



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Concept Plan for Woodward Court		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING 3/17/15		MEETING 3/17/15	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Plan documents
Concept Plan Application, received 2/18/15	Excerpts from Ordinance No. 2006-Z-4

SUMMARY:

The subject property constitutes seven (7) vacant parcels in the Pine Ridge Park/Regency Estates PUD. Development of the property is subject to Ordinance 2006-Z-4. Per that ordinance, the property is within the Pine Ridge Park portion of the PUD, which is intended for commercial and/or office development.

The applicant, 1300 Spring Street, LLC, is proposing a Concept Plan to develop an apartment complex on the property. Details of the Concept Plan are as follows:

- Rezone the property from BC Community Business to RM-3 General Residential.
- Construct ten (10), three-story apartment buildings, each with 24 units, for a total of 240 units.
 - Four (4) apartment buildings and a clubhouse/pool are proposed on the northern portion of the site (5.3 acres on the north side of Woodward Dr.).
 - Six (6) apartment buildings are proposed on the southern portion of the site (7.7 acres at the southeast corner of Woodward and Barbara Ann Drives).
- Access to the northern portion of the site from Woodward Dr.; access to the southern portion of the site from Barbara Ann and Woodward Drives.
- A total of 408 on-site parking spaces.
- Common open space, clubhouse, and pool for use by the apartment complex residents.

The Land Use Plan designation for the property is split between Corridor/Regional Commercial and Industrial/Business Park.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140**, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Woodward Court Concept Plan

DATE: March 17, 2015

I. APPLICATION INFORMATION:

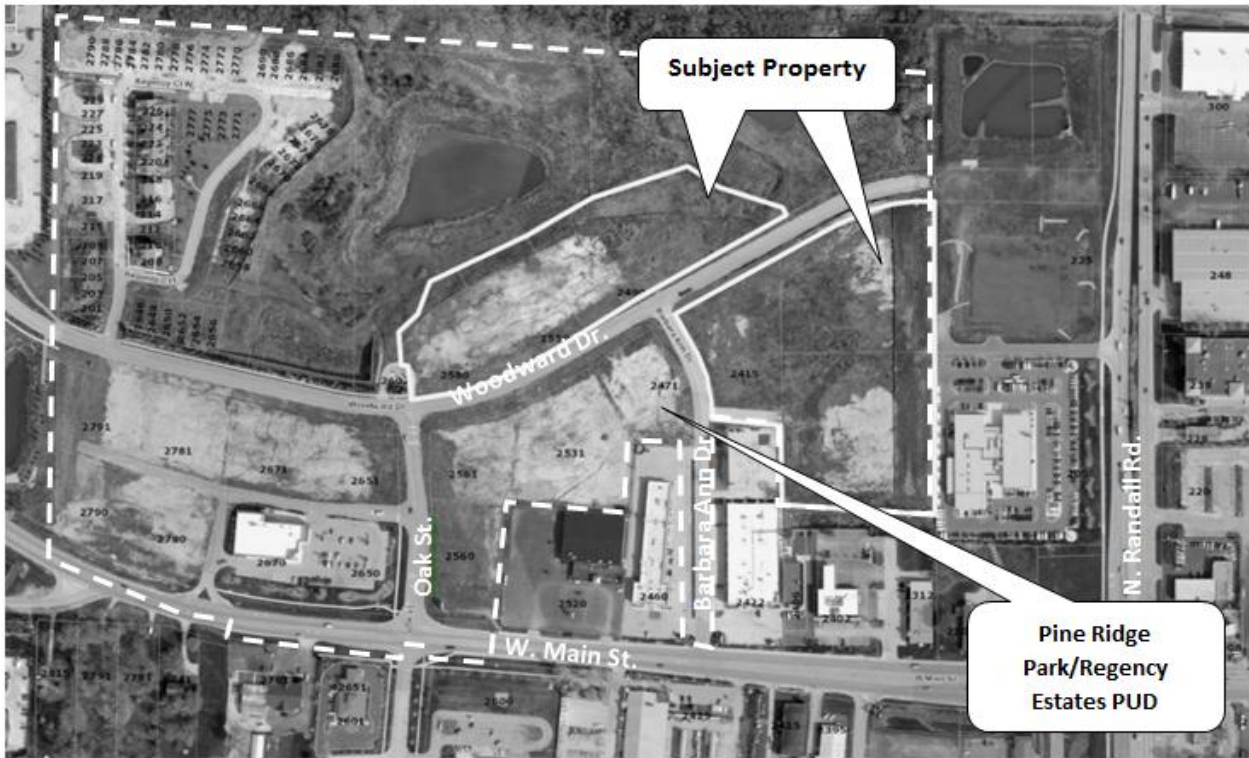
Project Name: Woodward Court – Concept Plan

