



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, Director

DATE: September 19, 2002

SUBJECT: Plan Case 1840-S-02, Final Subdivision Plat for Beringer Commons No. 5.

Introduction

The East Urbana Development Corporation has submitted a final plat for Beringer Commons Subdivision No. 5. The plat would create 83 buildable single-family lots and three outlots. The plat would extend the dedication of Abbey Road, Hayden Drive, Beacon Hill Circle, and Clarion Road to access the lots.

Background

City Council approved a revised preliminary plat and amended annexation agreement for Beringer Commons on August 20, 2001. Beringer Commons Subdivision is a residential development that was originally started in Champaign County and has been gradually annexed into the city. Since the late 1980s, the East Urbana Development Corporation has platted four phases of Beringer Commons Subdivision which include a total of 149 single-family lots and 12 common lot line sites.

The platting of the 83 single-family lots in the fifth phase would nearly complete the subdivision. The developer has elected to leave five lots in the northeast corner of the development to be platted in a future phase while alternative development plans for that land are considered.

The plat contains a non-buildable 5-foot outlot strip along the length of the northern property line. This outlot has been provided by the request of the City of Urbana and the EdgeScott Fire Protection District. Under a pending agreement between those two parties, the outlot would be disconnected from the City of Urbana Corporate Limits in order to keep contiguity within the EdgeScott Fire Protection District.

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. Although these agencies are still reviewing the plat, it is not anticipated that there will be any significant comments. All comments are due prior to the time of City Council final action on the plat on October 7, 2002.

Access

All the homes will front on public rights-of-way to be dedicated to the City. The plat will dedicate the extension of Abbey Road, Hayden Drive, Beacon Hill Circle, and Clarion Road. These roads currently exist in the subdivision and will be extended for the new lots in this phase. All roads are all designed with a 60-foot right-of-way and a street pavement width of 28 feet. Sidewalks will be installed along both sides of all roads as required by the Subdivision Ordinance.

Drainage and Sewers

The Urbana Public Works Department along with the Saline Branch Drainage District have reviewed and approved construction plans for the stormwater detention facilities and storm sewer system for the subdivision as a whole. This phase will plat another major detention facility and water feature in Beacon Hill Ponde.

Utilities

The plat conforms to all requirements for necessary utilities. The appropriate utilities will be easily extended from the existing development in the subdivision. Utility easements are proposed on both the front and rear year property lines.

Waivers

A waiver to reduce the width of the local streets from 31 feet to 28 feet was considered and approved when the revised preliminary plat was approved in August 2001. The plat request for Phase V does not include any additional waivers at this time.

Summary of Findings

For Plan Case 1840-S-02:

1. The proposed final plat for Beringer Commons Subdivision No. 5 is entirely consistent with the approved revised preliminary plat as it relates to the road network, access, drainage and utilities.
2. The only minor change from the approved Preliminary Plat is the addition of outlot 500C along the north property line. The outlot is considered non-buildable.

3. The proposed final plat for Beringer Commons Subdivision No. 5 is consistent with the Comprehensive Plan land use and roadway designations for the site.
4. The final plat for Beringer Commons Subdivision No. 5 is consistent with the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted.
5. On August 20, 2001 the Urbana City Council approved an amended annexation agreement and revised preliminary plat for Beringer Commons Subdivision under Ordinance 2001-08-096 and 2001-08-097 respectively. The requested final plat is consistent with the provisions of those ordinances.
6. There are no additional requested waivers to the Urbana Subdivision and Land Development Code.

Options

The City Council has the following for these cases. In Plan Case 1840-S-02, 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 1840-S-02.

Attachments: Proposed Ordinance for Final Plat
 Approved Revised Preliminary Plat – August 2001
 Proposed Final Plat for Beringer Commons Subdivision No. 5

Prepared By:

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c: Ivan Richardson, East Urbana Development Corporation
John Dabrowski, Daily and Associates Engineers, Inc.

ORDINANCE NO. 2002-02-115

An Ordinance Approving A Final Subdivision Plat
(Beringer Commons Subdivision No. 5 - Plan Case No. 1840-S-02)

WHEREAS, The East Urbana Development Corporation has submitted a Final Subdivision Plat for Beringer Commons Subdivision No. 5 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Beringer Commons Subdivision No. 5 is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and the East Urbana Development Corporation which was adopted by the City of Urbana on August 4, 1992 by Ordinance 9192-20 and as amended by the City of Urbana on August 20, 2001 by Ordinance 2001-08-096; and,

WHEREAS, The Final Plat of Beringer Commons Subdivision No. 5 is generally consistent with the approved Preliminary Plat Update for Beringer Commons Subdivision approved by the Urbana City Council on August 20, 2001 by Ordinance 2001-08-097 with the exception of the addition of outlot 500C along the northern property line; and,

WHEREAS, The Final Plat of Beringer Commons Subdivision No. 5 complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Final Plat of Beringer Commons Subdivision No. 5 meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Beringer Commons Subdivision No. 5,

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

Section 1. The Final Plat of Beringer Commons Subdivision No. 5 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 _____, 2002.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2002.

Tod Satterthwaite, Mayor