



Legislation Text

File #: 21-0007, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to Lot 1 in Fairway Park PUD - PZC 20-1-104

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property is located on Fairway Drive (900-1030 Fairway Drive) and is zoned R4 PUD. The subject property is included as part of the overall Country Lakes PUD which designed residential, commercial, and golf course sub-areas.

A “special use” (contemporary terminology, now classified as a conditional use) was approved for Lot 1 in Fairway Park PUD and Final PUD Plat on May 8, 1984 pursuant to Ordinance No. 84-53. This Final Plat included a site plan depicting the location of 14 apartment buildings and associated outdoor parking areas with three separate access points from Fairway Drive.

The petitioner, Linear Architects, Inc., on behalf of the owner, Ansonia Fairways, LLC, requests approval of a minor change to Lot 1 in Fairway Park PUD to construct three garage buildings with 7 parking spaces each within the existing parking areas.

Staff concurs.

DISCUSSION:

Minor Change to the PUD

The petitioner proposes a minor change to the Fairway Park Lot 1 PUD by constructing three detached garages with a height of 12’2” in three specific locations. Per Section 6-4-6 (Changes to a Final Planned Unit Development) of the Naperville Municipal Code, the proposed changes qualify for processing as a minor change by updating the controlling building elevations, landscape plan, and site plan for the PUD to reflect the construction of three new detached structures.

With the placement over existing parking spaces, there is no impact on the current vehicular and pedestrian circulation and access. There will be no overall decrease in the number of parking spaces. To accommodate the structures, a slight reduction of green space by 200 sq ft is required. As part of the proposal, the petitioner is also adding island and foundation landscaping near each of the garages. The landscape plan also documents existing trees proximate to the areas of disturbance

and provides preservation guidance to mitigate any negative impact.

The proposed garage elevations show siding and features consistent with the existing multi-family buildings. They will also be compatible with an abutting multi-family development located to the south which has multiple detached garages with siding consistent with their own dwelling unit facades.

The petitioner's responses to the Standards for Amending a PUD can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by City Council.

Key Takeaways

- Staff finds that the petitioner's proposal is consistent with the Lot 1 in Fairway Park PUD.

FISCAL IMPACT:

N/A