Applicant: 1300 Spring Street, LLC

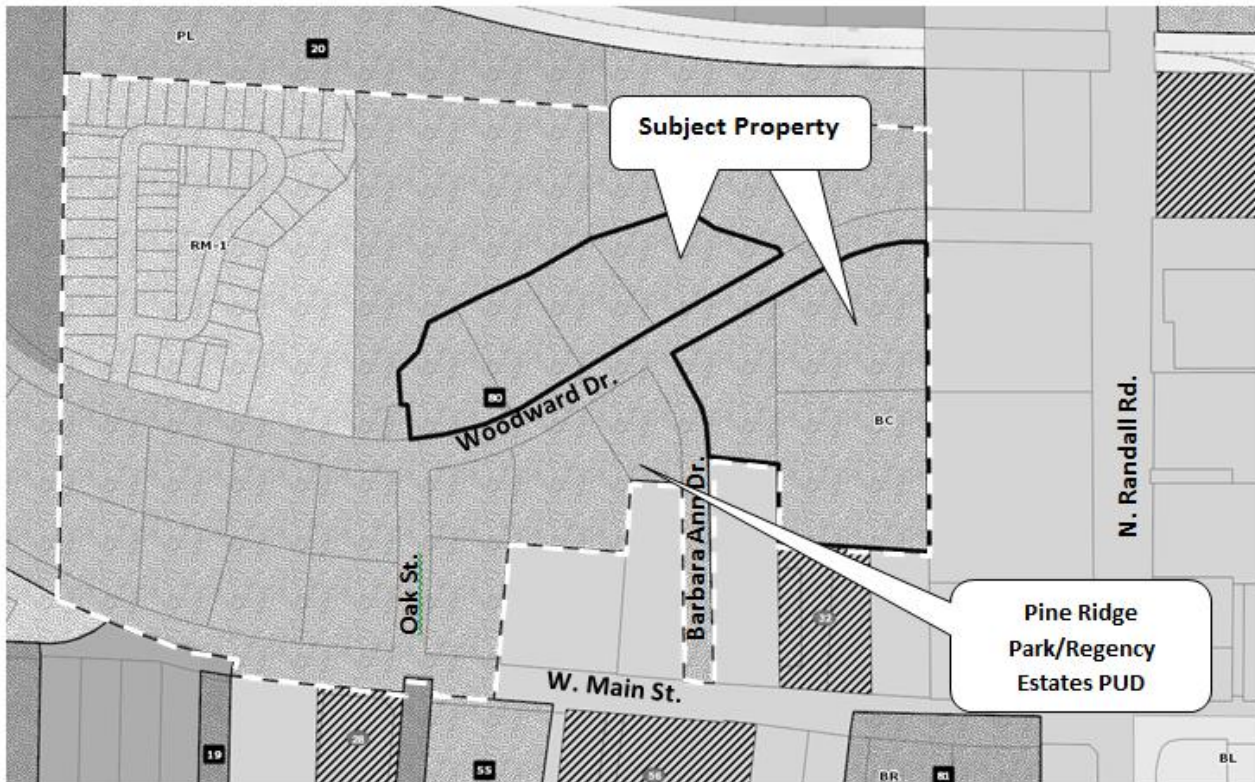
Purpose: To construct a 240-unit apartment complex comprised of ten (10) buildings and a club house.

