



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Rob Kowalski, AICP, Senior Planner

DATE: September 20, 2001

SUBJECT: Plan Case 1790-S-01, Final Subdivision Plat for Beringer Commons Section 4.

Introduction

On August 20, 2001 City Council approved a final subdivision plat for Beringer Commons Section 4 (Ordinance 2001-08-097). The final plat request was accompanied with a request for a revised preliminary plat and amended annexation agreement. The final plat approval involved 55 additional lots to the Beringer Commons Subdivision. Since the approval, the East Urbana Development Corporation has requested to add one additional lot to the plat. The addition of any lots to the plat requires approval from City Council. There are no revisions requested to the preliminary plat or annexation agreement. The proposed plat attached to this report is identical to the plat approved last month with the exception of the addition of lot 456 shown on sheet 2 of 4.

Background

The approved preliminary plat for Beringer Commons shows lot 456 at the northwest corner of High Cross Road and Route 150. The lot is approximately 4 acres and zoned B-1, Neighborhood Business. The Final Plat for Beringer Commons Section 4 approved on August 20, 2001 did not incorporate this lot to be platted. Since the approval the developer has requested that the lot be included. Rather than prepare and submit a final plat for one lot, staff recommended revising the final plat for Section 4, and having it considered by Council again. Since the requested final plat is entirely consistent with the approved preliminary plan, the Urbana Plan Commission does not review the request and the plat is forwarded directly to the City Council.

Discussion

As with any request for a final subdivision plat, the proposed plat has been sent to the appropriate agencies for their review and approval. The proposed plat meets the approval of these agencies for utilities, access, drainage and other necessary services.

As mentioned, the lot is zoned B-1, Neighborhood Business. The final plat only creates the lot and does not indicate what type of use will eventually be established. At such time that a development is proposed for the lot, the appropriate review will be conducted for access to a development, parking, building construction, etc. Final platting the lot simply allows the East Urbana Development Corporation to better market the lot for a business use.

Summary of Findings

For Plan Case 1790-S-01:

1. The proposed final plat is entirely consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The proposed final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code.
4. On August 20, 2001 the Urbana City Council approved a final plat for Beringer Commons Section 4 under Ordinance 2001-08-097. The requested final plat simply adds one additional lot (Lot 456) to the previously approved final plat and does not alter the remainder of the plat.
5. There are no requested waivers to the Urbana Subdivision and Land Development Code.

Options

The City Council has the following for these cases. In Plan Case 1790-S-01, the City Council may:

- a. Approve of the proposed final plat.
- b. Deny the proposed final plat.

Staff Recommendation

Staff recommends that the City Council approve the requested final plat for Plan Case 1790-S-01.

Attachments: Proposed Ordinance for Final Plat
 Proposed Final Plat for Beringer Commons Section 4
 Location Map

c: Ivan Richardson, Beringer Commons

H:\RobK\Subdivisions\Beringer Commons\Beringer ccmemo2.doc

ORDINANCE NO.2001-09-116

An Ordinance Approving A Final Subdivision Plat
(Beringer Commons Subdivision Section 4 - Plan Case No. 1790-
S-01)

WHEREAS, The East Urbana Development Corporation has submitted a Final Subdivision Plat for Beringer Commons Subdivision Number 4 in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Final Plat of Beringer Commons Subdivision Number 4 is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and the East Urbana Development Corporation which was adopted by the City of Urbana on August 4, 1992 by Ordinance 9192-20 and as amended by the City of Urbana on August 20, 2001 by Ordinance 2001-08-096 and,

WHEREAS, The Final Plat of Beringer Commons Subdivision Number 4 is identical to the final plat approved by the Urbana City Council on August 20, 2001 by Ordinance 2001-08-097 with the exception of the addition of lot 456 at the northwest corner of High Cross Road and Route 150,

WHEREAS, The revised Preliminary and Final Plats of Beringer Commons Subdivision Number 4 complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Final Plat of Beringer Commons Subdivision Number 4 meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Beringer Commons Subdivision Number 4; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Final Plat of Beringer Commons Subdivision Number 4 attached hereto is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, 2001.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2001.

Tod Satterthwaite, Mayor