



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director, Community Development Services

DATE: November 10, 2006

SUBJECT: Plan Case No. 2022-S-06, Final Plat for Somerset Subdivision Phase 5 located along the south side of Airport Road approximately one-half mile east of U.S. Route 45.

Introduction

Flessner Development Corporation is requesting Final Plat approval for a 36-lot development which will be the fifth phase of the Somerset Subdivision in north Urbana. The subdivision is located on a 14.52-acre parcel of land south of Airport Road immediately east of the Landis Farms subdivision and west of the previous four phases of the Somerset Subdivision. The proposed development will be comprised solely of detached single-family homes, and is zoned R-2, Single-Family Residential. The petitioner has recently annexed this phase (October 2006, Ordinance 2006-10-126), and will annex the remainder of the Somerset Subdivision within two years of the recording of this plat.

Background

A Preliminary Plat for the subdivision was approved by the Urbana City Council on February 20, 2006 by Ordinance 2006-02-018. The proposed Final Plat is consistent with this plat, but includes an approximately four acre stormwater detention basin south of the development. It is the petitioner's intent to retain maintenance responsibilities until the basin has been fully expanded to serve future development (see Exhibit F). The proposed Final Plat is consistent with the future land use recommendation (Residential) and the Mobility Map (new north-south collector road) of the 2005 Urbana Comprehensive Plan, as well as the Somerset General Area Plan. When a Final Plat is consistent with a Preliminary Plat, the City Council may approve the Final Plat without additional review by the Urbana Plan Commission.

General Area Plan

As required by the Urbana Subdivision and Land Development Code, a General Area Plan was submitted and approved for the Somerset Subdivision. The Plan Commission voted 7 ayes to 0 nays to approve the Somerset Subdivision General Area Plan as part of the Preliminary Plat at their February 9, 2006 meeting. Per the Subdivision and Land Development Code, only the Plan Commission must approve a GAP.

In addition to access from Airport Road, a new road will provide access to Brownfield Road. The GAP also illustrates a new north-south collector road that, when completed, will be consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan. The GAP recommends single-family land uses for the area, which is consistent with the 2005 Urbana Comprehensive Plan. A large detention basin will serve as private open space for the development, and a portion of the basin has been installed to serve the fifth phase of the subdivision. A bicycle trail will be integrated in the development through wider sidewalks in future phases of development. This bicycle trail will connect the private detention basin to a future bicycle trail along Airport Road, and may be extended south in the future to serve additional development. In addition to this trail, sidewalks will be provided on both sides of the street, which is consistent with previous developments and the requirements of the Subdivision and Land Development Code.

Discussion

Land Use & Zoning Designations

The property was recently annexed and is zoned R-2, Single-Family Residential. The lots will be developed as detached, single-family housing. This is consistent with other Somerset phases and the Residential future land use designation of the 2005 Urbana Comprehensive Plan. The R-2 Zoning District requires a 15 foot front yard setback, 10 foot rear yard setback and 5 foot side yard setback. All of the lots meet the requirements of the Urbana Zoning Ordinance. Lots that front Airport Road will have an additional setback to buffer them from the road.

Access

The proposed development will be accessible via Airport Road and Newport Drive from the Landis Farms subdivision. Skyline Drive, which serves as the main road for this phase, will extend into future development to the east, as will Cedarcrest Drive. The petitioner has already constructed Skyline Drive, including sidewalks on both sides of the road. The GAP further outlines how the proposed subdivision will eventually connect to the rest of the Somerset Subdivision.

Utilities and Drainage

There is an existing sanitary sewer south of the proposed development that will provide service to it. A public sanitary sewer will be extended along the east side of Skyline Drive and will be located in public right-of-way.

Runoff on the property generally flows southeast. A storm sewer will be installed on the east side of the road to collect runoff and route it into a detention basin south of the development. As future development occurs, this basin will be expanded. Until the basin is expanded, the developer will retain maintenance responsibilities.

Gas and water service will be provided via extensions from existing service mains along Airport Road. The City Engineer has reviewed and approved the proposed utility plans.

Waivers

One waiver was approved as part of the Preliminary Plat:

- Reduction in the required street pavement width of the entire development from 31 feet to 28 feet back-of-curb to back-of-curb (Section 21-36, Subsection A(1) of the Subdivision and Land Development Code)

At this time, no additional waivers have been requested.

Summary of Findings

1. The proposed Final Plat is consistent with the Somerset Subdivision Phase 5 Preliminary Plat approved by the Urbana City Council on February 20, 2006 by Ordinance 2006-02-018.
2. The proposed Final Plat is consistent with 2005 Urbana Comprehensive Plan future land use and roadway designations for the site.
3. The proposed Final Plat would be consistent with the approved Somerset Subdivision General Area Plan, including provision of new roads and future land uses.
4. The proposed Final Plat would allow for the establishment of a new local level street that will efficiently serve the development and future expansions, and will have road connections to neighboring subdivisions.
5. The proposed Final Plat has been annexed into the City and is zoned R-2, Single-Family Residential.
6. With the exception of the proposed waiver for reduced pavement width, the proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code. No additional waivers are requested at this time.

Options

The City Council has the following options with regard to the Final Plat:

- a. Approve the proposed Final Plat of Somerset Subdivision Phase 5; or
- b. Deny the proposed Final Plat of Somerset Subdivision Phase 5. If denied, the City Council must state findings whereby the plat is considered to be deficient.

