Legislation Details (With Text)

File #:	18-448	**Version:** 1		
Type:	Ordinance		**Status:**	Agenda Ready
File created:	5/24/2018		**In control:**	City Council
On agenda:	6/5/2018		**Final action:**	
Title:	Pass the ordinance approving a preliminary/final plat of subdivision and owner's acknowledgement & acceptance (OAA) for Center Place Subdivision located at 815 Center Street and 35 E. 8th Avenue, Naperville PZC 18-1-014			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Plat Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Plat, 4. Exhibit C- OAA			

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a preliminary/final plat of subdivision and owner's acknowledgement & acceptance (OAA) for Center Place Subdivision located at 815 Center Street and 35 E. 8th Avenue, Naperville PZC 18-1-014

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Steve Robles, AICP

BOARD/COMMISSION REVIEW:
N/A

BACKGROUND:

The petitioner, Oak Creek Capital Partners, LLC, is proposing to re-subdivide the 0.4 acre subject property to reconfigure the two existing residential lots to construct two, duplex residential units. The subject property is located on the west side of Center Street, and separated by East 8th Avenue by a single residential lot. The zoning classification of the subject property will remain R2 (Single-Family and Low Density Multiple-Family Residence District), which single-family and duplexes are permitted uses.

DISCUSSION:

The petitioner is requesting approval of a Preliminary/Final Plat of Subdivision in order to reconfigure the existing two lot layout in order to accommodate the construction of two new duplex residential units; the proposed subdivision does not result in the net increase in any buildable lots. The existing single-family residence that was located on the subject property has been demolished by the petitioner, in accordance with the City's demolition permit requirements. Since the proposed

subdivision plat does not require any zoning entitlements, staff finds the Preliminary/Final Plat of Subdivision for Center Place complies with the City's technical requirements. Accordingly, staff recommends approval of the subject plat.

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinance approving the Preliminary/Final Plat of Subdivision. Within the OAA, specific provisions are included regarding the petitioner's required school ($63.66) and park ($16,924.28) donations, which are based on 4, 3-bedroom units as required per Section 7-3-5 (Dedication Of Park Lands and School Sites Or For Payments Or Fees In Lieu Of) of the Municipal Code and includes credit for the existing 3-bedroom single-family unit. The OAA has been prepared in a manner consistent with the recently amended school/park fee-in-lieu payments (i.e., donation to either be paid prior to plat recording or prior to the issuance of each building permit).

In addition, the City's Department of Water and Wastewater Utility (DPU-W/WW) has coordinated with the petitioner to upgrade and install a 12" watermain along the Center Street frontage of the subject property, as well as, extension of the upsized watermain from the north property line of the subject property north to Ogden Avenue. This coordination will allow for a single upgrade project along the west side of Center Street, with efforts to minimize disruption to existing residence along Center Street. The petitioner has also agreed with DPU-W/WW's request to remove/abandon an existing 6" watermain within East 8th Avenue from the west property line of the subject property to extend east to Ellsworth Street. Staff has coordinated with City Legal, DPU-W/WW, and the petitioner to the terms of the petitioner's obligations for installation/abandonment and City reimbursement, which have been captured in the OAA.

FISCAL IMPACT:
N/A