

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: East Side of Raddant Road at Mesa Lane extended

Parcel Number(s): 12-35-400-004

### Petition Request

Requesting approval of a Final Plat for Abbey Meadows Subdivision, located on the east Side of Raddant Road at Mesa Lane extended;

Requesting approval of a Final Plan for Lots 1-51 of Abbey Meadows Subdivision, located on the east Side of Raddant Road at Mesa Lane extended, for a ROW Dwelling (Party Wall) (1130) Use

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)  
Word Document and PDF of: Legal Description (2-1)

One Paper and pdf Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)  
Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

Final Engineered plan  
Project Information sheet.  
Stormwater Permit Worksheet & Application  
Final SWM Report/Storm Sewer Calculations  
Soil Boring  
Fire Access Plan  
Address Plat

Two Paper and pdf Copy of:  
Final Plan (2-4)  
Final Plat (2-5)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)

Petition Fee: \$2,940.99

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: \_\_\_\_\_

Date

4/3/25

Print Name and Company: \_\_\_\_\_

Brandon Raymond, CalAtlantic Group LLC (aka Lennar)

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 3<sup>rd</sup> day of April 2025.

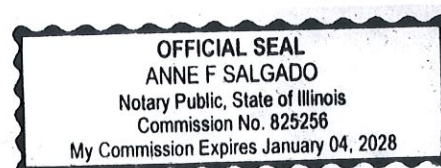
State of ILLINOIS

) SS

County of LAKE

Notary Signature

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 25.079

**Petitioner:** CalAtlantic Group LLC (Lennar)

**Number of Acres:** 31.89

**Number of Street Frontages:** 2.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 4118

**New Acres Subdivided (if applicable):** 31.89

**Area of site disturbance (acres):** 31.89

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 1,690.99
	Final Engineering Filing Fee	\$ 1,250.00

**Total:** **\$2,940.99**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill N Morgan

Date: 3/17/2025



## Project Contact Information Sheet

**Project Number:** 25.079

**Petitioner Company (or Full Name of Petitioner):** CalAtlantic Group LLC (Lennar)

### Owner

First Name: Marmion Initial: Last Name: Title: Mr.  
Company Name: Andrew E. Kolb, Esq.  
Job Title: Attorney  
Address: 1000 Butterfield Road  
City: Aurora State: IL Zip: 50502  
Email Address: akolb@vklawfirm.com Phone No.: (630) 887-1705 Mobile No.:

### Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Land Developer / Builder  
Company Name: CalAtlantic Group LLC (d/b/a Lennar)  
First Name: Jessica Brandon Initial: Last Name: Cobb Raymond Title: Mrs. Mr.  
Job Title: Land Acquisition Manager Entitlement Manager  
Address: 1700 E Golf Rd, Suite 1100  
City: Schaumburg State: IL Zip: 60173-5804  
Email Address: jessica.cobb@lennar.com Phone No.: Mobile No.: (224) 402-8970  
224-242-5428  
brandon.raymond@lennar.com

### Additional Contact #1

Relationship to Project: Engineer  
Company Name: Cemcon, Ltd.  
First Name: Mike Initial: Last Name: May Title: Mr.  
Job Title: Senior Project Manager  
Address: 2280 White Oak Circle, Suite 100  
City: Aurora State: IL Zip: 60502  
Email Address: mikemay@cemcon.com Phone No.: (630) 862-2100 Mobile No.:

### Additional Contact #2

Relationship to Project: Landscape Architect  
Company Name: Gary R Weber Associates, Inc.  
First Name: Zach Initial: Last Name: Lukes Title: Mr.  
Job Title: Principal  
Address: 402 W Liberty Dr.  
City: Wheaton State: IL Zip: 60187  
Email Address: zlukes@grwainc.com Phone No.: (630) 668-7197 Mobile No.:

### Additional Contact #3

Relationship to Project: Attorney  
Company Name: Dommermuth Cobine West Gensler Philipchuck & Corrigan, Ltd.  
First Name: John Initial: Last Name: Philipchuck Title: Mr.  
Job Title: Partner  
Address: 111 E Jefferson Ave.  
City: Naperville State: IL Zip: 60540  
Email Address: jfp@dbcw.com Phone No.: (630) 355-5800 Mobile No.:

### Additional Contact #4

Relationship to Project: Consultant  
Company Name:  
First Name: Tim Initial: Last Name: Kellogg Title: Mr.  
Job Title:  
Address: 9660 Schlapp Rd.  
City: Yorkville State: IL Zip: 60560  
Email Address: tkellogg@templeton-pc.com Phone No.: Mobile No.: (630) 364-0221

