



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

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

DATE: May 1, 2008

SUBJECT: Plan Case No. 2067-S-08, Final Plat for South Ridge VII Subdivision

Introduction

The petitioners, Carl E. Hill and H. Allen Dooley, are requesting final plat approval for the South Ridge VII Subdivision. The final plat encompasses 13.12 acres to be divided into 56 lots for development with single-family homes. The property is located in south Urbana, east of Philo Road and south of South Ridge V. The subdivision would include the southward extension of Deer Ridge Drive and construction of two new east-west streets to be named Vernon Drive and Horizon Lane. The property is zoned in part R-2, Single-Family Residential and in part R-3, Single and Two-Family Residential.

Background

City Council approved a Preliminary Plat for South Ridge V, VI, & VII on May 21, 2001 by Ordinance No. 2001-05-048 (copies of the approved Preliminary Plat and Ordinance are attached). An additional waiver to allow mountable curb along Myra Ridge Drive was granted by City Council on June 17, 2002 by Ordinance No. 2002-06-067. Since the proposed Final Plat substantially conforms to the approved Preliminary Plat, the Subdivision and Land Development Code allows City Council to approve the Final Plat without receiving a recommendation from the Plan Commission per Section 21-15(C).

The approved Preliminary Plat for South Ridge V, VI and VII consisted of 60 acres to be divided into approximately 175 lots, 130 of which were proposed to be developed with single-family homes and up to 45 common-lot-line or duplex dwellings. On September 2, 2003, City Council approved the Final Plat for South Ridge V that consisted of approximately 16.04 acres to be divided into 51 lots for development with single or two-family (duplex) dwellings. South Ridge VI, which consisted of approximately 16.31 acres to be divided into 32 lots for development with single or two-family (duplex) residential units, was approved by City Council on September 30, 2005. Both phases are partially complete at this time.

Discussion

Land Use, Zoning, and Comprehensive Plan

The subject property is currently farmed. The property to the north and east has been platted into building lots under South Ridge V and VI, which are currently being developed. The property to the south and west is undeveloped farmland and is proposed as the future South Ridge VIII.

On May 7, 2001 City Council passed Ordinance 2001-05-045 to approve an Annexation Agreement to annex the property into the City. Under provisions of the Annexation Agreement, part of the property that comprises South Ridge V, VI, VII and future VIII is zoned as R-2, Single-Family Residential and part is zoned R-3, Single and Two-Family Residential. The 2005 Urbana Comprehensive Plan designates the property as “Residential – Suburban Pattern”. The proposed development conforms to the requirements of the R-2 and R-3 zoning districts and is consistent with the Comprehensive Plan.

Streets/Access

New road construction will be consistent with the street network shown on the approved Preliminary Plat. As part of the Preliminary Plat approval, a waiver was granted to allow a 28 foot local street pavement width rather than a 31-foot pavement width. The Urbana Subdivision and Land Development Code requires dedication of 60-foot right-of-way for local streets. Streets to be constructed as part of South Ridge VII are local streets that have a 60-foot wide street right-of-way and 28-foot pavement width. Engineering and Construction plans are currently under review by the Public Works Department and will need to be approved before the Final Plat is recorded.

Sidewalks

Section 21.37(A) of the Urbana Subdivision and Land Development Code requires the installation of sidewalks on both sides of each street in residential developments. The petitioner is proposing sidewalks on both sides of the proposed streets as required.

Drainage

Storm water runoff from the proposed subdivision will be detained by two existing storm water detention basins located in the South Ridge VI Subdivision. The storm water detention basins are intended to provide storm water management and treatment for South Ridge V, VI, VII and VIII subdivisions. The petitioner will need to provide to the Public Works Department a storm water management plan demonstration of how the proposed drainage complies with the overall storm water management plan and detention pond maintenance obligations.

Sanitary Sewer, Water and Other Utilities

The proposed subdivision will be served by sanitary sewer, water and electricity through extension of existing utilities that serve previously platted subdivision phases. For the most part, the utilities will either be within the road right-of-way or within a 15-foot easement along the proposed streets.

Deferrals and Waivers

The petitioner is not requesting any additional deferrals or waivers from the requirements of the Urbana Subdivision and Land Development Code beyond those previously granted as identified above.

Summary of Findings

1. The proposed Final Plat would allow for the construction of 56 new single-family homes.
2. The proposed Final Plat is consistent with the Preliminary Plat for South Ridge V, VI, and VII approved by the Urbana City Council on May 21, 2001.
3. The proposed Final Plat is consistent with existing zoning, the 2005 Urbana Comprehensive Plan, the Urbana Subdivision and Land Development Code and the Illinois Plat Act.
4. No additional waivers from the requirements of the Urbana Subdivision and Land Development Code are necessary.

Options

City Council has the following options for Plan Case 2067-S-08, Final Plat for South Ridge VII Subdivision:

- a. Approve the Final Plat as presented herein; or
- b. Approve the Final Plat as presented, with conditions; or
- c. Deny the Final Plat.

Staff Recommendation

Staff recommends that City Council approve the South Ridge VII Subdivision Final Plat, Plan Case 2067-S-08 as submitted.

Prepared by:

Lisa Karcher, Planner II

Attachments: Draft Ordinance Approving a Final Plat

- Exhibit A: Final Plat for South Ridge VII Subdivision
- Exhibit B: Petition for Final Plat Application
- Exhibit C: Approved Preliminary Plat for South Ridge V, VI, & VII Subdivision
- Exhibit D: Ordinance No. 2001-05-048 (Preliminary Plat Approval w/waivers)
- Exhibit E: Ordinance No. 2002-06-067 (Additional Waiver Approval)

cc: Carl E. Hill and H. Allen Dooley
1913 Trails Drive
Urbana, IL 61802

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502 Kirby Avenue
Champaign, IL 61820

Rex Bradfield
ZAMCO, INC.
1209 E. University Avneue
Urbana, IL 61802

ORDINANCE NO. 2008-05-035

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
(South Ridge VII Subdivision - Plan Case No. 2067-S-08)

WHEREAS, Carl E. Hill and H. Allen Dooley have submitted a Final Plat of South Ridge VII Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of South Ridge VII Subdivision is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and The Sylvia G. Douglas Trust, Raymond Douglas Trust, Carl E. Hill, and H. Allen Dooley which was adopted by the City of Urbana on May 7, 2001 by Ordinance 2001-05-045; and,

WHEREAS, The Final Plat of South Ridge VII Subdivision is consistent with the approved Preliminary Plat of South Ridge V, VI, & VII Subdivision approved by the Urbana City Council on May 21, 2001 by Ordinance 2001-05-048, and amended on June 17, 2002 by Ordinance 2002-06-067; and,

WHEREAS, The Final Plat of South Ridge VII Subdivision complies with the Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat of South Ridge VII Subdivision meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted,

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

Section 1. The Final Plat of South Ridge VII Subdivision attached hereto as Exhibit A 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 _____, 2008.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2008.

Laurel Lunt Prussing, Mayor

EXHIBIT A: SITE PLAN