Staff Recommendation

Staff recommendations that the City Council **APPROVE** the Final Plat of Somerset Subdivision Phase 5.

Prepared by:

Matt Wempe
Planner II

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2015 N. Brownfield Road
Urbana, IL 61802

Troy Flessner
2601 Somerset Drive
Urbana, IL 61802

HDC Engineering
Attn: Jeff Stallard
201 W. Springfield, Suite 300
P.O. Box 140
Champaign, IL 61824-0140

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Existing Land Use Map
Exhibit D: Future Land Use Map
Exhibit E: Aerial Map
Exhibit F: Somerset General Area Plan
Exhibit G: Somerset Phase 5 Preliminary Plat
Exhibit H: Somerset Phase 5 Final Plat

ORDINANCE NO. 2006-11-135

An Ordinance Approving a Final Subdivision Plat
(Somerset Subdivision Phase 5 - Plan Case 2022-S-06)

WHEREAS, The petitioner, Flessner Development Corporation, has submitted a Final Subdivision Plat for Somerset Subdivision Phase 5 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Subdivision Plat of Somerset Subdivision Phase 5 is consistent with the 2005 Urbana Comprehensive Plan and with the Somerset General Area Plan approved by the Urbana Plan Commission on February 9, 2006 as part of Plan Case 1975-S-06; and,

WHEREAS, The Urbana City Council approved the Preliminary Subdivision Plat for Somerset Subdivision Phase 5 on February 20, 2006 by Ordinance 2006-02-018; and,

WHEREAS, The Final Subdivision Plat of Somerset Subdivision Phase 5 is consistent with the Preliminary Subdivision Plat approved by the Urbana City Council on February 20, 2006 by Ordinance 2006-02-018; and,

WHEREAS, The Final Subdivision Plat of Somerset Subdivision Phase 5 meets the requirements of the Urbana Subdivision and Land Development Code with exception of those waivers granted in Ordinance 2006-02-018; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Somerset Subdivision Phase 5.

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

Section 1. The Final Subdivision Plat of Somerset Subdivision Phase 5 attached hereto is hereby approved.

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:

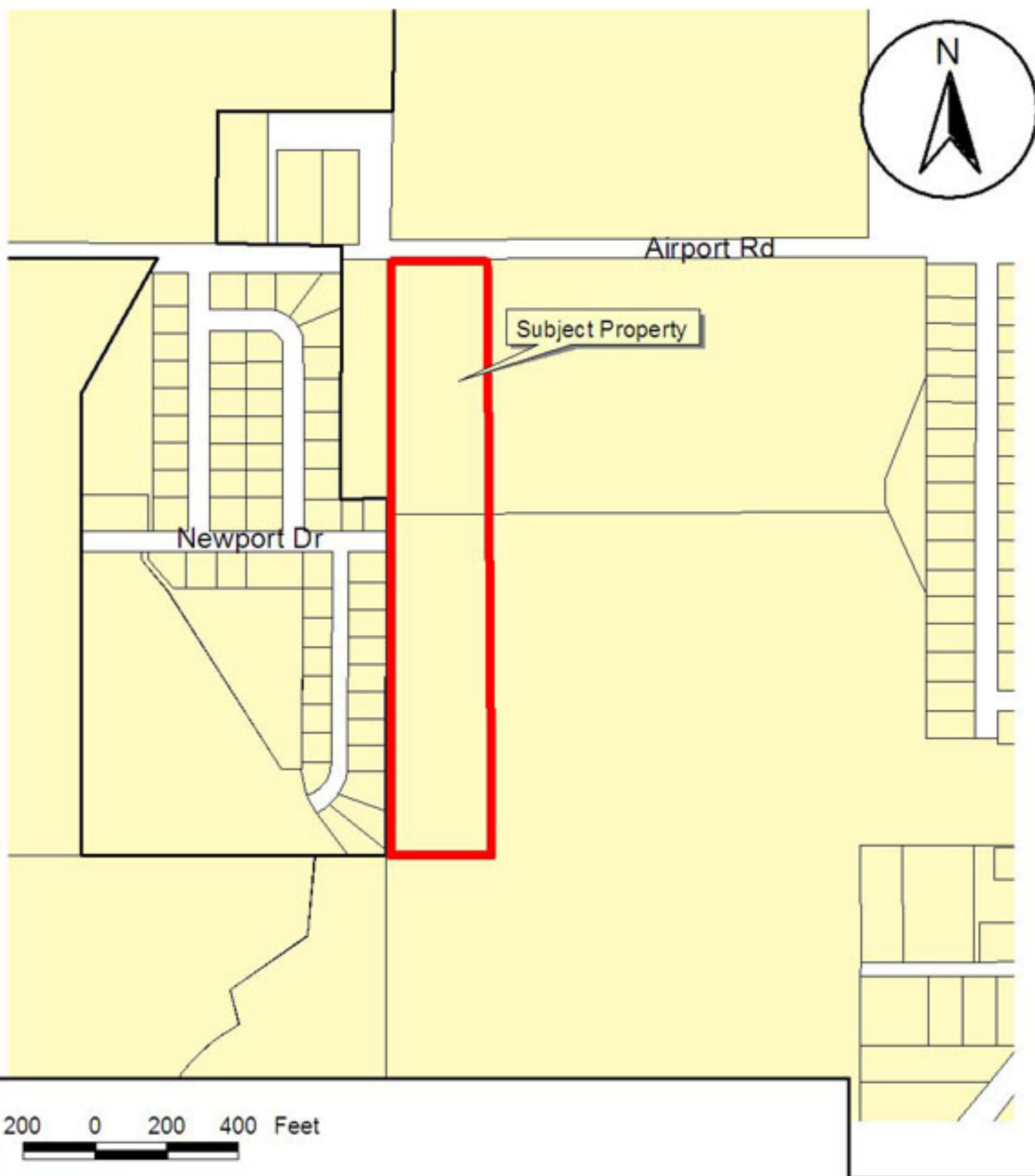
ABSTAINED:

