



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, City Planner / Director

DATE: October 24, 2002

SUBJECT: Plan Case 1844-S-02, Final Subdivision Plat for Savannah Green Phase IV.

Introduction

Construx of Illinois has submitted a final plat for Phase IV of Savannah Green Subdivision. The plat would create 61 lots to the north of Phase II and III which are currently under construction. The plat would dedicate the continuation of Smith Road, Ogelthorpe Avenue, and Montgomery Street from their existing stubs to the south. The plat would also create four new alleys 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 was approved in December 2001 for 21 lots fronting Florida Avenue. Construction on those homes along with the necessary infrastructure is complete. Phase II was approved in June 2002 and created 20 lots north of Phase I along Smith Drive extended. Construction on those homes are nearly complete. Phase III was approved in June 2002 for 66 lots north of Phase I. Construction work has already begun on this phase. The developer expects to begin development of Phase IV subsequent to Council approval and recording of the final plat.

Phases I through IV represent a total of 173 lots that are either completed or under construction. To date, Savannah Green has obtained building permits for 107 homes in the development.

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. Although these agencies are still reviewing the plat, it is not

anticipated that there will be any significant comments. All comments are due prior to the time of City Council final action on the plat.

Access

All the homes will front on either Smith Road, Ogelthorpe Avenue, or Montgomery Street, although vehicular access to the homes will be from rear alleys serving detached garages. Residents will be able to access the roads and the rear alleys from Florida Avenue extended. The design and construction plans for all streets have been approved by the Urbana Public Works Department. Ogelthorpe Avenue and Montgomery Street are being designed as a local level roadway with a 58-foot right-of-way and 25-foot wide streets. Smith Road is being developed as a collector level roadway with a 58-foot right-of-way and a 31-foot wide street. Sidewalks will be installed on both sides of all streets as required by the Subdivision Ordinance.

Drainage and Sewers

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

Utilities

The plat conforms to all requirements for necessary utilities. Many utilities will be located within easements along the rear alleys. This includes an exclusive 7.5-foot easement for Illinois Power. Subdivision covenants prohibit any accessory structures or plantings within 22.5 feet of the alley to ensure that the easements will be unobstructed.

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 IV. These waivers include lot sizes and roadway and alley widths. A number of variances to the zoning ordinance were approved as part of the revised annexation agreement as well. The plat request for Phase IV does not include any additional waivers or variances at this time.

Summary of Findings

For Plan Case 1844-S-02:

1. The proposed final plat is 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 additional requested waivers to the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options for this case. In Plan Case 1844-S-02, 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 1844-S-02.

Attachments: Proposed Ordinance for Final Plat

c: Randy Timm, Construx of Illinois

ORDINANCE NO. 2002-10-128

An Ordinance Approving A Final Subdivision Plat
(Savannah Green Subdivision Phase IV - Plan Case No. 1844-S-02)

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

WHEREAS, The Final Plat of Savannah Green Subdivision Phase IV 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 IV is consistent with 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 IV meets the requirements of the Urbana Subdivision and Land Development Code with exception of those waivers granted in Ordinance 2001-06-070; and

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

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 IV 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 _____, 2002, 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 IV; Plan Case 1844-S-02)" 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 _____, 2002, 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 _____, 2002.