



Legislation Text

File #: 24-0334, **Version:** 2

TO: Mayor Richard C. Irvin

FROM: Planning and Zoning Commission

DATE: May 10, 2024

SUBJECT:

A Resolution Approving a Final Plan for Prairie Meadows Subdivision located at North side of Prairie Street, west of N. Kingsway Drive (CalAtlantic Group LLC - 24-0334 / AU19/4-24.153-Fsd/Fpn - TV - WARD 5)

PURPOSE:

The Petitioner, CalAtlantic Group, LLC, a subsidiary of Lenner Homebuilders, is requesting approval of a Final Plan for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive which includes the development of a 74-lot age targeted ranch-style single family residential subdivision.

BACKGROUND:

The Subject Property is currently vacant land with R-1(C) One-Family Dwelling District, OS-1(C) Conservation, Open Space, and Drainage District, and OS-2(C) Open Space and Recreation District with a Conditional Use Planned Development zoning. In December of last year, the City Council approved the establishment of the Conditional Use Planned Development and the approval of a Preliminary Plat and Plan. Since then, the developer has purchased the Subject Property.

The Petitioner is requesting approval of the Final Plan for the Prairie Meadows Subdivision. The proposal is to construct an age targeted ranch-style home community consisting of 74 single-family lots. This subdivision is intended to be a maintenance free living administered by the Homeowner's Association.

The proposed residential lot size ranges from 8,000 sq. ft. to 12,000 sq. ft. with a minimum of 60 feet in width. The gross density of this development is 2.0 dwelling units per acre, which is in conformance with the City's Comprehensive Plan for Low Density Residential.

The Petitioner is also proposing a 1.45-acre park site which will have two pickleball courts, a picnic shelter, and a fire pit with seating. In addition to preserving the existing wetland that is located on the northeast portion of the property, there are five detention facilities being constructed as part of this development.

Full access to the subdivision will be constructed on Prairie Street, directly across from Rockwell Road. In addition, a connection to the dead-end at S. Constitution Drive to the north, and to the dead-end at Kenilworth Place to the east is being provided for street network connectivity.

The Building Elevations have been provided as part of the proposal. There are 4 models with three variations per model. The elevations are all ranch style homes with a two-car garage. The homes are clad in vinyl siding with several models having some masonry on the front elevations. Some elevations are accentuated by vertical board siding, columned porches, and/or faux brackets.

The Final Plan proposal also includes a full Landscape Plan consisting of street trees, lot trees, and a variety of landscaping around the stormwater detention, within the park, and around the border of the neighborhood. The Petitioner has done an extensive tree survey of the property as is saving several trees within the wetland area and around the border of the neighborhood.

Concurrently with the proposal, the Petitioner is requesting approval of a Final Plat for the Prairie Meadows Subdivision. The Final Plat consists of the creation of a residential subdivision with Lots 1-74 being developed as age targeted ranch-style single family residential lots. The remaining lots will be developed as stormwater detention facilities and open space including a neighborhood park.

DISCUSSION:

Staff has reviewed the Final Plan Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances, with the exception of the items reflected in the conditions listed in the Staff Recommendation below.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

11.1(3) To encourage new development contiguous to existing development.

11.1(5) To guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned.

12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.

20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.

21.1(2) To promote a wide variety of housing types.

22.1(1) To achieve appropriate zoning protection for residential areas designated in the land use plan.

RECOMMENDATIONS:

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of the Resolution Approving a Final Plan for Prairie Meadows Subdivision located at North side of Prairie Street, west of N. Kingsway Drive, with the following conditions:

1. That the Final Plan approval be contingent upon Final Engineering approval.

ATTACHMENTS:

Exhibit "A-1" Final Plan

Exhibit "A-2" Landscape Plan

Exhibit "A-3" Building and Signage Elevations
Fire Access Plan
Auto Turn Exhibit
Land Use Petition with Supporting Documents
Maps

Legistar Number: 24-0334

cc:
Alderwoman Patricia Smith, Chairperson
Alderwoman Shweta Baid, Vice Chairperson
Alderman Michael B. Saville
Alderman William "Bill" Donnell
Alderman Carl Franco



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan for Prairie Meadows Subdivision located at North side of Prairie Street, west of N. Kingsway Drive

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated March 19, 2024, CalAtlantic Group LLC filed with the City of Aurora a petition Requesting approval of a Final Plan for Prairie Meadows Subdivision located on the north side of Prairie Street, west of N. Kingsway Drive and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on May 8, 2024, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on May 15, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect

to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plan with the following conditions:

1. That the Final Plan approval be contingent upon Final Engineering approval.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.