

Project Narrative - PUD Rezoning

The proposed Chalets of Venice PUD is a 10.12 +/- acre portion of a parcel located at 282 N. Auburn Road. The property is located within the Auburn Road Neighborhood of the JPA/ILSBA (Area No. 7) as identified in the Comprehensive Plan, which identifies areas for annexation by the City. Concurrent Annexation and Comprehensive Plan Amendment Applications have been filed with the City.

The Chalets of Venice PUD proposes the development of a residential community consisting of forty-three (43) detached single-family homes with a minimum of 50% open space, it establishes development standards for the single-family lots, perimeter buffering standards, and private roadway standards. The private roadway standards include a 40' ROW with sidewalks on both sides of the street and a proposed modification to the Sec. 3.1.2.D standards regarding the length of a dead-end street (1,140' in length proposed) and the hammerhead turning movement design at its terminus. Please see PUD Plan Sheets 1 and 3 for the dead-end street and hammerhead turning movement design and ROW design profile.

The requested density of 4.25 units per acre is consistent with the parameters set forth by JPA/ILSBA which provides density up to 5 units per acre, calculated on a gross acreage basis, in furtherance of Strategy LU 5.1.1 and Figure LU-13 of the Comprehensive Plan.

The proposed Chalets of Venice PUD is consistent with the development standards of the JPA/ILSBA, it is consistent with the standards of the proposed Mixed Use Residential (MUR) Future Land Use designation, it is consistent with Section 2.2.4.5.A. of the Land Development Regulations regarding PUD's, and it is compatible with the neighborhood which includes a variety of housing types including single-family detached, single-family attached, multi-family, and large lot residential.