



Legislation Text

File #: 18-1119, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for Leigh Subdivision located at 5S275 and 5s311 Naperville/Wheaton Road, to consider rezoning to R3A upon annexation in accordance with Section 6-3-7 (PZC 18-1-114)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-114 was published in the Naperville Sun on December 2, 2018.

BACKGROUND:

The subject properties are located on the east side of Naperville/Wheaton Road, just south of Ogden Avenue, with a common street address of 5S275 and 5S311 Naperville/Wheaton Road. The northern property, 5S275 Naperville/Wheaton Road, is approximately 23,000 sf and is currently improved with a single-family home which is proposed for demolition. The southern property, 5S311 Naperville/Wheaton Road, is approximately 22,000 sf and is currently vacant. Both properties are in unincorporated DuPage County and were recorded as Lots 9 and 10 in Block 4 of DuPage Farms with a 30' platted building line.

DISCUSSION:

The petitioner, Naperville Wheaton LLC, requests annexation of the subject properties into the City of Naperville, rezoning of the properties to R3A (Medium Density Multiple-family Residence District), and preliminary plat of subdivision in order to construct 4 single-family detached residential homes. The petitioner's annexation and subdivision requests are not reviewed by the Planning & Zoning Commission, but information on the requests is provided for reference. The annexation and subdivision requests will be heard at a subsequent public hearing during a City Council meeting. The subject properties are contiguous to City of Naperville property and therefore eligible for annexation.

The four-single family detached homes will meet the setback requirements of the R3A zoning district. The R3A zoning district setback requirements include: 25' front yard setback, 6' interior side yard setback, and 25' rear yard setback. Currently, a 30' platted setback exists on the property. Per Section 7-1-13 (Platted Setback and Building Lines) of the Naperville Municipal Code, "where a platted building or setback line is in conflict with the required yard provisions of Title 6, Zoning Regulations, of this Code, the more restrictive requirement shall apply." Accordingly, the improvements on the subject properties must comply with the 30' platted building setback line. However, as proposed, 7' of the property will be dedicated as public right-of-way which will reduce

the existing 30' platted building setback line to a 23' platted setback line. Therefore, the proposed single family detached homes will meet the 25' R3A front yard setback requirement while also being in compliance with (behind) the 23' platted building setback line.

Rezoning

The subject properties are located within the study area of the Plank Road Study (2010). The purpose of this study is to evaluate the future land use of unincorporated areas in proximity to Plank Road. The subject properties are within sub-area 3 of the Plank Road Study (p 20) which identifies the future land use of the subject properties to be medium-density residential upon annexation. This recommendation was provided in recognition that the area serves as a transition between the Ogden Avenue commercial corridor and adjacent residential uses to the south and east. The proposed R3A zoning classification is consistent with the recommendations of the Plank Road Study and while the proposal calls for four single-family detached homes, staff finds it maintains the intention of the Study based on the proposed housing type and design. Specifically, the 50' average lot width will produce a different single-family housing product that is in line with the envisioned density of the area.

The R3A district minimum lot size for single family detached dwellings is 6,000 square feet. The average lot area is 11,000 square feet which exceeds the R3A minimum. The proposed single-family homes are a permitted use in the R3A district and are consistent with the character of the surrounding neighborhood and the Plank Road Study, as such staff finds the proposed zoning to be appropriate. The petitioner's responses to the Standards for Granting Rezoning are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests rezoning to R3A to develop 4 single family detached homes at the subject properties.
- Staff supports the proposed rezoning and single-family home development as it is compatible with the Plank Road Study and meets the R3A district requirements.