



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, Director

DATE: July 14, 2005

SUBJECT: Plan Case No. 1941-S-05, Final Subdivision Plat for Stone Creek Subdivision No. 2

Introduction

The Atkins Group is requesting final plat approval for Stone Creek Subdivision No. 2. The subdivision is proposed on 27.6 acres of the northern half of the existing Stone Creek Subdivision. The subdivision would add a total of 88 lots, the majority of which are along Stone Creek Boulevard. The remainder will be located along Bohn Circle, a new internal street in the northeast corner of the property. The subdivision will consist of larger, upscale homes consistent with previous development in the Stone Creek Subdivision.

In a separate agreement between the Atkins Group and Tatman Construction, Colorado Avenue will be extended from the developing Prairie Winds Subdivision to Stone Creek Boulevard. This connection is highly desired by the City for access and safety purposes and is consistent with the Mobility Map from the 2005 Comprehensive Plan. While Colorado Avenue is not a part of the final plat approval request, it will provide a connection to the subdivision.

Background

In April 1997, the Urbana City Council approved an annexation agreement with the Atkins Group. The agreement addressed issues such as zoning, storm water detention, and special issues related to the golf course. Several waivers were granted which allowed the development to deviate from certain sections of the Urbana Subdivision and Land Development Code. These include the following:

- Waiver of Section 21-37 to the extent that this section requires the construction of sidewalks on both sides of the street

- Waiver of Section 21-36 to the extent that this section requires a 250-foot minimum centerline radius on 14 local street locations within the development so that the minimum centerline radius for these local and cul de sac streets will be no less than 60 feet
- Waiver of Section 21-36 to the extent that it requires a 100-foot minimum vertical curve length for vertical curves with a change of grade less than 2 percent so that the minimum vertical curve length allowed will be 50 feet

In March 1997, the Urbana City Council passed Ordinance No. 9697-101, which unanimously approved the Preliminary Plat for the entire Stone Creek Subdivision (see Exhibit X). This excluded properties zoned R-4, R-5 or B-3, which were preliminary platted at a later date.

In September 1997, the Urbana City Council passed Ordinance No. 9798-37, which unanimously approved the Final Plat of Stone Creek Subdivision No. 1 (see Exhibit X). This phase was comprised of 58 lots, all of which are zoned R-2, Single-Family Residential. The golf course and club house were also constructed in this phase.

According to the Urbana Subdivision and Land Development Code as amended by Ordinance No. 9495-62, since the Stone Creek Subdivision No. 2 Final Plat significantly conforms to the Preliminary Plat and no new waivers are proposed, there is no need for a Plan Commission hearing.

Discussion

Land Use and Zoning

The majority of the Stone Creek Subdivision is zoned R-2, Single-Family Residential including the area proposed for this Final Plat. Tracts in the northwest and southwest corners of the Stone Creek Subdivision area are zoned R-4, Medium Density Multiple Family Residential. The tract at the corner of Stone Creek Boulevard and High Cross Road is zoned R-5, Medium High Density Multiple Family Residential. This tract was sold by the Atkins Group to developer Chris Creek, who is developing the site as the Water's Edge Subdivision. Water's Edge will feature single-family homes along Stone Creek Boulevard, and multi-family housing along the southern border of the Brick House Restaurant. Two tracts along Windsor Road are zoned B-3, General Business, including one at the corner of Windsor and High Cross Road. The 2005 Comprehensive Plan Future Land Use Map is consistent with the current zoning for the Stone Creek Subdivision.

Access

Access to the subdivision will be accommodated via several collector-level roads. Stone Creek Boulevard has already been constructed in accordance with the Preliminary Plat (see Exhibit X). The road was developed as a parkway throughout the entire development, and features significant landscaping. As a part of a previous agreement, the City will construct a bicycle path along this parkway to connect trails on Colorado Avenue and High Cross Road. Smith Road is also already constructed, and provides a connection between Stone Creek Boulevard and Florida

Avenue on the north side of the subdivision. Per an agreement between the Atkins Group and Tatman Construction, Colorado Avenue will be built as a new urban collector level roadway connecting to Stone Creek Boulevard. Colorado Avenue will contain an eight-foot bicycle path on the north side of the road and a five-foot sidewalk on the south side.

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 easements necessary to accommodate the extended utilities.

Waivers

There are no additional waivers requested at this time.

Summary of Findings

For Plan Case 1941-S-05:

1. The proposed Final Plat for the Stone Creek Subdivision No. 2 is consistent with the approved Preliminary Plat adopted under Council Ordinance No. 9697-101.
2. The proposed Final Plat would be consistent with Comprehensive Plan land use and roadway designations for the site.
3. The proposed Final Plat would be 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 exception of waivers previously granted by the annexation agreement and Preliminary Plat approvals.

Options

The City Council has the following options in this case:

- a. The City Council may approve the Final Plat of the Stone Creek Subdivision No. 2; or
- b. The City Council may deny approval of the Final Plat of the Stone Creek Subdivision No. 2. If denied, the City Council must state findings where by the plat is deficient.

Staff Recommendation

Staff recommends approval of the Final Plat of the Stone Creek Subdivision No. 2.