Phyllis D. Clark, City Clerk

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

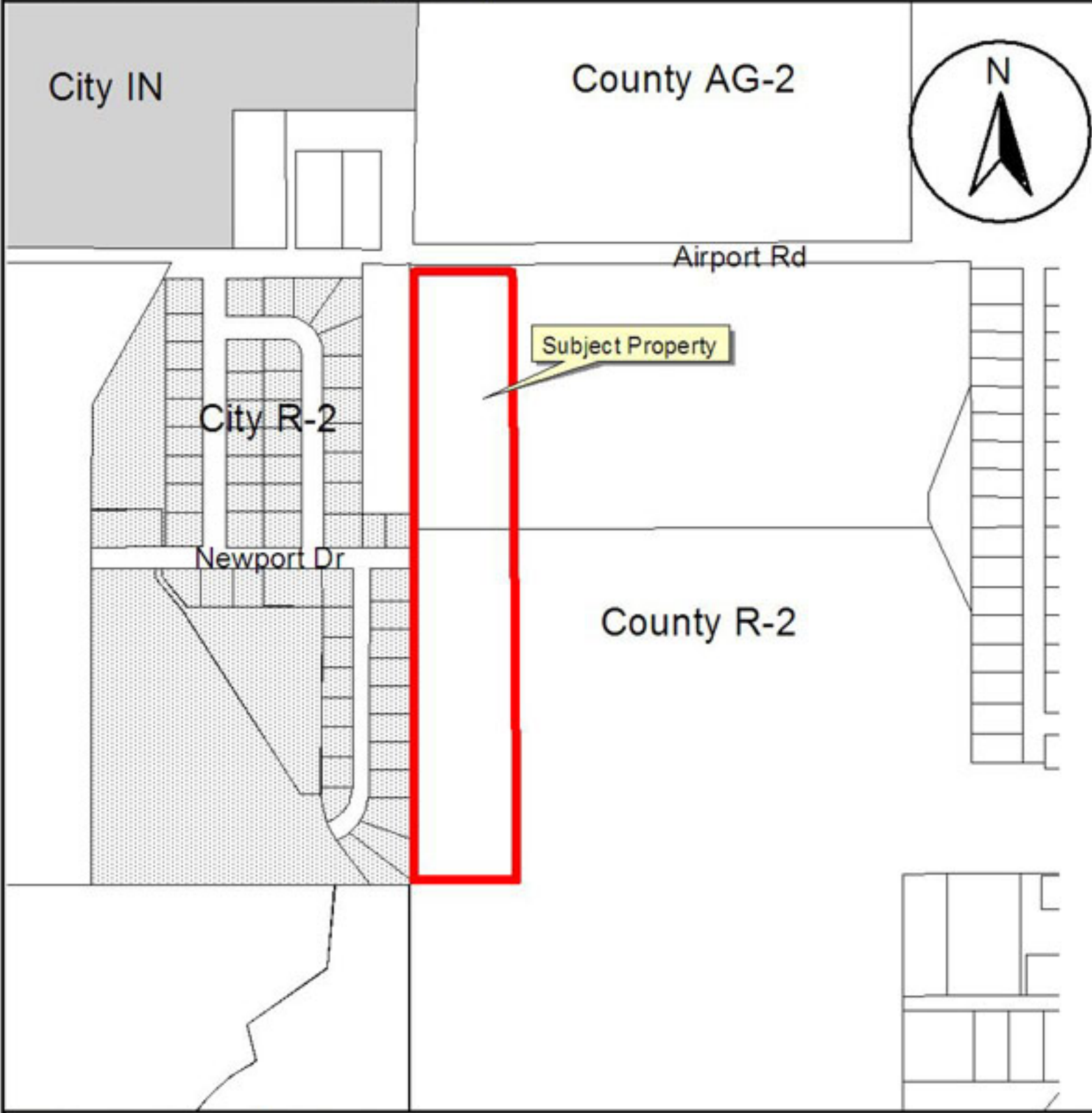
Laurel Lunt Prussing, Mayor

Exhibit A: Location Map



Plan Case: 2022-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Final Plat for Somerset Subdivision Phase 5

