



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: August 21, 2003

SUBJECT: Plan Case No. 1863-S-03, Final Plat of South Ridge V Subdivision

Introduction

First Busey Trust & Investment Co. (Trust No. 498), as represented by Carl Hill, has submitted the attached 51-lot Final Plat for approval. The property is located along the east side of Philo Road just south of the Deerfield Trails Subdivision in south Urbana. The 16.04± acre site would be divided into 51 lots for development with single-family or two-family (duplex) residential units. The subdivision would include a southward extension of Myra Ridge Drive, portions of two new north-south roads entitled Deer Ridge Road and Melissa Lane, and two new east-west roads entitled Marc Trail and Lexington Drive. A 20-foot right-of-way along the north side of the subdivision would be developed with a bicycle pathway for connection to a future extension of South Ridge Park to the east.

Background

A Preliminary Plat for the portion of South Ridge Subdivision covered by this Final Plat (i.e., South Ridge V Subdivision) was approved by the City on May 21, 2001 by Ordinance No. 2001-05-0148 (copies of the approved Preliminary Plat and Ordinance are attached). An additional waiver to allow mountable curb along Myra Ridge Drive was granted by the City on June 17, 2002 by Ordinance No. 2002-06-067. Because the proposed Final Plat substantially conforms to the approved Preliminary Plat, the Subdivision and Land Development Code allows it to be approved by the City Council without receiving Plan Commission recommendation (Section 21-5(c), as amended by Ordinance No. 9495-62).

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

The subject site is currently vacant and/or is occupied by existing improvements of the South Ridge V Subdivision. It is surrounded by future additions to South Ridge Subdivision to the east, by agriculture to the south and west, and by the Deer Field Trails Subdivision to the north.

The City of Urbana annexed the subject property as part of a 2001 Annexation Agreement that classified the property as R-2, Single Family Residential and R-3, Single- and Two-Family Residential. The proposed development conforms to the requirements of the R-2 and R-3 zoning districts. The proposed development would be fully consistent with the Extra-Territorial Jurisdictional Area Plan (i.e., Comprehensive Plan) designation for the site of Residential.

Access

New road construction would be consistent with the street network shown on the approved Preliminary Plat. As part of the Preliminary Plat approval, waivers were granted to allow a 28-foot local street pavement and to allow Baronry Drive not to connect through the site. An additional waiver was subsequently granted to allow mountable curb along the collector street of Myra Ridge Drive. All streets shown on the plat have a 60-foot wide local street right-of-way conforming to Urbana Subdivision and Land Development Code requirements. No additional waivers are requested. The subdivision would also provide for bicycle and pathway access along a 20-foot wide right-of-way extending along the north side of the site.

Drainage

The proposed subdivision would involve drainage improvements on the site connecting to a stormwater detention basin to be constructed along the east side of the South Ridge V, VI and VII Subdivision. The City Engineer has reviewed and approved the proposed drainage improvements as being consistent with the requirements of the Urbana Subdivision and Land Development Code. The developer has also worked with the affected drainage districts to gain their approvals.

Utilities

The proposed subdivision would be serviced by sanitary sewer, water, and electricity through extension of existing utilities in the vicinity onto the site. The City Engineer has reviewed and approved the extension of utilities to the site as meeting the requirements of the Urbana Subdivision and Land Development Code.

Waivers

No additional waivers from the requirements of the Urbana Subdivision and Land Development Code are requested for this subdivision beyond those granted previously as identified above.

Summary

1. The proposed Final Plat is consistent with the zoning and Comprehensive Plan designations for the site.
2. The proposed Final Plat is in substantial conformance with the Preliminary Plat for South Ridge V Subdivision, which was approved on May 21, 2001.
3. The proposed final plat would allow for the construction of 51 new single-family or duplex housing units.
4. No additional waivers from the requirements of the Urbana Subdivision and Land Development Code would be necessary for the proposed Final Plat.

Options

The City Council has the following options in this case:

- a. The City Council may approve Plan Case No. 1863-S-03, Final Plat for South Ridge V Subdivision.
- b. The City Council may deny Plan Case No. 1863-S-03, Final Plat for South Ridge V Subdivision.

Recommendation

Based on the findings that the petition is consistent with the requirements of the Urbana Subdivision and Land Development Code as previously waived for the South Ridge V, VI, and VII Preliminary Plat and with the zoning and Comprehensive Plan designations for the site, staff recommends that the City Council approve Plan Case No. 1863-S-03, Final Plat of South Ridge V Subdivision.

