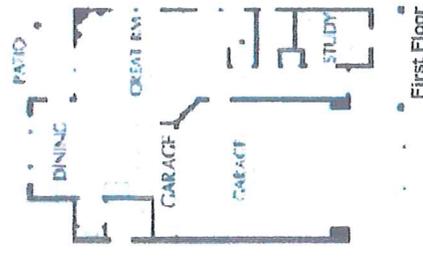


Gregory I. Devorkin.
Manager

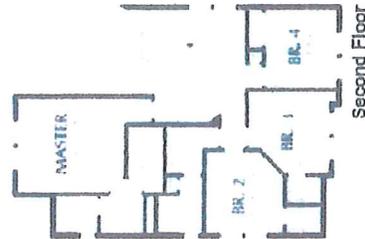


STREETSCAPE - CONCEPT

IMAGES PROVIDED BY <http://www.houseplans.com/>

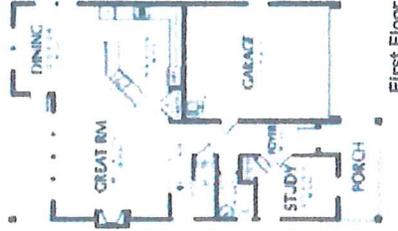


First Floor



Second Floor

PROPOSED 1720 SQ FT
3-BDRM 2.5 BATH 2-STORY

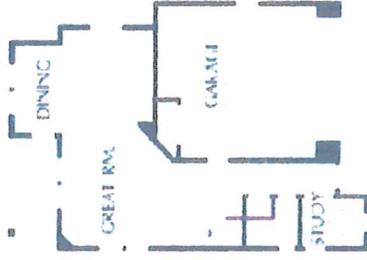


First Floor

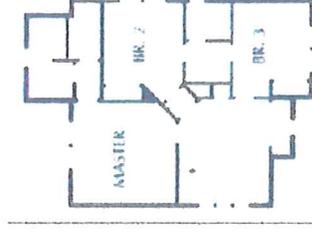


Second Floor

PROPOSED 2392 SQ FT
3-BDRM 2.5 BATH 2-STORY

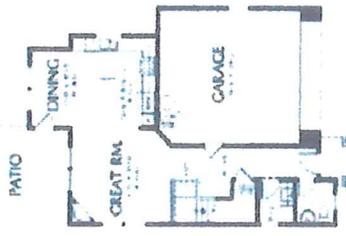


First Floor

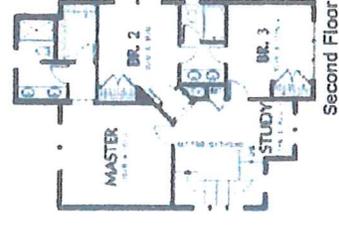


Second Floor

PROPOSED 1592 SQ FT
3-BDRM 2.5 BATH 2-STORY

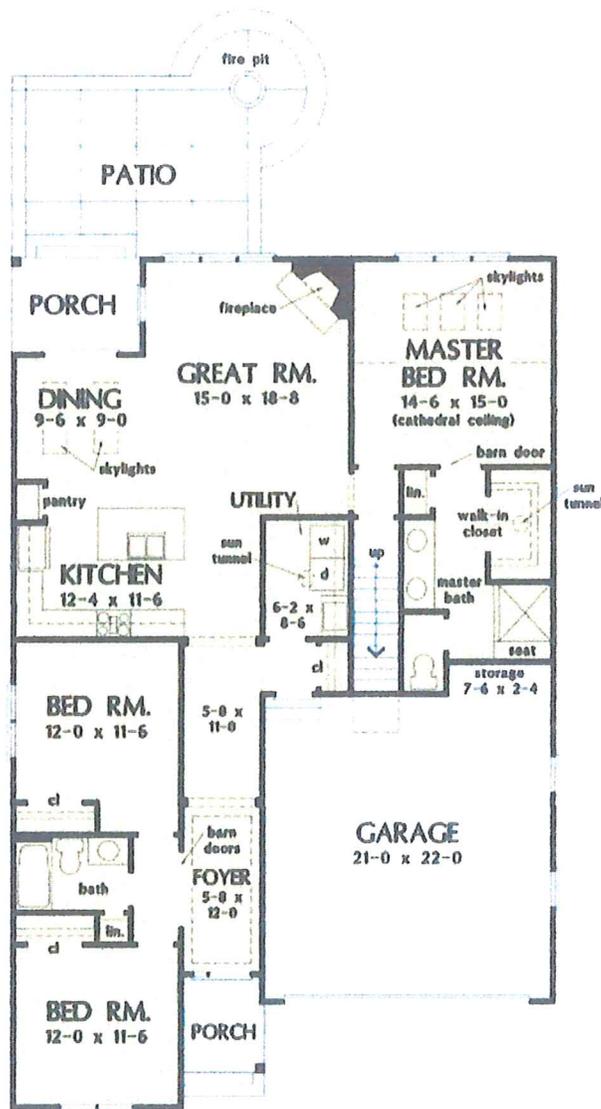


First Floor

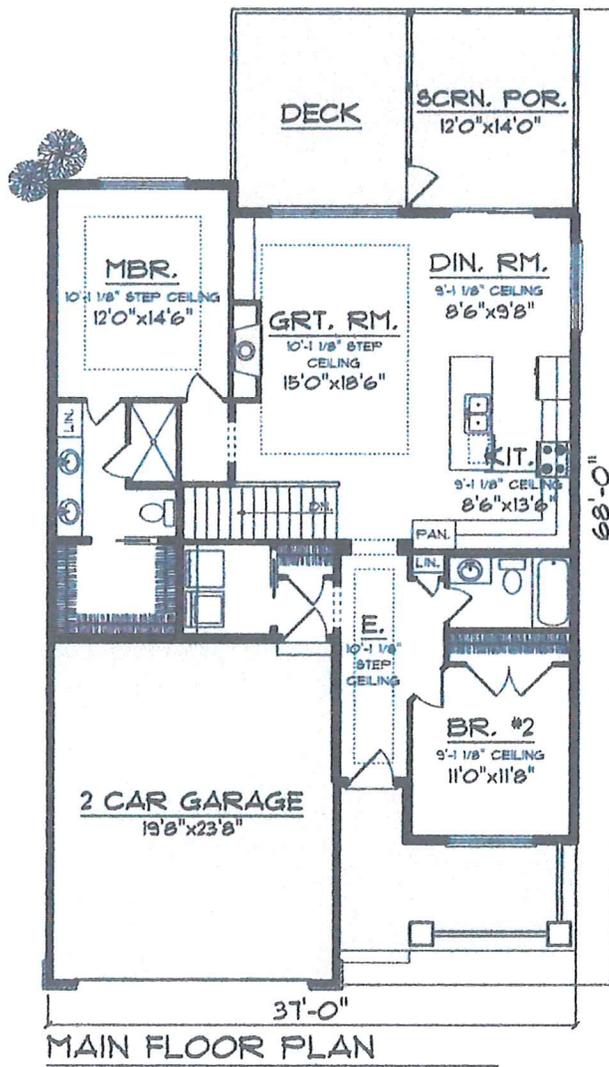


Second Floor

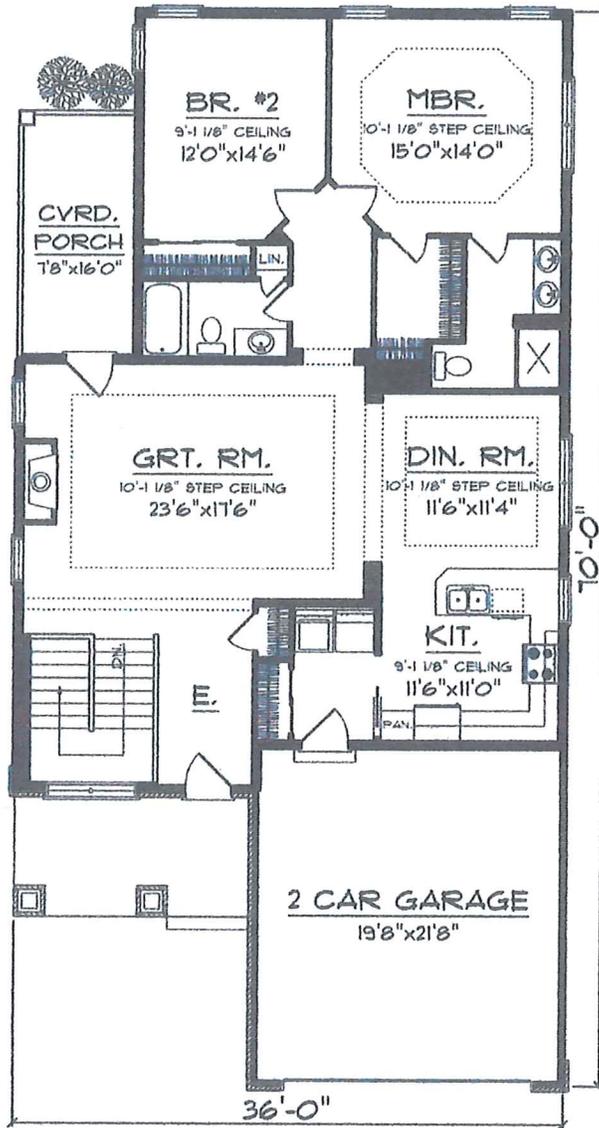
PROPOSED 1665 SQ FT