Exhibit B: Zoning Map



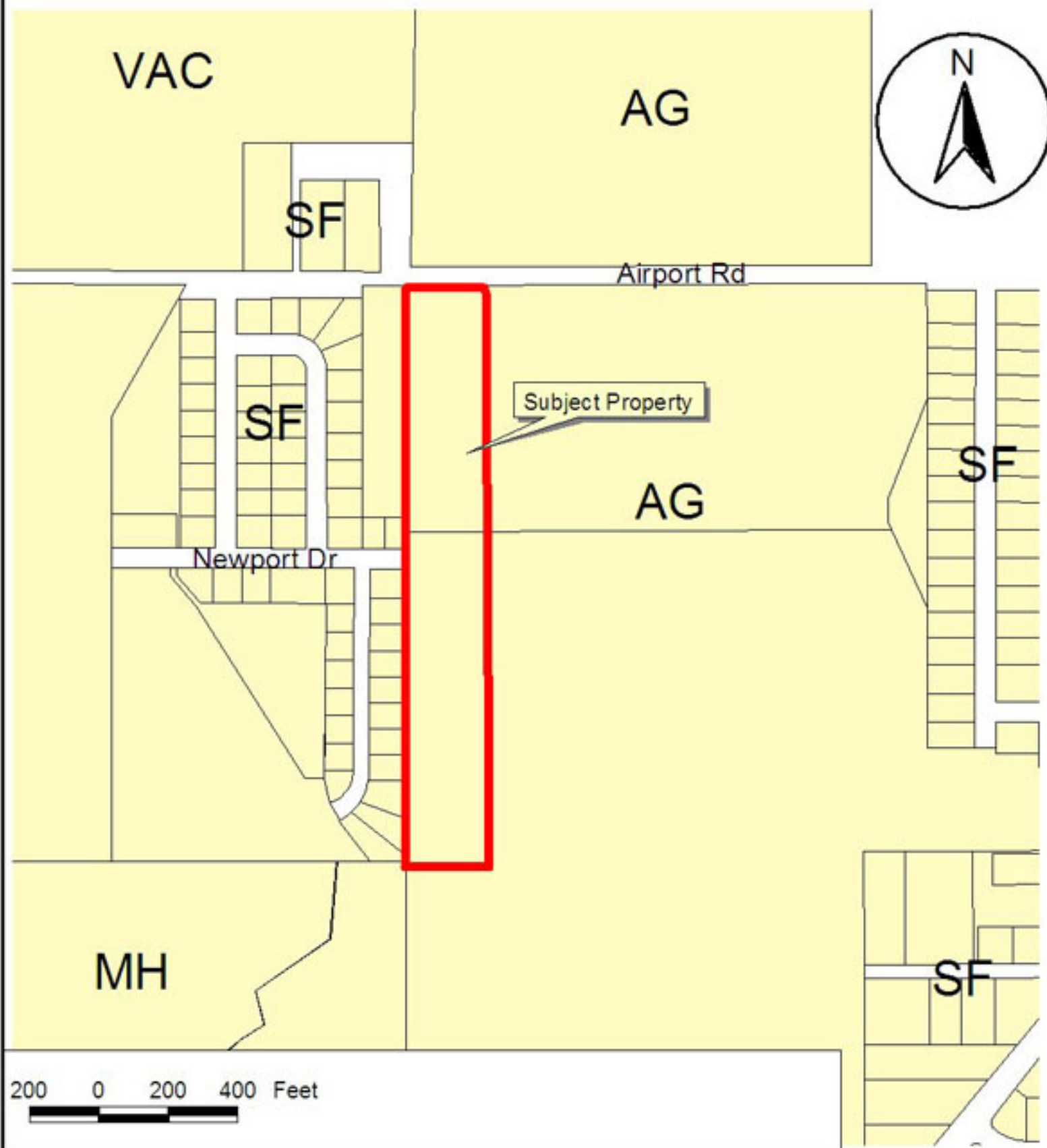
200 0 200 400 Feet



Plan Case: 2022-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Final Plat for Somerset Subdivision Phase 5

- City R2 - Single Family
- City IN - Industrial
- County R-2 -
- County AG-2 - Agricultural

