



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director/City Planner

DATE: May 11, 2006

SUBJECT: Plan Case 1994-S-06, Final Subdivision Plat for Landis Farm Subdivision No. 3.

Introduction

The Weisiger Family Trust has submitted a Final Plat for Phase III of Landis Farm Subdivision located on the south side of Airport Road and one-half mile east of Rt. 45 in north Urbana. The plat would create 36 new single-family lots and three common-area lots to the west of Phases I and II, which are reaching full build out. The plat would dedicate the continuation of Newport Drive westward from its existing stub. The plat would also dedicate Fairfield Drive as a new street and Fairfield Circle as a cul-de-sac.

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 included 22 lots and was approved and recorded in December 2000. Phase II included 40 lots and was approved and recorded in August 2004. The developer expects to begin development of Phase III 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

The Urbana Subdivision and Land Development Code Sec.15-21.C states that when a Final Plat is in substantial conformity to the previously approved Preliminary Plat the Final Plat is submitted directly to City Council for approval without returning to the Plan Commission. 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 Saline Branch Drainage District reports they wish to negotiate provisions of an existing easement and status of an existing drainage tile with the developer. This

request has been forwarded to the developer's engineer. There are no other significant agency comments regarding the plat.

Land Use & Zoning Designations and Comprehensive Plan Designation

The Landis Farm Subdivision Phase III property is zoned R-2, Single-Family Residential as were the previous Landis Farm phases. The zoning is consistent with the Urbana Comprehensive Plan Future Land Use designation for the area as "Residential" (See the attached Exhibit "D"). The lots will be developed as single-family detached houses similar to those in the previous phases. The R-2 zoning district requires a 15-foot front yard setback, 5-foot side yard setback and 10-foot rear yard setback.

The property to the immediate west is not in the City of Urbana. That property is in agricultural use but has a County R-5, Mobile Home Park zoning district designation (See the attached Exhibits "B" and "C"). Newport Drive will end in a stub street at the west property line and may connect to future development.

Access

All the new lots will front on public local level roadways. Newport Drive and Fairfield Drive will comprise 60-foot rights-of-way and will be improved with a 28-foot wide public street built to the standards of the Subdivision and Land Development Code. The pavement width of 28-feet is consistent with previous approvals for the Landis Farm Preliminary Plat and Phases I and II. Sidewalks will be provided on both sides of streets within the subdivision. A deferral of the requirement to build a sidewalk along the south side of Airport Road was granted as part of the Preliminary Plat. It is anticipated that the sidewalk construction will be required at such time as future improvements are made to Airport Road.

Drainage and Sewers

The Landis Farm Preliminary Plat identified two lots designated for stormwater detention. (See attached exhibit) These two lots were also originally platted as part of Phase I. One lot is located to the west of the subdivision and the other is centrally located. All of the runoff generated from the Landis Farm development drains to these lots. In Phase III the central lot which has a detention pond will be re-platted. It will accommodate runoff from all the lots developed as part of Phase III. The engineering plans for the detention basins were previously reviewed and approved by the City Engineer. Construction plans for Phase III are also undergoing review by the City Engineer to assure proper site grading and drainage.

Utilities

The site is currently adequately served by all necessary utilities including public water and sanitary sewer.

Waivers

There are no additional waivers or deferrals requested at this time.

Summary of Findings

For Plan Case 1994-S-06:

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.
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 1994-S-06, the City Council may:

- a. Approve of the proposed Final Plat.
- b. Deny the proposed Final Plat. If denied the City Council must state findings whereby the plat was found to be deficient.

Staff Recommendation

Staff recommends that the City Council **approve** the requested Final Plat of Landis Farm Subdivision No. 3 in Plan Case 1994-S-06.

Prepared by:

Paul Lindahl, Planner I

Attachments:

- Exhibit "A": Location Map
- Exhibit "B": Zoning Map
- Exhibit "C": Aerial Photograph
- Exhibit "D": Comprehensive Plan Future Land Use Map
- Exhibit "E": Proposed Ordinance for Final Plat
- Exhibit "F": Landis Farm Subdivision No. 3 Final Plat
- Exhibit "G": Approved Preliminary Plat