General Information:		
Site Information		
Location	Woodward Dr. at Oak St. and Barbara Ann Dr. (7 parcels in the Pine Ridge Park PUD)	
Acres	13.02 acres	
Application:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts Ord. 2006-Z-4 “An Ordinance Rezoning Property and Granting a Special Use as a PUD for Pine Ridge Park and Regency Estates PUD”	
Existing Conditions		
Land Use	Vacant property	
Zoning	BC Community Business & Planned Unit Development (PUD)	
Zoning Summary		
North	BC Community Business & PUD	Open Space- stormwater detention/wetlands
East	BC Community Business & PUD	Vacant property, car dealership
South	BC Community Business & PUD	Commercial buildings
West	BC Community Business, RM-1Mixed Medium Density Residential (not directly adjacent)	Open Space, townhomes/single-family homes (Regency Estates)
Comprehensive Plan Designation		
Industrial/Business Park; Corridor/Regional Commercial		

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is comprised of seven (7) vacant lots in the Pine Ridge Park/Regency Estates PUD, which was approved in 2006 under Ordinance No. 2006-Z-4. The PUD, which is approximately 60 acres in total, includes the following:

- Pine Ridge Park – 27.43 acre, 18 lot commercial development zoned B-3 Service Business District (rezoned to BC Community Business District when the Zoning Ordinance was updated in 2006).
 - Lot 19 was created through subdivision and added to the PUD in 2011.
 - Most of the 19 commercial lots remain vacant.
 - No development has been proposed on the seven lots on which Woodward Court would be developed.
 - The only residential uses currently permitted in Pine Ridge Park under the PUD are affordable dwelling units on the second and third floors of Lots 1-7 (up to 40 units).
 - The proposed development is located on Lots 1-3 and 16-19.
- Regency Estates – 13.17 acre, 44 single-family home lots and 5 townhome units originally zoned R4-A Attached Single family Residence District (rezoned to RM-1 Mixed Medium Density Residential District when the Zoning Ordinance was updated in 2006).
 - PUD Preliminary Plan was approved for this portion of the PUD in 2006 and one townhome building was developed.
 - The PUD ordinance was amended in 2011 to allow single-family homes on the remainder of Regency Estates.
- 14.39 acres of open space/stormwater detention
- 7.98 acres of public right-of-way.

B. PROPOSAL

1300 Spring Street, LLC, applicant and contract purchaser, is proposing to construct an apartment complex on the property. Details of the proposal are as follows:

- Rezone the property from BC Community Business to RM-3 General Residential.
- Construct ten (10), three-story apartment buildings, each with 24 units, for a total of 240 units.
 - Four (4) apartment buildings and a clubhouse/pool are proposed on the northern portion of the site (5.3 acres on the north side of Woodward Dr.).
 - Six (6) apartment buildings are proposed on the southern portion of the site (7.7 acres at the southeast corner of Woodward and Barbara Ann Drives).
 - A total of 120 one-bedroom units and 120 two-bedroom units.
- Access to the northern portion of the site from Woodward Dr.; access to the southern portion of the site from Barbara Ann and Woodward Drives.
- A total of 408 on-site parking spaces.
- Common open space, clubhouse, and pool for use by the apartment complex residents.

