



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: Elizabeth H. Tyler, AICP, Planning Manager

DATE: December 13, 2001

SUBJECT: Plan Case No. 1809-S-01, Final Plat of Eagle Ridge of Urbana, Phase III

Introduction

Carl Webber, as agent for First Busey Trust & Investment Co. (Trust 1-915) has requested approval of a Replat of Lots 251, 253, 255, 256, 257, 258, and 263 of Eagle Ridge of Urbana, Phase II to be known as Eagle Ridge of Urbana, Phase III. The Replat is being requested to allow a lower assessment of unsold lots in this subdivision (i.e., as undeveloped agricultural land versus as residentially developed land). The lower assessment can be accomplished by increasing the lot size of Lot 255 to 10± acres. The remaining lots would be unchanged. Because the increased size of Lot 255 includes an area that has not previously been final platted, the request requires approval by both the Plan Commission and the City Council.

The subject site contains 13.5± acres along Mumford Drive east of Morrow Court in southeast Urbana. The property is zoned R-1, Single Family Residential. Existing lots in the Eagle Ridge Subdivision are located to the west of the site and future additions to Eagle Ridge Subdivision are located to the east and south of the site. An unincorporated property zoned Agriculture is located to the north.

The copy of the proposed Final Plat is attached.

Background

A General Area Plan and Preliminary Plat for the Eagle Ridge of Urbana Subdivision was approved by the City in 1987 as Plan Case 1250-S-87. The Final Plat for Eagle Ridge of Urbana, Phase I was approved in June 1987. The Final Plat for Eagle Ridge of Urbana, Phase II was approved by the City in 1998 as Plan Case No. 1684-S-97. The Final Plat contains 13 single-family residential lots along Mumford Drive and Meadowlark Court. Since approval of the Final Plat, six of the 13 lots have been sold. The proposed replat would affect the remaining seven unsold lots.

With the exception of the increased area of Lot 255, the proposed Eagle Ridge of Urbana Phase III Final Plat would be entirely consistent with the approved General Area Plan, Preliminary Plat, and Final Plat for Eagle Ridge.

The subdivision is consistent with the zoning designation of the site as R-1, Single Family Residential and with the Comprehensive Plan Land Use designation of “Low Density Residential”. Grading and drainage plans for the subdivision have previously been approved and an existing stormwater detention basin serves the site. Sanitary sewer, water, and other utilities are already available at the site. The proposed replatting would not affect the provision of utilities. No waivers from the requirements of the Urbana Subdivision and Land Development Code are being requested.

Additional background information and discussion of land use, zoning, comprehensive plan designations, access, drainage and utilities are contained in the Staff Memorandum to the Plan Commission, dated December 4, 2001.

Summary

1. The proposed Eagle Ridge of Urbana Phase III Subdivision would be consistent with Comprehensive Plan land use and roadway designations for the site.
2. The proposed Eagle Ridge of Urbana Phase III Subdivision would be consistent with existing zoning designations for the site.
3. With the exception of the increased area of Lot 255, the proposed Eagle Ridge of Urbana Phase III Subdivision would be entirely consistent with the approved General Area Plan, Preliminary Plat, and Final Plat for the Eagle Ridge of Urbana subdivision.
4. The proposed Eagle Ridge of Urbana Phase III Subdivision would not involve any need for additional roadway, utility or other improvements.
5. The proposed Eagle Ridge of Urbana Phase III Subdivision would be consistent with the requirements of the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options in this case:

- a. Approve the Final Plat of Eagle Ridge of Urbana, Phase III Subdivision; or
- b. Deny approval of Final Plat of Eagle Ridge of Urbana, Phase III Subdivision.

Recommendation

The Plan Commission reviewed the request at their meeting on December 6, 2001 and voted (5 to 0) to recommend approval of the Final Plat of Eagle Ridge of Urbana, Phase III Subdivision. Staff concurs with this recommendation.

Attachments:

Draft Ordinance Approving a Final Plat for Eagle Ridge of Urbana, Phase III Subdivision
Eagle Ridge of Urbana, Phase III, Subdivision Plat (2 sheets)

c: Carl Webber
Ed Clancy
First Busey Trust & Investment Co. (Trustee under Trust 1-915)

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ORDINANCE NO. 2001-12-169

**AN ORDINANCE APPROVING A FINAL PLAT
(Eagle Ridge of Urbana Phase III Subdivision - Plan Case No.
1809-S-01)**

WHEREAS, Carl Webber, as agent for First Busey Trust & Investment Co. (Trust 1-915) has submitted a Final Plat of Eagle Ridge of Urbana Phase III Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, with the exception of the increased area of proposed Lot 255, the Eagle Ridge of Urbana Phase III Subdivision would be entirely consistent with the approved General Area Plan, Preliminary Plat, and Final Plat for the Eagle Ridge of Urbana Subdivision, as previously approved by the City of Urbana in Plan Cases 1250-S-87 and 1684-S-97; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Eagle Ridge of Urbana Phase III Subdivision; and

WHEREAS, the Final Plat of Eagle Ridge of Urbana Phase III Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1809-S-01, the Urbana Plan Commission, on December 6, 2001, recommended approval of the Final Plat of Eagle Ridge of Urbana, Phase III Subdivision by a vote of 5 to 0.

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

Section 1. The Final Plat of Eagle Ridge of Urbana Phase III Subdivision attached hereto, is approved as platted.

Section 2. The Secretary of the Urbana Plan Commission is hereby directed to record said Final Plat with the Champaign County Recorder upon City Council approval of said plat.

Section 4. 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:

ABSTAINS:

Phyllis D. Clark, City Clerk

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

Tod Satterthwaite, Mayor