



Legislation Text

File #: 2015-0659, **Version:** 3

[Title/Name/Summary](#)

The Residences of Southbridge - Planned Unit Development

History

QUICKFACTS

Project

The Residences of Southbridge - 2015-0659

Petitioner

Mr. Paul Swanson

Purpose

The purpose of this petition is to construct and maintain a 22 unit townhome development on two (2) acres of vacant property immediately adjacent to and north of Southbridge Church.

Requested Actions: Site Plan, Special Use Permit with modifications, Subdivision, Landscape Plan, Rezoning

Project Attributes

Address: 15500 S. 73rd Avenue

P.I.N.(s): 27-13-201-011

Existing Zoning: RSB Residential Supporting Business District

Proposed Zoning: R-4 Residential District

Comprehensive Plan designation: Community & Institutional

PROJECT DESCRIPTION & CONTEXT

The petition for a planned unit development (PUD) proposes to construct and maintain a twenty-two (22) unit townhome development on a 2.1 acre vacant portion of Southbridge Church's property at the northwest corner of 73rd Avenue and Wheeler Drive. The 2.1 acre portion of vacant property currently owned by Southbridge Church will be subdivided from the current property and the proposed PUD will then be on its own separate property. Once subdivided, the PUD will be rezoned from RSB Residential Supporting Business District to R-4 Residential District zoning. The proposed PUD orients four (4) buildings north-south and develops a new interior open space with a single two-way access drive off 73rd Avenue, which connects to the church parking lot at the rear/ west end of the property. A detention pond is located at that west end as well.

This petitioner requests the following modifications:

1. Reduce the side setback from 25 feet to 9.69 feet;

2. Increase lot coverage from 45% to 58%;
3. Reduce the detention pond setback from 25 feet to eighteen (18) feet;
4. Reduce the south bufferyard from Type C fifteen (15) feet to four (4) feet;
5. Reduce the north bufferyard from Type A ten (10) feet to 9.56 feet;
6. Reduce the minimum driveway length from twenty (20) feet to eighteen (18) feet; and
7. Increase the mean height of structures from 30 feet to 34 feet.

The recommendation motion includes the following conditions:

1. Submit a Record Plat of Subdivision to the Village for recording.
2. Address the side elevations, particularly the north, to improve the visual appearance to add character and design variance.
3. Submit a final landscape plan for separate review and approval within 60 days of final engineering approval; include details about the proposed fountain in the central courtyard, and trees in each parking lot landscape island and the parkway.
4. Meet all final engineering and building code related items.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

PLAN COMMISSION MOTION

On January 26, 2016, the Plan Commission moved 5-0 to recommend to the Village Board approval of the site plan, elevations, subdivision, rezoning and special use permit for the Residences of Southbridge project.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On February 15, 2016, the Development Services Planning and Engineering Committee moved 3-0 to recommend to the Village Board approval of the preliminary site plan titled "The Residences of Southbridge", prepared by Pearson, Brown & Associates, dated Nov. 24, 2015, last revised Dec. 21, 2015 sheet 1 of 2, subject to the following conditions:

1. Submit a final landscape plan for separate review and approval within 60 days of final engineering approval; include details about the proposed fountain in the central courtyard, and trees in each parking lot landscape island and the parkway.
2. Meet all final engineering and building code related items.

And

Moved 3-0 to recommend to the Village Board approval of the Elevations titled "Front Elevation", "Rear (Car Court) Elevation", and "Side Elevation", prepared by Paul Swanson, dated Jan. 11, 2016, subject to the same conditions as above and the following:

3. Extend the rear balcony across the full width of the garages below.

And

Moved 3-0 to recommend to the Village Board approval of a six (6) lot subdivision for The Residences of Southbridge, subject to the following condition:

4. Submit a Record Plat of Subdivision to the Village for recording.

And

Moved 3-0 to recommend to the Village Board approval of the rezoning from RSB Residential Supporting Business District to R-4 Residential District for the 2.1 acres of property north of Southbridge Church, located at 15450 S. 73rd Avenue, subject to the same conditions outlined above.

And

Moved 3-0 to recommend to the Village Board approval of a Special Use Permit for a Planned Unit Development for The Residences of Southbridge, a six (6) lot, four (4) building development located at 15450 S. 73rd Avenue, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Reduce the side setback from 25 feet to 9.69 feet;
2. Increase lot coverage from 45% to 58%;
3. Reduce the detention pond setback from 25 feet to eighteen (18) feet;
4. Reduce the south bufferyard from Type C fifteen (15) feet to four (4) feet;
5. Reduce the north bufferyard from Type A ten (10) feet to 9.56 feet;
6. Reduce the minimum driveway length from twenty (20) feet to eighteen (18) feet; and
7. Increase the mean height of structures from 30 feet to 34 feet.

All changes must be made prior to the Board meeting.

Since the Committee meeting, the petitioner has met Condition 3 outlined above and extended the balconies across the full width of the garages. The recommended motion below is updated accordingly.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the site plan, elevations, subdivision, rezoning and the special use permit for Residences of Southbridge, 15450 S. 73rd Avenue as recommended at the February 15, 2016 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the preliminary site plan titled "The Residences of Southbridge", prepared by Pearson, Brown & Associates, dated Nov. 24, 2015, last revised Dec. 21, 2015 sheet 1 of 2, subject to the following conditions:

1. Submit a final landscape plan for separate review and approval within 60 days of final

engineering approval; include details about the proposed fountain in the central courtyard, and trees in each parking lot landscape island and the parkway.

2. Meet all final engineering and building code related items.

And

I move to approve the Elevations titled "Front Elevation", "Rear (Car Court) Elevation" last revised March 2, 2016 for 16 foot long balconies, and "Side Elevation", prepared by Paul Swanson, dated Jan. 11, 2016, subject to the same conditions as above.

And

I move to approve a six (6) lot subdivision for The Residences of Southbridge, subject to the following condition:

3. Submit a Record Plat of Subdivision to the Village for recording.

And

I move approve the rezoning from RSB Residential Supporting Business District to R-4 Residential District for the 2.1 acres of property north of Southbridge Church, located at 15450 S. 73rd Avenue, subject to the same conditions outlined above.

And

I move to approve a Special Use Permit for a Planned Unit Development for The Residences of Southbridge, a six (6) lot, four (4) building development located at 15450 S. 73rd Avenue, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use Permit include:

1. Reduce the side setback from 25 feet to 9.69 feet;
2. Increase lot coverage from 45% to 58%;
3. Reduce the detention pond setback from 25 feet to eighteen (18) feet;
4. Reduce the south bufferyard from Type C fifteen (15) feet to four (4) feet;
5. Reduce the north bufferyard from Type A ten (10) feet to 9.56 feet;
6. Reduce the minimum driveway length from twenty (20) feet to eighteen (18) feet; and
7. Increase the mean height of structures from 30 feet to 34 feet.