



Legislation Text

File #: 24-0688, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a major change to the Heritage Hill Unit Two PUD and associated deviation for the property located at 701 Royal St. George Drive PZC 23-1-113

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Adam Beaver, AICP Candidate, Community Planner

ENTITLEMENTS REQUESTED:

1. A major change to the Heritage Hill Unit Two PUD to approve a new Preliminary/Final PUD Plat and deviation to Section 6-6E-7 to permit a new clubhouse and modified parking lot design, a portion of which encroaches into the required corner side yard setback at the subject property.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 23-1-061 was published in the Naperville Sun on Friday May 17th, 2024.

BACKGROUND:

The subject property is located at the northwest corner of Royal St. George Drive and 5th Avenue and is zoned R3 PUD (Medium Density Multiple Family Residence District Planned Unit Development). The 21.31 acre property is currently improved with a clubhouse and parking lot for the associated multi-family residential buildings. The petitioner, F&F Realty Partners LLC, is proposing the construction of a new clubhouse and modified parking lot design at the subject property.

The petitioner requests approval of a major change to the PUD and a deviation to permit six parking spaces to encroach into the required corner side yard.

DISCUSSION:

Major Change/ Preliminary/Final PUD Plat

Pursuant to Section 6-4-6 of the Naperville Municipal Code, the petitioner requests approval of a major change to the Heritage Hill Unit Two PUD to establish controlling plans for the proposed site improvements, including a revised PUD Plat for the property. A major change is also required for the requested setback deviation.

Setback Deviation

Section 6-6E-7 of the Naperville Municipal Code requires a 15-foot corner side yard setback, in which parking spaces are not permitted to encroach. The petitioner is requesting a deviation in order to permit six parking spaces to encroach approximately four feet three inches into the 15-foot setback. The six new spaces will align with 10 existing spaces that encroach the same distance into the setback. The property also has a 30-foot platted corner side yard setback that the proposed parking spaces will encroach approximately 19 feet 3 inches into. The deviation to the platted setback is noted here for information only as it is not considered by the PZC and requires only City Council approval.

The impact of the encroachment on neighboring properties is anticipated to be minimal as the new parking spaces will align with the existing parking lot and the nearest property across the street is a commercial shopping center. Staff is supportive of the request due to the proposed encroachment not exceeding the existing encroachment of the current parking lot.

Findings of Fact

The petitioner's responses to the Standards for Approving a PUD Deviation can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests approval of a major change to the Heritage Hill Unit Two PUD to approve a new Preliminary/Final PUD Plat and associated deviation to permit a new clubhouse and modified parking lot design at the subject property. Staff supports the request.
- The petitioner requests approval of a setback deviation for six parking spaces to encroach into the required corner side yard setback. Staff supports the request.

Related Files

N/A