



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: May 12, 2005

SUBJECT: Plan Case 1936-S-05, Final Plat of Water's Edge Subdivision Phase 1

Introduction and Background

C&C Properties, LLC is requesting City Council approval of a final subdivision plat for Water's Edge Subdivision Phase 1. The preliminary plat for Water's Edge Subdivision is also presented for City Council approval under a separate ordinance. The first phase would plat all of the 17 single-family lots along Stone Creek Boulevard, 32 of the two-unit common-lot line lots and a "Commons" lot for the existing detention basin. Rights-of-way for all of Pebblebrook Lane and Stonebrooke Court would be dedicated along with a portion of the rights-of-way for Stillwater Landing and Cyprus Pointe.

It is anticipated that there would be either one or two more additional phases to the development following Phase 1. These phases would plat the additional 30 two-unit common-lot-line lots and the multi-family lot. Development for Phase 1 is expected to start within the next month.

Discussion

The proposed final subdivision 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.

Access

Upon recording the final plat, the rights-of-way for the local roads would be dedicated to the City of Urbana. The Developer will bond and construct the public improvements as required by city codes and as approved (with waivers) as part of the Water's Edge Preliminary Plat.

Drainage

Stormwater detention for the development has already been constructed and will be accommodated with the existing basin on the site.

Utilities and Sewers

All utilities are available to the site and capacities are sufficient to accommodate proposed development.

Waivers

No new waivers are requested for this final plat. The Preliminary Plat is proposed to allow three separate waivers, including the reduction of right-of-way width for Pebblebrook Lane and Stonebrooke Court from 60 to 50 feet, the reduction of pavement width on all streets from 31 to 28 feet, and an alternative sidewalk plan.

Summary of Findings

For Plan Case 1936-S-05:

1. The proposed final plat is entirely consistent with the preliminary plat for Water's Edge Subdivision as it relates to the road network, access, drainage and utilities.
2. The proposed final plat is consistent with the recently passed 2005 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.
4. There are no additional waivers requested to the Urbana Subdivision and Land Development Code other than those requested under the Preliminary Subdivision Plat.

Options

The City Council has the following options in Plan Case 1936-S-05. 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 1936-S-05.

Attachments: Proposed Ordinance for Final Plat
Proposed Final Plat for Water's Edge Subdivision Phase 1

Prepared by:

Rob Kowalski, Planning Manager

c: Shawn Luesse, Devonshire Coldwell Banker
Chris Creek, C&C Properties, LLC

ORDINANCE NO. 2005-05-068

An Ordinance Approving A Final Subdivision Plat
(Water's Edge Subdivision Phase 1- Plan Case No. 1936-S-05)

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

WHEREAS, The Final Plat for 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-__-__; and,

WHEREAS, The Final Plat for Water's Edge Subdivision Phase 1 complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat for 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 Final Plat for 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 Final Plat for 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 _____, 2005.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2005.

Laurel Prussing, Mayor