



Legislation Details (With Text)

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Title: Receive the staff report for the Naperville Crossings Community located north of Anna Marie Lane, west of Showplace Drive and known as Lots 9 and 21 of Naperville Crossings - PZC 19-1-068 (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Location Map, 3. Open Space Exhibit, 4. Petition, 5. Trip Generation Comparison 6-6-19 - Naperville, 6. 9.4.19 PZC Minutes DRAFT

Date	Ver.	Action By	Action	Result
10/1/2019	1	City Council	approved	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for the Naperville Crossings Community located north of Anna Marie Lane, west of Showplace Drive and known as Lots 9 and 21 of Naperville Crossings - PZC 19-1-068 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on September 4, 2019 and voted to recommend approval of the request (approved, 8-1). Staff concurs.

BACKGROUND:

The subject property is located north of Anna Marie Lane, west of Showplace Drive, and is known as Lot 9 and Lot 21 of Naperville Crossings. The 5.3 acre subject property is currently vacant. The approved Naperville Crossings site plan (2005) envisioned the subject property to be improved with two four-story retail/office buildings and a parking structure. Due to long-term vacancy and lack of visibility from Route 59 and 95th Street, the property was rezoned from B2 (Community Shopping Center District) to R3 (Medium Density Multiple-Family Residence District) in January of 2019.

DISCUSSION:

Major Change to the PUD

The petitioner, Cal Atlantic Group, Inc. d/b/a Lennar, proposes to build 55 single-family attached residences (townhomes) on the subject property. The three-story townhomes include an attached two car garage oriented to the interior of the site. The driveway for each unit can accommodate two

additional vehicles and on-street guest parking will be available along the west side of Showplace Drive. Vehicular access to the development is provided via Reflection Drive.

The project requires a major change to the Naperville Crossings PUD per Section 6-4-6:1 (Planned Unit Developments: Changes to a Final PUD) and approval of a Final PUD Plat. The Statement of Intent and Concept for the Naperville Crossings PUD notes that the development will be “a commercial and residential community which meets the needs of the larger community that surrounds it as contemplated by the Master Plan of Naperville.”

Additionally, the R3 District is intended to provide multiple-family areas of a medium density character accommodating a variety of housing types and compatible uses. Staff finds that the proposed townhomes are aligned with the intent of the PUD and are also consistent with the 2019 residential rezoning of the property. The petitioner has provided responses to the standards for granting an amendment to a PUD. Upon review, staff agrees with the petitioner’s findings and recommends their adoption by City Council.

Preliminary/Final Plat of Subdivision & OAA

The petitioner also requests approval of a Preliminary/Final Plat of Subdivision in order to establish 12 buildable lots for the townhomes and 2 additional lots for common open space. The 12 building lots range between 5,886 to 8,392 square feet in size; Outlot A is 93,817 square feet and Outlot B is 58,219 square feet. Staff finds that the proposed Preliminary/Final Plat of Subdivision for Naperville Crossings Community meets all technical requirements for approval.

An Owner’s Acknowledgement and Acceptance (OAA) is included in the ordinance approving the Preliminary/Final Plat of Subdivision for Naperville Crossings Community. The OAA includes an acknowledgement that the required school and park donations will be satisfied with a cash donation due on a per permit basis, as well as financial surety requirements.

Building Elevations

The existing commercial buildings in Naperville Crossings feature consistent design themes, including light and medium earth tone masonry, awnings/canopies, ornamental brick and cornice work, and decorative lighting. When coupled with the streetscape features, these elements provide the feel of an urban style, pedestrian oriented development. The petitioner proposes to continue the urban theme with rowhouse style townhome units. The buildings feature earth tone brick that is consistent with existing buildings in the PUD. The proposed elevations also satisfy the requirements of Section 5-2C-3 (Exterior Wall Construction)

<https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT5BURE_CH2COFIPRRE_ARTCBU_5-2C-3EXWACO> by providing that a minimum of 50% of the exterior wall construction is constructed of solid masonry, face brick, or manufactured concrete stone veneer. The proposed building elevations are consistent with the PUD and meets all technical requirements for approval.

Landscape Plan

The petitioner has submitted a landscape plan that includes parkway trees, foundation plantings, buffering along the commercial property on the north, and open space areas. The open space is located central to the development on both the east and west side of Reflection Drive and features passive greenspace, a pergola, benches, and decorative pavers. A scenic overlook with an arbor and bench is included on the west side of the development. The streetscape on the west side of Showplace Drive mirrors the east side and includes a carriage walk, decorative pavers, planters, and

on-street parking. The proposed landscape plan is compatible with the existing PUD and meets all technical requirements for approval.

Planning and Zoning Commission Action

The Planning and Zoning Commission opened the public hearing to consider PZC 19-1-068 on September 4, 2019. Vince Rosanova, attorney with Rosanova and Whitaker, and Andrew Mouw, acquisition manager with Lennar, spoke on behalf of the petitioner. Kenn Miller spoke during the public hearing, raising concern with traffic and congestion from the existing businesses in Naperville Crossings, as well as parking along Anna Marie Lane. Mr. Miller noted that he is in support of the project overall.

The Planning and Zoning Commission discussed the need for additional parking related signage and the project's compliance with all zoning code requirements. PZC closed the public hearing and voted to recommend approval of PZC 19-1-068 (approved, 8-1). Commissioner Bansal cast the dissenting vote indicating that his intention during the rezoning of the subject property was that the property would be developed with a mixed-use building. Staff would note the R3 District does not permit commercial uses. Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner requests approval of a major change to the Naperville Crossings Planned Unit Development in order to construct a 55 unit townhome community.
- Staff is supportive of the request as the proposed townhomes meet the intent of the PUD to provide a mixed-use development.

Related Items

The following agenda items are related to PZC 19-1-068:

- Pass the ordinance approving a major change to the Naperville Crossings PUD and a final PUD plat for Naperville Crossings Community - PZC 19-1-068 (Item 2 of 3)
- Pass the ordinance approving a Preliminary/Final Subdivision Plat and the Owner's Acknowledgement and Acceptance (OAA) for Naperville Crossings Community - PZC 19-068 (Item 3 of 3)

FISCAL IMPACT:

N/A