



## 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:** November 28, 2001

**SUBJECT:** Plan Case 1806-S-01, Final Subdivision Plat for Savannah Green Phase I.

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### **Introduction**

Construx of Illinois has submitted a final plat for Phase I of Savannah Green Subdivision. The plat would create 21 lots along Florida Avenue extended. The plat would also create four new intersecting streets into Florida Avenue and an alley to serve the lots from the rear.

### **Background**

City Council approved the preliminary plat and amended annexation agreement for Savannah Green on July 2, 2001. The approval was for a total of 297 single-family lots on 62 acres. Phase I will create just 21 lots along Florida Avenue. The developer has chosen to plat a small phase in order to get started quickly and create some model homes as well as homes for sale. Construction work has already begun on the extension of Florida Avenue from the Fairway Estates Subdivision. The developer expects to begin construction of the homes in the next month.

### **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.

#### *Access*

Primary access to the homes will be from public rear alleys serving detached garages. Residents will be able to access the alley from one of four stub streets off of Florida Avenue. The design and construction plans for all streets have been approved by the Urbana Public Works Department. Florida Avenue is being designed as an arterial roadway. Smith Road is being designed as a collector level roadway. All other roads with the exception of the alleys are being designed as local,

residential streets. A waiver was granted with the approval of the preliminary plat to allow these streets to be 25 feet wide. Sidewalks will be installed along Florida Avenue as required by code. An eight-foot multi-use path will be installed on the south side of Florida Avenue by the city and will connect with the newly created path as part of the Fairway Estates development.

#### *Drainage and Sewers*

The City Public Works Department along with the St. Joseph Drainage District has reviewed and approved construction plans for the stormwater detention facilities and storm sewer system.

#### *Utilities*

The plat conforms to all requirements for necessary utilities. One outstanding issue is the placement of the green transformer boxes for Illinois Power. At this point Illinois Power is requiring all boxes be placed in the front yards instead of the rear alley with all other utilities. Illinois Power is concerned about access to the boxes if they are placed in the alley. Covenants and deed restrictions have been submitted and reviewed by city staff and ensure that the transformer boxes will not be located in an area that would limit access. Also, the newly constructed Savannah Green development in Normal, Illinois is a working example of how there is no problem with the boxes located in the rear. With city staff support, the developer is still working to satisfy the concerns of Illinois Power. Locating the boxes in the front yards would greatly compromise the integrity of the design of the street which is to feature the fronts of homes with porches and trees and not driveways, mailboxes, utilities, etc. The eventual placement of the transformer boxes does not, however, effect city approval of the plat.

#### *Waivers*

A number of waivers to the subdivision code were approved at the time of the preliminary plat approval. Some of these waivers are evident in Phase I. These waivers include lot sizes and roadway and alley widths. A number of variances to the zoning ordinance were approved as well and will be incorporated when construction begins on the homes. The plat request for Phase I does not include any additional waivers or variances at this time.

## **Summary of Findings**

### ***For Plan Case 1806-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, with the exception of waivers previously granted.
4. On July 2, 2001 the Urbana City Council approved an amended annexation agreement and

preliminary plat for Savannah Green under Ordinance 2001-06-069 and 2001-06-070 respectively. The requested final plat is consistent with the provisions of those ordinances.

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 1806-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 1806-S-01.

Attachments:      Proposed Ordinance for Final Plat  
                         Proposed Final Plat for Savannah Green Phase I  
                         Location Map

c: Mike Suhadolnik, Construx of Illinois

**ORDINANCE NO.2001-12-157**

An Ordinance Approving A Final Subdivision Plat  
(Savannah Green Subdivision Phase I - Plan Case No. 1806-S-01)

WHEREAS, Construx of Illinois has submitted a Final Subdivision Plat for Savannah Green Subdivision Phase I in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Final Plat of Savannah Green Subdivision Phase I is consistent with specific requirements and provisions of the Annexation Agreement with Community Homes, Inc., Scott Weller Development, Scott E. Weller, and Scott E. Weller and Catherine Weller which was adopted by the City of Urbana on May 21, 1992 by Ordinance 9192-92 and as amended by the City of Urbana on July 2, 2001 by Ordinance 2001-06-069 and,

WHEREAS, The Final Plat of Savannah Green Subdivision Phase I is identical to the preliminary plat approved by the Urbana City Council on July 2, 2001 by Ordinance 2001-06-070 and,

WHEREAS, The Final Plat of Savannah Green Subdivision Phase 1 meets the requirements of the Urbana Subdivision and Land Development Code except for those waivers granted in ordinance 2001-06-070; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Savannah Green Phase I; and,

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

Section 1. The Final Plat of Savannah Green Phase I 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

