



Memo

File #: 355-24

Agenda Date: 7/16/2024

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

Ordinances and a Resolution Associated with Lakewood Prairie Subdivision, Unit 3.

Ordinance Approving the Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (PUD-5-24)

Ordinance Approving the Recording Plat of Lakewood Prairie Subdivision, Unit 3. (RP-6-24)

Resolution Approving a Development Agreement for Lakewood Prairie Subdivision, Unit 3. (M-2-24)

BACKGROUND:

The petitioner, CalAtlantic Group LLC, is requesting approval of a Final Planned Unit Development (PUD) Plat and Recording Plat of Lakewood Prairie Subdivision, Unit 3, located at the southeast corner of Theodore Street and Barberry Way. The City Council approved the Preliminary Planned Unit Development at its March 19, 2024, meeting. The subject property was annexed into the City and zoned to its current zoning designation of R-1B (Single-Family Residential) zoning in 2003. The property was annexed and zoned with the greater Lakewood Prairie subdivision and was intended for development of over 200 single-family residences. Development of the subject property was delayed due to unfavorable market conditions. At this time the subject petitioner, CalAtlantic Group, LLC, wishes to develop 213 single-family residences on the subject property. The originally approved Preliminary PUD contained 214 dwelling units. Homes would range between 1,428 and 2,607 square feet and would feature 2-2.5 bathrooms and 2-4 bedrooms per unit. Initial market pricing for the homes would be between \$385,000 and \$405,000 for ranch-style homes, and between \$430,000 and \$465,000 for two-story homes. Draft elevations and floor plans of the proposed models are attached.

The subdivision would feature an extension of Fawnlily Circle to the north from the Lakewood Prairie, Unit 2 subdivision, in addition to six new streets as depicted on the Final PUD Plat. The proposed PUD would have an approximate density of 3.05 dwelling units per acre when including the property's total site area. Outlot "M", a 2.93-acre open space, located along the east side of Barberry Way, is proposed to be dedicated to the Joliet Park District. Outlot "K", located along the north side of the subdivision, would be a common open space that would be maintained by the subdivision's Homeowner's Association (HOA). A 10'-wide bike path also runs along the east side of Barberry Way to provide an additional recreational amenity for the subdivision. The petitioner will form its own HOA for the proposed subdivision but is requesting that the Lakewood Prairie HOA for the existing subdivision grants its residents access to the central clubhouse and pool.

The site is subject to school facilities fees, Joliet sewer and water connection fees, and the economic

development impact fee.

The petitioner also seeks approval of a Development Agreement with submission of the Final PUD Plat. The Development Agreement lays out specifics regarding Zoning and Variations, Non-Arterial Streetlighting, Development and Subdivision Signage, Public Improvements, Development Provisions, Temporary Occupancy, Water and Sewer Availability, Park Site Dedication, Architectural Requirements, City Fees, General Provisions, and the Effective Date.

Approval of the proposed Final Planned Unit Development (PUD) Plat of Lakewood Prairie Subdivision, Unit 3, will allow the development of 213 single-family residential dwelling units within the subject property. The proposed development meets the intent and character of the underlying R-1B zoning designation and would complement existing residential development in the city's far west side.

PLAN COMMISSION PUBLIC HEARING:

The Plan Commission held a public hearing on the Final Planned Unit Development (PUD) Plat and Development Agreement at its June 20, 2024, meeting. Mr. Eric Prechtel, Attorney, appeared on behalf of the petition. No one appeared in opposition to the petition. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE PLAN COMMISSION:

A motion was made by John Kella, seconded by Jason Heath, to recommend for approval by the City Council the Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3, and the Development Agreement for Lakewood Prairie Subdivision, Unit 3. The motion carried by a vote of 6-0. Voting aye were Kella, Cox, Rousonelos, Orlando, Heath, and Dillon. Commissioners Crompton, Perez, and Roehr were absent.

RECOMMENDATION OF THE ADMINISTRATION:

The Administration concurs with the Plan Commission and recommends the Mayor and City Council approves the following:

1. An Ordinance approving the Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3.
2. An Ordinance approving the Recording Plat of Lakewood Prairie Subdivision, Unit 3, subject to the receipt of the following fees and documentation:
 - a. A performance bond or letter of credit for public improvements in the amount of \$8,380,396; and,
 - b. A one and one-quarter percent (1 ¼%) inspection fee for public improvements in the amount of \$99,767; and,
 - c. An irrevocable offer of dedication for public improvements; and,
 - d. An engineering review fee in the amount of \$46,204.
3. A Resolution approving a Development Agreement for Lakewood Prairie Subdivision, Unit 3.