



Legislation Text

File #: 2020-0681, **Version:** 3

Title/Name/Summary

Metro East Townhomes - Development Petition for Special Use Permit for a Planned Development, Site Plan, Landscape Plan, Elevations, Plat of Subdivision

History

QUICKFACTS

Project

Metro East Townhomes - 9300 W 143rd Street
2020-0681

Petitioner

Greg Collins
M/I Homes

Purpose

The petitioner seeks approval of a planned development for attached dwellings, totaling greater than 50,000 sf, to subdivide one (1) existing lot on a 5.02-acre site into a ten (10) lot subdivision. The proposed site plan consists of forty-two (42) attached townhome dwelling units within eight (8) buildings.

Requested Actions: Special Use Permit for a Planned Development and approval of Site Plan, Landscape Plan, Elevations, and Plat of Subdivision

Address: 9300 W 143rd Street

P.I.N.: 27-03-301-033-0000

Parcel Size: 5.02 acres

BACKGROUND

On September 7, 2021 the Committee of the Whole considered the Metro East Townhomes development petition. The Committee added conditions and recommended preliminary approval to the Board of Trustees by a vote of 6-1.

On October 4, 2021 The Village Board of Trustees considered the petition, with revisions to address the concerns of the Committee of the Whole. The Board granted preliminary approval by a unanimous vote.

At this time, Final Engineering Plans, Final Landscape Plans, Final Elevations, and Final Plat adhering to the conditions of the preliminary approvals have been reviewed by Staff and are approved for substantial compliance with the preliminary plans approved by the Board and compliance with the Land Development Code. The Final Site Plan, Final Landscape Plan, Final Elevations, and Final Plat of Subdivision are now before the Board of Trustees to grant final approval.

Recommended Action/Motion

I move to approve a **Special Use Permit for a Planned Development for the Metro East Townhomes** in the Village Center District; as fully referenced in the motion below.

FOR REFERENCE ONLY, NOT NECESSARY TO BE READ

I move to approve the **Final Site Plan** titled "Site Plan", prepared by Gary R Weber Associates, Inc. and last revised March 21, 2022, subject to the following conditions:

1. Meet all building code requirements and required permits from outside agencies.
2. The detention pond and associated stormwater facilities shall be privately owned and maintained by an established homeowners' association.
3. A special service area (SSA) shall be established to assure the privately owned detention pond will be maintained to Village standards.
4. Provide cash in lieu of park land donation and park cash as stipulated in the Development Agreement;

And,

I move to approve the **Final Landscape Plan**, sheet 1 of 8 titled "Landscape Plan," and sheet 2 of 8 titled "Landscape Details", prepared by Gary R Weber Associates, Inc. and last revised March 21, 2022, subject to the petitioner providing a cash in lieu of land donation and park cash as stipulated in the Development Agreement;

And,

I move to approve the **Elevations** titled "5-Unit Building Mix Character Elevations", prepared by BSB Design, dated January 27, 2022, and "6-Unit Building Mix Character Elevations", prepared by BSB Design, dated January 27, 2022, and "Exterior Material Exhibit: Collections 1-4.";

And,

I move to approve the **Plat of Subdivision** titled "Final Plat of Subdivision for Metro East", prepared by CEMCON, Ltd. last revised March 16, 2022, subject to the petitioner providing a record plat of Subdivision to the Village for execution and recording.