



MAYFIELD VILLAGE

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TO: Council President Schutt, members of Council

FROM: John Marquart, Economic Development Manager

DATE: October 2, 2026

RE: proposed Planned Residential Development District, 520 SOM Center Rd. (PPN 831-11-002)

As you know, Progressive began disposing of surplus real estate a few years ago. Among the last pieces of the puzzle nation-wide is the undeveloped "Campus 3" land located at 520 SOM Center Rd. Originally intended for a third office / data campus for Progressive, the 54-acre site has sat dormant since the company acquired it roughly 20 years ago.

Over the years, we have studied the prospects for industrial development on the site, but they are not promising. Given the amount of wetland conditions present on the site, a modern industrial footprint is not feasible – the wetlands are simply too far-reaching to allow more than 40 - 50,000 square feet set very close to the library (the most "buildable" portion of the site). Such a development is just not competitive in the industrial market, and not very desirable to the library or our recreational trail users.

That said, the site attracted a good deal of interest from residential developers, who obviously require much smaller footprints than industrial users, and can therefore work around much of the wetlands. Additionally, the shared sentiment in the market was that residential use made much more sense, given the site's proximity to neighboring residences, the library and recreational amenities. A national home builder has obtained an option to purchase the property, with closing contingent on successful re-zoning from Office-Lab & Production-Distribution to PRDD. While the site plan is still being refined, plans call for roughly 115 townhomes and 20 detached homes for a total of 135 units. It is important to remember that while our PRDD code would typically allow the applicant to develop as many as 216 residential units on this acreage, only +/- 135 are proposed here, with the remainder of the site proposed to remain in a naturalized condition.

Similar to the timeline for the former Campus 1 project, the developer has requested that the overlay be presented to voters at the May 2027 election. Therefore, the timeline outlined in the Charter requires that we begin our process this month, with benchmarks as outlined below

- Oct 19, 2026 First read of the PRDD Ordinance and referral by Council to P&Z
- Nov 19, 2026 P&Z workshop
- Dec 7, 2026 P&Z voting meeting
- Dec 21, 2026 Second read of the PRDD Ordinance
- Jan 2027 Public hearing at least 30 days following second read
- Feb 2027 Third read of the PRDD Ordinance
- March 5, 2027 Deadline to send PRDD Ordinance to Board of Elections