



Legislation Text

File #: 17-569, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for the property located at 830 Parkside Road, PZC 17-1-030 (Item 2 of 5).

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered PZC 17-1-030 on June 7, 2017 and voted to recommend approval of the case (Approved, 8-0). Staff concurs.

BACKGROUND:

The petitioner, Brian Columbus, is requesting approval of annexation and rezoning to R1A (Low Density Single-Family Residence District) upon annexation. The subject property is located on the east side of Julian Street, south of Parkside Road commonly known as 830 Parkside.

The subject property is contiguous to City of Naperville municipal boundaries and is therefore eligible for annexation. It is currently zoned R4 in unincorporated DuPage County. The 11,022 square foot property is currently improved with a single-family residence. The petitioner intends to maintain the existing single-family home on the property and connect to City Utilities following annexation.

The petitioner has additionally submitted a preliminary/final plat of subdivision to establish the subject property as a legal lot of record. As no new lots are being created, the plat is subject to administrative review and approval and is not reviewed by City Council.

DISCUSSION:

Rezoning

Upon annexation, the petitioner is seeking the rezoning of the subject property to R1A (Low Density Single-Family Residence District). The East Sector Update (1998) of the Comprehensive Master Plan designates the property as "Low Density Residential (2.5 Units per Acre)"; the R1A zoning district is consistent with this designation. According to the Municipal Code, it is the intent of the R1A district to provide single family areas of a low density character with lots containing a minimum of ten thousand (10,000) square feet. The proposed 11,022 square foot lot remains in excess of the R1A minimum. In addition, the incorporated properties surrounding the subject property are currently zoned R1A. As such, staff finds the proposed zoning to be both appropriate and consistent with the recommendations of the comprehensive plan, as well as the zoning of the surrounding incorporated properties in this area.

Findings of Fact

The petitioner's responses to the Standards for Granting a Rezoning and the Standards for Granting a Variance are attached. Upon review, staff is in agreement with the petitioner's Findings and recommends their adoption by the City Council.

Key Takeaways

- The petitioner is requesting annexation and rezoning to R1A upon annexation.
- Staff supports the proposed annexation and rezoning as it is compatible with the Comprehensive Plan and the surrounding annexed properties; the proposed lot complies with and exceeds all R1A requirements.

Planning and Zoning Commission

The Planning and Zoning Commission opened the public hearing to consider PZC 17-1-030 on June 7, 2017. No members of the public spoke during public testimony. After limited discussion, the Planning and Zoning Commission closed the public hearing and voted to recommend approval of PZC 17-1-030 (Approved 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

FISCAL IMPACT:

N/A

RELATED AGENDA ITEMS:

- a. Conduct the public hearing to consider the Annexation Agreement for the Subject Property located at 830 Parkside Road, PZC 17-1-030 (Item 2 of 5).
- b. Pass the ordinance authorizing execution of the Annexation Agreement (*requires six positive votes*) for 830 Parkside Road, PZC 17-1-030 (Item 3 of 5).
- c. Pass the ordinance annexing the Subject Property located at 830 Parkside Road (*simple majority*), PZC 17-1-030 (Item 4 of 5).
- d. Pass the ordinance rezoning the Subject Property to R1A (Low Density Single-Family Residence District) upon annexation (*simple majority*), PZC 17-1-030 (Item 5 of 5).