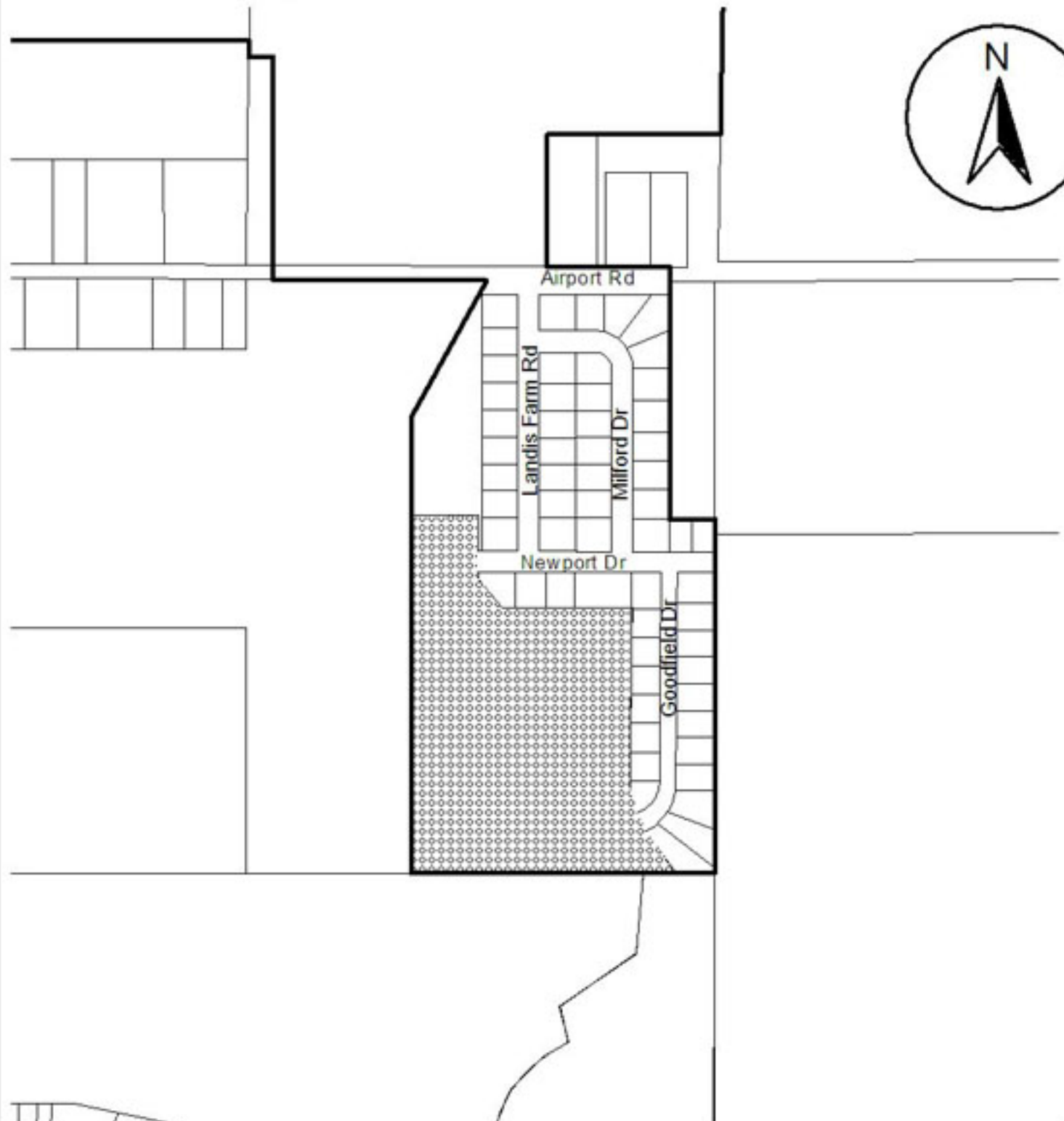
Cc:

Weisiger Family Trust
Attn: Jim Weisiger
1 Northwood Court
Urbana, IL 61801



HDC Engineering, LLC
Attn: Bill Sheridan
201 W. Springfield Ave., Suite 300
Champaign, IL 61824-0140

Location Map

Exhibit "A"

