



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Director

**DATE:** April 12, 2012

**SUBJECT:** Replat of Lot 455B Beringer Commons Subdivision No. 4 (Plan Case No. 2174-S-12)

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**Introduction**

Richardson-Beck Limited Partnership is requesting Final Plat approval of a replat of Lot 455B of the Beringer Commons Subdivision No. 4. The replat is proposed on 1.31 acres of the eastern portion of the existing Beringer Commons Subdivision in northeast Urbana. Lot 455B was originally platted for condominium-style development and currently contains a residential “rowhouse” building with 10 side-by-side condominium-style units. It is being proposed for replatting to allow for common lot-line or townhouse-style lots. The subdivision would add a total of 10 lots along Rutherford Drive backing on to High Cross Road.

With common lot-line development, each purchaser can own the land under their residential unit, rather than owning it in common with others. In recent years, the developer has replatted several lots elsewhere in the subdivision for common-lot line dwelling units in response to market demand. The developer is now proposing to replat Lot 455B as attached dwelling units on individual lots in order to both respond to market demands for these units as well as the financing constraints now being placed on the purchasers of condominium units by lending institutions.

According to the Urbana Subdivision and Land Development Code, a final plat may be submitted directly to and approved by City Council provided the final plat is consistent with the preliminary plat and no new Subdivision Code waivers are requested. In this case Richardson-Beck LP is requesting one Subdivision Code waiver to recognize an existing private sewer line underneath the building and held in common as opposed to each townhouse unit having its own sewer lateral line to a common sewer line in a public easement or in the street. This waiver was required to be considered by the Plan Commission, in accordance with section 21-15.D of the Urbana Subdivision and Land Development Code.

At their April 5, 2012 meeting, the Urbana Plan Commission reviewed the Replat of Lot 455B Beringer Commons Subdivision No. 4 and the requested waiver and voted 8 ayes to 0 nays to recommend that the City Council approve the plat and the requested waiver regarding the sanitary sewer connection. At least two-thirds of the currently serving Council members must vote yes in order to approve the requested waiver.

## **Background**

Beringer Commons Subdivision generally, and Lot 455B specifically, have been the subject of a series of development and platting approvals:

- In 1991, the Urbana City Council approved an annexation agreement leading to development of the 140-acre Beringer Commons Subdivision (Ord. No. 9192-20). The plan includes single-family lots, condominiums, and neighborhood commercial on the corner of U.S. Route 150 and High Cross Road. The agreement included approval of a preliminary plat for the entire Beringer Commons Subdivision.
- In 2001, the City Council amended the approved annexation agreement (Ord. No. 2001-08-096) to revise the original preliminary plat. Also passed at that time was a combination preliminary and final subdivision plat for Beringer Commons Subdivision No. 4 (Ord. No. 2001-08-097).
- In 2006, City Council approved Replat of Lot 455 of the Beringer Commons Subdivision No. 4 (Ord. No. 2006-05-60) which divided the subject parcel into two common-lot-line parcels. Following approval, the developer determined that a changing real estate market instead favored condominiums. The approved plat was allowed to lapse without being recorded. With approved construction plans and City building permits, the developer constructed 20 condominium dwellings on one lot in two buildings.
- In 2008, the developer created a condominium plat to separate the two existing buildings on Lot 455 into two portions. The City asked the developer to formalize doing so with a Minor Plat. Replat of Lot 455 in Beringer Commons Subdivision No. 4 was administratively approved in 2009 as conforming to the Urbana Subdivision and Land Development Code. Plat approval and recording separated each condominium building on its own lot.

The subsequent decline of the real estate market nationally has severely restricted commercial lending for residential condominiums. Consequently, the developer and the owner of the one sold unit are jointly requesting a new plat which would divide Lot 455B into 10 common-lot-line dwellings, each on its own lot. Because of the way the building was constructed, doing so would not create building or fire code problems.

The proposed final plat is consistent with the preliminary plat for Beringer Commons approved in 2001 by the City Council in that it would not alter the overall layout of the subdivision.

## **Discussion**

### **Zoning**

The subject lot is zoned R-4, Medium Density Multiple Family Residential. The single-family areas of the Beringer Commons Subdivision are zoned R-2, Single-Family Residential, while the common-lot line areas are zoned R-4, Medium Density Multiple Family Residential. The higher density residential areas in Beringer Commons are located in the southeast corner of the subdivision near the intersection of IL Route 130 and US Route 150. The two lots at the northwest corner of this intersection are zoned B-1, Neighborhood Business. The subject lot is immediately east of Lot 453 which was replatted to accommodate common-lot line development in 2004.

