



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director / City Planner

**DATE:** May 23, 2002

**SUBJECT:** Plan Case 1826-S-02, Final Subdivision Plat for Eastgate Subdivision No.7.

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**Introduction**

The Atkins Group has submitted a final plat for the seventh phase of the Eastgate Subdivision. The final plat will create 24 lots for residential common lot line housing development off of Myra Ridge Drive south of Amber Lane. The plat will include the dedication and construction of Lydia Court to serve the lots.

**Background**

City Council approved a revised preliminary plat for the Eastgate Subdivision on April 5, 1999. The approval was for a 50-lot common lot line residential development on 19.310 acres. Since 1999, phases 3, 4, and 5 have been recorded and are under development. The proposed final plat contains a pattern of development consistent with the 1999 approved preliminary plat. The site is zoned R-4 and is suited for the proposed development. The Urbana Zoning Ordinance and Subdivision Regulations allow for the creation of common lot line housing. Common lot line homeowners own the structure and the lot but the homes are joined and share a common wall. This style of development is evident in Eastgate Phases 4 and 5. An elevation of the front of the units is attached to this memorandum.

**Discussion**

*Site Design*

The proposed development will include a cul-de-sac off of Myra Ridge Drive called Lydia Court. Lydia Court will be dedicated as a 60-foot right of way and will be constructed to City standards for a local road. The developer will construct all required sidewalks.

### ***Drainage***

The developer has already constructed the storm drainage, which was designed to accommodate multiple family level of development. The storm system consists of two dry basins and an underdrain system located on the site.

### ***Infrastructure***

Just as the storm system is already constructed, the property is also well served by other utilities. The Atkins Group will extend additional services and utilities for the homes along Lydia Court. Utility easements are designated along the front of the lots.

### ***Waivers***

The developer did not request any waivers under the Preliminary Plat approval and does not request any for the final plat. The development will meet all requirements of the Urbana Subdivision and Land Development Code.

## **Summary of Findings**

### ***For Plan Case 1826-S-02:***

1. On April 5, 1999 the Urbana City Council approved a preliminary plat for Eastgate #4 Subdivision under Ordinance 1999-04-019. The requested final plat is consistent with the provisions and approval of that preliminary plat.
2. The proposed final plat is consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
3. The proposed final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
4. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code.
5. There are no requested waivers to the Urbana Subdivision and Land Development Code.

## **Options**

The City Council has the following options for this case. In Plan Case 1826-S-02, the City Council may:

- a. Approve 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 1826-S-02.

Attachments:      Proposed Ordinance for Final Plat  
                         Proposed Final Plat for Eastgate #7  
                         1999 Approved Preliminary Plat  
                         Elevations

c: Mark Dixon, The Atkins Group  
Mike Martin, The Atkins Group  
Bill Sheridan, HDC

**ORDINANCE NO.2002-05-056**

An Ordinance Approving A Final Subdivision Plat  
(Eastgate Subdivision No. 7 - Plan Case No. 1826-S-02)

WHEREAS, The Atkins Group has submitted a Final Subdivision Plat for Eastgate Subdivision No. 7 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Eastgate Subdivision No. 7 is consistent with the preliminary plat approved by the Urbana City Council on April 5, 1999 by Ordinance 1999-04-019; and,

WHEREAS, The Final Plat of Eastgate Subdivision No. 7 meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Eastgate Subdivision No. 7.

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

Section 1. The Final Plat of Eastgate Subdivision No. 7 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 \_\_\_\_\_, 2002.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
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.