Attachments:

Draft Ordinance Approving a Final Plat
Final Plat for South Ridge V Subdivision

Application
Ordinance No. 2001-05-048 (Preliminary Plat Approval)
Ordinance No. 2002-06-067 (Waiver Approval)
Approved Preliminary Plat for South Ridge V, VI, and VII Subdivision

c: Carl Hill
First Busey Trust & Investment Co.
Rex Bradfield
Robert Dooley

ehtyler/southridgv.ccmem.doc

ORDINANCE NO. 2003-08-089

**AN ORDINANCE APPROVING A FINAL PLAT
(South Ridge V Subdivision No. 6 - Plan Case No. 1863-S-03)**

WHEREAS, First Busey Trust & Investment Company, Trust Number 498, has submitted a Final Plat of South Ridge V Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat of South Ridge V Subdivision is consistent with the provisions of the Annexation Agreement between the City of Urbana, Champaign County, Illinois and the Trustees of the Sylvia G. Douglas Trust, the Trustees of the Raymond G. Douglas Trust, Carl Hill, and H. Allen Dooley, which was adopted by the City of Urbana on May 7, 2001 by Ordinance No. 2001-05-045; and,

WHEREAS, the Final Plat of South Ridge V Subdivision is in substantial conformance with the Preliminary Plat of South Ridge V, VI, and VII Subdivision, which was approved by the City of Urbana on May 21, 2001 by Ordinance No. 2001-05-048, with an additional waiver of subdivision regulations granted on June 17, 2002 by Ordinance No. 2002-06-067; and,

WHEREAS, the Final Plat of South Ridge V Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, the City Engineer has reviewed and approved the Final Plat of South Ridge V Subdivision.

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

Section 1. The Final Plat of South Ridge V Subdivision attached hereto, is approved as platted.

Section 2. The Secretary of the Urbana Plan Commission is hereby directed to record said Final Plat with the Champaign County Recorder upon City Council approval of said plat.

Section 3. 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 _____, 2003.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
2003.

Tod Satterthwaite, Mayor

Petition Unavailable Electronically

COPY

ORDINANCE NO. 2001-05-048

AN ORDINANCE APPROVING A PRELIMINARY PLAT

(South Ridge V, VI and VII Subdivision - Plan Case No. 1782-S-01)

WHEREAS, Carl E. Hill and H. Allen Dooley have submitted a Preliminary Plat of South Ridge V, VI, and VII Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Preliminary Plat of South Ridge V, VI, and VII Subdivision is consistent with the provisions of the Annexation Agreement between the City of Urbana, Champaign County, Illinois and the Trustees of the Sylvia G. Douglas Trust, the Trustees of the Raymond G. Douglas Trust, Carl Hill, and H. Allen Dooley, which was adopted by the City of Urbana on May 7, 2001 by Ordinance No. 2001-05-045; and,

WHEREAS, the Preliminary Plat of South Ridge V, VI, and VII Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary Plat of South Ridge V, VI, and VII Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of three waivers from these requirements requested by the Petitioners, including: waiver to allow a local street pavement width of 28 feet, rather than 31 feet for all local streets in the subdivision; waiver to allow a street curve radius at proposed Memory Lane of 80 feet at the centerline, rather than 250 feet; and waiver to allow Baronry Drive north of the site to be terminated in a hammerhead cul-de-sac rather than be continued through the subdivision; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat of South Ridge V, VI, and VII Subdivision and requested waivers subject to submission and subsequent approval of additional information on drainage improvements and other technical requirements; and

WHEREAS, in Pan Case 1782-S-01, the Urbana Plan Commission, on May 10, 2001, recommended approval of the Preliminary Plat of South Ridge V, VI, and VII Subdivisions along with the requested waivers from the requirements of the Urbana Subdivision and Land Development Code.

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

Section 1. The Preliminary Plat of South Ridge V, VI, and VII Subdivision attached hereto, is 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 21st day of May 2001

AYES: Hayes, Otto, Patt, Whelan,

Wyman NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

by David C. Roberts, Deputy Clerk

APPROVED by the Mayor this 31st day of May,

2001 .