3-BDRM 2.5 BATH 2-STORY



1661 square feet



1354 square feet



MAIN FLOOR PLAN

1602 square feet

PROPOSED SITE PLAN ORCHARD STREET SUBDIVISION

Known as 138 North Orchard Street, in the Village of Thiensville, Ozaukee County, Wisconsin.

Lot One (1) of Certified Survey Map No. 3941, recorded on July 22, 2015 in the office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 1021127, being part of Lots 19 and 20 and part of Lot 22, Block 6 of the Assessor's Plat of the Village of Thiensville, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

ALSO
That part of Lot Twenty-two (22) in Block Six (6) in Assessor's Plat of the Village of Thiensville, in the East one-half (1/2) of the Northeast one-quarter (1/4) of Section Twenty-two (22) in Township Nine (9) North, Range Twenty-one (21) East, bounded and described as follows:
Commencing at a point 595.12 feet East of the West line of the East 1/2 of, and 1208.50 feet North of the South line of said 1/4 Section thence East on a line parallel to the South line of said 1/4 Section 110.00 feet to a point; thence North 0 degrees 05 minutes West on a line 90.00 feet to a point; thence West on a line parallel to the South line of said 1/4 Section 110.00 feet to a point; thence South 0 degrees 05 minutes East on a line 90.00 feet to the point of beginning.

ALSO
The South Sixty-Eight (68) feet of Lot 15 and all of Lots 16 and 17 in Block 2 in Village Heights, being a Subdivision of Lot Twenty-two (22) Block 6, Assessor's Plat of the Village of Thiensville, in the Northeast one-quarter (1/4) of Section 22 in Township 9 North, Range 21 East.