**SOUTHERN PARCEL (PIN: 12-35-400-004) DESCRIPTION**

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST, 282.27 FEET ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 46 SECONDS EAST, 1228.52 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSING, RECORDED AS DOCUMENT NUMBER 2007K073137, TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSING SUBDIVISION; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TOWNHOMES AT SAVANNAH CROSSING 806.52 FEET TO THE EAST LINE OF RADDANT ROAD DEDICATED PER DOCUMENT 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 1,620.54 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 42 SECONDS EAST 1044.28 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED KIRKLAND FARMS SUBDIVISION UNIT 1; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY LINE 412.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

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October 9<sup>th</sup>, 2024

From:

Marmion, an Illinois not-for-profit corporation  
1000 Butterfield Road  
Aurora, IL 60502

Via Attorney for Owner:

Andrew E. Kolb, Esq.  
Vanek, Larson & Kolb, LLC  
200 W. Main Street  
St. Charles, IL 60174  
Phone: (630) 513-9800 (ext. 2024)  
Email: [akolb@vklawfirm.com](mailto:akolb@vklawfirm.com); [kelly@vklawfirm.com](mailto:kelly@vklawfirm.com)

To:

City of Aurora, Planning and Zoning Division  
44 E. Downer Place,  
Aurora, IL 60507  
630-256-3080  
Email: [coaplaning@aurora-il.org](mailto:coaplaning@aurora-il.org)

**Re: Authorization Letter for Parcels 12-35-200-037 and 12-35-400-004, , east of Raddant Road, north of Butterfield Road,**

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize S.R. Jacobson Development Corp. and its representatives, to act as the owner's agent through the Rezoning and Land Use Petition process with the City of Aurora for said property.

Signature: Albert Joel Ryzinger, D.S.B.

Date 10/9/2024

Title: Chairman

SUBSCRIBED and SWORN to before me this 9<sup>th</sup> day of October, 2024

Notary Signature

Ophelia L. Hernandez



## APPOINTMENT OF AGENT

(Abbey Meadows)

Reference is made to that certain Agreement of Purchase and Sale, +/- 32.86 Acres for 227 Townhome Homesites, Marmion East, Aurora, Illinois ("**CalAtlantic Agreement**") between S.R. Jacobson Development Corp., a Michigan corporation ("**SRJ**"), as Seller, and CalAtlantic Group, LLC, a Delaware limited liability company ("**CalAtlantic**"), as Buyer, dated July 30, 2024. Reference is also made to that certain Purchase and Sale Agreement, 53.972 acres, 3 South Raddant Road, Kane County, Il ("**Marmion Agreement**") between Marmion, Inc, an Illinois not for profit corporation ("**Marmion**"), as Seller, and SRJ, as Purchaser, dated January 25, 2023. If not otherwise defined herein, the terms used herein shall have the meanings assigned to them in the CalAtlantic Agreement.

In the Marmion Agreement, SRJ agreed to purchase certain real estate in Kane County, Illinois. In the CalAtlantic Agreement, SRJ agreed to sell to CalAtlantic a portion of the property being acquired by SRJ under the Marmion Agreement ("**CalAtlantic Property**").

In Section 8 of the Marmion Agreement, Marmion acknowledges that as a condition to closing under the Marmion Agreement, SRJ needs to obtain certain governmental approvals for the development of the property being acquired by SRJ and Marmion consents to SRJ and its agents submitting plans and permit applications to the City of Aurora and other governmental agencies in connection with efforts to obtain the approvals as long as (i) Marmion is not required to incur any costs or expenses, and (ii) any agreements entered into with a governmental authority shall become effective only at or after the closing of the sale of the property to SRJ.

SRJ desires to appoint CalAtlantic as its agent for the purposes of submitting plans and permit applications with respect to the CalAtlantic Property and CalAtlantic is willing to accept the appointment.

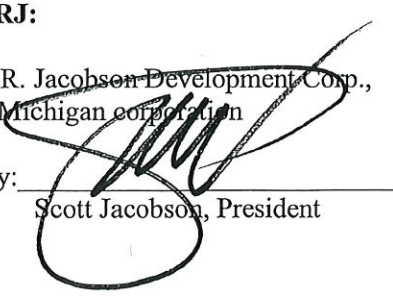
Therefore, SRJ does hereby appoint CalAtlantic, as its agent for the purposes of submitting plans and permit applications with respect to the CalAtlantic Property, provided that (i) Marmion is not required to incur any costs or expenses, and (ii) any agreements entered into with a governmental authority will become effective only at or after the closing of the sale of the property to SRJ, and CalAtlantic shall otherwise comply with the applicable provisions of Section 8 of the Marmion Agreement relating to efforts to obtain Approvals with respect to the CalAtlantic Property.

