



Legislation Text

File #: 17-905B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Auburn Manor (PZC 17-1-101) located at 9s364 Naper Boulevard (Item 1 of 6).

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kasey Evans, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on December 6, 2017 and voted to recommend approval of the request (approved 6-0). Staff concurs.

BACKGROUND:

The property is located at the southwest corner of Naper Boulevard and Ursuline Avenue, with a common street address of 9s364 Naper Boulevard. The north portion of the property is approximately 43,000 square feet and located in unincorporated DuPage County; the south portion is approximately 6,000 square feet and was annexed into the City as part of Lot 95 of the Orleans Unit Two Subdivision. The property is approximately 1.1 acres and is currently vacant.

DISCUSSION:

The petitioner, DR Horton Homes, requests annexation of the subject property into the City of Naperville, rezoning of the property to R3A (Medium Density Multiple-family Residence District), subdivision, and deviations from Municipal Code Section 7-3-5 (Dedication of Park Lands and School Sites or for Payments or Fees in Lieu Of) in order to construct 8 townhomes. The subject property is contiguous to City of Naperville property and therefore eligible for annexation.

The two 4-unit townhome buildings are 2 stories with front loaded 2-car garages, which will be accessed from a shared driveway from Ursuline Avenue. In addition to parking provided in the garages and individual driveways, 2 guest parking spaces are provided. The building elevations include masonry stone veneer and vinyl siding, and comply with the minimum 50% masonry requirement. With a peak height of 33' 8" the buildings comply with the maximum height in the R3A district of 35'. The site will be landscaped with foundation plantings around each building as well as perimeter landscaping along each property line. A 6' wood fence is planned for the east, west and south sides of the property.

Rezoning

The petitioner seeks to rezone the property to R3A in order to develop two 4-unit townhome buildings. The property is surrounded by existing residential development on all sides; to the north are existing townhomes, and to the south, east and west are existing single family homes. Land to

the south and east is zoned R1A, north is zoned R3A, and west is zoned R3. The R3A district minimum lot size for single family attached dwellings is 4,000 square feet per dwelling, not to exceed 8 units per acre. The proposed lot area per dwelling is 6,233 square feet which exceeds the R3A minimum. The proposed townhomes are a permitted use in the R3A district and are consistent with the character of the surrounding neighborhood, as such staff finds the proposed zoning to be appropriate. The petitioner's responses to the Standards for Granting Rezoning are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the City Council.

Subdivision

The petitioner requests approval of the Preliminary/Final Plat of Subdivision for Auburn Manor in order to create a single common outlot plus one lot for each townhome building, for a total of 3 lots. Staff finds the proposed Preliminary/Final Plat of Subdivision meets all technical requirements for approval.

School and Park Donation Deviations

The petitioner is seeking City Council consideration of a deviation from Municipal Code Section 7-3-5 with respect to the timing of payment for required school and park donations for Auburn Manor Subdivision. Specifically, the petitioner is requesting payment of said donations prior to issuance of each building permit, rather than a lump sum payment which would be due to the City prior to recording of the subdivision plat for the development (as currently required by code). The petitioner's deviation request is consistent with the City's pending text amendment (PZC 16-1-032) and is therefore supported by staff.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on December 6, 2017. There was no public comment. The Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-101 (approved 6-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner requests annexation, rezoning to R3A, subdivision and deviations from Municipal Code Section 7-3-5, to develop 8 townhomes at the subject property.
- Staff supports the proposed townhome development, as it is compatible with the character of the area.

Related Items

The following agenda items are related to PZC 17-1-101:

- Authorizing execution of the Annexation Agreement for Auburn Manor (Item 2 of 5);
- Annexation of the Subject Property (Item 3 of 5);
- Rezoning to R3A (Medium Density Multiple-family Residence District) (Item 4 of 5); and
- Preliminary/Final Subdivision Plat, and school and park donation deviations (Item 5 of 5).

FISCAL IMPACT:

N/A