



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, AICP, City Planner, Director

DATE: January 11, 2007

SUBJECT: Plan Case No. 1990-S-06, Final Plat of Cobble Creek Subdivision No. 1

Introduction

The Atkins Group is requesting Final Plat approval for Cobble Creek Subdivision No. 1. The subdivision is proposed on 18.6 acres located south of Amber Lane and southwest of St. Andrews Road in the Stone Creek Subdivision. The subdivision would add 38 residential lots, including 28 zero-lot-line townhouses and 10 single family detached houses. A new street will extend southeast from Amber Lane and will have a small loop and two cul-de-sac streets extending from it. The subdivision will consist of larger, upscale houses and townhouses consistent with previous development in the Stone Creek Subdivision.

On February 20, 2006, in Ordinance 2006-02-020 the Urbana City Council voted to approve the Preliminary Plat for the subdivision. The proposed Final Plat is consistent with the Preliminary Plat.

Background

In April 1997, the Urbana City Council approved an annexation agreement with the Atkins Group for the Stone Creek Subdivision. At that time zoning for the area of the proposed Cobble Creek Subdivision was designated as R-4, Medium Density Multiple Family Residential. Stormwater calculations and provisions for detention were also made for the entire Stone Creek subdivision, including the Cobble Creek area.

Discussion

Land Use and Zoning

The Cobble Creek Subdivision is zoned R-4 Medium Density Multiple Family Residential. To the northeast of the proposed development is a single family home area in the Stone Creek Subdivision that is zoned R-4 Medium Density Multiple Family Residential. Single family residences are

permitted by right in the R-4 zoning district. To the west is part of the East Gate subdivision which is zoned R-4 and developed with common-lot-line duplexes. The Cobble Creek proposal is generally consistent with the 2005 Comprehensive Plan, which shows a Future Land Use Map designation of multi-family for the area. The adjacent property to the southeast is zoned B-3 General Business and directly abuts Windsor Road. The Comprehensive Plan calls for that area to develop as community business.

Access

Access to the subdivision will be from Amber Lane onto a local residential street ending in a temporary stub at the south border of the development. The street through the Cobble Creek development will be extended to Windsor Road when development of the B-3 zoned property makes extension of that road feasible. Access points for connection of the street to Windsor Road will be determined by the City Engineer. There will be a small loop and two cul-de-sac streets projecting east and west from the local street. Sidewalks in the Cobble Creek development will be located on both sides of all streets except the side of the loop street “island” where there are no homes. On-street parking will be permitted on one side of all the streets in the development.

Drainage

Drainage within the development will be conveyed to the east via a swale and accommodated within existing detention facilities in the Stone Creek subdivision. The proposed drainage facilities have been reviewed by and meet the approval of the City Engineer.

Utilities

All the necessary utilities are available adjacent to the site. The plat has been reviewed by the appropriate agencies for utilities. The Final Plat indicates the location of easements necessary to accommodate the extended utilities.

Waivers

As part of the Preliminary Plat approval in Ordinance 2006-02-020 City Council voted to grant the following two waivers within the subdivision:

- Waiver of Section 21-36.A.1 (Table A) reduction in the pavement width from 31 feet to 28 feet on all roads in the development.
- Waiver of Section 21-38.C (Table A) reduction in the right of way width from 60 feet to 50 feet for the loop drive frontage, as depicted in the Preliminary Plat.

Summary of Findings

For Plan Case 1990-S-06:

1. The proposed Final Plat of Cobble Creek Subdivision No.1 is consistent with the approved

Preliminary Plat as it relates to the road network, access, drainage and utilities.

2. The proposed Final Plat is generally consistent with the 2005 Comprehensive Plan Future Land Use designations for the site.
3. The proposed Final Plat is consistent with existing zoning designations for the site.
4. The proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code, with the waivers approved in the Preliminary Plat.

Options

The City Council has the following options in this case:

- a) The City Council may approve the Final Plat of Cobble Creek Subdivision No. 1; or
- b) The City Council may deny the Final Plat.

Staff Recommendation

Staff recommends that City Council **APPROVE** the Final Plat of Cobble Creek Subdivision No.1 as requested.

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Cc:

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Attachments: Draft Ordinance Approving a Final Plat
Final Plat of Cobble Creek Subdivision No. 1

ORDINANCE NO.2007-01-011

An Ordinance Approving A Final Subdivision Plat
(Cobble Creek Subdivision No. 1 - Plan Case No. 1990-S-06)

WHEREAS, Atkins Group has submitted a Final Subdivision Plat of Cobble Creek Subdivision No. 1 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Cobble Creek Subdivision No. 1 is consistent with the Preliminary Plat for Cobble Creek Subdivision approved by the Urbana City Council on February 2, 2006 by Ordinance 2006-02-020; and,

WHEREAS, the Final Plat of Cobble Creek Subdivision No. 1 meets the requirements of the Urbana Subdivision and Land Development Code including waivers approved in Ordinance 2006-02-020; and,

WHEREAS, the Final Plat of Cobble Creek Subdivision No. 1 complies with the City of Urbana's Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Cobble Creek Subdivision No. 1.

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

Section 1. The Final Plat of Cobble Creek Subdivision No. 1 attached hereto meets all the requirements of the Urbana Subdivision and Land Development Code including waivers approved by the Urbana City Council with the Preliminary Plat in Ordinance

2006-02-020, and therefore 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 _____, 2007.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2007.

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 _____, 2007, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled

"An Ordinance Approving A Final Subdivision Plat (Final Plat of Cobble Creek Subdivision No. 1 - Plan Case No. 1990-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 _____, 2007, 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 _____, 2007.