This appointment shall terminate upon the earlier to occur of the conveyance of the CalAtlantic Property to CalAtlantic or the termination of the CalAtlantic Agreement.

Dated: Oct. 16, 2024

**SRJ:**

S.R. Jacobson Development Corp.,  
a Michigan corporation

By:   
Scott Jacobson, President

### Acceptance of Appointment

The undersigned, CalAtlantic, does hereby accept the above appointment and agrees to comply with the applicable provisions of Section 8 of the Marmion Agreement as it relates to the CalAtlantic Property.

Dated: 10/16, 2024

**CalAtlantic:**

CalAtlantic Group, LLC, a Delaware  
limited liability company

By: 

Christopher Gillen, Vice President





32400 Telegraph Road □ Suite 200A □ Bingham Farms MI 48025 □ (248) 642-4700

October 24, 2024

Jill Morgan  
City of Aurora Planning and Zoning Division  
44 E. Downer Place  
Aurora IL, 60507

Ref: Authorization Letter for CalAtlantic Group LLC for Zoning and Subdivision Approval

Dear Ms. Morgan

I understand that the City of Aurora prefers the enclosed original notarized form of Authorization for CalAtlantic to act as our agent for purposes of project approvals for Abbey Meadows, in addition or in lieu of the Appointment of Agent document that we provided previously.

Please let me know if you need anything else.

A handwritten signature in black ink that reads 'Manny Kianicky'. The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Emmanuel Kniahynycky (aka Manny Kianicky)  
Vice President, S.R. Jacobson Development Corp.  
32400 Telegraph Road, Ste 200A  
Bingham Farms MI, 48025  
[mkianicky@srj.com](mailto:mkianicky@srj.com)  
(248) 535-2404 mobile

Enclosure via FedEx overnight  
Letter of Authorization

cc: Jessica Cobb  
Ellen Joyce

October 24, 2024

From: S.R. Jacobson Development Corp.  
32400 Telegraph Road, #200A  
Bingham Farms, Michigan 48025  
Attn: Emmanuel Kniahynycky, Vice President  
Telephone: (248) 642-4700 ext. 237  
Email: [mkianickv@srj.com](mailto:mkianickv@srj.com)

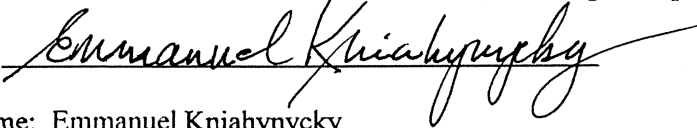
To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place  
Aurora, Illinois 60507  
Telephone: 630-256-3080  
Email: [coaplaning@aurora-il.org](mailto:coaplaning@aurora-il.org)

**RE: AUTHORIZATION LETTER FOR ZONING AND SUBDIVISION APPROVAL PROCESS FOR THE 32.8 ACRE SITE LOCATED AT RADDANT ROAD AND MESA LANE EXTENDED (THE "PROPERTY")**

To Whom It May Concern:

S.R. Jacobson Development Corp., a Michigan corporation ("SRJ"), is the Contract Purchaser from Marmion of the above-stated Property, hereby authorizes CalAtlantic Group, LLC, a Delaware limited liability company, including its sole members and managing members, and representatives ("CalAtlantic") the Contract Purchaser of this Property from SRJ, in CalAtlantic's pursuit of Zoning and Subdivision approval with the City of Aurora for said Property.

S.R. JACOBSON DEVELOPMENT CORP., a Michigan corporation

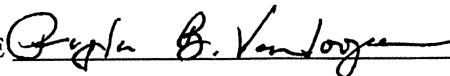
By: 

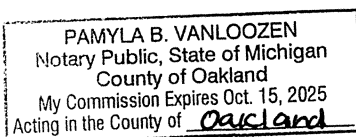
Name: Emmanuel Kniahynycky

Title: Vice President

Dated: October 24, 2024

SUBSCRIBED and SWORN to before me this 24<sup>TH</sup> day of October, 2024.