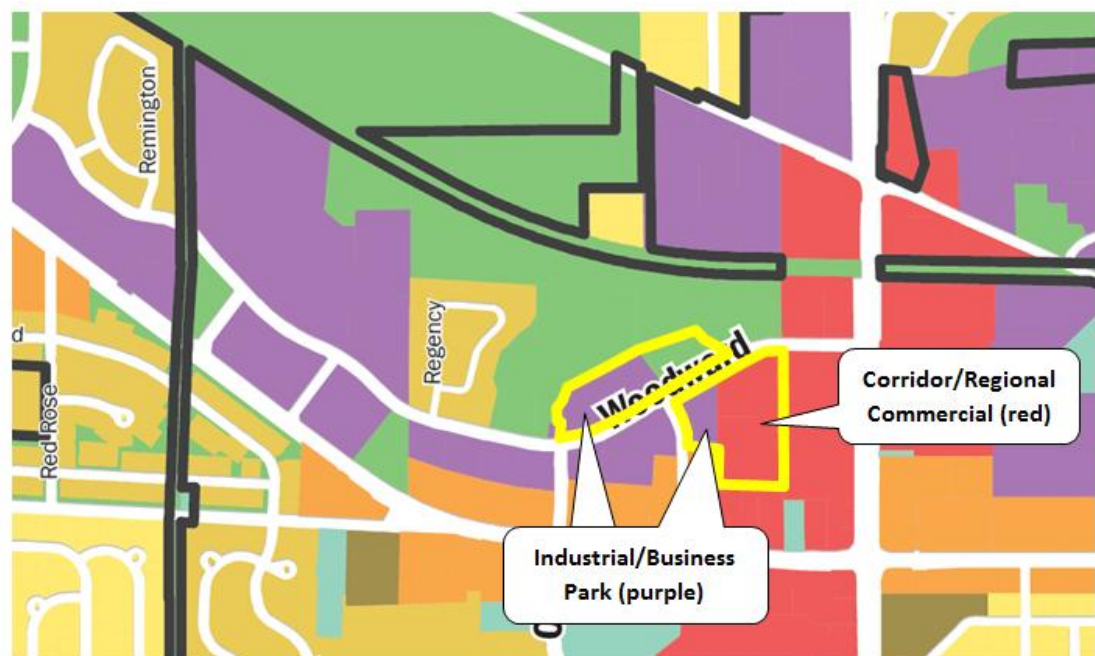
C. REVIEW PROCESS

The purpose of the Concept Plan review is to enable the developer to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as within two land use categories: Industrial/Business Park and Corridor/Regional Commercial, as shown on the map below. The proposal is not consistent with the Land Use Plan. If the project moves forward, prior to City Council approval, staff recommends the land use designation be changed to Multi-Family Residential.



*The area shown in green is technically designated Parks/Open Space on the Land Use Plan. However, this parcel was subdivided and zoned for commercial use in 2011 and was added to the Pine Ridge Park PUD at that time. The GIS data used when the Land Use Plan was produced had not been updated to reflect the subdivision/rezoning. Therefore, the Parks/Open Space area can be disregarded.

Industrial/Business Park- the Plan states,

“Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and “tech” industry applications, intense commercial services uses, and more. These areas are also intended to provide for business park/office park uses,

which could include “stand alone” office buildings and complexes or several buildings incorporated into a “campus like” setting.

Corridor/Regional Commercial- the Plan states,

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that service a more regional function, drawing on a customer base that extends beyond the City limits...Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections.”

Multi-Family Residential- the Plan states,

“Multi-family residential structures contain multiple housing units, are usually stacked vertically and attached horizontally, and typically have common hallways and other amenities...Most multi-family developments are located in or near areas of intense commercial development with access to goods, services, and transportation network.”

Residential Land Use Policies are provided on p.43 of the Comprehensive Plan. The following policy is particularly relevant to the proposal:

Locate new multi-family residential developments in appropriate locations within the City and consider the implication of concentrating units in one location or area of the City- *“Apartments are an important component of a healthy housing stock, expanding housing options for those wishing to live in St. Charles but cannot afford, or have chosen not to, own their home...multi-family housing contributes to residential density which can improve the viability of shopping areas in the community. Recognizing that this Plan is dynamic and not “set in stone”, the City should promote multi-family housing in areas identified in the Land Use and Residential Areas Plans, but consider proposals in other areas provided any significant impact on schools, traffic, and other infrastructure can be mitigated.”*

B. ZONING REVIEW

The applicant is proposing the property be rezoned to the RM-3 General Residential District. This is the least restrictive zoning district in terms of density and is one of only two residential zoning districts that permit multi-family development. The purpose of the RM-3 District is:

“To accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure.”

The table below compares the RM-3 District zoning requirements with the Concept Plan. Deviations that would be required to accommodate the development as proposed are denoted in ***bold italics***. The table differentiates between the northern portion of the site, which is the 5.3 acres on the north side of Woodward Dr., and the southern portion of the site, which is the 7.7 acres at the southeast corner of Woodward and Barbara Ann Drives.

	RM-3 (proposed zoning)	Concept Plan
Min. Lot Area	2,200 sf per unit (for multi-family)	2,359 sf per unit
Min. Lot Width	65 ft.	1,021.8 ft. – northern portion (along Woodward Dr.) 284.6 ft. – southern portion (along Barbara Ann Dr.)
Density in units per acre	20 du/acre	18 du/acre
Max. Building Coverage	40%	Approx. 18%
Max. Building Height	45 ft. or 4 stories, whichever is less	37.5 ft. / 3 stories
Min. Front Yard	30 ft.	41.3 ft. – northern portion (from Woodward Dr.) 37.5 ft. – southern portion (from Barbara Ann Dr.)
Min. Exterior Side Yard	30 ft.	N/A – northern portion 39.4 ft. – southern portion (from Woodward Dr.)
Min. Interior Side Yard	25 ft.	9.4 ft. – northern portion 33.8 ft. – southern portion
Min. Rear Yard	30 ft.	18.8 ft. – northern portion 56.3 ft. – southern portion
Off-Street Parking	1.2 spaces per 1-bedroom unit 1.7 spaces per 2-bedroom unit (348 spaces required; 139 spaces – northern portion & 209 spaces – southern portion)	408 spaces (189 spaces – northern portion; 219 spaces – southern portion)