### **2005 Comprehensive Plan**

The 2005 Urbana Comprehensive Plan classifies the future land use of the entire Beringer Commons Subdivision as “Residential – Suburban Pattern”. The proposed replat would be consistent with this designation.

### **Access**

Access to the Beringer Commons subdivision is accommodated via several collector-level roads. Beringer Circle provides access off both US Route 150 and High Cross Road, and Abbey Road provides an additional access off of US Route 150. Each of the proposed lots would have driveway access from Rutherford Drive. The proposed plat would prohibit vehicular access from High Cross Road to any lot.

Bicycle paths are planned along US Route 150 and IL Route 130. Sidewalks are also in place or planned to connect the subdivision to future residential and commercial areas. Sidewalks already exist along both sides of Rutherford Road and along High Cross Road.

### **Drainage**

Drainage will be accommodated within existing detention facilities in the subdivision.

### **Utilities**

The plats have been reviewed by the appropriate agencies for utilities. At this time the site is equipped with all the necessary utilities. The final plat indicates the proper public easements necessary for any repair of public utilities.

### **Waivers**

City Council approval of the 2001 preliminary plat for Beringer Commons Subdivision included a waiver from Section 21-36.A.1 of the Urbana Subdivision and Land Development Ordinance to reduce the street pavement width from 31 feet to 28 feet for Rutherford Drive. As Rutherford Drive is already constructed, that waiver would not need to be regranted.

As part of this application, Richardson-Beck LP is requesting a waiver from the requirement to provide individual sewer laterals and connections for each lot (Section 21-41.C.6 and cross-

referenced Section 21-57.O of the Subdivision Code). The waiver would recognize a private sewer line now existing underneath the building and protected by a private easement held in common through the owners certificate and covenants. This method of providing sewer service is common for condominium developments.

To require each townhouse unit to install sewer laterals and connect to a new sanitary sewer line would require excavation below the slab on which the units are built. In order to allow for service to all of the proposed lots, the Owner's Certificate will include a permanent maintenance easement across all properties. Granting of the waiver would avoid disruption of the existing structures on the property and allow for the units to be successfully marketed and financed for owner occupancy. Public Works and Community Development staff support this proposed waiver of the Subdivision Ordinance requirements.

According to the Urbana Subdivision and Land Development Code, the petitioner must justify the granting of a waiver from strict compliance with the Code by showing that the waiver meets the following criteria. These criteria are identified and discussed below:

1. There are conditions of topography or other site specific reasons that make the application of any particular requirement of the Land Development code unnecessary or, in some cases perhaps, even useless;

*The existing placement of a common sanitary sewer line underneath the dwelling units creates a site-specific difficulty in providing for individual sanitary sewer extensions, as the development has already been constructed.*

2. The granting of the requested waiver would not harm other nearby properties;

*The granting of the requested waiver would not harm other nearby properties. Adjoining lots have also been developed for common lot-line dwellings.*

3. The waiver would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan.

*The granting of the requested waiver would not cause any harm to the public health, safety and welfare of the community and would not be contrary to the objectives and goals set forth in the Comprehensive Plan. The Owner's Certificate will include a permanent maintenance easement across all properties to ensure that the common sewer line is maintained. Granting of the waiver would avoid disruption of the existing structures on the property and allow for the units to be successfully marketed and financed for owner occupancy.*

## Summary of Findings

1. A Combination Preliminary Plat/ Final Plat for Beringer Commons Subdivision No. 4 was approved on August 20, 2001 by Ordinance Number 2001-08-097.
2. In 2006, the City Council approved Replat of Lot 455 of the Beringer Commons Subdivision No. 4 (Ord. No. 2006-05-60) which divided the subject parcel into twenty common-lot-line parcels. Responding to changes in the real estate market, the approved plat was allowed to lapse without being recorded, and twenty condominium units were instead constructed.
3. In 2009, a Minor Plat entitled Replat of Lot 455 in Beringer Commons Subdivision No. 4 was administratively approved as conforming to the Urbana Subdivision and Land Development Code. Lot 455A and Lot 455B were created, each with one condominium building.
4. Richardson-Beck Limited Partnership requests approval of a Replat of Lot 455B of Beringer Commons Subdivision No. 4 in order to allow for common-lot line sales of the residential units existing on Lot 455B.
5. The proposed Final Plat for the Replat of Lot 455B Beringer Commons Subdivision No. 4 is consistent with the approved Preliminary Plat adopted under Council Ordinance No. 2001-08-097.
6. The proposed Final Plat is consistent with the 2005 Comprehensive Plan land use designation of “Residential – Suburban Pattern” for the site.
7. The proposed Final Plat would be consistent with existing zoning designations for the site.
8. The proposed Final Plat meets all technical requirements of the Urbana Subdivision and Land Development Code, with the exception of a waiver for pavement width that was previously granted by the Preliminary Plat approval, and a new waiver from the requirement to provide individual sanitary sewer connections for each lot.
9. The waiver from the requirement to provide individual sanitary sewer connections for each lot is necessary due to the placement of the existing sewer line below the existing units. The waiver meets the criteria established in the Urbana Land Development and Subdivision Code.
10. The Urbana Plan Commission reviewed the Final Plat and requested waiver, and on April 5, 2012 voted 8 ayes to 0 nays to forward the case to City Council with a recommendation for approval.