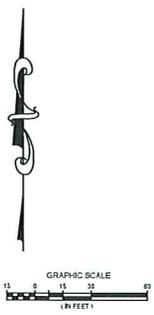
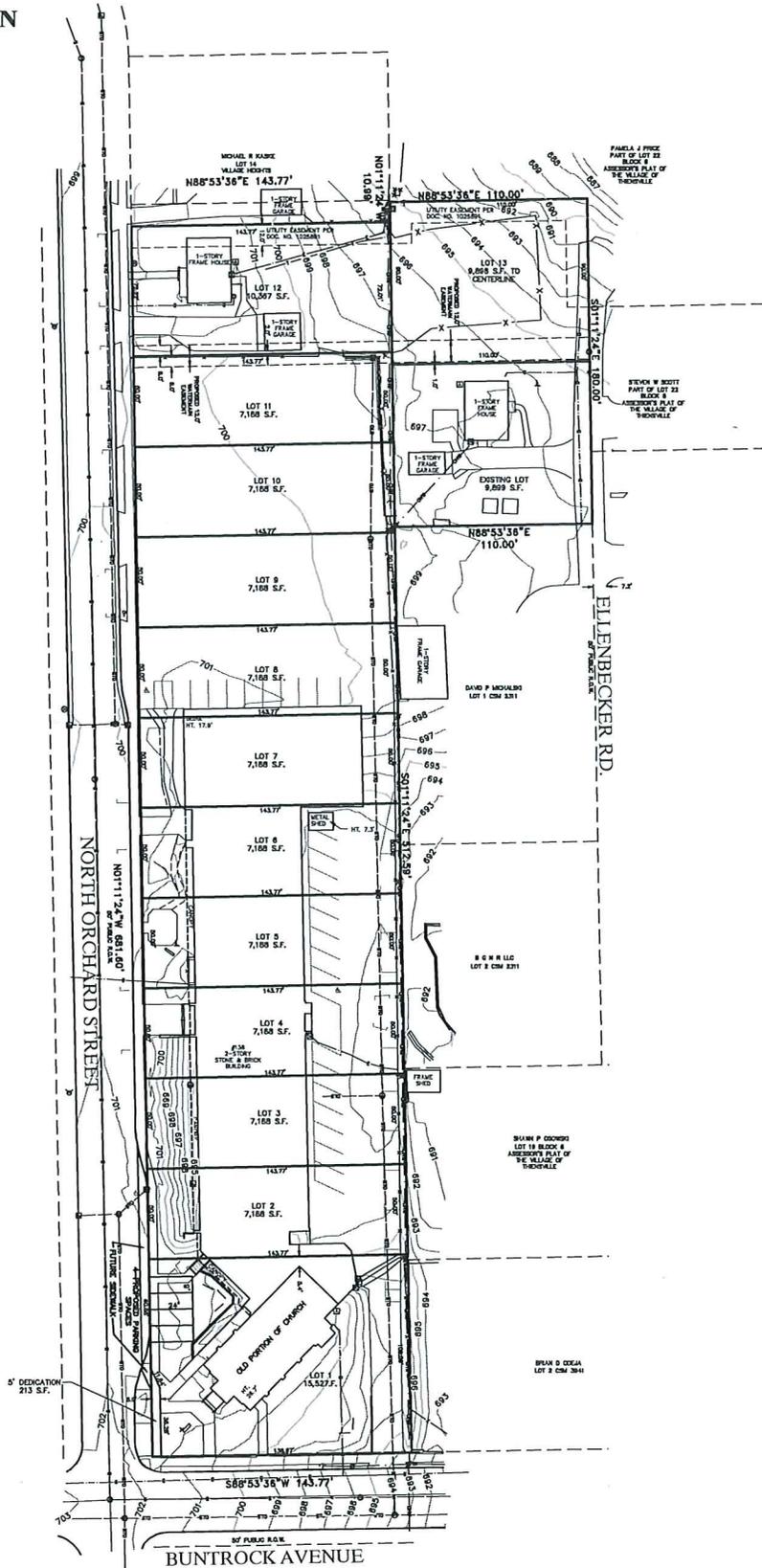
ALSO
That part of Lot Twenty-two (22) in Block Six (6) in Assessor's Plat of the Village of Thiensville in the East one-half (1/2) of the Northeast one-quarter (1/4) of Section Twenty-two (22) in Township Nine (9) North, Range Twenty-one (21) East. (Title commitment not provided)