Tod Satterthwaite, Mayor

COPY

**AN ORDINANCE APPROVING
A REQUEST FOR WAIVERS OF SUBDIVISION REGULATIONS**

(South Ridge V, VI, and VII Subdivisions - Plan Case No. 1823-S-02)

WHEREAS, The Preliminary Plat of South Ridge V, VI, and VII Subdivision was approved by the Urbana City Council on May 21, 2001 under Ordinance 200105-048; and,

WHEREAS, Carl E. Hill has submitted a Petition for Waiver of Subdivision Regulations for said subdivision in the City of Urbana, Illinois; and,

WHEREAS, the first of the requested waivers is to allow the installation of mountable curb along Myra Ridge Drive instead of barrier curb required for such collector streets (Section 21-54.D); and,

WHEREAS, the petitioner believes said requested waiver is justified because the existing h-mile of Myra Ridge Drive has a mountable curb, and that there will be several driveways along the street which will require that curbs be sawed out under existing regulations, and that the requested waiver will prevent a potential adverse aesthetic effect; and,

WHEREAS, all existing curbs in the Myra Ridge and South Ridge subdivisions, including the curbs on Myra Ridge south of Windsor Road, are mountable curbs and not barrier curbs; and,

WHEREAS, after reviewing said requested waiver, City Engineering and Planning Staff do not support the request based on the belief that barrier curbs are preferable to mountable curbs throughout the City for various reasons including, but not limited to: better efficiency in handling drainage from pavement runoff, increased safety, increased visibility of curbs and

driveways, better maintained parkway area, and maintenance of sufficient curb height upon overlaying new street pavement; and,

WHEREAS, the second requested waiver is to allow Baronry Drive north of the site to be terminated in its current dead-end, with a barrier curb to be installed by the developer. The requirement for Baronry Drive was created through Ordinance No. 2001-05-048, which approved the Preliminary Plat for South Ridge V, VI, and VII. This approval included a waiver to allow a hammerhead cul-de-sac to be constructed at the southern terminus of Baronry Drive, rather than continue through the subdivision; and,

WHEREAS, in response to neighbor concerns, the petitioner requests that private driveways be allowed to be used for vehicle turnarounds since Baronry Drive has existed in this configuration for several years without apparent adverse impacts; and

WHEREAS, City Staff does not support said requested waiver, based on the belief that the hammerhead cul-de-sac requirement at the end of Baronry Drive would prevent any potential conflicts with future landowners related to allowing vehicles to turn around in their driveways, and would provide for improved emergency access than the current dead-end. Staff also believes the construction of a hammerhead at the end of Baronry Drive will prevent potential damage to nearby properties caused by vehicles turning around in their driveways; and,

WHEREAS, on June 6, 2002, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the proposed amendment set forth in Plan Case No. 1823-S-02 to the Urbana City Council with a recommendation for denial of the requested waivers, with the additional recommendation that City Council consider locating the hammerhead south from Baronry Drive. The City Engineer has agreed to work with the developer to locate the hammerhead south of the proposed configuration.

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

Section 1. The requested Waiver of Subdivision Regulations to allow the installation of mountable curb along Myra Ridge Drive instead of barrier curb required for such collector streets (Section 21-54.D) is approved.

Section 2. The requested Waiver of Subdivision Regulations to allow Baronry Drive north of the site to be terminated in its current dead-end is denied.

Section 3. 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 17th day of June, 2002 .

