



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, City Planner / Director

DATE: May 20, 2004

SUBJECT: Plan Case 1896-S-04, Final Subdivision Plat for Landis Farm Phase II.

Introduction

The Weisiger Family Trust has submitted a final plat for Phase II of Landis Farm Subdivision. The plat would create 40 lots to the east of Phase I, which is currently under construction. The plat would dedicate the continuation of Milford Drive and Newport Drive from their existing stubs. The plat would also dedicate Goodfield Drive as a new street.

Background

City Council approved an annexation agreement and preliminary subdivision plat for Landis Farm in September 1999. The approval was for a total of 83 single-family lots on approximately 30 acres. Phase I was approved and recorded in December 2000 for 22 lots. The developer expects to begin development of Phase II subsequent to Council approval and recording of the final plat. All of the new homes are eligible for the “Build Urbana” Tax Rebate Program.

Discussion

As with any request for a final subdivision plat, the proposed plat has been sent to the appropriate agencies for their review and approval. At this time there are no significant agency comments regarding the plat.

Access

All the new lots will front on public local level roadways. Milford Drive, Newport Drive and Goodfield Drive will all contain 60-foot rights-of-way and will be improved with a 28-foot public street built to the standards of the Subdivision and Land Development Code. Sidewalks will be provided on both sides of all streets.

Drainage and Sewers

The Landis Farm Preliminary Plat identified two lots designated for stormwater detention. All of the runoff generated from the development will drain to these lots. These two lots were platted as part of the Phase I and will accommodate runoff from all the lots developed as part of Phase II. The engineering plans for the detention basins were previously reviewed and approved by the City Engineer. Construction plans for Phase II will also be reviewed by the City Engineer to assure proper site grading and drainage.

Utilities

The site is currently adequately served by all necessary utilities.

Waivers

There are no additional waivers requested at this time.

Summary of Findings

For Plan Case 1896-S-04:

1. The proposed final plat is consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The proposed final plat is consistent with the 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, with the exception of waivers previously granted.
4. On October 4, 1999 the Urbana City Council approved an annexation agreement and preliminary plat for Landis Farm Subdivision under Ordinance 1999-09-098 and 1999-10-105 respectively. The requested final plat is consistent with the provisions of those ordinances.
5. There are no additional requested waivers to the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options for this case. In Plan Case 1896-S-04, 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 for Plan Case 1896-S-04.

Prepared by:

Rob Kowalski, Planning Manager

Attachments: Proposed Ordinance for Final Plat
 Landis Farm Phase II Final Plat
 Approved Preliminary Plat (Not available electronically)

- c: Gene Weisiger, Weisiger Family Trust
 Bill Sheridan, HDC Engineering, Inc.

ORDINANCE NO.2004-05-060

An Ordinance Approving A Final Subdivision Plat
(Landis Farm Subdivision Phase II - Plan Case No. 1896-S-04)

WHEREAS, the Weisiger Family Trust has submitted a Final Subdivision Plat for Landis Farm Subdivision Phase II in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Landis Farm Subdivision Phase II is consistent with specific requirements and provisions of the Annexation Agreement with the Weisiger Family Trust which was adopted by the City of Urbana on October 4, 1999 by Ordinance 1999-09-098; and,

WHEREAS, The Final Plat of Landis Farm Subdivision Phase II is consistent with the preliminary plat approved by the Urbana City Council on October 4, 1999 by Ordinance 1999-10-105; and,

WHEREAS, The Final Plat of Landis Farm Subdivision Phase II meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Landis Farm Subdivision Phase II.

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

Section 1. The Final Plat of Landis Farm Subdivision Phase II 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 _____, 2004.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

Tod Satterthwaite, 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 _____, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Final Subdivision Plat (Landis Farm Subdivision Phase II - Plan Case No. 1896-S-04)" 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 _____, 2004, 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 _____, 2004.