



Legislation Details (With Text)

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On agenda:	4/7/2020	Final action:	4/7/2020
Title:	Pass the ordinance approving a minor change to the Naperville Crossings PUD and revised final PUD plat to allow for development of building 7 on lot 16 - PZC 19-1-133		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Final PUD plat, 4. Exhibit C - Standards, 5. Exhibit D - Final Landscape, 6. Exhibit E - Building Elevations, 7. Development Petition, 8. Final Engineering, 9. Open Space, 10. Site Plan		

Date	Ver.	Action By	Action	Result
4/7/2020	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to the Naperville Crossings PUD and revised final PUD plat to allow for development of building 7 on lot 16 - PZC 19-1-133

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The subject property is zoned B2 PUD (Community Shopping Center District - Planned Unit Development) and is 9.55 acres in size. The property is known as lot 16 of the Naperville Crossings PUD and is located north of Cantore Road on the west side of Route 59.

A major change to the Naperville Crossings Final PUD plat for lot 16 was most recently reviewed and approved by City Council on July 21, 2015 (Ord. 15-118). The major change revised the 2006 plat (Ord. 06-212) to establish controlling plans for two retail buildings and one future outlot building in addition to the two existing outlot buildings on site. The major change also approved multiple deviations to the drive through and drive through stacking requirements for a future restaurant user in one of the retail buildings (Ord. 15-119). The two retail buildings have since been constructed. At the time, it was identified that the outlot building would be constructed at a later date. The current proposal is a request for a minor change to the 2015 revised Final PUD plat in order to construct the outlot building.

DISCUSSION:

The petitioner, Naperville Crossing Station LLC, is proposing to construct a 4,782 square foot multi-tenant building for a lounge café, fine dining restaurant, and a bakery at 2736 Showplace Drive. This building will be constructed on a vacant outlot and will be known as building 7 on lot 16 within the development. The proposal requires approval of a minor change to the existing PUD in order to establish controlling documents for the building. The proposal building is in line with the Naperville Crossings PUD requirements and does not require any PUD deviations.

Parking Variance

In 2017, a parking variance was approved for Naperville Crossings reducing the number of required parking spaces from 2,218 to 1,997 spaces (Ord. 17-050). The parking variance identified future development of the outlot located in lot 16 of Naperville Crossings to be a 6,500 square foot eating establishment. The current request is for a build out of a 4,782 square foot multi tenant commercial building for a lounge café, fine dining restaurant, and bakery. Staff finds the proposed use to be consistent with the approved parking variance and identifies that the reduced square footage results in a reduced parking demand for the building.

Landscaping

The petitioner has submitted a site-specific landscape plan that provides foundation landscaping, screening for the refuse and loading areas, and installation of planters along the east elevation. The proposed planters will be consistent in style with other planters located in Naperville Crossings. An outdoor dining area has been allocated along the east elevation for the future tenant, if required by the tenant's use. The existing bike racks, benches, walkways, curbs, and most of the existing landscaping, including parking lot trees, will remain. Staff supports the landscape plan as proposed.

Building Elevations

The building elevations display a modern and contemporary look consistent with the approved renderings for the existing buildings in lot 16 and include the following key elements:

- The buildings facades primarily consist of face brick with C.S.M.U. accents in earth-tone colors.
- The buildings incorporate architectural elements such as awnings, detailed cornice work, a knee wall, decorative lighting, and multi-paned windows.
- The loading and refuse area is located on the west side of the building. The proposed refuse area is screened with a 6' high screen wall consistent with the proposed building materials and additional landscaping.
- Multiple service doors are provided on the west and north elevations of the multi-tenant building. Each service door has an individual awning that is consistent with the awnings provided on the east elevation.
- All rooftop equipment included RTU's, vent stacks, and pipes will be screened to the full height of the equipment by the parapet wall

Staff finds that the elevations of the proposed buildings are consistent with the Naperville Crossings architectural design guidelines (adopted with the third amendment to the Annexation Agreement for Naperville Crossings, Ord. #05-164) and are compatible with existing Naperville Crossings buildings. The petitioner's response to the standards for approval of a minor change to the existing PUD is included in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the City Council.

Key Takeaways

- The current request is for approval of a minor change to the Naperville Crossings Planned Unit Development and revised final PUD plat to allow for the development of the outlot on lot 16 at Naperville Crossings
- Staff finds the proposed build out is compatible with the existing buildings and is consistent with the controlling documents for the PUD. Therefore, staff recommends approval of the minor change.

FISCAL IMPACT:

N/A