



STAFF REPORT

VILLAGE OF BATAVIA ZONING COMMISSION

Ref: Bauman Development LLC.

Applicant: Jeff Hayes

Location: Batavia Rd. – Parcel IDs: 570230.088., 570230.024., 570230.035.

Zoned: Parcels 570230.088. and 570230.024. are currently zoned agriculture and parcel 570230.035 is zoned Industrial/Office (I/O)

Request: Zone Change from Agriculture and I/O to PUD- Revised Plan

Description of Request

The applicant has revised the preliminary development plan for rezoning of the parcels to PUD for a residential development.

Findings of Fact

The revised development plan shows 668 single family and townhome lots that will be split into two separate communities with a different builders for each community along with separate amenities. Because of the size of the development each separate community will be constructed over 4 to 6 phases depending on market conditions. The home builders are M/I Homes and Ryan Homes.

The revised plan consists of 345 single family lots of 50' and 323 townhomes with 1 and 2 car garages. Overall density decreased from 5.33 units per acre to 4.45 units per acre. The developer has created a 50 ft buffer around the entire development. A retention pond was removed that may have been an issue with the airport zoning code. The total open space is approximately 53.0 acres or 35.7 percent of the site.

Staff Recommendations

It is the opinion of the staff that all conditions warrant the requested zone change from Agriculture and I/O to PUD for the Bauman development. Staff further believes that the zone change is consistent with the Village of Batavia Zoning code and will promote public health, safety, and the general welfare of the residents of the Village of Batavia. Based

on the findings of fact & submitted proposal to the Village of Batavia Council, staff makes the recommendation to Approve the zone change with the conditions listed.

Chip Stewart

Chip Stewart
Zoning Administrator