## Options

The Urbana City Council has the following options for the proposed Final Plat:

- a. Approve the Final Plat along with the requested waiver with a two-thirds majority vote;  
or
- b. Deny approval of the Final Plat. If Council denies the plat, they must state findings by where the plat is deficient.

## Recommendation

At their April 5, 2012 meeting, the Urbana Plan Commission reviewed the Replat of Lot 455B Beringer Commons Subdivision No. 4 and voted 8 ayes to 0 nays to recommend that City Council **approve** the plat and the requested waiver regarding the sanitary sewer connection, subject to the provision of a permanent maintenance easement across all of the proposed lots. Staff concurs with this recommendation.

Prepared by:

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Jeff Engstrom, AICP  
Planner II

cc:     Richardson-Beck Ltd Partnership     Tom Jordan     Paul Cole  
          1606 Willow View Rd #1A           1610 Broadmoor Dr     411 W University Ave  
          Urbana IL, 61802                   Champaign, IL 61821     Champaign, IL 61820

Attachments:     Exhibit A: Proposed Replat Lot 455B, Beringer Commons Subdivision  
                    Exhibit B: Existing plats for Lot 455, Beringer Commons Subdivision  
                    Exhibit C: Location Map  
                    Exhibit D: Zoning Map

**ORDINANCE NO.2012-04-042**

An Ordinance Approving a Final Subdivision Plat  
(Replat of Lot 455B Beringer Commons Subdivision No. 4 - Plan Case 2174-S-12)

WHEREAS, a Combination Preliminary/Final Plat for Beringer Commons Subdivision No. 4 was approved by the Urbana City Council on August 20, 2001 by Ordinance Number 2001-08-097, including the granting of a waiver from the standards of the Urbana Land Development and Subdivision Code to allow for a 28-foot paved width for Rutherford Drive; and

WHEREAS, Richardson-Beck Limited Partnership has submitted a Final Subdivision Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 to allow for individual sales of ten attached dwellings that have been built upon the property; and

WHEREAS, the petitioner has requested an additional waiver from the standards of the Urbana Land Development and Subdivision Code to allow for a common sanitary sewer line connection for the individual lots; and

WHEREAS, The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 is consistent with the preliminary plat approved by Ordinance 2001-08-097; and

WHEREAS, The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 meets the requirements of the Urbana Subdivision and Land Development Code with the exception of the and requested waiver; and

WHEREAS, the City Engineer has reviewed the requested waiver and has determined that it will not negatively affect the public benefit or general welfare; and,

WHEREAS, The City Engineer has reviewed and approved the Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4; and,

WHEREAS, the Urbana Plan Commission, in Plan Case 2174-S-12, recommended approval of the Final Plat for Replat of Lot 455B of Beringer

Commons Subdivision No. 4, along with the requested waiver, by a vote of 8 ayes and 0 nays on April 5, 2012.

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

Section 1. The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 attached hereto is hereby approved contingent upon satisfying the Conditions specified in Section 3. of this Ordinance.

Section 2. The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 complies with the requirements of the Urbana Subdivision and Land Development Code with the exception of the following waiver which is hereby granted:

1. Waiver of Section 21-41.C.6 and Section 21-57.0 to allow the existing single sanitary sewer connection serving all ten lots, rather than the minimum required one connection per lot.

Section 3. In granting the waiver specified in Section 2. of this Ordinance, the following condition for subdivision plat approval is deemed essential to protect the public health, safety and welfare and is hereby imposed and required for approval:

1. The Owner's Certificate for the proposed subdivision shall grant a mutual maintenance easement for the sanitary sewer connection in order to allow for any needed repairs.