Exhibit C: Existing Land Use Map

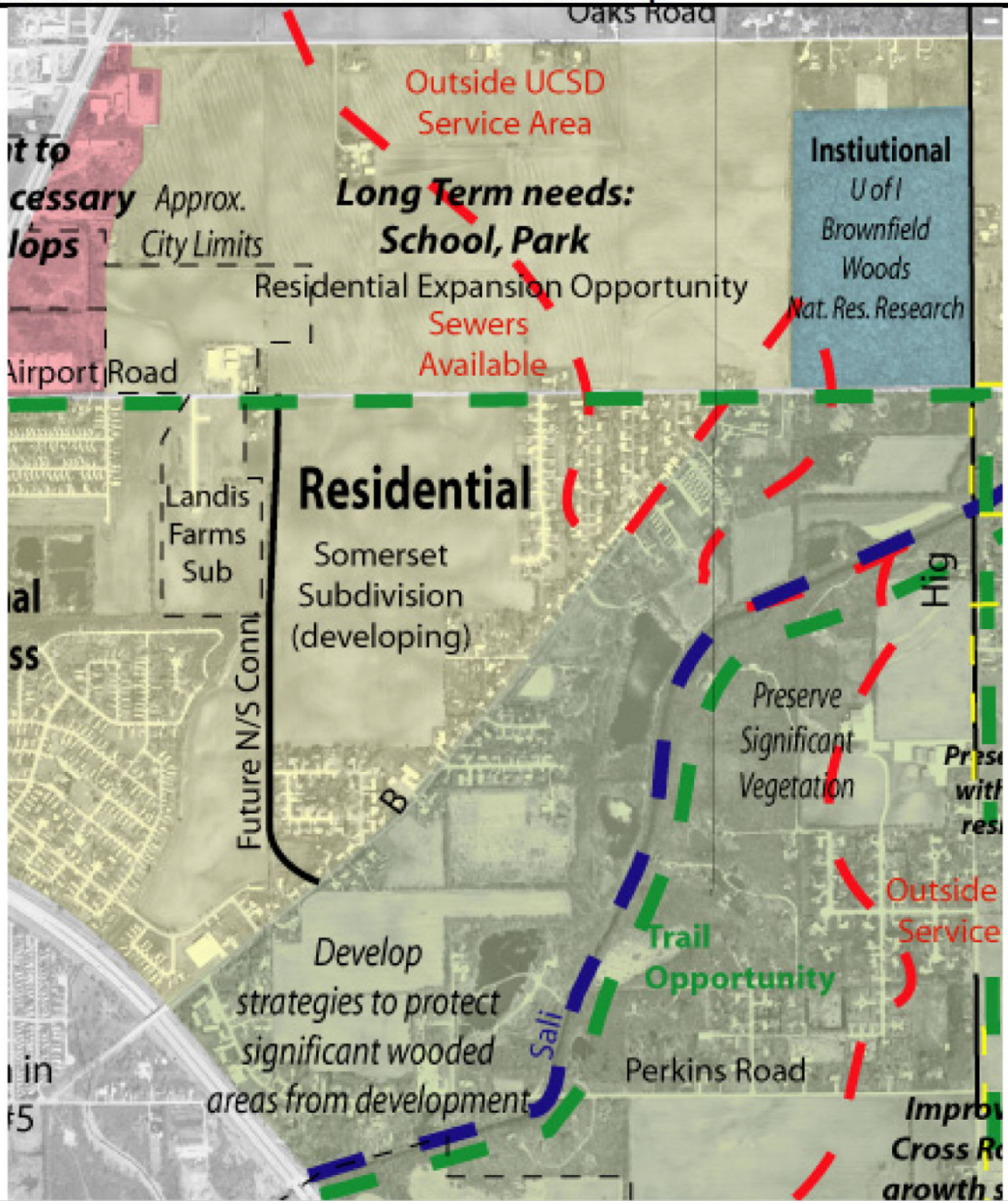


Plan Case: 2022-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Final Plat for Somerset Subdivision Phase 5

Prepared 11/9/2006 by Community Development Services - mhw

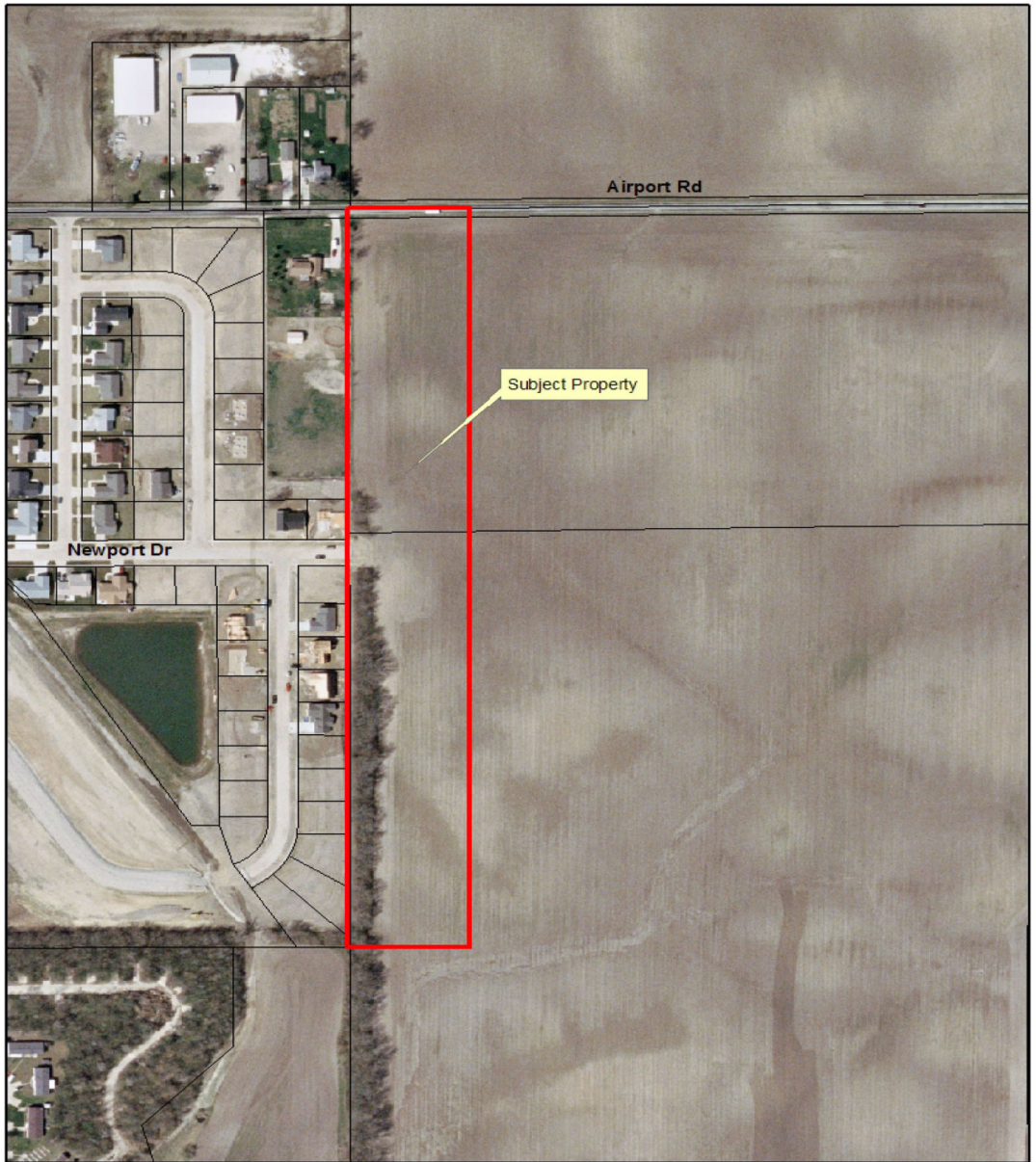
AG - Agriculture
SF - Single Family
MH - Mobile Homes
VAC - Vacant Land

