



Legislation Text

File #: 21-0826, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Naper Commons Final - PZC 21-1-061 (Item 1 of 4)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not Required

BACKGROUND:

Naper Commons consists of approximately 65 acres located at the northwest corner of Naperville Road and Warrenville Road. On April 21, 2021, the City Council approved a request by the petitioner, Pulte Home Company, LLC., for: a preliminary plat of subdivision and Owner's Acknowledgement and Acceptance (OAA) Agreement for Naper Commons; a preliminary planned unit development plat with certain deviations; a conditional use to permit multi-family dwelling units in R2; a variance for exterior wall construction, and a variance for storm water storage in the detention basin. The proposed development is zoned R2 and will include 161 single-family residential lots and 66 townhomes (227 total units).

DISCUSSION:

Final Subdivision Plats - Phases 1, 2, and 3

The petitioner is requesting approval of a Final Plat of Subdivision to be divided into three phases corresponding with their buildout plans. Each Final Plat of Subdivision is in substantial conformance with the corresponding section of that phase approved by the Preliminary Plat of Subdivision approved per Ordinance 21-041. As a note, an Owner's Acknowledgement and Acceptance (OAA) agreement was approved with the Preliminary Plat Ordinance and a clause has been included incorporating the provisions of the OAA into this ordinance. Staff has found the proposed Final Plats of Subdivision to be in full technical compliance with City Code and recommends their approval by City Council.

Final Planned Unit Development Plat

The petitioner is also requesting approval of the Final Plat of Planned Unit Development for Naper Commons. Staff has reviewed the plat and found it to be in technical compliance with the City Code and in substantial conformance with the Preliminary PUD Plat approved per Ordinance 21-042 as required Section 6-4-4:3.2 (Planned Unit Developments: Final Plats). As such, Planning and Zoning Commission review is not required and staff recommends approval of the Final Plat of PUD for Naper Commons.

Final Landscape Plan

The proposed final landscape plan conforms to the preliminary landscape plan approved through Ordinance 21-042. The proposed landscaping and recreational amenities exceed the requirements of the City's Landscaping and Screening Ordinance by providing 36% open space. The landscape plan includes a 25' native landscape buffer along the rear of the single-family lots adjacent to the Forest Preserve and a 55' buffer with mature trees, landscaping enhancements, and a 6' tall wood fence in strategic locations adjacent to the Danada Woods townhomes. Parkway trees are being provided as required by Code.

Street Name Ordinance

As a part of the preliminary approvals in April of 2020, a portion of Lucent Lane was dedicated to the City as public right-of-way via a plat of dedication. This plat was approved administratively pursuant to Section 7-2-5 (Administrative Plat Procedures). During the final approval process, City staff has worked with the petitioner to rename this road. The portion of Lucent Lane running east and west will be renamed "Josiah Road" and the portion of Lucent Lane running north and south will be renamed "Weatherbee Lane". Since the plat of dedication was previously approved and executed, the renaming is now being accomplished via ordinance.

Related Files

The following agenda items are related to PZC 21-1-061:

- Pass the ordinance changing the name of portions of Lucent Lane located on Lot 3 and Lot 4 of the Nokia Subdivision - PZC 21-1-061 (Item 2 of 4)
- Pass the ordinance approving the final plat of subdivision for Naper Commons -- PZC 21-1-061 (Item 3 of 4)
- Pass the ordinance approving the final plat of PUD for Naper Commons - PZC 21-1-061 (Item 4 of 4)

FISCAL IMPACT:

N/A