



Legislation Text

File #: 20-274, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Ashwood Park North - Townhomes - PZC 19-1-090 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The property is zoned R3A (Medium Density Multiple-Family Residence District) with a conditional use for the Ashwood Park North - Townhomes PUD, and is located at the southwest corner of 248th Avenue and 103rd Street. The original PUD was approved on September 6, 2005 and included 24 age-restricted townhome units on 6 lots. In 2013, a major change to the Ashwood Park North - Townhomes PUD was approved to remove the age restriction on the development.

At this time, the petitioner requests approval of a minor change to the Ashwood Park North - Townhomes PUD to resubdivide the two northernmost lots of the development and allow for the construction of duplex units instead of townhomes.

DISCUSSION:

Preliminary/Final Subdivision Plat

The petitioner is seeking approval of the Preliminary/Final Plat of Subdivision for Ashwood Park North - Townhomes First Resubdivision. The proposed plat subdivides two lots that were previously planned for the development of eight townhome units, into four lots to be developed with a total of eight duplex units. The number of units proposed remains consistent with prior approvals - it is only the product type that is planned to change. The proposed lots comply with the R3A zoning district's requirements.

Owner's Acknowledgement and Acceptance

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 and park donations. The Owners will satisfy school impact fees by payment of cash in lieu of land, with payment being made at time of building permit. Park impact fees have already been satisfied by a lump sum payment of cash, and no additional payment is due at this time. However, the petitioner agrees that the park donation established within the OAA will be verified at the time of each building permit issuance, and if the number of bedrooms in the dwelling unit exceeds 2 bedrooms, then the permit applicant shall be charged for additional

bedrooms, in accordance with the park donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

Minor Change to the PUD

The petitioner proposes a minor change to the Ashwood Park North-Townhomes PUD to resubdivide Lots 1 and 2 of the original PUD and change the residential product type from townhomes to duplexes in response to market conditions and buyer preferences. The development's existing road network, site design, and overall unit count remain consistent with prior approvals and comply with the R3A zoning district's requirements.

The proposed Final PUD Plat for Ashwood Park North - Townhomes First Resubdivision consists of the resubdivision of Lots 1 and 2 in the Ashwood Park North - Townhomes Final Subdivision Plat and Planned Unit Development into four lots. Four duplexes (totaling eight dwelling units) are planned to be constructed instead of the eight townhome units originally approved by Ordinance 05-162.

Elevations

The proposed change in product type from townhomes to duplexes results in a change to the building elevations approved as part of the original PUD in Ordinance 05-162. The original building elevations consisted of 100% masonry. The elevations proposed as part of the minor change consist of 74% masonry and 26% hardie board siding. [Section 5-2C-3 \(Exterior Wall Construction\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT5BURE_CH2COFIPRRE_ARTCBU_5-2C-3EXWACO) [<https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT5BURE_CH2COFIPRRE_ARTCBU_5-2C-3EXWACO>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT5BURE_CH2COFIPRRE_ARTCBU_5-2C-3EXWACO) of the Municipal Code requires townhomes and duplexes to maintain a minimum of 50% of the exterior wall construction to be constructed of masonry. The petitioner's proposal complies with this requirement.

Staff is supportive of the building elevations proposed, subject to the condition that the proposed brick color remain consistent with the existing townhome buildings in the development for visual continuity. The petitioner agrees with this condition.

Landscape Plan

The proposed landscape plan maintains the existing parkway trees along 103rd Street and healthy trees currently located in the rear and side yards along 103rd Street and 248th Avenue. New foundation plantings and landscaping along each unit's walkway are proposed. Staff finds the landscape plan and the number of plantings proposed to generally be equivalent with the approved plans in Ordinance 05-162 and to exceed minimum code requirements.

Related Files

- Pass the ordinance approving the Preliminary/Final Plat of Subdivision for Ashwood Park North - Townhomes First Resubdivision and a revised Owner's Acknowledgement and Acceptance (Ashwood Park North - Townhomes) - PZC 19-1-090 (Item 2 of 3)
- Pass the ordinance approving a minor change to the Ashwood Park North - Townhomes PUD and the final PUD plat for the subject property at the southwest corner of 103rd Street and 248th Street (Ashwood Park North - Townhomes) - PZC 19-1-090 (Item 3 of 3)

FISCAL IMPACT:

N/A

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