Exhibit D: Future Land Use Map



Plan Case: 2022-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Final Plat for Somerset Subdivision Phase 5

Exhibit E: Aerial Map

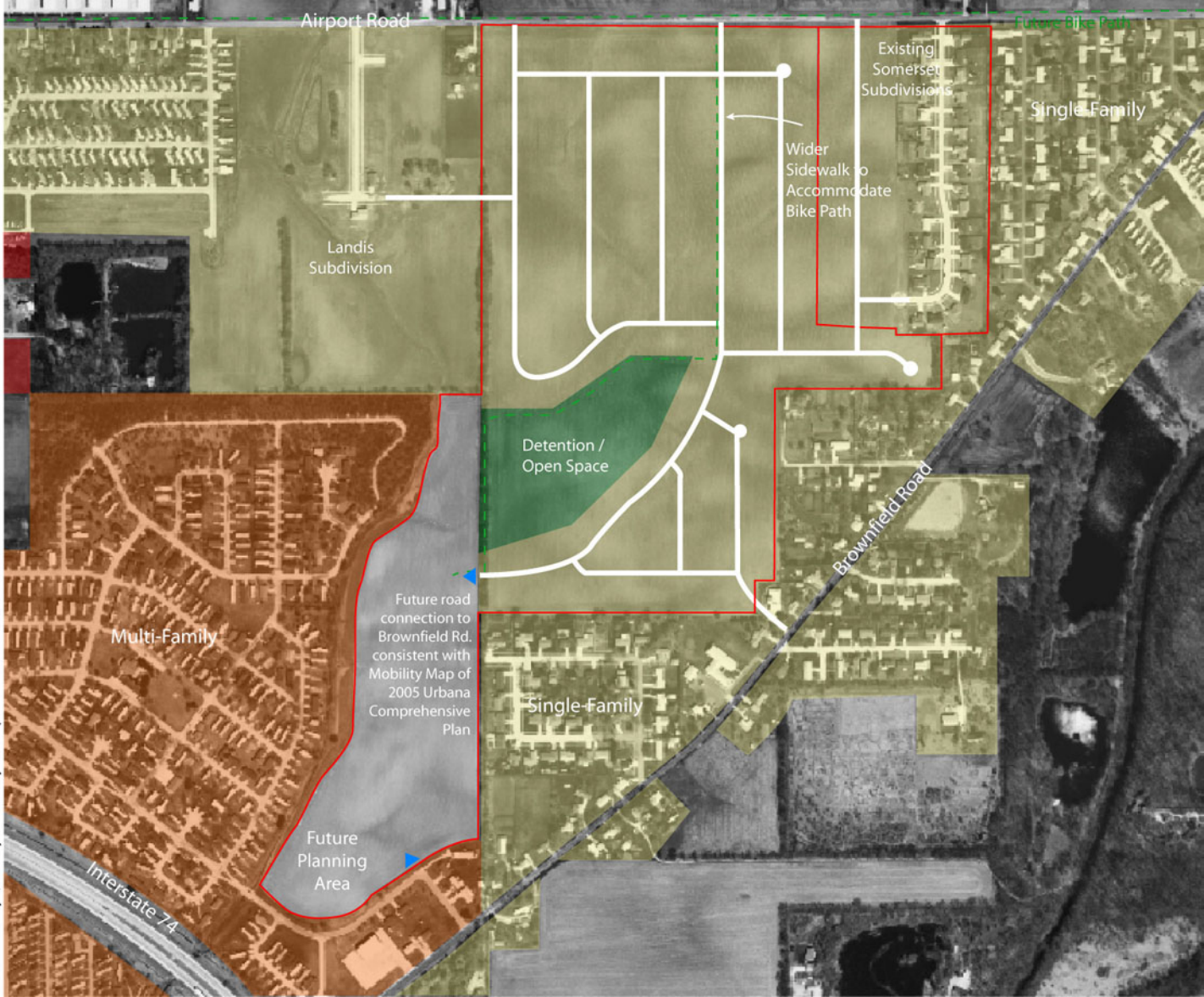


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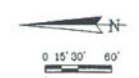
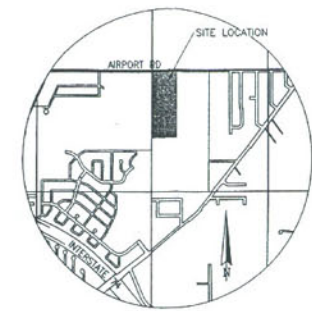
Somerset Subdivision General Area