C. SITE LAYOUT

The proposed site plan includes the following:

- Northern portion:
 - Four apartment buildings (24 units per building, 96 units total), clubhouse, and pool.
 - Parking is provided in front of the buildings.
 - Greenspace and landscaping is shown around the perimeter of the site, between buildings, and in the interior of the parking lot.
 - Internal sidewalk circulation is provided between the buildings and along the northern edge of the parking lot.
 - Four access points off of Woodward Dr.
- Southern portion:
 - Six apartment buildings (24 units per building, 144 units total).
 - Parking is generally located at the interior of the site.
 - Greenspace and landscaping around the perimeter of the site and between buildings.
 - Internal sidewalk circulation between buildings and along parking areas.

- One access point off of Barbara Ann Dr. and one off of Woodward Dr.

Staff Comments:

- Public sidewalks are required along the complete frontages of Woodward Dr. and Barbara Ann Dr. Some of the proposed private sidewalks around the buildings can be relocated to function as public sidewalks.
- Demarcated crossings should be added at the intersection of Woodward Dr. and Barbara Ann Dr. to allow safe pedestrian access between the northern and southern portions of the development.
- The applicant should consider reducing the number of access points along Woodward Dr. to minimize the potential for traffic conflicts. This will need to be studied as part of the traffic study that will be required.

D. BUILDING DESIGN

The applicant has provided exterior building elevations. Development in the RM-3 District is subject to Zoning Ordinance **Ch. 17.06 Design Review Standards and Guidelines**, specifically Section 17.06.050 Standards and Guidelines – RM-1, RM-3, and RM-3 Districts. The following comments are related to the design standards and guidelines in the Design Review chapter:

- One elevation design was submitted. Consider varying the design of the ten buildings, while retaining a unifying architectural design through use of similar architectural forms, elements, materials, and color.
- Exterior building materials will need to be provided to ensure compliance with the ordinance.

E. LANDSCAPING

The architectural site plan depicts general landscaping. If the project moves forward, a landscape plan in accordance with Zoning Ordinance **Ch. 17.26 Landscaping and Screening** will be required as part of the PUD Preliminary Plan. This landscape plan will be required to include the following elements:

- In total, at least 15% of the development area will need to be landscaped.
- Building foundation landscaping will be required.
- Street frontage landscaping will be required along Woodward and Barbara Ann Drives.
- Parking lots will need to be screened along Woodward and Barbara Ann Drives.
- A minimum of 10% of the interior of the parking lots will need to be devoted to landscaping. This can include islands that extend into the parking lot from its edges.

F. ENGINEERING REVIEW

- If the project moves forward, the applicant will be required to submit a traffic study that examines the traffic impacts at the affected intersections, including Barbara Ann Dr. at W. Main St. and Oak St. at W. Main St., as well as site ingress/egress locations and on-site circulation.

Comments from Development Engineering and Public Works can be found attached.

G. INCLUSIONARY HOUSING

Based on the last Affordable Housing Update completed in 2013, the requirement to provide affordable units is set a zero. Therefore, no additional units or fees are currently required for the development. However, the City is in the process of reviewing the Affordable Housing Update which may result in the requirement being reactivated.

H. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

The applicant has expressed interest in reducing the Park fee in-lieu contribution due to the on-site amenities that will be provided. A listing of those amenities is provided with the application and has been forwarded to the Park District for consideration.

IV. APPROVAL PROCESS

The applicant would need to gain approval of the following in order to permit the development as proposed in the Concept Plan:

1. Land Use Plan Amendment: To change the land use designation in the Comprehensive Plan for the property from Corridor/Regional Commercial and Industrial/Business Park to Multi-Family Residential.
2. Map Amendment: To rezone the property from BC Community Business to RM-3 General Residential.
3. Amendment to Special Use for PUD: To change the development requirements for the subject portion of the PUD.
4. PUD Preliminary Plan: To approve the physical development of the subject property under the PUD, including site plan, elevations, landscape plan, and engineering plans.
5. Preliminary & Final Plat of Subdivision: To approve re-subdivision of the property and the plat that will be recorded with Kane County.