Prepared for: Devo Properties
October 7, 2019
Revised October 22, 2019

Survey No. 161075



VICINITY MAP
NOT TO SCALE



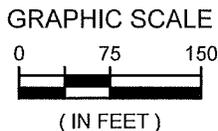
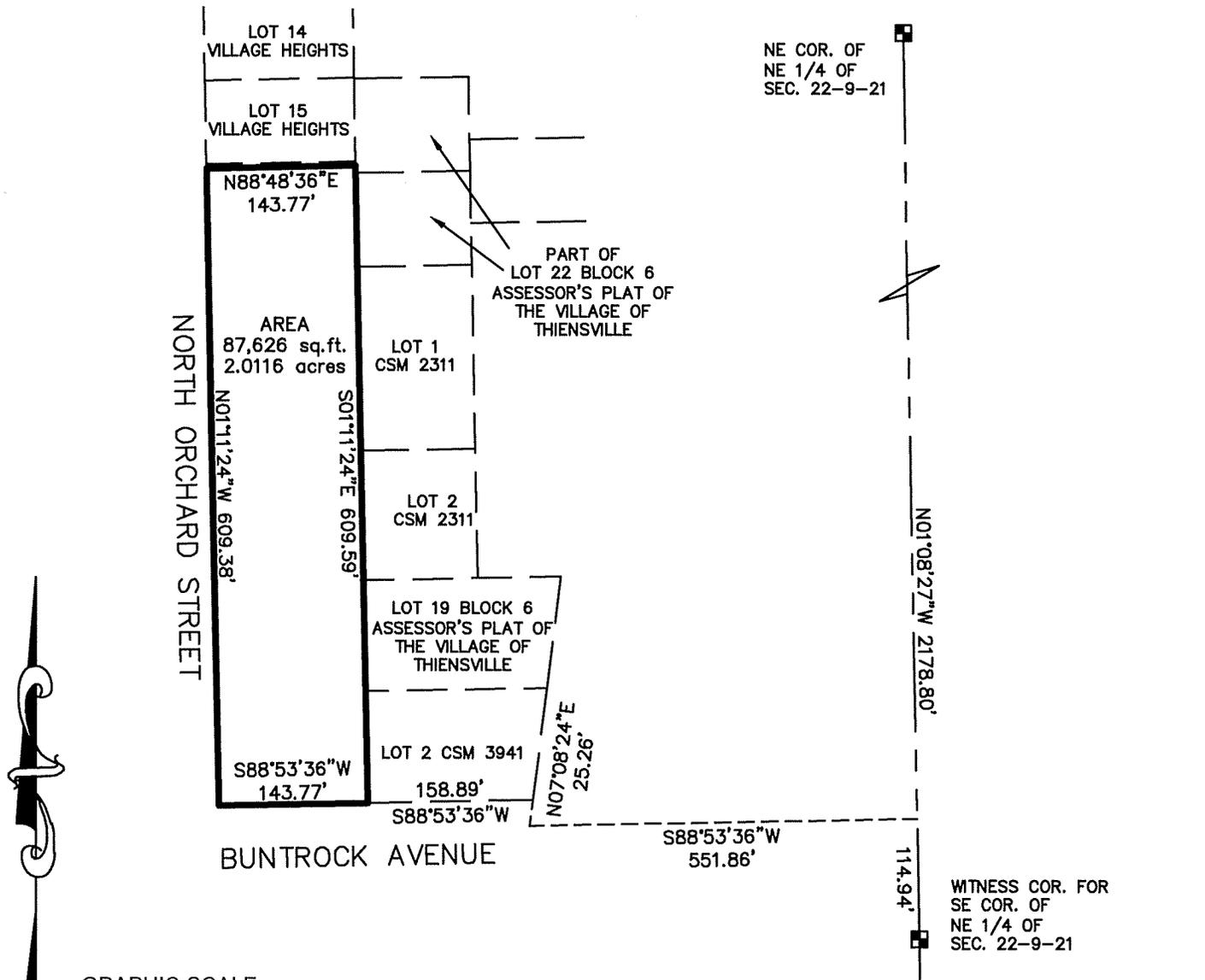
EXHIBIT

Lot 1 of Certified Survey Map No. 3941, Lot 17 and part of Lot 16 in Village Heights Subdivision, being a part of the Southeast 1/4 pf the Northeast 1/4 of Section 22, Town 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the a Witness corner for the Southeast corner of the Southeast 1/4 of Said Section; thence North 01° 08' 27" West along the East line of said 1/4 Section 114.94 feet to a point; thence South 88° 53' 36" West 551.86 feet to a point; thence North 07° 08' 24" East 25.26 feet to a point; thence South 88° 53' 36" West 158.89 feet to the point of beginning of lands to be described; thence continuing South 88° 53' 36" West along the North line of Buntrock Avenue 143.77 feet to a point in the East line of North Orchard Street; thence North 01° 11' 24" West along said East line 609.38 feet to a point; thence North 88° 48' 36" East 143.77 feet to a point; thence South 01° 11' 24" East 609.59 feet to the point of beginning.

