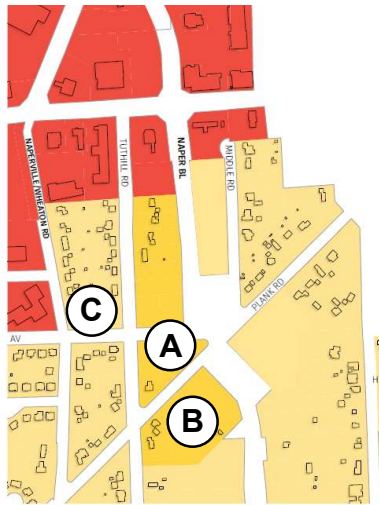


# Plank Road & Naper Boulevard

## Key Considerations

- The draft plan recommends Medium Density Residential uses in this area to help diversify Naperville's housing stock and address housing needs, including a variety of unit types and price-points in the form of mixed-use, multi-unit, or townhomes. The residential recommendation is consistent with the 2010 Plank Road Study.
- Staff is not opposed to a Neighborhood Center designation for this area and finds that a mix of non-residential and residential uses could be beneficial. However, since the parcels adjacent to Naper Boulevard will not be permitted to have vehicular access onto Naper Boulevard, staff believes that commercial viability in this area may be limited. A future project which proposes 100% residential uses would not be consistent with the Neighborhood Center designation.



## Medium Density Residential

**Intent:** Medium Density areas should respect the character of existing established neighborhoods while supporting the City's changing demographics and market conditions.

### Primary Uses

- Single Family Attached Homes

### Supporting Uses

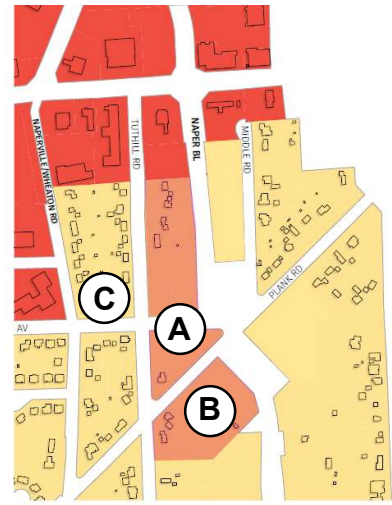
- Home Based Businesses
- Schools/Childcare Facilities
- Places of Worship
- Parks & Open Spaces

### Recommended Zoning

- R2, R3

### Allowable Residential Density

A minimum of 4,000 sq. ft. per dwelling unit or approximately 10 dwelling units/acre



## Neighborhood Center

**Intent:** Characterized by small pockets of retail or services, integrated in, or adjacent to, residential neighborhoods.

### Primary Uses

- Commercial Retail or Services
- Restaurants

### Supporting Uses

- Single Family Attached Homes
- Multi-Family Residential Buildings
- Mixed-Use Development
- Places of Worship
- Professional Offices
- Parks & Open Space

### Recommended Zoning

- B-1, B-2, OCl, Planned Unit Development

### Allowable Residential Density

**As a supporting use:** a minimum of 2,600 sq. ft. per dwelling unit or approximately 16 dwelling units/acre