



Legislation Details (With Text)

**File #:** 24-0504      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 4/25/2024      **In control:** City Council

**On agenda:** 5/7/2024      **Final action:** 5/7/2024

**Title:** Pass the ordinance approving a final plat of subdivision and OAA for The Prosperita & Orion Stem School - PZC 23-1-119

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A - Legal, 3. Exhibit B - Plat of Subdivision, 4. Exhibit C - Landscape Plan, 5. Exhibit D - OAA

Date	Ver.	Action By	Action	Result
5/7/2024	1	City Council	passed	

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the ordinance approving a final plat of subdivision and OAA for The Prosperita & Orion Stem School - PZC 23-1-119

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Sara Kopinski, AICP

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

The subject property consists of approximately 12.35 acres located at the southwest corner of Diehl Road and Mill Street. On July 18, 2023, the City Council approved a request by the petitioner for: annexation into the City of Naperville and an annexation agreement; rezoning to OCI (Office, Commercial and Institutional District) following annexation; a preliminary plat of subdivision for The Prosperita & Orion Stem School; a conditional use for single-family attached residential in the OCI Zoning District; and, multiple variances to the City’s exterior wall construction, signage, and landscaping requirements. The Prosperita & Orion Stem School development will include 76 townhomes and an approximately 44,000 square foot STEM school.

**DISCUSSION:**

***Final Plat of Subdivision***

The petitioner is seeking approval of a final plat of subdivision for The Prosperita & Orion Stem School. The proposed Final Plat of Subdivision substantially conforms to the Preliminary Plat of Subdivision approved by Ordinance 23-106. The subject property will be subdivided into 19 lots. Lot 1 will consist of approximately 5 acres and is planned for the development of Orion Stem School.

Lots 2 through 19 will total approximately 7 acres and is planned for the development of 76 townhomes.

*Owner's Acknowledgement and Acceptance*

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinance approving the final plat of subdivision. Within the OAA, specific provisions are included regarding the petitioner's required school and park donations. The Owners will satisfy school and park impact fees by payments of cash in lieu of land, with applicable payments being made prior to issuance of each building permit.

**FISCAL IMPACT:**

N/A