Section 4. This Ordinance is hereby passed by the affirmative vote of two-thirds 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 \_\_\_\_\_, 2012.

AYES:

NAYS:



ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
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 \_\_\_\_\_, 2012, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "An Ordinance Approving A Final Subdivision Plat (Replat of Lot 455B Beringer Commons Subdivision No. 4 - Plan Case 2174-S-12)" 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 \_\_\_\_\_, 2012, 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.

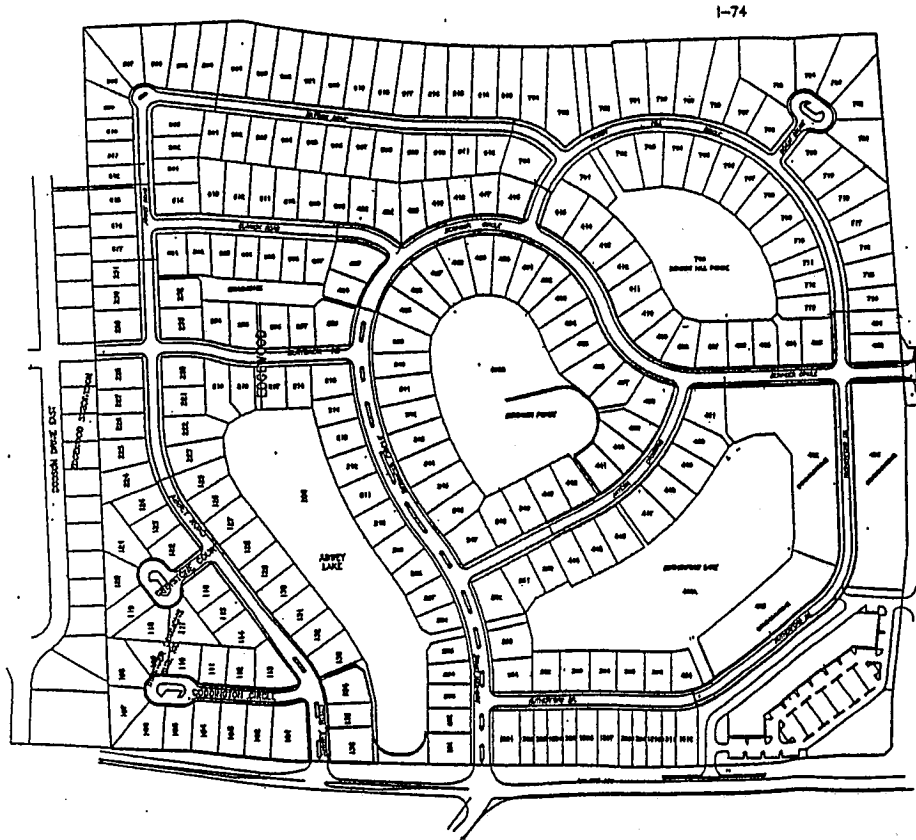
DATED at Urbana, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2012.



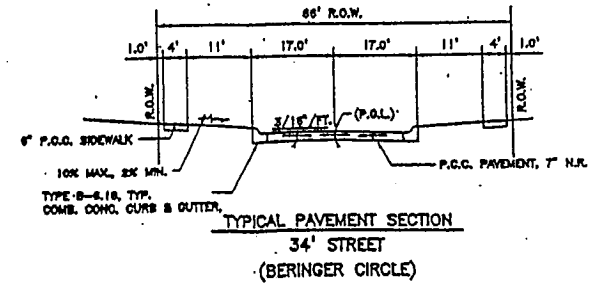
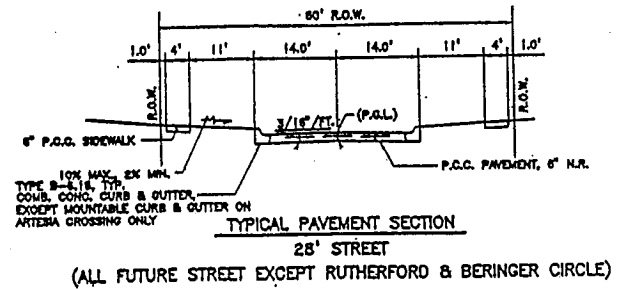
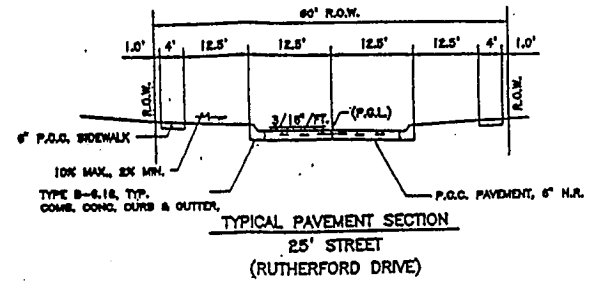
PRELIMINARY PLAT UPDATE  
**BERINGER COMMONS**