Approved by the Urbana Plan Commission - February 9, 2006

Drafted February 2, 2006 by Community Development Services - mhw



PRELIMINARY PLAT OF
SOMERSET SUBDIVISION NO. 5
 PART OF THE NORTHWEST ¼ OF SEC. 3
 T.19N, R.9E, 3RD P.M.
 CHAMPAIGN COUNTY, ILLINOIS

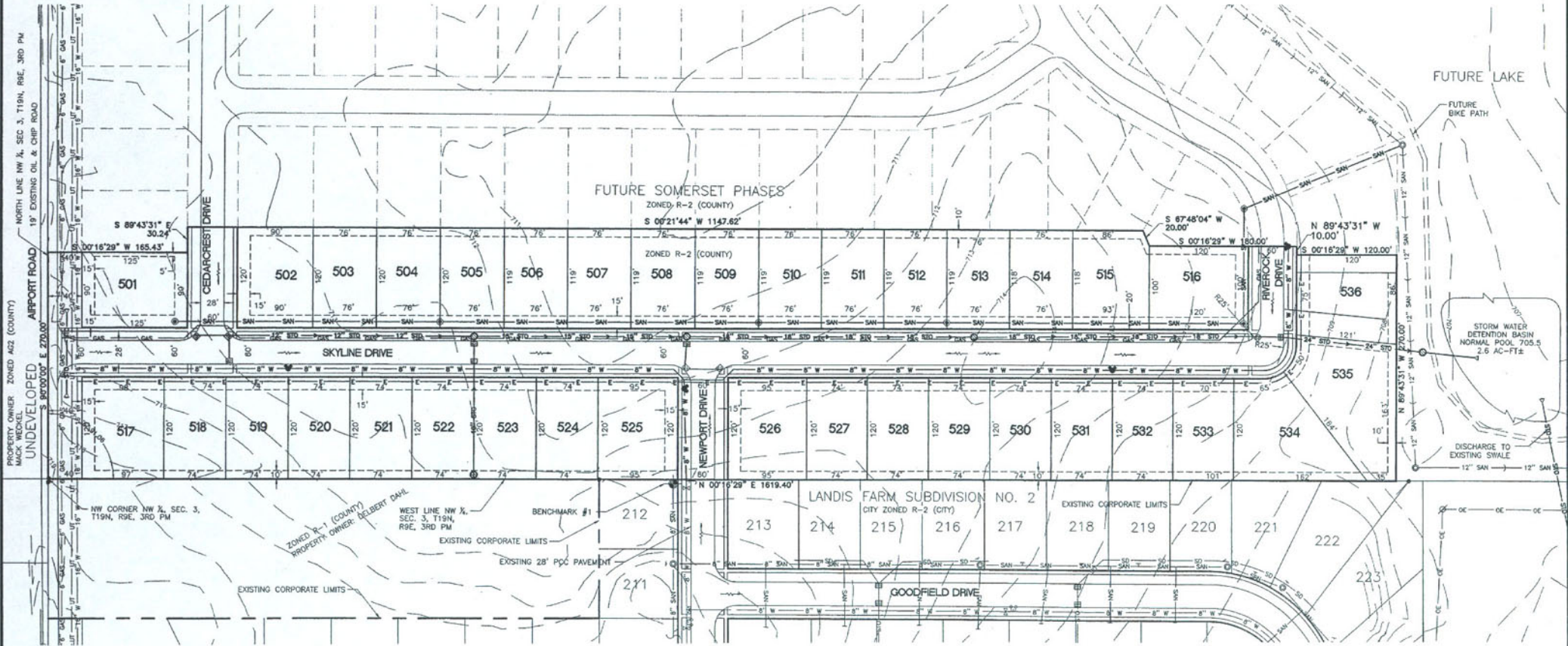


LEGEND

● FOUND IRON ROD	— BOUNDARY OF TRACT	— SAN — PROPOSED 8" SANITARY SEWER
■ EXISTING STORM INLET	— 71.5 — EXISTING CONTOUR LINE	— STO — PROPOSED STORM LINE
○ PROPOSED STORM INLET	— — PROPOSED LOTLINE	— GAS — PROPOSED GAS LINE
⊙ EXISTING STORM MANHOLE	— — EXISTING LOTLINE	— E — PROPOSED ELECTRIC LINE
⊙ PROPOSED STORM MANHOLE	— — FUTURE LOTLINE	— W — PROPOSED 8" WATER LINE
▽ FLARED END SECTION	501 PROPOSED LOT NUMBER	— — PROPOSED EASEMENT/SETBACK
⊙ EXISTING SANITARY MANHOLE	— SAN — EXISTING SANITARY LINE	
⊙ PROPOSED SANITARY MANHOLE	— STO — EXISTING STORM LINE	
⊕ EXISTING WATER VALVE	— 6" GAS — EXISTING GAS LINE	
⊕ PROPOSED WATER VALVE	— 12" W — EXISTING WATER LINE	
⊕ EXISTING FIRE HYDRANT	— UT — EXISTING TELEPHONE LINE	
⊕ PROPOSED FIRE HYDRANT	— — DIRECTION OF SURFACE FLOW	

