



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: July 13, 2006

SUBJECT: Plan Case 2001-S-06, Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1

Introduction and Background

C&C Properties, LLC has requested approval of a Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1. The case is an adjustment of lot lines for six common-lot-line lots at Pebblebrook Lane and Stonebrooke Court. This case involves six different lots with seven lot line adjustments.

Ordinarily the City's subdivision Administrative Review Committee (consisting of the City Planner, City Engineer and Secretary of the Plan Commission) can approve a Certificate of Exemption to adjust lot lines by 25 feet or less where the area being transferred from one lot to another is 10,000 square feet or less. This case is being brought to the City Council as a revised final plat because it involves adjustments to more than five lots.

Discussion

Public Improvements

The revised final plat for Waters Edge makes changes only to the location of lot lines and utility easements for the six lots. There are no new public improvements or changes to the public improvements previously approved for Waters Edge Subdivision Phase 1. As required the proposed revised 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. All utilities are available to the site and capacities are sufficient to accommodate proposed development.

Waivers

No new waivers are requested for this revised final plat. The lot line changes do not involve the waivers previously granted as part of the preliminary plat and final plat.

Summary of Findings

1. The proposed revised final plat is consistent with the preliminary plat for Water's Edge Subdivision as it relates to the road network, access, drainage and utilities;
2. The proposed revised final plat is consistent with the 2005 Comprehensive Plan land use and roadway designations for the site;
3. The revised final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code; and,
4. There are no additional waivers requested to the Urbana Subdivision and Land Development Code and no change to those granted under the Preliminary Subdivision Plat.

Options

The City Council has the following options in Plan Case 2001-S-06. The City Council may:

- a. Approve the proposed final plat; or,
- b. Deny the proposed final plat.

Staff Recommendation

Staff recommends that the City Council **approve** the Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1 for Plan Case 2001-S-06.

Attachments: Proposed Ordinance approving a Revised Final Plat
 Proposed Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of
 Water's Edge Subdivision Phase 1

Prepared by:

Paul Lindahl, Planner I

Cc:

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HDC Engineering
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ORDINANCE NO. 2006-07-106

AN ORDINANCE APPROVING AN AMENDMENT TO A SUBDIVISION PLAT

(Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge
Subdivision Phase 1 - Plan Case No. 2001-S-06)

WHEREAS, C & C Properties, LLC has submitted a Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1 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 Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1 complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, the Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1 meets the requirements of the Urbana Subdivision and Land Development Code; and,

WHEREAS, The City Engineer has reviewed and approved the Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1,

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

Section 1. The Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1 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 Prussing, 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 _____, 2006, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Final Subdivision Plat (The Revised Final Plat for Lots 16A, 16B, 17A, 17B, 18A, 18B of Water's Edge Subdivision Phase 1)" 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 _____, 2006, 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 _____, 2006.