PART OF THE SE 1/4, SEC. 10, T.19N., R.9E. OF THE 3RD P.M.  
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

Exhibit "C"  
 Updated Preliminary Plat



1-74



Date of Preparation: 7/2/01



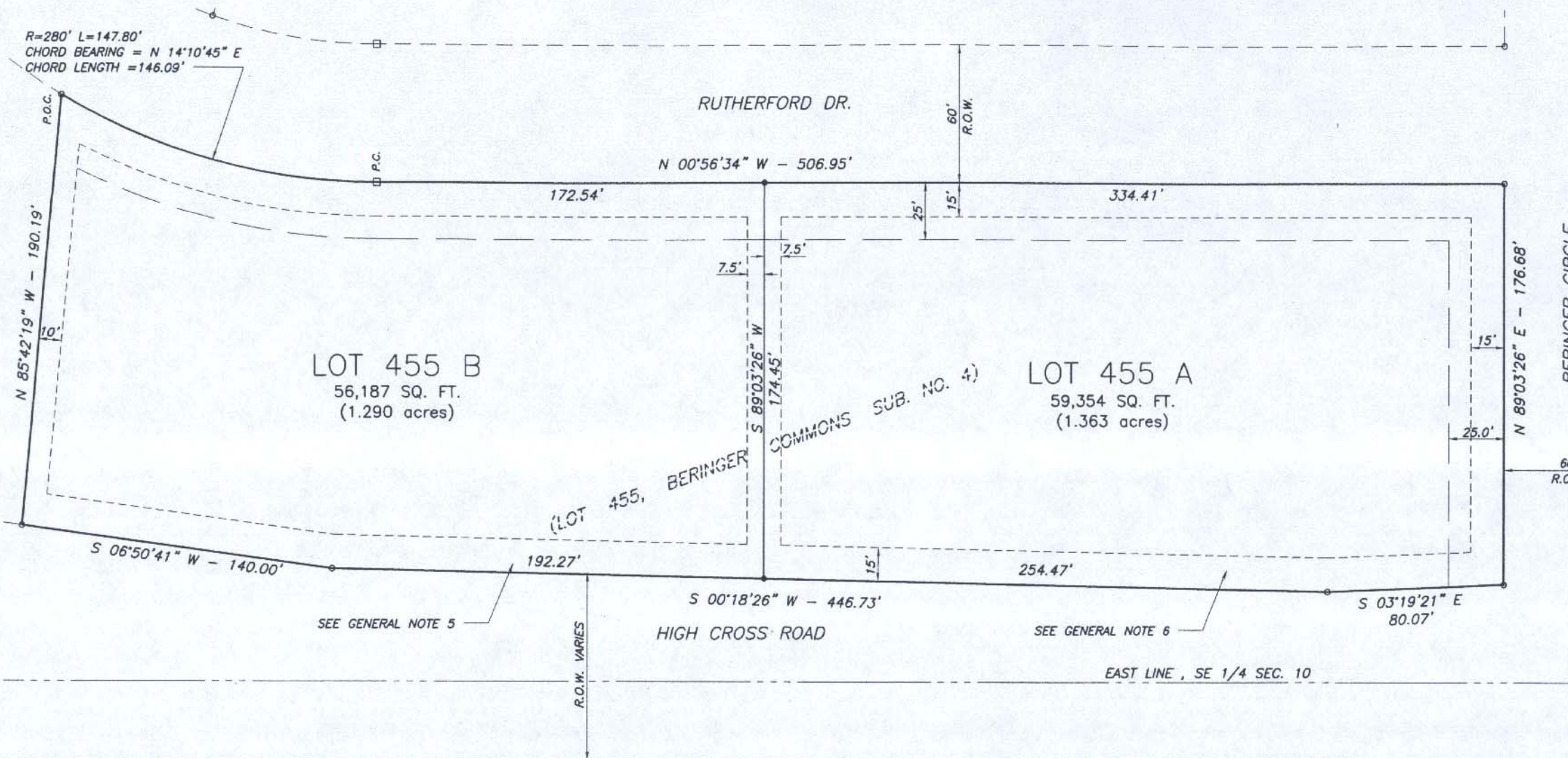
# REPLAT OF LOT 455 IN BERINGER COMMONS SUBDIVISION NO. 4