AYES: Chynoweth, Hayes, Patt, Whelan, Wyman

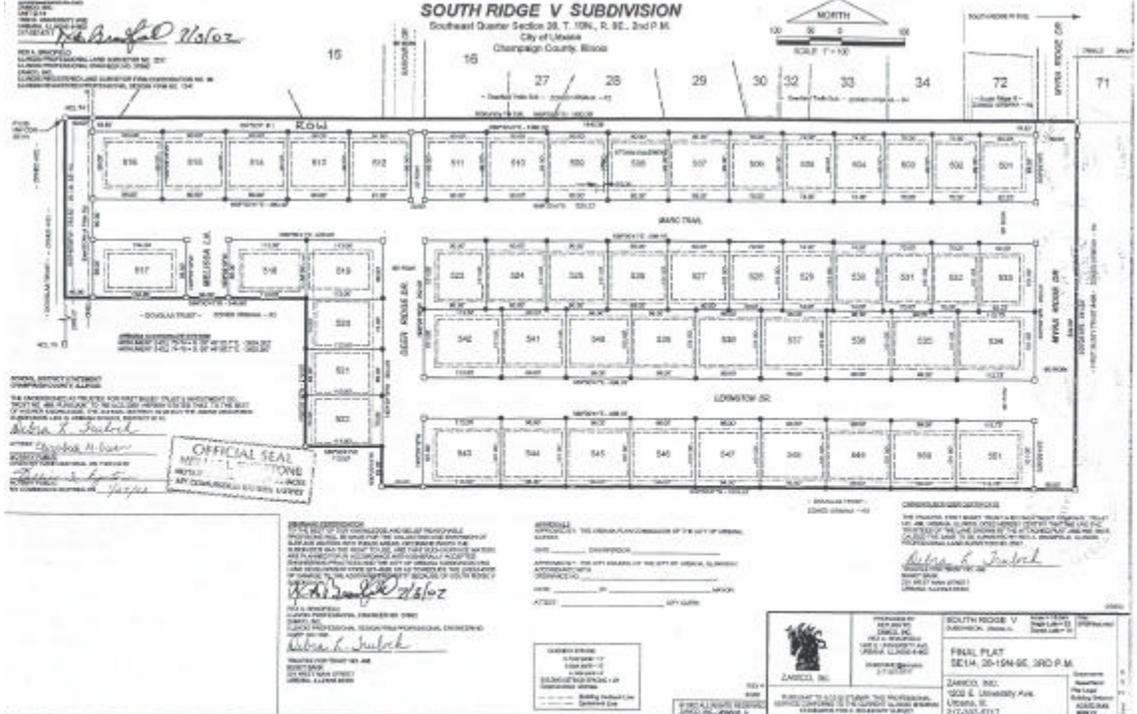
NAYS: Huth, Otto

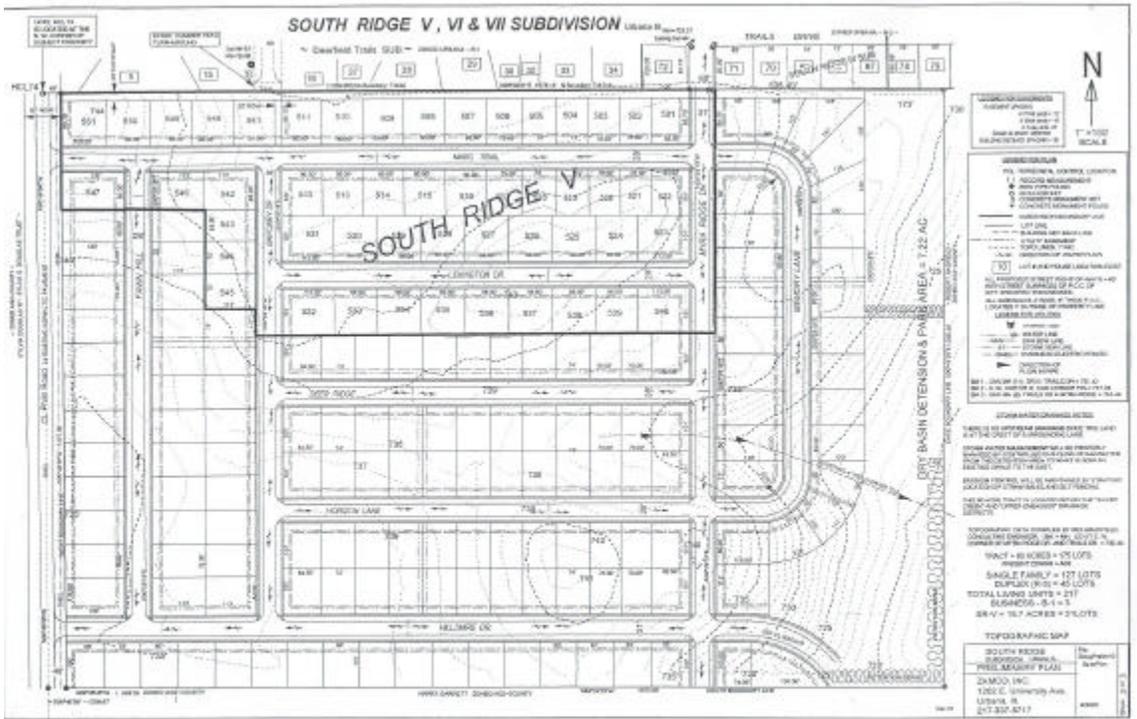
ABSTAINS:

APPROVED by the Mayor this
2002..

Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Helen Helgeson
Helen Helgeson, Deputy Clerk
27th day of June

Tod Satterthwaite
Tod Satterthwaite, Mayor





SOUTH RIDGE V, VI & VII SUBDIVISION

Dearfield Trails SUB - UNINCORPORATED

TRAILS DRIVE, DRIP POND, ...



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