



Legislation Details (With Text)

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Title: Conduct the public hearing regarding the property located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Sign Variance Petition, 3. Plat of Annexation, 4. Preliminary Plat, 5. Lot Width Exhibit, 6. Prelim Engineering Plan, 7. Preliminary Landscaping, 8. Traffic Impact Study

| Date | Ver. | Action By | Action | Result |
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PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing regarding the property located at the northeast corner of Route 59 and 103rd Street (Wagner Farm) - PZC 18-1-087 (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 18-1-087 was published in the Naperville Sun on November 18, 2018.

BACKGROUND:

The subject property consists of approximately 113 acres located at the northeast corner of Route 59 and 103rd Street in unincorporated Will County. Historically, the property has been operated by Wagner Farm and owned by the Wagner Limited Partnership. At this time, Wagner Limited Partnership is petitioning for annexation into the City of Naperville and Pulte Home Company, LLC, the contract purchaser of the property, requests approval to: rezone approximately 105 acres of the property to the City's R2 (Single-Family and Low Density Multiple-Family Residence) District for the development of single family detached homes; rezone approximately 8 acres of the property to the City's OCI (Office Commercial and Institutional) District for development of a religious institution for The Compass Evangelical Free Church; approve a preliminary plat of subdivision; and, approve a variance from the sign code to permit signage for the residential development to be located on The Compass Evangelical Free Church parcel.

The Southwest Community Area Plan (2002) identifies the future land use of the property as commercial, senior housing, and mixed-density residential. The proposed development of single

family homes and a religious institution deviates from the specific uses previously identified, but remains generally compatible with the transitional character of the area. Staff finds the proposed development to be well-suited and complementary to the City's long-term plans given recent development trends in the area, significant setbacks that minimize the presence of residential uses along Route 59, and the location of the nonresidential use on the hard corner of Route 59 and 103rd Street.

DISCUSSION:

Annexation

The owner is requesting annexation of the subject property into the City of Naperville; and, the petitioner proposes rezoning a portion of the property to OCI (Office Commercial and Institutional District) and another portion to R2 (Single-Family and Low-Density Multiple-Family Residence District) upon annexation. The annexation request is not reviewed by the Planning & Zoning Commission, but information is provided for reference. City Council will consider the request at a subsequent public hearing. The subject property is contiguous to the City of Naperville's current municipal boundaries and therefore is eligible for annexation.

Rezoning

The petitioner is seeking to rezone a portion of the property to OCI (Office Commercial and Institutional District) and a portion of the property to R2 (Single-Family and Low-Density Multiple-Family Residence District) upon annexation. Staff finds both zoning districts to be appropriate given the proposed subdivision layout and the zoning designations of adjacent, annexed parcels.

Several different zoning districts and land uses abut the subject property:

- the adjacent property to the west is zoned OCI and is developed with Scullen Middle School;
- the City-owned property to the south is zoned B2 (Community Shopping Center District) and is currently vacant;
- the properties to the east are developed with single family homes zoned R1A (Low Density Single-Family Residence District) or unincorporated; and,
- the properties to the north are zoned B2 and R1 (Low Density Single-Family Residence District), and include commercial businesses fronting Route 59 with Frontier Park behind them.

This collection of adjacent zoning districts and land uses is indicative of Wagner Farm's transitional nature. Staff finds both the proposed OCI and R2 zoning for the subject property to be compatible with properties in the surrounding area; and, consequently supports the petitioner's request as detailed below.

Compass Evangelical Free Church - Proposed OCI Zoning

To maintain consistency with City plans, the petitioner proposes reserving the hard corner of Route 59 and 103rd Street for nonresidential uses (Compass Evangelical Free Church), and zoning this property OCI. The intent of the OCI zoning district is to act as a transitional zone between intensive business areas and residential neighborhoods. Staff finds the proposed zoning to be an appropriate transition between the heavily trafficked Route 59 business corridor and the established residential neighborhoods in the vicinity. Furthermore, staff finds a nonresidential use preferable for the hard corner of Route 59 and 103rd Street due to high traffic volumes and visibility.

As part of the submittal, the petitioner has included a conceptual site plan for Compass Evangelical

Free Church. The proposed site plan appears to comply with OCl zoning regulations but has not undergone a full technical review. It is important to note that the petitioner's proposal to rezone the property does not include site plan approvals for the church. In the future, as plans are finalized, the church (or any other uses permitted in the OCl zoning district) will not be required to return to the Planning and Zoning Commission to obtain any entitlements unless the OCl zoning district's regulations cannot be met.