PART OF THE SE 1/4, SEC. 10, T.19N., R.9E. OF THE 3RD P.M.  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



0 30 60  
Scale feet

PRESENTED FOR RECORDING BY:  
CITY OF URBANA  
400 S. VINE ST.  
URBANA, IL 61821



INFORMATION COPY ONLY

### SURVEYOR'S CERTIFICATE

I, THEODORE P. HARTKE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3594, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE, FOR THE EAST URBANA DEVELOPMENT CORPORATION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF URBANA, OF PART OF THE SE 1/4 OF SECTION 10, T. 19N., R. 9E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 455 IN BERINGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT NO. 2001R34360, DATED 11-28-2001, IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, CONTAINING 2.652 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID LOT INTO 2 LOTS, AS SHOWN ON THE ATTACHED PLAT, ALL EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REPLAT OF LOT 455 IN BERINGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP ON COMMUNITY-PANEL NUMBER 170035 0005 B, EFFECTIVE DATE JANUARY 16, 1981.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PA-87-0705 (THE PLAT ACT), THE CITY OF URBANA AS THE AGENT THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN MADE BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

07/20/2009  
THEODORE P. HARTKE  
THEODORE P. HARTKE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3594  
CHAMPAIGN, ILLINOIS  
LICENSE EXPIRES 11-30-2010  
CHAMPAIGN, ILLINOIS

### GENERAL NOTES:

1. THE AREA OF THIS PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
2. THE AREA OF THIS PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT WITH THE CITY OF URBANA AS APPROVED BY COUNCIL BILL NO. 9192-20 ON AUGUST 5, 1991 AND AMENDED BY COUNCIL IN 2001.
3. UTILITY EASEMENTS ABUTTING RIGHT-OF-WAY ARE FIFTEEN (15) FEET UNLESS OTHERWISE SHOWN.
4. VEHICULAR ACCESS TO AND FROM LOTS 455A AND 455B TO HIGH CROSS ROAD SHALL BE PROHIBITED.
5. BEARINGS SHOWN ON THE PLAT ARE REFERENCED TO BEARINGS OF ORIGINAL PLAT FOR BERINGER COMMONS SUBDIVISION NO. 2B. ROTATE 00°05'52" CLOCKWISE TO CITY OF URBANA HORIZONTAL DATUM.
6. A 15' WIDE PUBLIC SIDEWALK EASEMENT IS COMMENSURATE WITH THE LIMITS OF THE UTILITY AND DRAINAGE EASEMENT ADJACENT TO HIGH CROSS ROAD.
7. FIELDWORK COMPLETED MAY 27, 2009

### LEGEND

- BOUNDARY OF PLAT
- LOT LINE
- IRON PIPE MONUMENT FOUND
- IRON PIPE MONUMENT SET
- CONCRETE MONUMENT FOUND
- STRUCTURAL SETBACK LINE (25' UNLESS OTHERWISE NOTED)
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- - - UTILITY AND/OR DRAINAGE EASEMENT, ABBREVIATED AS NOTED
- ( ) DIMENSION OF RECORD

### DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

7/20/09 *John Dabrowski* DATE  
JOHN DABROWSKI  
ILLINOIS REGISTERED  
PROFESSIONAL ENGINEER NO. 42530  
LICENSE EXPIRES 11-30-2009

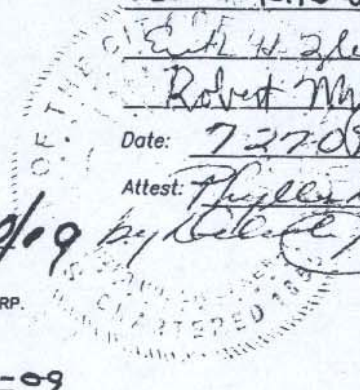
7/20/09 *Ivan Richardson* DATE  
IVAN RICHARDSON  
OWNER & SUBDIVIDER  
PRESIDENT, EAST URBANA DEVELOPMENT CORP.

