Legislation Details (With Text)

File #:	19-188 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	2/24/2019	**In control:**	City Council
On agenda:	3/5/2019	**Final action:**	3/5/2019
Title:	Pass the ordinance approving the final plat of subdivision for Charleston Row II, located at the southeast corner of Aurora Avenue and Main Street - PZC 18-1-062		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Final Plat Ordinance, 2. Exhibit A - Legal, 3. Exhibit B - Final Plat, 4. Exhibit C - OAA		

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:
Pass the ordinance approving the final plat of subdivision for Charleston Row II, located at the southeast corner of Aurora Avenue and Main Street - PZC 18-1-062

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:
N/A

BACKGROUND:
The subject property currently consists of two lots that are zoned R2 (Single-Family and Low Density Multiple Family District) and measure a combined 26,426 square feet in size located at the southeast corner of Aurora Avenue and Main Street. On October 16, 2018, the City Council approved a request by the petitioner for: a preliminary plat of subdivision and abrogation of the platted setback line along Main Street for Charleston Row II; a conditional use to allow for the development of eight single-family attached dwelling units within the R2 zoning district; and, variances allowing the development to exceed the maximum permitted height, decrease the required minimum lot area, and reduce the required rear yard setback along the south property line.

DISCUSSION:
Final Subdivision Plat
The petitioner is seeking approval of a final subdivision plat for Charleston Row II. The proposed final plat of subdivision substantially conforms to the preliminary plat of subdivision and abrogation of platted setback line approved by Ordinance 18-119. Upon approval of the final plat, the development will include one lot which is planned for the development of eight single-family attached homes.

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 has elected to meet all school and park donation requirements for the subject property by an estimated lump sum land-cash payment to be made prior to recordation of the final plat of subdivision as set forth in Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT7SURE_CH3REIM_7-3-5DEPALASCSIPAFELIOF> of the Naperville Municipal Code. Required school and park donations are based on eight two-bedroom single-family attached units, with credit given for two three-bedroom single-family detached units, a duplex containing one two-bedroom single-family attached unit, and one three-bedroom single-family attached unit that previously existed on the subject property.

Related Files

- N/A

FISCAL IMPACT:
N/A