V. SUGGESTED ACTION

Review the Concept Plan and provide comments to the developer. Staff is recommending the Commission provide feedback on the following:

- ✓ The change in land use from commercial/office to multi-family.
- ✓ The proposed density.
- ✓ The building architecture.
- ✓ The site layout.

VI. ATTACHMENTS

- Development Engineering & Public Works Review Memo
- Application for Concept Plan for Woodward Court
- Excerpts from Ordinance No. 2006-Z-4

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

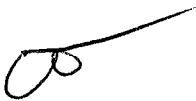
Fax: (630) 377-4062



Memo

Date: 3/10/15

To: Ellen Johnson

From: Christopher Tiedt, P.E. 

RE: Woodward Court Concept Plan

I have reviewed the submitted engineering plans for the Woodward Court Concept Plan being proposed within the Pine Ridge Park Subdivision. The following documents were reviewed.

- Plat of Survey prepared by Haeger Engineering dated 2/17/15 (1-page)
- Site Aerial Exhibit for Woodward Court prepared by Haeger Engineering dated 2/17/15 (1-page)
- Existing Conditions Plan for Woodward Court prepared by Haeger Engineering dated 2/17/15 (1-page)
- Proposed Site Plan for Woodward Court prepared by Haeger Engineering dated 2/17/15 (1-page)

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices at a conceptual level. I have compiled Development Engineering and Public Works comments and included them below. These comments are offered up for the applicant's consideration:

Development Engineering:

1. A Traffic Impact Study will need to be completed to identify what potential impacts the increase in traffic generated from this site may have on the surrounding road network and what improvements may be required to accommodate the additional traffic.
2. Water modeling will need to be performed to insure that minimum the existing water system is capable of meeting required fire flows for the proposed development.
3. A sanitary sewer capacity analysis will need to be completed to determine if the existing sanitary system (including lift stations, pipes, treatment plant) has available capacity to accommodate the increase in sewer flows based on this proposed development. Any and all recommendations resulting from that study will need to be reviewed and included in the design.
4. The proposed site plan will need to be revised to insure that proper access to the City lift station located at the SW corner of Lot 3 can be maintained.

5. A site circulation analysis would be very useful to determine if there are any areas where access is limited. A WB-50 turning template should be used at a minimum.
6. An analysis will need to be completed that compares the previous stormwater management system with the proposed stormwater management system to determine if enough detention already exists for the proposed development or if additional detention is required for the proposed development.
7. Required wetland buffers will need to be determined and depicted on the preliminary engineering plans to insure that encroachment into these areas with the proposed development does not occur.
8. The overland drainage route from the existing detention pond located at the south end of Lot 18 will need to be taken into account with the overall design of the project. This route runs north along the east side of Lot 18.
9. A full stormwater permit, permit application fee, and stormwater report will all required calculations will be required at the time of preliminary engineering.
10. Should the proposed curb cuts into Lot 16 off of Barbara Ann be relocated, the existing curb cut along the south side of Lot 16 from Barbara Ann Drive would need to be removed.
11. Some utilities will need to be relocated based on the proposed site plan to meet minimum separation requirements (ie watermain near pool and hot tub, etc) and due to conflicts (building on lot 16 over existing storm sewer, Clubhouse over existing storm, etc).
12. All buildings require separate domestic and fire services tapped on a public watermain.
13. Access to the City owned lift station will need to be maintained and taken into consideration with the site layout to accommodate all equipment necessary to service the lift station.
14. The centerline of the eastern most access drive heading south from Woodward Drive will be within 50'-60' of the centerline of future anticipated access drive that will also head south and connect with the access drive currently constructed behind the Resnick Mercedes dealership.

Public Works:

15. Existing SSA will need to be modified to accommodate proposed project.
16. The sanitary service for the two western most buildings is shown running through an existing storm manhole.
17. Existing sanitary sewer stubs and water service stubs that will not be utilized need to be properly abandoned. This could involve removing connections from existing mains.
18. Sidewalks will be required to be extended along the public right-of-way along the entire length of the frontages for all of the public right-of-ways.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.