

AGENDA # H.2
Scio Township Board of Trustees
Woodview Commons Final PUD Site Plan, SP #20009

FOR MEETING DATE OF: October 26, 2021

PREPARED ON: 10/23/21

PREPARED BY: Will Hathaway

SUBMITTED BY: Supervisor

ITEM TYPE: Possible Action

SUGGESTED ACTION: Approval of the Woodview Commons Final PUD Site Plan.

BACKGROUND: The Woodview Commons PUD is a mixed-use development proposal that has been making its way through the Township's planning process over the span of several years. The attached 9/22/21 memorandum from Carlisle Wortman Associates details the project elements. The Planning Commission recommended approval of the Final Site Plan on February 22, 2021. To view the complete Woodview Final PUD Site Plan: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1077276/WOODVIEW_FINAL_PUD_PLAN_04

Subsequent to the Planning Commission's action, a series of meetings between representatives of the Township and the developer yielded agreement on a list of community benefits to be provided by the developer. Community benefits are a condition for any Planned Unit Development (PUD). They constitute substantial investments by the developer toward important Township infrastructure and public safety goals. One of the community benefits in the Woodview is a long segment of pedestrian pathway to be constructed by the developer. All of the agreed upon community benefits are detailed in the draft Development Agreement.

Just as the Township and the developer concluded four months of negotiations on the community benefits, an unexpected issue arose. Two interns working to inventory the Township's nature preserves discovered that there is a significant Great Blue Heron rookery of over 50 nests in the West Scio Preserve adjacent to the Woodview Commons property.

The Township conducted an environmental assessment of the heron rookery (see attached memo) and determined that protecting the nesting area would call for a buffer zone and seasonal restrictions on construction in the southern portion of the development site. The Woodview plan recommended by the Planning Commission provides adequate to the nests, however, Township representatives conducted further negotiations with the Woodview developers with a goal of better safeguards for the heron habitat. These negotiations yielded the alternative development plan described in the September 23, 2021 letter from the developer. This letter describes the conditions agreed upon by the developer to amend the Woodview Commons PUD Site Plan to pull the development further north, away from the herons' nests, resulting in an increase in open space within the development. Amending the site plan necessitates another review by the Planning Commission.

The Final Site Plan and related documents represent a significant investment by the developer and the

Township. Two successive Boards of Trustees, and two sets of Planning Commissioners have reviewed and taken action on the Woodview Commons plans at various stages. The two sets of negotiations over community benefits and habitat protections involved many meetings over the past nine months involving Supervisor Hathaway and Trustees Vogel and Courteau as well as Township staff, interns, consultants and volunteers serving on the Parks Advisory Board, the Planning Commission and the Land Preservation Commission. Everyone worked together diligently, quickly and in good faith and should take pride in the proposal that is presented to the Board of Trustees for approval.

FISCAL IMPACT: The Woodview PUD will result in community benefits as defined in the development agreement.

RECOMMENDATION: Supervisor recommends approval.

MODEL MOTION: Moved by _____ supported by _____ that the Township Board of Trustees approve SP#20009, Woodview Commons Final PUD Site Plan based on the Planning Commission recommendation of approval and with the added condition described in the attached letter from Jackson Road SOBI L.L.C. dated 9/23/21. The Woodview Commons development agreement is approved subject to further review by the Township Attorney.

ATTACHMENTS:

[woodview comm FULL info 20211026.pdf](#)

[Woodview Commons Final PUD Heron Rookery and Alternate Plan 092321.pdf](#)

[09.13.21 Woodview Plan Options Color.pdf](#)

QUESTION: Shall this Motion be APPROVED?