



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: April D. Getchius, AICP, Director

DATE: November 2, 2000

SUBJECT: Plan Case No. 1762-S-00, Final Plat of Eastgate Subdivision No. 6

Introduction

The Atkins Group has submitted the attached 19-lot Final Plat for approval. The property is located along the south side of Amber Lane and the east side of Myra Ridge Drive in southeast Urbana. The 10.00± acre site would be divided into 18 lots for development with single-family attached residential lots (i.e., common lot line housing) and one large lot (proposed Lot 619) for stormwater detention use. Lots 608 to 615 of the proposed Final Plat represent a resubdivision of lots 401 through 406 from Eastgate Subdivision No. 4 and Lots 614 and 615 are a resubdivision of Lots 507 and 508 from Eastgate Subdivision No. 5.

The proposed common lot line housing lots would accommodate structures consisting of two homes on two lots joined by a common wall. The property owner owns one-half of the structure as well as the single lot beneath it. An example elevation of the proposed units is attached.

Background

A Preliminary Plat for the portion of Eastgate Subdivision covered by this Final Plat (i.e., Eastgate Subdivision No. 4) was approved by the City on April 5, 1999 by Ordinance No. 1999-04-019 (copies of Final Plat and Ordinance are attached). Because the proposed Final Plat substantially conforms to the approved Preliminary Plat, the Subdivision and Land Development Code allows it to be approved by the City Council without receiving Plan Commission recommendation (Section 21-5(c), as amended by Ordinance No. 9495-62).

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

The subject site is currently vacant and/or is occupied by existing improvements of the Eastgate subdivision. It is surrounded to the east by the Stone Creek golf course development to the east, the Eagle Ridge Subdivision to the north, the Southridge subdivision to the south, and by undeveloped commercial and multiple-family residential properties to the west.

The City of Urbana annexed the subject property as part of a 1995 Annexation Agreement that classified the property as R-4 Medium Density Multiple Family Residential. The proposed development conforms to the requirements of the R-4 zoning district. The proposed development would be fully consistent with the Extra-Territorial Jurisdictional Area Plan (i.e., Comprehensive Plan) designation for the site of Residential.

Site Plan Review

Pursuant to the 1995 Annexation Agreement pertaining to the property, the City of Urbana reserved the right to review the site plans for any development in the Eastgate Subdivision. This review has been completed as a part of the Preliminary Plat approval for this subdivision. Further review may take place by the Eastgate Architectural Review Committee, in accordance with the proposed covenants for this subdivision.

Access

No new roadway improvements would be necessary to serve this subdivision. Proposed Lots 601 through 604 would be accessed by the existing Myra Ridge Drive and proposed Lots 605 to 618 by the existing Amber Lane. Both streets have a 60-foot wide local street right-of-way conforming to Urbana Subdivision and Land Development Code requirements. These roadway improvements were constructed as part of earlier Eastgate Subdivision improvements.

Drainage

No new drainage improvements would be necessary to serve this subdivision. Existing storm drainage improvements, including the two dry-bottom stormwater detention basins to be located on proposed Lot 619, were constructed as a part of earlier Eastgate Subdivision improvements, in conformance with the requirements of the Urbana Subdivision and Land Development Code. Access to the detention basins is available off of Myra Ridge Drive, between proposed Lots 603 and 604. Maintenance of the detention basins is the responsibility of the Eastgate Detention Basin Association under provisions of the Owner's Certificate for the subdivision.

Utilities

An extension of a sanitary sewer line would be necessary to serve the proposed lots. In response to requirements of the Urbana & Champaign Sanitary District, sanitary sewer service easements are proposed for Lots 608 to 618. These easements will allow connections with a single tap for two units into the existing sanitary sewer main. Lots 601 through 607 will be served by individual taps for each unit installed on the proposed main and will not require additional easements. No other major utility improvements would be necessary to serve the subdivision.

Waivers

No waivers from the requirements of the Urbana Subdivision and Land Development Code are requested for this subdivision.

Summary

1. The proposed Final Plat is consistent with the zoning and Comprehensive Plan designations for the site.
2. The proposed Final Plat is in substantial conformance with the Preliminary Plat for Eastgate Subdivision No. 4, which was approved on April 5, 1999.
3. The proposed final plat would allow for the construction of 18 new common lot line housing units.
4. No waivers from the requirements of the Urbana Subdivision and Land Development Code would be necessary for the proposed Final Plat.

Options

The City Council has the following options in this case:

- a. The City Council may approve Plan Case No. 1762-S-00, Final Plat for Eastgate Subdivision No. 6.
- b. The City Council may deny Plan Case No. 1762-S-00, Final Plat for Eastgate Subdivision No. 6.

Recommendations

Based on the findings that the petition is consistent with the requirements of the Urbana Subdivision and Land Development Code and with the zoning and Comprehensive Plan designations for the site, staff recommends that the City Council approve Plan Case No. 1762-S-00, Final Plat of Eastgate Subdivision No. 6.

Prepared by:

Elizabeth H. Tyler, AICP/ASLA
Assistant City Planner

Attachments:

Draft Ordinance Approving a Final Plat
Application
Final Plat for Eastgate Subdivision No. 6
Ordinance No. 1999-04-019
Approved Preliminary Plat for Eastgate Subdivision No. 4
Proposed Elevations

c: Mike Martin, Atkins Group
Bill Sheridan, HDC Engineering

eh Tyler/eastgate.cmem.doc

ORDINANCE NO. 2000-11-130

**AN ORDINANCE APPROVING A FINAL PLAT
(Eastgate Subdivision No. 6 - Plan Case No. 1762-S-00)**

WHEREAS, The Atkins Group has submitted a Final Plat of Eastgate Subdivision No. 6 in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat of Eastgate Subdivision is consistent with the development provisions of the Meijer-Douglas-Atkins annexation agreement, which was adopted by the City of Urbana on January 3, 1995 by Ordinance No. 9495-65; and,

WHEREAS, the Final Plat of Eastgate Subdivision No. 6 is in substantial conformance with the Preliminary Plat of Eastgate Subdivision No. 4, which was approved by the City of Urbana on April 5, 1999 by Ordinance No. 1999-04-019; and,

WHEREAS, the Final Plat of Eastgate Subdivision No. 6 complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Eastgate Subdivision No. 6.

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

Section 1. The Final Plat of Eastgate Subdivision No. 6 attached hereto, is approved as platted.

Section 2. The Secretary of the Urbana Plan Commission is hereby directed to record said Final Plat with the Champaign County Recorder upon City Council approval of said plat.

Section 3. 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 _____, 2000.

AYES:

NAYS:

ABSTAINS: _____

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of ___, 2000.

Tod Satterthwaite, Mayor