7-20-09 *Rob Brooks* DATE  
ROB BROOKS  
OWNER & SUBDIVIDER  
PRESIDENT, LOT 455 CONDOMINIUMS PHASE 1

APPROVED BY:  
*William R. Gray* City Engineer

*Robert Myers* Director, Community Development Services  
*Robert Myers* Secretary, Urbana Plan Commission

Date: 7-27-09  
Attest: *Phillip H. Claffey* City Clerk, 7-27-09 Date



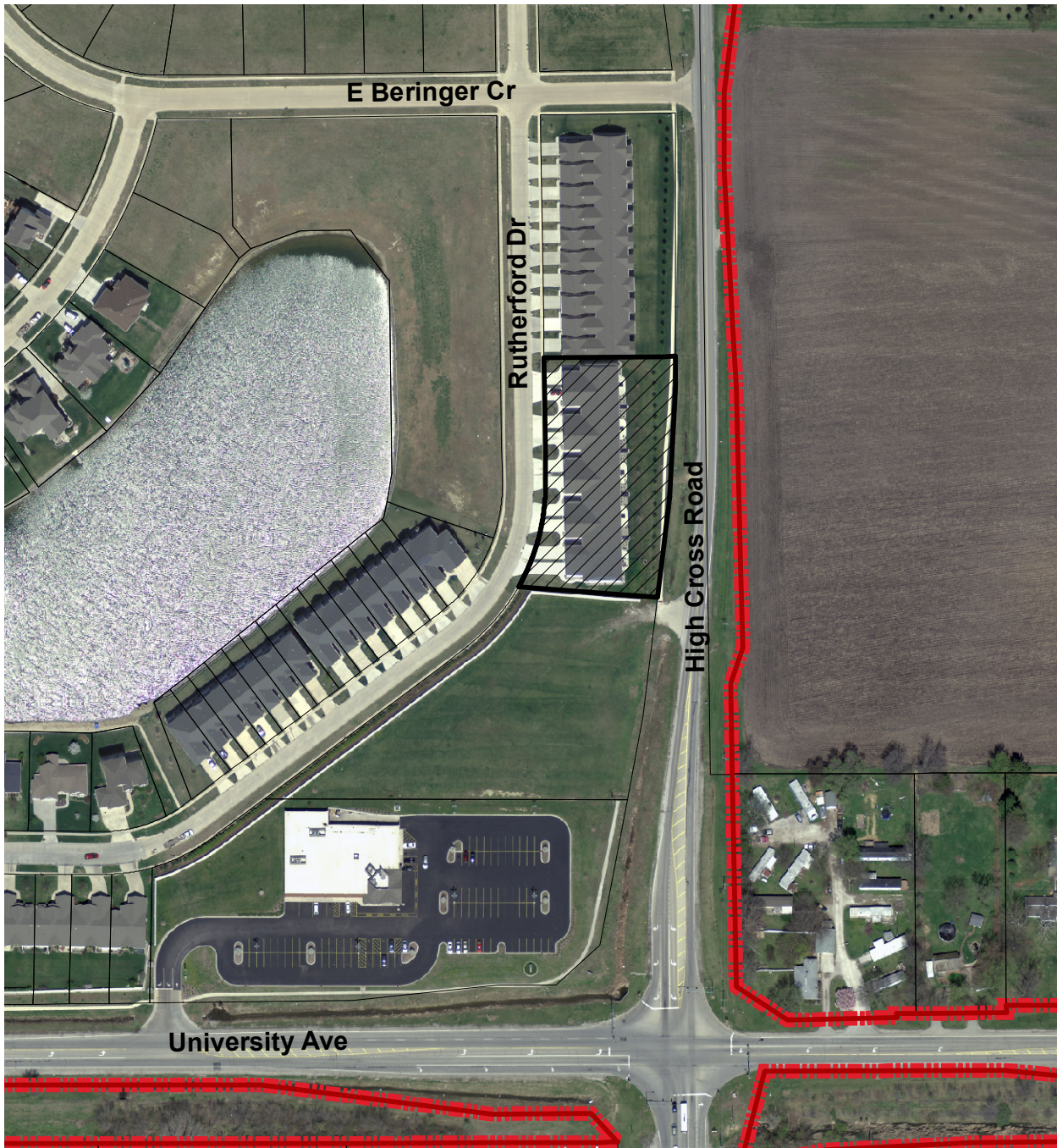
Date of Preparation: July 16, 2009	PROJECT ID: 423.64
<b>Foth</b> Foth Infrastructure & Environment, LLC 108 Broadview Drive Champaign, IL 61821 Phone: 217-552-4188 Fax: 217-552-0985	SHEET NO. 1 OF 1 SHEETS

