



## Legislation Text

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File #: 20-1069, Version: 2

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### PLANNING AND ZONING COMMISSION AGENDA ITEM

#### **ACTION REQUESTED:**

Initiate a text amendment to various sections of Title 6 (Zoning Ordinance) and Title 7 (Subdivision Regulations) pertaining to mixed-use residential developments

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Kathleen Russell, Community Planner

#### **BOARD/COMMISSION REVIEW:**

Per Section 6-3-9 (City-Initiated Text Amendments) of the Naperville Municipal Code, either the Planning and Zoning Commission or the City Council may initiate a zoning title text amendment. Following initiation, staff will complete further research and draft a proposed text amendment which will be submitted for review by the PZC at a future public hearing.

#### **BACKGROUND:**

An application has been submitted by Bridge Street Properties, LLC for a mixed-use residential development with 13 homes including townhomes and duplexes. In conjunction with this development request, the petitioner has requested that a text amendment be processed to extend existing code allowances which are applicable to multiple townhome units located on one property to duplex units. In addition, the petitioner is requesting that the code be amended to exclude duplexes located in a mixed-use residential development from compliance with the Teardown/Infill Regulations (Section 6-2-26) of the Code.

#### **DISCUSSION:**

While the Code currently permits multiple townhome buildings to be located on a single-lot with perimeter setbacks applied, this Code allowance does not extend to mixed-use residential developments which contain both townhomes and duplex units. The new zoning text amendment proposed would allow for one set of setbacks and lot coverage requirements for mixed residential uses, eliminating the conflicting restrictions imposed on the different residential housing types. The new yard and coverage requirements will not apply to lots with the same residential housing type.

Staff has no specific concerns related to the requested amendment at this time. Should the Planning and Zoning Commission initiate the requested amendment, staff will complete further research on this topic prior to returning to the PZC for a public hearing. At the public hearing, staff will present a full report and proposed code changes.

#### **Key Takeaways**

- The petitioner is requesting the PZC initiate an amendment to sections of Title 6 (Zoning Ordinance) and Title 7 (Subdivision Regulations) pertaining to mixed-use residential developments.



- Staff recommends initiation of the zoning text amendment.