



Legislation Details (With Text)

File #: 18-728 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 8/30/2018 **In control:** Planning and Zoning Commission

On agenda: 9/5/2018 **Final action:**

Title: Conduct the public hearing regarding the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Petition and Standard Responses, 3. Preliminary Plat, 4. Building Elevations, 5. Landscape Plan, 6. Preliminary Engineering, 7. Public Comment

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing regarding the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-062 was published in the Naperville Sun on August 19, 2018.

BACKGROUND:

The subject property is made up of two lots that are zoned R2 (Single-Family and Low Density Multiple Family District) and measure a combined 26,426 square feet at the southeast corner of Aurora Avenue and Main Street. The petitioner proposes consolidating the properties into one buildable lot, and redeveloping the property with eight townhomes. To achieve this, approval of a conditional use and variances allowing the development to exceed the maximum permitted height, decrease the required minimum lot area, and reduce the required rear yard setback along the south property line have been requested.

The East Sector Update (1998) identifies the future land use of the property as “Low Density Residential”. Though denser than previously planned for, staff finds the proposed development to be compatible with this designation given recent development trends in the area, including the Charleston Row development located west of the subject property, Water Street District to the northwest, and adjacent commercial uses to the north and east. Furthermore, the proposed residential units can be accommodated with the existing R2 zoning through approval of a conditional

use; thus, rezoning to a more intense residential district is not required.

DISCUSSION:

Preliminary Plat of Subdivision

The petitioner requests approval of a preliminary plat of subdivision in the R2 zoning district to consolidate two lots into one lot. Staff finds the proposed preliminary plat of subdivision meets all technical requirements for approval.

Conditional Use for Single-Family Attached Dwelling Units

The R2 zoning district classifies single-family attached residential units as a conditional use. Staff considers the proposed townhomes to be consistent and complementary to surrounding properties. Six of the proposed units will front Aurora Avenue and two will be oriented towards Main Street. The units will be accessible by one access drive off Main Street, resulting in fewer curb cuts along Aurora and improved vehicular circulation. Additionally, the proposal exceeds the City's parking requirements due to each unit having a two car garage and six off-street guest parking spaces that are provided at the rear of the site. Staff finds the development to be well designed and an appropriate transition between the single-family homes to the south and commercial uses to the north, east and west.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use, as well as additional information regarding the proposed development, 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.

Requested Variances

Height Variance

The maximum height for townhomes in the R2 district is 3 stories not to exceed 40 feet. The petitioner has requested a variance to [Section 6-6C-8 \(Height Limitations/Bulk Regulations\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-8HELIBURE) of the Naperville Municipal Code to allow the proposed units to be 3.5 stories; and, when measured from the datum point, 42 feet 2 inches in height.

Section 6-1-6 (Definitions) of the Code

[Section 6-1-6 \(Definitions\) of the Code](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH1ZOTIPUDE_6-1-6DE) requires the floor area of a half story to be less than 50% of the gross building area of the story immediately below it. Furthermore, a half story includes finished or unfinished space under a roof that meets one of the following criteria: it is accessible by a stairway; it is designed to support habitable spaces as well as bathrooms, toilet rooms, closets, storage, or hallways; or, it is improved with floor sheathing or decking. The enclosed portion of the proposed top level meets all the required criteria of a half story, and measures at approximately 32% of the gross floor area of the floor below (at approximately 355 square feet). Consistent with the developer's nearby Charleston Row project, the additional half story is envisioned to serve as both functional space for the homeowners, while also providing access to a rooftop deck. Staff has reviewed the requested variance and feels the proposal is compatible with the existing character of the neighborhood while providing property owners with a unique amenity. Staff believes the proposed height and bulk of the development will serve as an appropriate transition between the single-family homes to the south, and the adjacent nonresidential uses to the north, east and west.

[Section 6-2-4 \(Building Height and Bulk\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-4BUHEBU)

[of the Code requires building height to be](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-4BUHEBU)

measured from a datum point established by the average of the two grades along each side lot line. The subject property has a unique topography that varies more than 6 feet from the western lot line to the eastern lot line. The petitioner requests a variance to increase the height limitations for the site from 40 feet to 42 feet 2 inches to adjust for the unusual topography. Staff finds that the significant slope of the property provides a hardship that unnecessarily restricts the height of any proposed residential structure. Furthermore, staff notes that the building will appear tallest from the eastern property line which is adjacent to commercial.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance 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.

