



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: January 5, 2006

SUBJECT: Plan Case 1969-S-05, Final Plat of Water's Edge Subdivision Phase 2

Introduction and Background

C&C Properties, LLC is requesting City Council approval of a Final Plat for Water's Edge Subdivision Phase 2. The property is located in the Stone Creek Subdivision north west of the intersection of High Cross Road and Stone Creek Boulevard. The Preliminary Plat for Water's Edge Subdivision, and the Final Plat of Phase 1 were approved by City Council in May 2005. Phase 1 had 17 single-family lots along Stone Creek Boulevard, 32 two-unit common-lot line lots and a "Commons" lot for an existing detention basin. Phase 2 will plat 31 residential lots. There are 30 common-lot line townhouse lots and one multi-family lot for apartment buildings. Rights-of-way will be dedicated for streets named Stillwater Landing and Cyprus Pointe. Ground work for Phase 1 has started, and Phase 2 is expected as soon as weather permits. The construction of the two phases will complete the development.

Discussion

The proposed subdivision Final 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. Construction plans have been submitted and reviewed by Urbana Engineering and Building Safety staff. Assurances for completion of public facilities and infrastructure are accomplished through construction and maintenance bonds. These bonds are reviewed and approved by the Urbana Public Works and Legal Departments.

Land Use and Zoning

The subject location was annexed and originally platted as part of the Stone Creek Subdivision development. The area is zoned R-5 Medium High Density Multiple Residential as called for by the 1997 Stone Creek Annexation Agreement. The Urbana Comprehensive Plan designates the area as Multi-Family Residential

Access

Upon recording the Final Plat, the rights-of-way for the local roads will be dedicated to the City of Urbana. The Developer will bond and construct the public improvements as required by city codes and as approved (with waivers) as part of the Water's Edge Preliminary Plat.

Drainage

Stormwater detention for the development has already been constructed and will be accommodated within the existing basin on the site. Soil erosion and sedimentation control are addressed by the construction plans and will be provided for during the construction period.

Utilities and Sewers

Necessary utilities will be provided to each lot, and capacities are sufficient to accommodate proposed development.

Waivers

No new waivers from the Subdivision and Land Development Code are requested for this Final Plat. The Preliminary Plat was approved to allow three separate waivers including: (1) the reduction of right-of-way width for Pebblebrook Lane and Stonebrooke Court (in Phase 1) from 60 to 50 feet, (2) the reduction of pavement width on all streets from 31 to 28 feet, and (3) an alternative sidewalk plan.

Summary of Findings

For Plan Case 1969-S-05:

1. The proposed Final Plat is entirely consistent with the Preliminary Plat for Water's Edge Subdivision as it relates to the road network, access, drainage and utilities.
2. The proposed Final Plat is consistent with the 2005 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. There are no additional waivers requested to the Urbana Subdivision and Land Development Code other than those granted under the Preliminary Plat.

Options

The City Council has the following options in Plan Case 1969-S-05. 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 of Water's Edge Subdivision Phase 2 located north west of the intersection of High Cross Road and Stone Creek Boulevard in Plan Case 1969-S-05.

Prepared by:

Paul Lindahl, Planner I

Attachments: Proposed Ordinance for Final Plat
 Proposed Final Plat for Water's Edge Subdivision Phase 2

Cc:

C&C Illinois Properties, LLC
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HDC Engineering
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Devonshire Realty
Attn: Shawn Luesse
201 West Springfield Avenue
Champaign, IL 61820

ORDINANCE NO.2006-01-002

An Ordinance Approving A Final Subdivision Plat
(Water's Edge Subdivision Phase 2- Plan Case No. 1969-S-05)

WHEREAS, C & C Properties, LLC has submitted a Final Plat for Water's Edge Subdivision Phase 2 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat for Water's Edge Subdivision Phase 2 is consistent with the approved Preliminary Plat for Water's Edge Subdivision approved by the Urbana City Council on May 16, 2005 by Ordinance 2005-05-067; and,

WHEREAS, The Final Plat for Water's Edge Subdivision Phase 2 complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat for Water's Edge Subdivision Phase 2 meets the requirements of the Urbana Subdivision and Land Development Code; and,

WHEREAS, The City Engineer has reviewed and approved the Final Plat for Water's Edge Subdivision Phase 2,

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

Section 1. The Final Plat for Water's Edge Subdivision Phase 2 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 _____, 2006.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2006.

Laurel Lunt Prussing, Mayor