



Legislation Text

File #: 19-907, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the Final Planned Unit Development for Tru by Hilton Subdivision at the subject property located at 1809 W. Diehl Road, Naperville - PZC 19-1-075

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

Located approximately 350' north of the intersection of Diehl Road and Country Lakes Drive, the subject property has a common address of 1809 W. Diehl Road. The 3.4 acre subject property is zoned B3 (General Commercial District) and is currently vacant. The petitioner, M Cube Global, Inc., requests approval of the Final Planned Unit Development (PUD) Plat for Tru by Hilton Subdivision and intends to develop a hotel on the subject property.

In 2007, Ordinance #07-034 approved a Preliminary PUD and Preliminary Subdivision Plat for a 3 lot subdivision known as PMP-Diehl Road Subdivision. The Preliminary PUD approved a hotel on the subject property with a maximum floor area ratio (FAR) of 0.44. While a significant period of time has passed since approval of the Preliminary PUD in 2007, Section 6-4-8 (Effective Period of a PUD) provides that a PUD is valid unless revocation is sought by either the property owner or the City. To date, revocation has not been sought by either party and therefore the preliminary approvals remain valid today.

DISCUSSION:

Final Planned Unit Development

The proposed 121 room hotel is 4 stories in height and approximately 56,400 square feet in size (note: the proposed hotel falls within the parameters approved in the 2007 PUD approvals). The proposed FAR of 0.38 is in compliance with the maximum permitted FAR of 0.44 as also stipulated in the 2007 PUD approvals. The landscape plan is in substantial conformance with the preliminary landscape plan and includes approximately 1.5 acres of landscaped open space to the north and east of the hotel. A sidewalk will create a pedestrian connection from the north side of the hotel to the adjacent properties such as the Cracker Barrel Restaurant. The building elevations are predominately brick and stone with a flat roof.

Staff finds the proposed Tru by Hilton Subdivision Final PUD Plat, final landscape plan, and building elevations are in substantial conformance with the Preliminary PUD. Per Section 6-4-4:3.2 (PUD

Procedures: Final Plat of Panned Unit Development) of the Municipal Code, Planning and Zoning Commission review is not required when the Final PUD is in substantial conformance with the Preliminary PUD.

Preliminary/Final Subdivision

As noted above, a preliminary plat was approved in 2007. Per Section 7-2-2 (Subdivision Plat Procedures), a preliminary plat will automatically lapse and become void if a final plat has not been submitted within 2 years. Therefore, a new preliminary subdivision plat is required. The Preliminary/Final Plat of Subdivision for Tru by Hilton Subdivision consolidates the subject property into a single buildable lot of approximately 3.4 acres. Staff finds the proposed Preliminary/Final Plat of Subdivision for Tru by Hilton meets all technical requirements for administrative approval.

Key Takeaways

- The petitioner requests a Final PUD for Tru by Hilton Subdivision to permit a hotel on the subject property.
- Staff supports the proposed development as it is consistent with the Preliminary PUD.

FISCAL IMPACT:

N/A