REUSE OF DOCUMENTS  
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

FINAL PLAT



# Exhibit C: Location Map

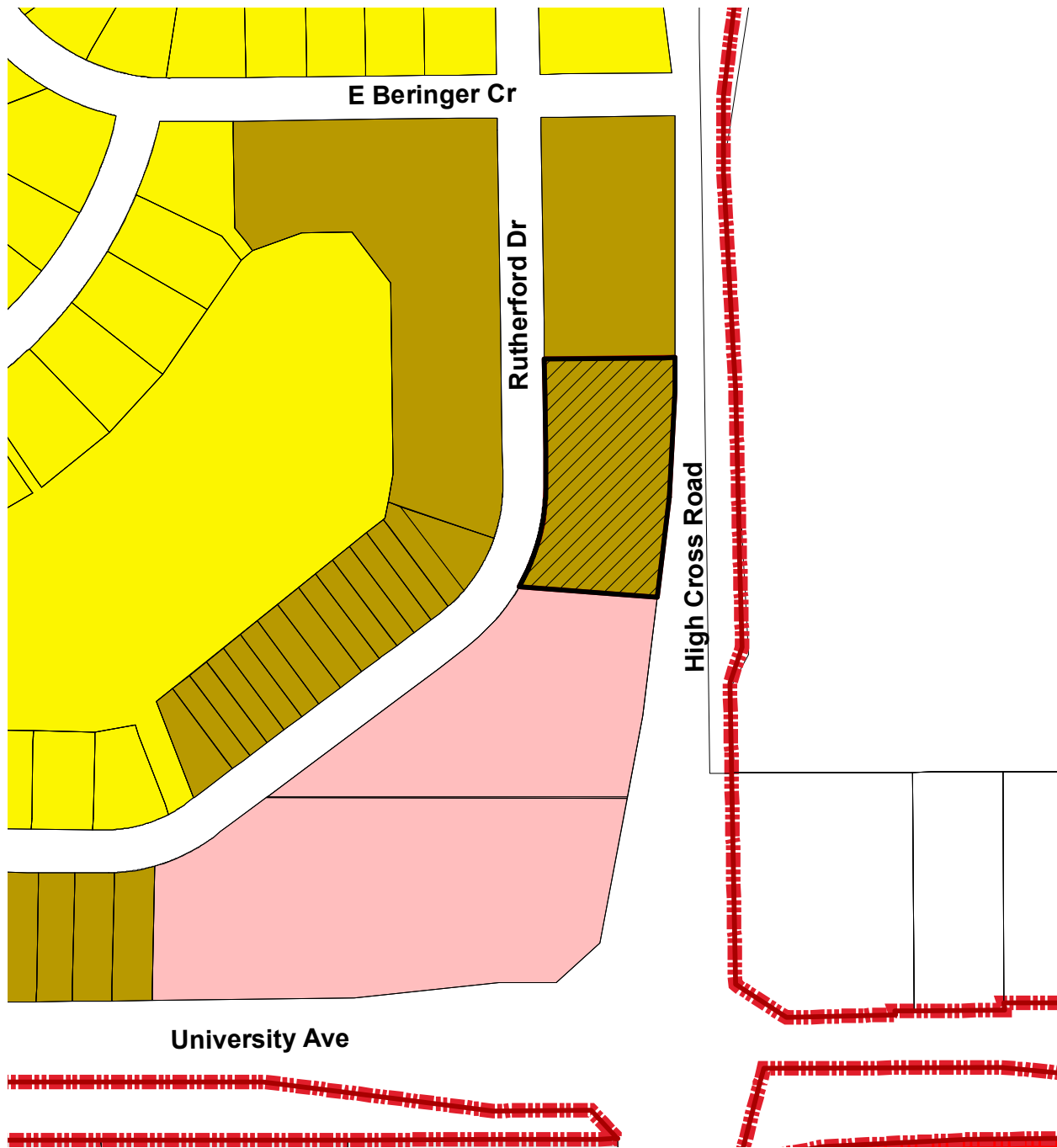
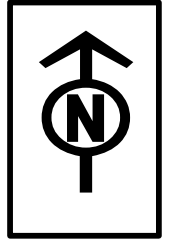


Case: 2174-S-12  
Subject: Replat of Lot 455B  
Major Subdivision Plat  
Location: 3001 Rutherford Dr  
Petitioner: Richardson-Beck




 Subject Property  
 Corporate Limits

Prepared 03/2012 by Community Development Services -jme

# Exhibit D: Zoning Map



Case: 2174-S-12  
Subject: Replat of Lot 455B  
Major Subdivision Plat  
Location: 3001 Rutherford Dr  
Petitioner: Richardson-Beck

 R2  
 R4  
 B1

 Subject Property  
 Corporate Limits