November 21, 2019

Drawing No. 167075-RMK



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Project Narrative – Orchard Street Subdivision

November 25, 2019

Devo Properties, LLC is respectfully requesting a rezoning for the following properties located in Village of Thiensville:

- Subject property:
 - Address: 138 Buntrock Avenue, Thiensville, WI (old Church property) and 116 & 124 N. Orchard Street (former Lumen Christi School building)

Tax Keys: 116 N Orchard Street (parcel #'s 12-050-06-20-001, 12-075-02-17-000, 12-075-02-16-000) 124 N Orchard Street (parcel # 12-075-02-15-002)

- Size: Approximately 2.25 acres
- Current Owner: Thiensville Enterprises LLC
- Current Zoning: I-1 Institutional and R-2
- Proposed Zoning: Rezone from I-1 Institutional to R-2 Single-Family Residential District, Planned Unit Development Overlay District and B-3/Professional Business District

About Devo Properties

Devo Properties, LLC (“Devo”) has more than 15 years of development and investment experience and has built a reputation for executing complex real estate transactions. Devo continues to expand by adding to its diverse portfolio of holdings in Southeastern Wisconsin.

Since the company's inception, Devo has maintained its entrepreneurial vision and commitment to delivering exceptional results. Having experienced the cyclical nature of the industry, Devo has the creativity and foresight to navigate a dynamic, challenging real estate environment. With this project, we are responding to a unique opportunity.

Devo has a successful track record in developing high quality commercial projects and Devo's unique residential projects, level of service, and high quality are what distinguish Devo from the competition.

Market Demand

Devo's market research indicates pent up demand for additional fee simple home ownership in the Village of Thiensville. Specifically, there hasn't been a plat recorded in Thiensville in decades. The majority of the single-family home options in Thiensville are older with dated finishes, floor plans and amenities which do not fulfill the current market demand.

This development will appeal to young professionals, families and seniors that desire to live in a unique location that has great walkable access to downtown Thiensville. This demand is from a demographic that will spend their money in the communities in which they live and is looking for a fee simple development to call home. The location and access to local retail conveniences are as much of an amenity as the independence of the development itself. The home owners will enjoy the historic heritage of Thiensville, while living within walking distance of Village Park, the shops, restaurants and entertainment downtown Thiensville has to offer.

The proposed development includes demolishing the old school and replacing it with single family homes, as well as preserving the old church. The proposed change in use from institutional to residential is less intensive to the surrounding neighborhood. The individual homes would be designed to compliment the existing neighborhood.

The proposed ten lots average approximately 7,000 square feet, meaning that the density of this development complies with the density allowed in the R-2 single family residential zoning district.

The attached two car garages reduce the amount of driveway and create side-yard privacy. This low density ten lot adaptive re-use will have far less impact on the surrounding residential uses than a multi-tenant condominium or apartment use.

Development Overview

- Proposed development
 - Ten (10) single family lots
 - Future homes to have two car detached garages
 - Lots to be 50 feet wide and approximately 7,188 square feet
 - Old Church property at south end to remain intact and to be used once again as an office. Proposed low impact use rezoned to professional/business
 - Current property assessed value: \$791,600
 - Proposed project will provide increment in property tax revenue
 - Proposed project will have positive economic impact on the downtown businesses
- Neighborhood Blend
 - The proposed development will blend into the existing neighborhood as requested by the neighbors

Site Design

- Architecture
 - A combination of single story and two story homes with useable rear yards
 - Architectural features pulled from the community to retain the historical feel of Thiensville
 - Architectural features will be traditional and classic in order to retain the historic feel of Thiensville while providing the layouts and accessibility features that make new construction highly desirable.
- Use of existing site characteristics
 - Grade change to the east provides a logical exposed basement feature
 - Existing utility infrastructure is already in place and adequate for the development
- Access to site
 - Access limited to Orchard Street
 - The site plan provides for 4 surface parking spaces for the Old Church property
- Reduced Storm Water Management
 - No additional runoff will be created from the development

- o Storm water discharge will use existing Orchard Street curb and gutter and the rear yard storm drains
- o The proposed development would reduce impervious surface by replacing the school building and parking lot with yards and green space