ENGINEER/LAND SURVEYOR
 HDC ENGINEERING
 201 W. SPRINGFIELD AVE.
 CHAMPAIGN, ILLINOIS 61824
 (217) 352-6976

OWNER/DEVELOPER
 FLESSNER DEVELOPMENT
 DON FLESSNER/TROY FLESSNER
 2015 N. BROWNFIELD ROAD
 URBANA, ILLINOIS 61801
 (217) 377-3300



LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter of Section 3, proceed North 90° 00' 00" East along the North line of said Northwest Quarter, 270.00 feet; thence South 00° 16' 29" West along a line 270.00 feet East of and parallel to the West line of said Northwest Quarter, 165.43 feet; thence South 89° 43' 31" East, 30.24 feet; thence South 00° 21' 44" West, 1147.62 feet; thence South 67° 48' 04" West, 20.00 feet; thence South 00° 16' 29" West along a line 280.00 feet East of and parallel to the West line of said Northwest Quarter, 180.00 feet; thence North 89° 43' 31" West, 10.00 feet; thence South 00° 16' 29" West along a line 270.00 feet East of and parallel to the West line of said Northwest Quarter, 120.00 feet; thence North 89° 43' 31" West, 270.00 feet to said West line of the Northwest Quarter and the East line of Landis Farm Subdivision No. 2 recorded as Document 2004R 25524 in the Office of the Recorder of Deeds for Champaign County; thence North 00° 16' 29" East along said West line of the Northwest Quarter and said East line of Landis Farm Subdivision No. 2 and a northerly extension thereof, 1619.40 feet to the Point of Beginning, encompassing 10.860 acres, more or less.

- ACREAGE OF TRACT IS 10.8 AC±.
- BENCHMARK #1: EXISTING SANITARY SEWER MH AT SOUTHEAST CORNER OF LANDIS FARMS LOT 212 ELEVATION=716.36
- THE SITE TO BE ANNEXED TO THE CITY OF URBANA AS R-2, SINGLE FAMILY RESIDENCE. FRONT SETBACK = 15' SIDE SETBACK = 5' REAR SETBACK = 10'
- THE PARCEL IS WITHIN THE SALINE BRANCH DRAINAGE DISTRICT. APPROXIMATELY 10 ACRES OFFSITE OF UPSTREAM AREA WILL DRAIN THROUGH OUR SITE.
- PROPOSED WATER MAINS WILL BE DEVELOPED AS PART OF THE SITE IMPROVEMENT PLANS AND WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AND SUBJECT TO THE APPROVAL OF THE CITY OF URBANA, ILLINOIS AMERICAN WATER COMPANY AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- PROPOSED FIRE HYDRANTS AS SHOWN ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF URBANA FIRE CHIEF.
- TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA FLOOD MAP PANEL NUMBERS 170894 0125 B AND 170894 0165 B, BOTH DATED MARCH 1, 1984.
- SURROUNDING LAND USE: (PER COUNTY ZONING) EAST R-2 COUNTY SOUTH R-1 COUNTY WEST R-1 COUNTY WEST R-2 CITY NORTH AG-2 COUNTY
- EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH STATE REGULATIONS AND AS APPROVED BY THE CITY OF URBANA.
- SUBJECT TRACT LIES WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA.
- ALL PUBLIC IMPROVEMENTS INCLUDING STORM SEWER, STORM WATER MANAGEMENT AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA STANDARDS AND SHALL BE CONSTRUCTED WITHIN EASEMENTS AS NECESSARY.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL MEET OR EXCEED THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION, AND I.E.P.A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION", CURRENT EDITION, AND THE CITY OF URBANA SUBDIVISION REGULATIONS, CURRENT EDITION.
- STORM WATER BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION REGULATIONS.
- EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
- TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY DATED DECEMBER 5, 2005.
- SIDEWALK WIDTH = 4' TYPICAL
- FRONT SETBACK AND EASEMENT LINE ARE COINCIDENT

APPROVED BY: The Urbana Plan Commission of the City of Urbana, Illinois.
 Date: _____ Chairperson: _____

APPROVED BY: The City Council of the City of Urbana, Illinois, in accordance with Ordinance No. _____
 Date: _____ by _____ Mayor
 ATTEST: _____ City Clerk

PRELIMINARY PLAT
SOMERSET SUBDIVISION NO. 5
URBANA, ILLINOIS

PROJECT NO. 02107	DATE: 1/9/06	CHECKED: WES
DRAWN BY: JSS/ALP	REVISIONS:	
NO. DATE BY	REMARKS	
1 1/27/06 JSS	PER CITY REVIEW COMMENTS	
2 2/23/06 JSS	ADJUSTED ROAD WIDTHS	

HDC ENGINEERING
 Professional Survey Firm License No. 161-003223 Expires 04/30/2007
 201 West Springfield, Suite 300, P.O. Box 140, Champaign, Illinois 61824-0140
 217-352-6976 Fax 217-352-6976