



Legislation Text

File #: 18-498, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Clow Creek Farm Addition Final - PZC 18-1-030 (Item 1 of 4)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property consists of approximately 31.5 acres at the southwest corner of Book Road and 103rd Street. On March 6, 2018, the City Council approved a request by the petitioner for: annexation; rezoning to R1A; a Conditional Use to allow for the establishment of a Planned Unit Development within the R1A zoning district, with deviations to Section 6-6A-5 (Area Requirements) and Section 6-6A-7 (Yard Requirements) of the Naperville Municipal Code; and, a preliminary plat of subdivision for Clow Creek Farm Addition. The proposed development will include 61 single family homes.

DISCUSSION:

Final PUD Plat

The proposed Final PUD Plat substantially conforms to the Preliminary PUD Plat for Clow Creek Farm Addition, thereby eliminating the need for a Planning and Zoning Commission review. Clow Creek Farm Addition will include 61 single family homes with ranging lot sizes, and approximately 7.83 acres of open landscaped areas (about 25% of the total lot coverage). These open space areas include bench seating and a six foot wide trail that extends through detention areas and connects to the sidewalks along Book Road and 103rd Street. The creek and wetlands that currently extend across the property will be maintained and enhanced.

The petitioner has also identified a Clow Family Memorial Plaque to be installed along the property's Book Road frontage to memorialize the historic significance the Clow family and farm had within the City.

Final Subdivision Plat

The petitioner is seeking approval of a final subdivision plat for Clow Creek Farm Addition. The proposed Final Plat of Subdivision substantially conforms to the Preliminary Plat of Subdivision approved by Ordinance 18-020, and the proposed Final PUD Plat for Clow Creek Farm Addition. The development includes sixty two lots, sixty one of which are planned for the development of single-family homes. Lot 62 will provide stormwater management for the overall development.

Owner's Acknowledgement and Acceptance

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinance approving the Final Plat of Subdivision. Within the OAA, specific provisions are included regarding the petitioner's required school and park donations. The Owner shall meet all school and park donation requirements for the subject property by appropriate cash-in-lieu contribution as set forth in Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code. The Owner has elected to pay the required school and park donation fees on a per-permit basis (pursuant to Section 7-3-5:5.2.2), prior to the issuance of each building permit. No credit shall be given for existing structures on the property.

Final Landscape Plan

The proposed final landscape plan substantially conforms to the preliminary landscape plan approved through Ordinance 18-021. The proposed landscape plan includes approximately 7.83 acres of common open space area, which has been enhanced with a recreational trail and landscaping. As required per the City's Landscaping and Screening Ordinance, new parkway trees are proposed where appropriate throughout the public rights-of-way; and, the petitioner is providing additional trees throughout the detention areas. Staff supports the landscape plan as proposed and finds that it exceeds the requirements of the City's Landscaping and Screening Ordinance.

Design Manual Variance

The Clow Creek Farm Addition developer is requesting a variance from the Design Manual for Public Improvements for the depth of the stormwater basin. The maximum depth allowed by the manual is 6 feet, and the developer is requesting a maximum depth of 6.5 feet.

The eastern portion of the site is bisected by an unnamed tributary (creek) to the DuPage River. The developer is proposing to relocate the creek and provide a separate stormwater basin. Due to the points where the creek enters and exits the site, and the hydraulics needed to move the creek and prevent scour in the future, the resulting depth of the basin is 6.5 feet. Staff has evaluated the design and constraints and supports the request for the stormwater variance. Staff has supported, and City Council has approved, similar requests over the years when designers have encountered these issues.

Related Files

The following agenda items are related to PZC 18-1-030:

- Pass the ordinance approving the final PUD plat for Clow Creek Farm Addition (Clow Creek Farm Addition Final) - PZC 18-1-030 (Item 2 of 4)
- Pass the ordinance approving the final plat of subdivision for Clow Creek Farm Addition (Clow Creek Farm Addition Final) - PZC 18-1-030 (Item 3 of 4)
- Pass the ordinance approving a variance from the Design Manual for Public Improvements for Clow Creek Farm Addition (Clow Creek Farm Addition Final) - PZC 18-1-030 (Item 4 of 4)

FISCAL IMPACT:

N/A