

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 13, 2026

FROM: Allison Eddins, AICP, Planner III

SUBJECT: Development Agreement and Final Site Plan for Schilling Farms PD Water Tower District Phase 2, Case #260822

INTRODUCTION:

Fisher Arnold (Michael Roger, PE), on behalf of Schilling Farms, LLC (Les H. Binkley III), requests approval of the Final Site Plan and Development Agreement for Phase 2 of the Water Tower District development. The development is located within the Schilling Farms PD. Staff received public comment from Porter Farms Phase 7 residents expressing concerns over screening along the western lot line and potential impacts from the trash compactor. The number of dwelling units has been reduced in Phase 2 from 246 to 200 and the buildings in the western portion of the site were reduced from three (3) stories to two (2) stories. To address the 2025 Preliminary Site Plan conditions (Exhibit 5) intended to provide screening from Phase 7 of the Porter Farms PD Subdivision, additional landscaping is added around the compactor, and the developer has made a commitment to preserve or replace existing perimeter vegetation. The Final Subdivision Plat will be approved administratively by Town staff.

BACKGROUND:

The Schilling Farms PD was approved by the Board of Mayor and Aldermen (BMA) in 1991 with amendments in 1995, 1997, 2009 and 2018. Water Tower District, Phase 1 was approved by the BMA in 2021 and was recently completed. The Planning Commission (PC) and the Design Review Commission (DRC) both reviewed the Water Tower District, Phase 2 Preliminary Site Plan in April 2025. The BMA conditionally approved the Preliminary Site Plan in April 2025 (Exhibit 5).

DISCUSSION:

1. The exterior elevations, building materials, site amenities and lighting plan meet the Town's Design Guidelines and the Schilling Farms PD Outline Plan.

- The applicant provided a building material table and elevations showing masonry as the primary exterior material for all buildings within Phase 2 (see Exhibit 4). The Town's Guidelines require at least 75 percent masonry. The buildings in Phase 2 will exceed this requirement.
- A photometric plan is provided in the Final Site Plan package (see Exhibit 4). All of the lighting fixtures on site will meet the Town and the Outline Plan requirements for maximum heights, full cut-off design and foot candle measurements.
- The site amenities have been reviewed by staff and the DRC and been found to meet Town standards and the approved Outline Plan.

2. As Preliminary Site Plan condition (see Exhibit 5) required the applicant to provide additional screening around the trash compactor and the dog park, both located in the southwest portion of the site.

- The applicant submitted a revised landscaping plan showing additional evergreen plantings along the base of the trash compactor, similar to the plantings in Phase 1 (see Exhibit 6). The evergreen species selected are fast growing and will reach a mature height between 15-25 feet, taller than

the trash compactor height (8' 6") and the trash compactor enclosure height (11' 2"). The location of the compactor was determined at the Preliminary Site Plan stage.

- The applicant has provided a tree mitigation plan within the Dog Park to retain the majority of the large trees along the Porter Farms common open space and some of the undergrowth (where practical to retain). The applicant is willing to clear out the dead/dying vegetation and remove any hazardous or invasive species, although this is not a requirement of the Design Guidelines. The existing vegetation, coupled with the evergreen plantings within Porter Farm Phase 7's common open space, provide a highly effective buffer.
- The applicant has agreed to add the following text to Sheets L4.5 and L4.6 to meet the intent of the DRC perimeter condition (see Exhibit 2, page 26 and Exhibit 5): *"In order to meet the intent of an April 28, 2025, BMA condition (DRC Condition #19) of the Preliminary Site Plan, additional screening may be required within the dog park along the westernmost property line if the inspection for the release of the performance surety reveals that the screening provided by the existing vegetation is not effective. This determination will be made by the Town Planner."*

3. A traffic impact study was completed in 2018 for Phases 1 and 2 of the Water Tower District. The study determined the development would have minor impacts on the surrounding road network.

- The study recommends the traffic signals at the intersections of Poplar Avenue at Shea Road and Poplar Avenue at Schilling Boulevard W. be retimed, and upgrades be provided at the Winchester Road and Schilling Boulevard intersection signal such that there is a southbound right turn overlap phase with a corresponding eastbound left phase. These improvements would help mitigate any increased delays at these intersections. The study also recommended an exclusive eastbound right turn lane at the Poplar Avenue and Bray intersection. This improvement is near completion awaiting the relocation of an AT&T utility pole.
- Even without changes to the signals, all intersections are expected to remain at Level of Service C or better.

4. A stormwater drainage report provided with the Preliminary Site Plan shows no adverse drainage impacts are anticipated from this development to the surrounding properties.

- The majority of the stormwater infrastructure and grading within Schilling Farms was designed to direct water into a drainage system ultimately ending at Nonconnah Creek. There is an exception to this drainage flow. In the far northwest portion of the site, the stormwater will drain into a tributary of the Wolf River. To handle post construction stormwater flow, some of the storm drainage pipes within Phase 2 will be oversized to provide additional capacity.

5. The Development Agreement requires the developer to provide a letter of credit equal to 25% of the cost of private site improvements and 100% of the cost of public improvements (see Exhibit 2).

- Based on the cost estimates provided by the applicant, and approved by the Town, the developer will provide the Town a performance security instrument equal to \$1,093,000.00 (\$858,000 for private improvements and \$235,000 for the public improvements). The Final Site Plan is included in the Development Agreement which grants authorization to the applicant to construct the project in accordance with its terms and conditions of approval.

STAFF RECOMMENDATION: Staff recommends approval of the Final Site Plan and Development Agreement (Exhibits 2 and 4) for Schilling Farms PD, Water Tower District, Phase 2. The application complies with the applicable provisions of the Town's Zoning Ordinance, Design Guidelines, Schilling Farms PD Outline Plan, and is consistent with the approved Preliminary Site Plan and its conditions.

ATTACHMENTS:

Exhibit 1 - Vicinity Map 6-23-2026

Exhibit 2 - Signed Development Agreement 6-18-2026

Exhibit 3 - Final Site Plan Cover Letter 4-2-2026

Exhibit 4 - Schilling Farms WTD II Final Site Plan Set 5-27-2026

Exhibit 5 - Preliminary Site Plan Conditions of Approval Response Letter 5-1-2025

Exhibit 6 - Preliminary Site Plan 2-25-2025

PROPOSED MOTION:

To approve the Final Site Plan and Development Agreement for Schilling Farms PD, Water Tower District, Phase 2.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						