Density Variance

The R2 district requires lots developed with single-family attached residential units to have a minimum lot area of 4,000 square feet per dwelling unit. This requirement is not intended to impose a minimum interior/livable square footage requirement for each residential unit; rather, it is used a means of controlling site density and the overall bulk of the building.

The petitioner requests approval of a variance to allow a minimum lot area of 3,303.25 square feet per dwelling unit. In comparison with the nearby Charleston Row development, staff finds the proposed Charleston Row II to have a lesser perceived bulk and massing due to smaller unit sizes and lot coverage, resulting in a smaller floor area ratio (FAR). Despite the higher unit count, the total building footprint for Charleston Row II is approximately 33.5% of the lot area (8,862.81 sq. ft. building footprint / 26,426 sq. ft. lot area), while the building footprint for Charleston Row is approximately 38% (9,878 sq. ft. building footprint / 25,687 sq. ft. lot area). Staff is supportive of the requested deviation, noting that the increased density has not directly impacted the bulk of the building and is not anticipated to be detrimental to the provision of municipal services and infrastructure.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance 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.

Rear Yard Setback Variance

The R2 district permits multiple townhome buildings to be constructed on a single lot, with applicable yard requirements measured from the building to the edge of the abutting right-of-way or perimeter of the subdivision (whichever is applicable), provided there is a minimum of twelve feet of separation between all primary structures. [Section 6-6C-7 \(Yard Requirements\) of the Code](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE) identifies a required rear yard setback of 25 feet for properties in the R2 district; and, a required interior side yard setback of 16 feet total for two side yards, with each side yard a minimum of 6 feet.

The petitioner requests a variance to reduce the required rear yard from 25 feet to 10 feet to accommodate the development of two townhome buildings. As noted, one of the buildings will be oriented towards Aurora Avenue (Building 1), and a smaller building will be oriented towards Main Street (Building 2). Configuring Building 2 towards Main Street allows the subject property's southern property line to function as an interior side yard despite being defined as a rear yard.

The side elevation of Building 2 will be visible from the single-family property located to the south. The proposed setback of 10 feet from the southern property line exceeds the requirements of an interior side yard setback, and staff concludes that the proposed building is not located any closer to the south property line than another residential structure would be should the property be subdivided differently. Additionally, the petitioner has provided landscaping along the southern property line to provide a visual and physical buffer between the proposed Charleston Row II development and the adjacent single-family home. A usable open space area enhanced with landscaping and garden benches is provided in the southeast corner of the subject property as an additional amenity and to function as a rear yard.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance 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.

Landscape Plan

The proposed landscaping and recreational amenities exceed the requirements of the City's Landscaping and Screening Ordinance. The landscape plan includes a usable open space area enhanced with plantings and garden benches in the development's rear yard, as well as shrubs and trees along the southern property line to provide a physical and visual buffer between the proposed development and the single-family home to the south. Parkway trees are being provided as required by Code.

Building Elevations

The petitioner has identified the proposed Charleston Row II development to be a comparable continuation of the Charleston Row project located to the west along Aurora Avenue. The homes are historically inspired, with exterior elevations comprised of cast stone and stucco. Upon review, the building elevations exceed the City's requirement that 50% of the exterior wall construction be constructed of solid masonry. Additional architectural details and variations in the building's massing are also provided and include covered entryways, decorative gutters and downspouts, wrought iron railings, an outdoor balcony above the garage, and a rooftop patio.

Key Takeaways

- The petitioner is requesting a conditional use to allow a townhome development in the R-2 Zoning District. Staff is in support of the request due to compatibility with surrounding properties and improved vehicular circulation along Aurora Avenue.
- The petitioner requests approval of a variance to allow the development to exceed the maximum permitted height. Staff is in support of the request due to the site's inconsistent topography and consistency with nearby developments.
- The petitioner requests approval of a variance to allow for a decrease in the required minimum lot area. Staff is in support of the request due to the proposed FAR and perceived bulk of the buildings.

- The petitioner requests approval of a variance to reduce the required rear yard setback along the south property line. Staff is in support of the request due to the proposed site layout and compliance with required interior side yard setbacks.
- Staff is supportive of the proposed use and layout of the subject property. The proposed development is compatible with the surrounding area and includes amenities that exceed Code requirements.

Related Files

The following agenda items are related to PZC 18-1-062:

- Consider a conditional use in the R2 District to permit single-family attached dwellings for the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 2 of 3);
- Consider variances to increase the maximum building height, to decrease the required minimum lot area, and to reduce the required rear yard setback along the south property line for the property located at the southeast corner of Aurora Avenue and Main Street (Charleston Row II) - PZC 18-1-062 (Item 3 of 3)