New Residential - Proposed R2 Zoning

The intent of the R2 zoning district is to provide multiple-family areas of a low-density character accommodating a variety of housing types and compatible uses. The petitioner proposes varying residential lot sizes, ranging from 6,838 square feet to 20,065 square feet, throughout the Wagner Farm development and maintaining a significant setback and buffer from Route 59 to lessen potential impacts on the properties. Staff considers the proposed variation in lot sizes to be consistent with the comprehensive plan's vision for mixed-density residential in the area and is supportive of the proposed setbacks to deemphasize the presence of residential properties along Route 59. In addition, none of the proposed residential lots will be accessed directly from Route 59, but will be accessed from roadways internal to the development.

The smaller lots proposed are generally concentrated in the northwest portion of the property, closest to Route 59 and adjacent commercial. Larger lots are concentrated on the southern and eastern portions of the site, near existing residential subdivisions. Staff finds that the residential components of the development provide a natural transition between the heavily trafficked Route 59 corridor and low density residential neighborhoods to the east. The petitioner has confirmed that all the lots proposed will comply with the R2 zoning district's requirements.

Findings of Fact

The petitioner's responses to the Standards for Granting a Map Amendment 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.

Preliminary Plat of Subdivision

The petitioner requests approval of a preliminary plat of subdivision to subdivide the subject property into one nonresidential lot zoned OCl; and, 312 residential lots and 12 open space or stormwater management outlots zoned R2. Staff has confirmed with the petitioner that all proposed lots comply with their underlying zoning district's minimum requirements, and no variances are necessary to subdivide the property. Staff finds the proposed preliminary plat of subdivision meets all technical requirements for approval.

Sign Variance

The primary entrance to the residential portions of the development is located along 103rd Street where it intersects with the new Daybreak Drive extension. The petitioner proposes installing two subdivision signs to identify the residential development at this intersection. One sign is proposed on the east side of the road (future residential property), and one sign is proposed on the west side of the road (future church property).

Section 6-16-4 of the Municipal Code permits subdivisions that are ten acres or larger to have two ground signs per entrance; however, these signs are permissible only on properties that are being used for residential purposes. As a result of subdividing the property and rezoning the southwest corner to OCl, one of the subdivision entrance signs proposed is on a property being used for

nonresidential purposes (Compass Evangelical Free Church), thus necessitating the need for a variance.

Upon review, staff has confirmed that the subdivision sign requiring a variance meets all other subdivision sign code regulations, including permissible square footage, height and setbacks. Staff notes that the anticipated appearance and function of the combined subdivision entrance signs will be consistent with other neighborhood entrances in the City. Furthermore, the church parcel is anticipated to have its own separate entrance further west on 103rd Street, so staff does not anticipate passersby having any confusion with property identification.

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 continuous landscape buffer along the property's entire Route 59 frontage, a landscaped boulevard entrance to the development from 103rd Street, and a meandering trail system with open space areas that provide north-south connections for residents to use to access Frontier Park or recreate. Parkway trees are being provided as required by Code.

Key Takeaways

- The petitioner is requesting annexation of the subject property into the City of Naperville. The annexation request will be reviewed by City Council.
- Upon annexation, the petitioner is requesting rezoning a portion of the property to OCI (Office Commercial and Institutional District) and a portion of the property to R2 (Single-Family and Low-Density Multiple-Family Residence District). Staff is in support of the request due to the transitional nature of the property and compatibility of the proposed zoning designations with abutting land uses.
- The petitioner requests approval of a preliminary plat of subdivision to subdivide the subject property into one nonresidential lot zoned OCI; and, 312 residential lots and 12 open space or stormwater management outlots zoned R2. Staff is in support of the request due to the subdivision design and its compliance with underlying zoning district requirements.
- The petitioner requests approval of a sign variance to permit signage for the residential development to be located on The Compass Evangelical Free Church parcel. Staff is supportive of the request due to the way the property has been subdivided and the sign's compliance with other applicable code regulations in terms of square footage, height and 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 18-1-087:

- Consider rezoning a portion of the property to OCI (Office Commercial and Institutional District) and a portion of the property to R2 (Single-Family and Low-Density Multiple-Family

Residence District) upon annexation (Wagner Farm) - PZC 18-1-087 (Item 2 of 3);

- Consider a variance from the sign code to permit signage for the residential development to be located on The Compass Evangelical Free Church parcel (Wagner Farm) - PZC 18-1-087 (Item 3 of 3).