A. General Statement (See Project Narratives):

1. Site statistics
 - a. Total area - approximately 2.25 acres
 - b. Proposed number of new dwelling lots – 10
 - c. Proposed number of new 2, 3, and 4 bedroom single family homes - 10; with estimated square footage of 1,400 - 1,800 square feet
 - d. Municipal services – utilities are available to be extended to the property
 - e. Development Statistics

Each of the ten proposed residential lots includes:

Walkways	35	to	50	square feet
Decks or Patios	150	to	160	square feet
Driveway	525	to	600	square feet
Garage	480	to	528	square feet
Home	1,400	to	1,600	square feet
Porch and Stoop	<u>60</u>	to	<u>80</u>	square feet
TOTAL	2,650	to	3,018	square feet of impervious area
Greenspace lot size	4,350	to	3,982	square feet based on 7,000 lot size
	60%	to	57%	

2. Estimated project construction costs - \$4,000,000
3. Estimated project value - \$4,000,000
4. No property owner's association. Each single family home would be owned by an individual owner. The Existing Storm Sewer will be reduced in scope, deleting the northern-most catch basin and piping and will be incorporated into an easement agreement which will govern the use, maintenance and repair of the storm sewer.
5. Proposed departures from Single family residential (R-2) code:
 - a. **CODE:** Lot width 60 feet
 - i. **DEPARTURE:** Lot width 50 feet
 - b. **CODE:** There shall be a minimum separation of 10 feet from the old church building to the southernmost home.
 - i. **DEPARTURE:** See Attached Plans
 - c. **Code:**
 - i. **Departure: See attached plans**
 - d. The current site that is proposed for single family residential development has less than 5% greenspace. The new home sites will provide 50% or more usable green space after accounting for the new homes, driveways, sidewalks and patios. The attached two car garages reduce the amount of driveway and create side-yard privacy. This low density ten lot adaptive re-use will have far less impact on the surrounding residential uses than a multi-tenant condominium or apartment use.

In addition to the significant amount of greenspace restored on the lots, the new curb and gutter and sidewalk will restore the green strip along the street, replacing the asphalt parking lot and playground with grass.

6. Development timeline:
 - a. Project Approvals: Spring 2020
 - b. Begin Construction: Spring 2020
 - c. Complete site improvements: Summer 2020
 - d. Project Completion Date: Estimated 18 to 24 months
 - e. Planned project consultants include: Greg Devorkin – Developer, Fred Bersch – home builder, to be determined - demolition contractor and grader and utility installer
7. The proposed development will not have an adverse impact on traffic. The use is going from thousands of church dwellers to ten families.
8. The Project includes no new public roads.
 - a. After the building is demolished, new structural fill will be placed in the new building pads at the direction of a civil engineer and soil engineer.
 - b. Soil testing and borings will be completed in the existing undeveloped areas including the parking lot.
 - c. The proposed development plan proposes returning the grass terrace and will put public sidewalk back in the right-of way.
9. See items 3 &4 above
10. See item 3 above. The individual homes will follow architectural requirements and approvals of R-2 single family residential.
11. See item 5 above

B. General Development plan

1. Plat to follow the approved rezoning. Rezoning approval shall be conditioned on final approval of new plat for eventual subdividing of property. Devo is working with Fred Bersch at Bonnilake Real Estate LLC on the home construction. Fred has developed single family home subdivisions and modest homes in the surrounding area since 1992.
2. A legal description is to be provided with the Plat.
3. See Site Plan, Driveway locations of individual homes would seek approval from Plan Commission.
4. The proposed development will complement the historical old Church site at the south end of the property. The proposed plan does not include any changes to the old church building. Devo, or an affiliate, will continue to own and operate the existing church as offices. The individual homes would seek approval from Plan Commission.
5. N/A
6. See attached Project Narrative & Site Plan
7. See attached Project Narrative & Site Plan
8. See attached conceptual architectural plans
9. See attached conceptual renderings
10. See attached ALTA Survey

11. See attached topography map
12. See attached topography map
13. The proposed development will be compatible with the residential neighborhood around it.