NOTARY PUBLIC SIGNATURE 



# **QUALIFYING STATEMENT**

## **ABBEY MEADOWS**

### **Introduction**

CalAtlantic Group, Ltd (d/b/a Lennar), the Applicant, is a national home builder. It has several residential communities in the Chicago area, including Prairie Meadows and Liberty Meadows in the City of Aurora. It proposes to construct Abbey Meadows, a single-family attached residential community on property owned by Marmion Academy.

### **Developmental Proposal**

Location: East side of Raddant Road/North of Butterfield Road

Size: 31.9 acres

Surrounding Land Uses/Zoning:

- North: Vacant/owned by Marmion Academy/R-1(S)
- East:
  - Kirkland Farms/single-family detached residential subdivision/R-1(S)
  - The Townhomes at Savannah Crossing/single-family attached residential subdivision/R-4A(S)
- West:
  - Marmion Academy/R-1(S)
  - The Vineyards/single-family detached residential subdivision/R-1
- South: Vacant/owned by Marmion Academy/B-2(S)

Current Land Use: Vacant

Proposed Land Uses:

- Single-Family Attached Residential (Sales Price: low to mid \$400,000's)
  - Traditional Townhomes: two-story/front loaded two car garages/two parking spaces on the driveway/3 bedrooms/±1717-1840 sq. ft.
  - Urban Townhomes: 2 ½ story (front)/ three story (rear)/rear loaded two car garages/two parking spaces on the driveway/3 bedrooms/±1764-2221 sq ft.
- Open Spaces (two)/Detention Areas (three)

Current Zoning:

- Residential/Open Space: R-4 (C)
- Detention Areas: OS-1 (C)

### Site Design:

- 220 Townhomes Units
  - 116 Traditional Townhomes
  - 104 Urban Townhomes
- 2 Park Sites (Open Space)
- 3 Detention Areas
- 40 Guest Parking Spaces
- On Street Parking
- Traditional Townhomes located along the perimeter of the property
- Urban Townhomes located in the interior of the property
- Mesa Lane extended from its existing terminus west to align with Marmion Academy Drive at Raddant Road
- Improvement of the Mesa Lane/Raddant Road/Marmion Academy Drive intersection
- Landscaping along the perimeter of the property
- Density: 6.9 dwelling units/acre

### Required Entitlements

Approval of a Final Plan and Plat

### Review Standards

#### **A. Public health safety, morals, comfort, and general welfare.**

The Abbey Meadows development will have a positive effect on the public health, safety, morals and general welfare. Improvement of this vacant parcel will provide additional housing options for the City of Aurora, complimenting the development of this area that has grown into a newer residential area within the City. Furthermore, its development will complete the transformation of a property that had been set aside for future school purposes but never utilized as such by the Marmion Academy.

#### **B. The use and enjoyment of other properties already established or permitted in the general area.**

Use and enjoyment of other established properties will not be adversely affected due to the development of this property in that Abbey Meadows is adjacent to a similar townhome development and the detention basins located on the east side of the development provide a buffer to the adjacent existing residential neighborhoods.



**C. Property values within the neighborhood.**

The proposed development will benefit the property values within the neighborhood. The introduction of these new homes will continue the trend of a thriving residential community area, and placing the property on the tax rolls will generate new income for all relevant taxing bodies.

**D. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.**

The proposed development is consistent with the normal and orderly development and improvement of the surrounding properties for uses established or permitted within their respective zoning districts. It is an infill development that will continue the buildout of this greater residential neighborhood. This residential development should encourage the development of the adjacent vacant commercial site.

**E. Utilities, access roads, drainage and/pr other necessary facilities.**

The site location is well supported by existing utilities, access to existing street stubs, drainage and other facilities. The proposed development will integrate well into the existing infrastructure, and provide a street extension of Mesa Lane to Raddant Road, which will improve vehicular circulation for existing residents and emergency vehicles.

**F. Ingress and egress as it relates to traffic congestion in the public streets.**

Proposed vehicular ingress and egress for the proposed development will extend the existing Mesa Lane dead-end street to Raddant Road. Mesa Lane was designed to prevent a straight line to Kirk Road. The intersection of Raddant Road and Mesa Lane will be widened and will provide turn lanes to minimize traffic congestion. While Mesa Lane will be restricted to prohibit on-street park, the development's other internal streets will allow for on-street parking. The streets within the subdivision will allow for access to Kirk Road, which is a major collector roadway. With much of the surrounding land having been developed, this design will not burden existing residential local neighborhood streets, but create better and safer traffic circulation.

**G. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.**

The development of Abbey Meadows shall conform to the R-4A and OS-1 zoning regulations, as modified by Ordinance No. 025-020 dated March 11, 2025.