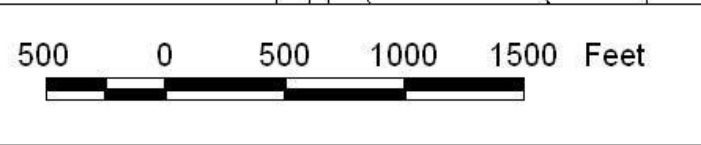
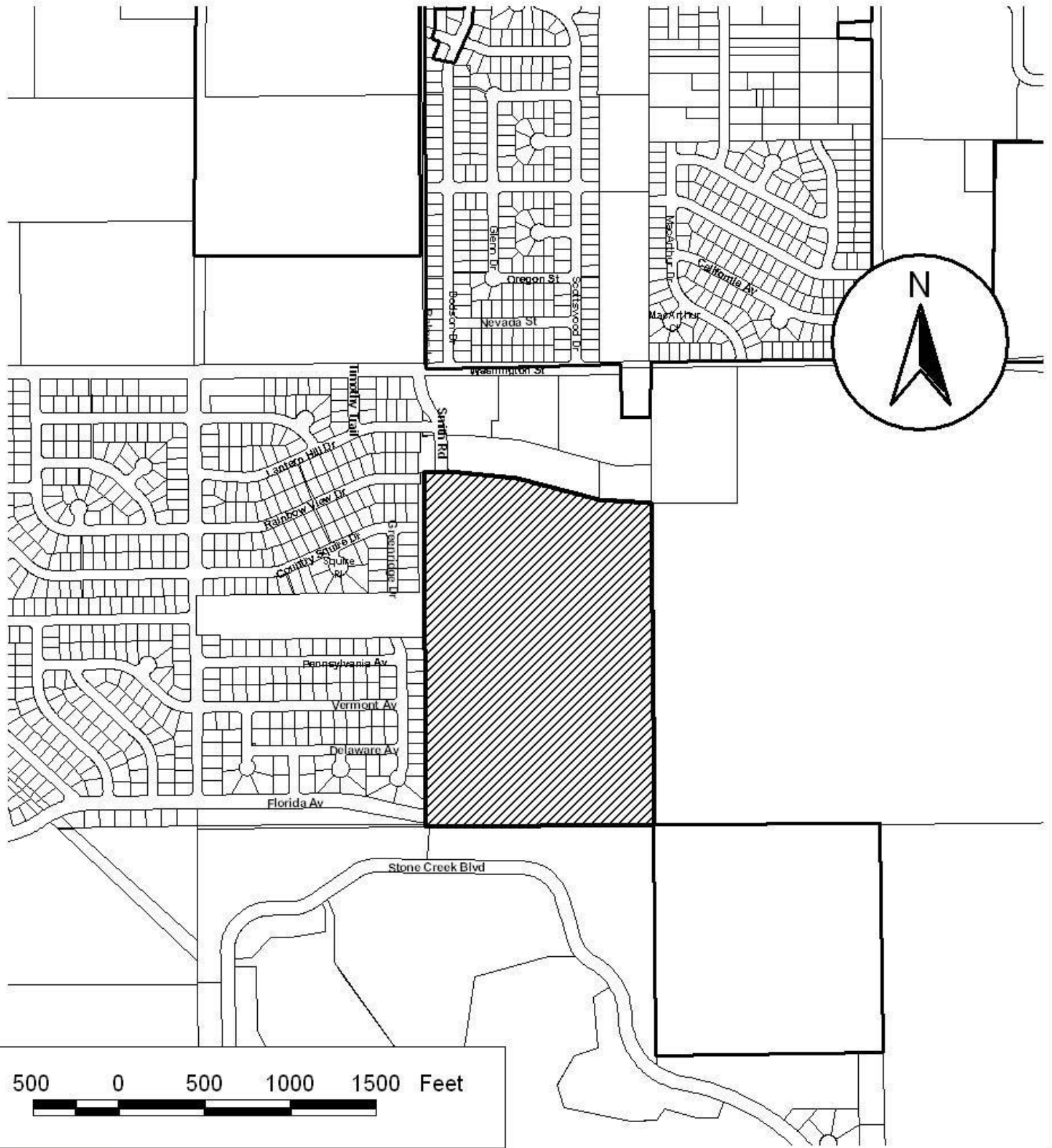
**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT "(Savannah Green Subdivision Phase I; Plan Case 1806-S-01)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

# Exhibit "A": Location Map



Savannah Green Development  
1784-A-01 Amendment to an Annexation Agreement  
1784-S-01 Preliminary Plat

Prepared November 30, 2001 by Community Development Services - lk

 Subject Property