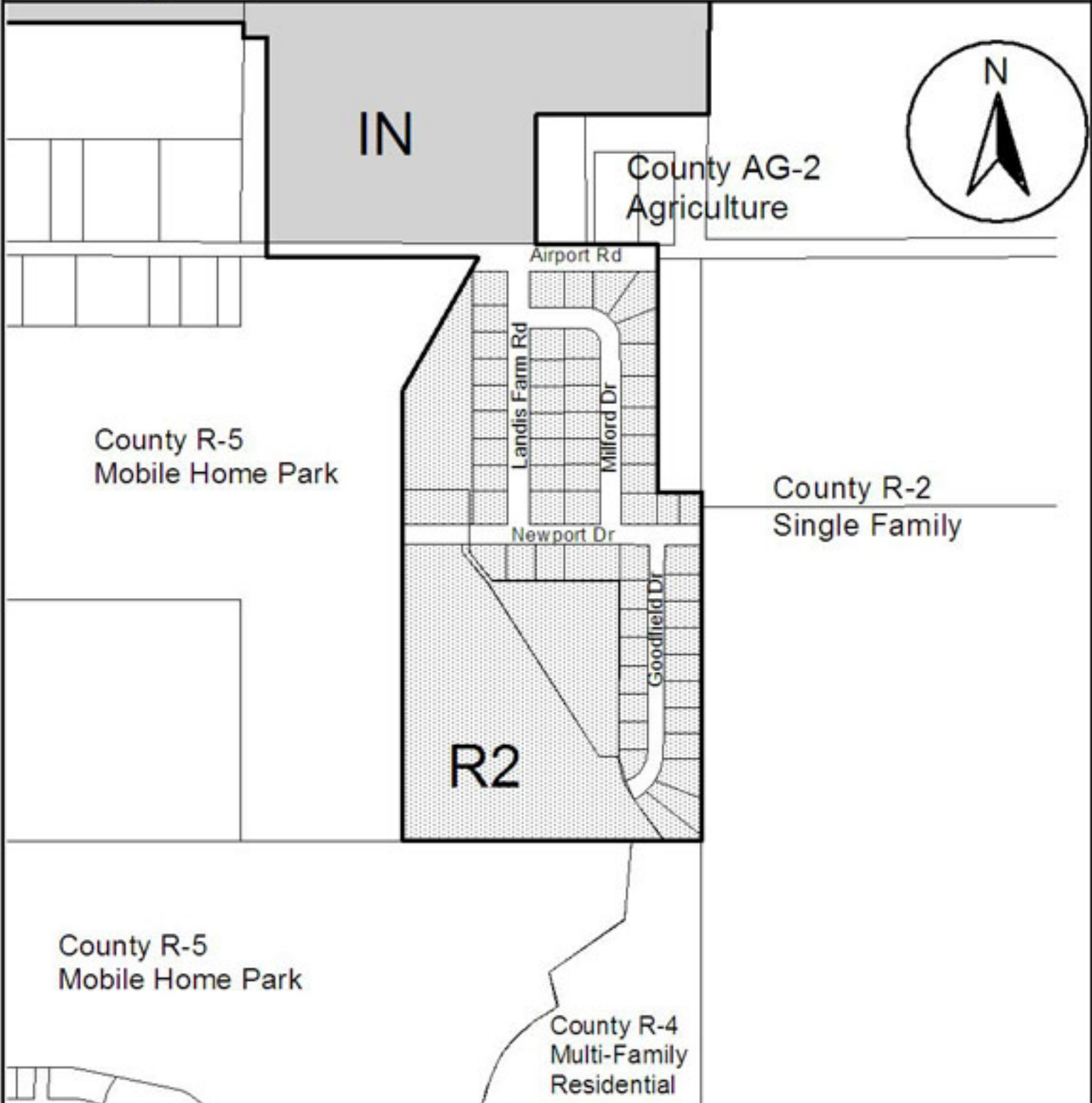


Plan Case: 1994-S-06
Petitioner: Weisiger Family Trust
Location: South of Airport Road
Zoning: R-2 Single Family Residential
Description: Landis Farm Subdivision No. 3

-  City Boundary
-  Subject Property

Zoning Map

Exhibit "B"




0 500 1000 1500 2000 Feet



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Prepared 5/10/06 by Community Development Services - pal

R2 - Single Family Residential
IN - Industrial

 City Boundary



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Future Land Use Map

Exhibit "D"

Source: Comprehensive Plan Future Land Use Map # 2, p.73



Plan Case: 1994-S-06
 Petitioner: Weisiger Family Trust
 Location: South of Airport Road
 Zoning: R-2 Single Family Residential
 Description: Landis Farm Subdivision No. 3

ORDINANCE NO. 2006-05-061

An Ordinance Approving A Final Subdivision Plat
(Landis Farm Subdivision No. 3 - Plan Case No. 1994-S-06)

WHEREAS, the Weisiger Family Trust has submitted a Final Subdivision Plat for Landis Farm Subdivision No. 3 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Landis Farm Subdivision No. 3 is consistent with specific requirements, provisions and map exhibits 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 No. 3 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 No. 3 meets the requirements of the Urbana Subdivision and Land Development Code except as modified by said Annexation Agreement and Preliminary Plat; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Landis Farm Subdivision No. 3.

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 No. 3 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 _____, 2006.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

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

Laurel Lunt Prussing, 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 _____, 2006, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Final Subdivision Plat (Landis Farm Subdivision No.3 - Plan Case No. 1994-S-06)" 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 _____, 2006, 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 _____, 2006.