Prepared by:

Matt Wempe, Planner I

Cc: Mike Martin
Bill Sheridan, HDC

Attachments: Draft Ordinance Approving a Final Plat
Approved Annexation Agreement (Not Available Electronically)
Preliminary and Final Plats of Stone Creek Subdivision No. 2
Location Map
Zoning Map

ORDINANCE NO. 2005-07-113

An Ordinance Approving a Final Subdivision Plat
(Stone Creek Subdivision No. 2 - Plan Case 1941-S-05)

WHEREAS, the Atkins Group has submitted a Final Subdivision Plat for Stone Creek Subdivision No. 2 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Stone Creek Subdivision No. 2 is consistent with the preliminary plat approved by the Urbana City Council on March 3, 1997 by Ordinance 9697-101; and,

WHEREAS, The Final Plat of Stone Creek Subdivision No. 2 meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Stone Creek Subdivision No. 2.

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

Section 1. The Final Plat of Stone Creek Subdivision No. 2 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 _____, 2005.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2005.

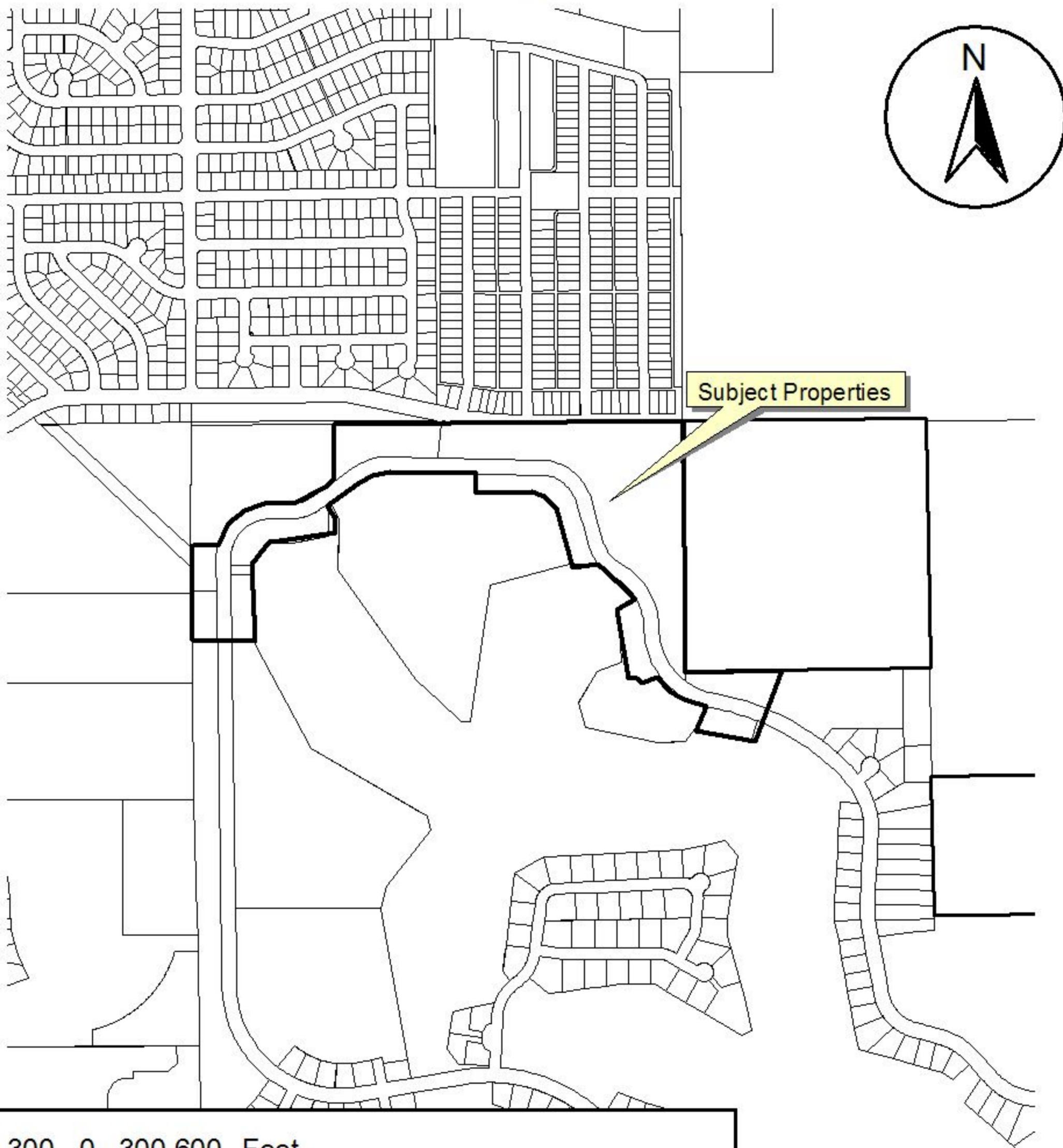
Laurel Lunt Prussing, Mayor

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 _____, 2005, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Final Subdivision Plat (Stone Creek Subdivision No. 2 - Plan Case 1941-S-05)" 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 _____, 2005, 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 _____, 2005.

Exhibit "A": Location Map



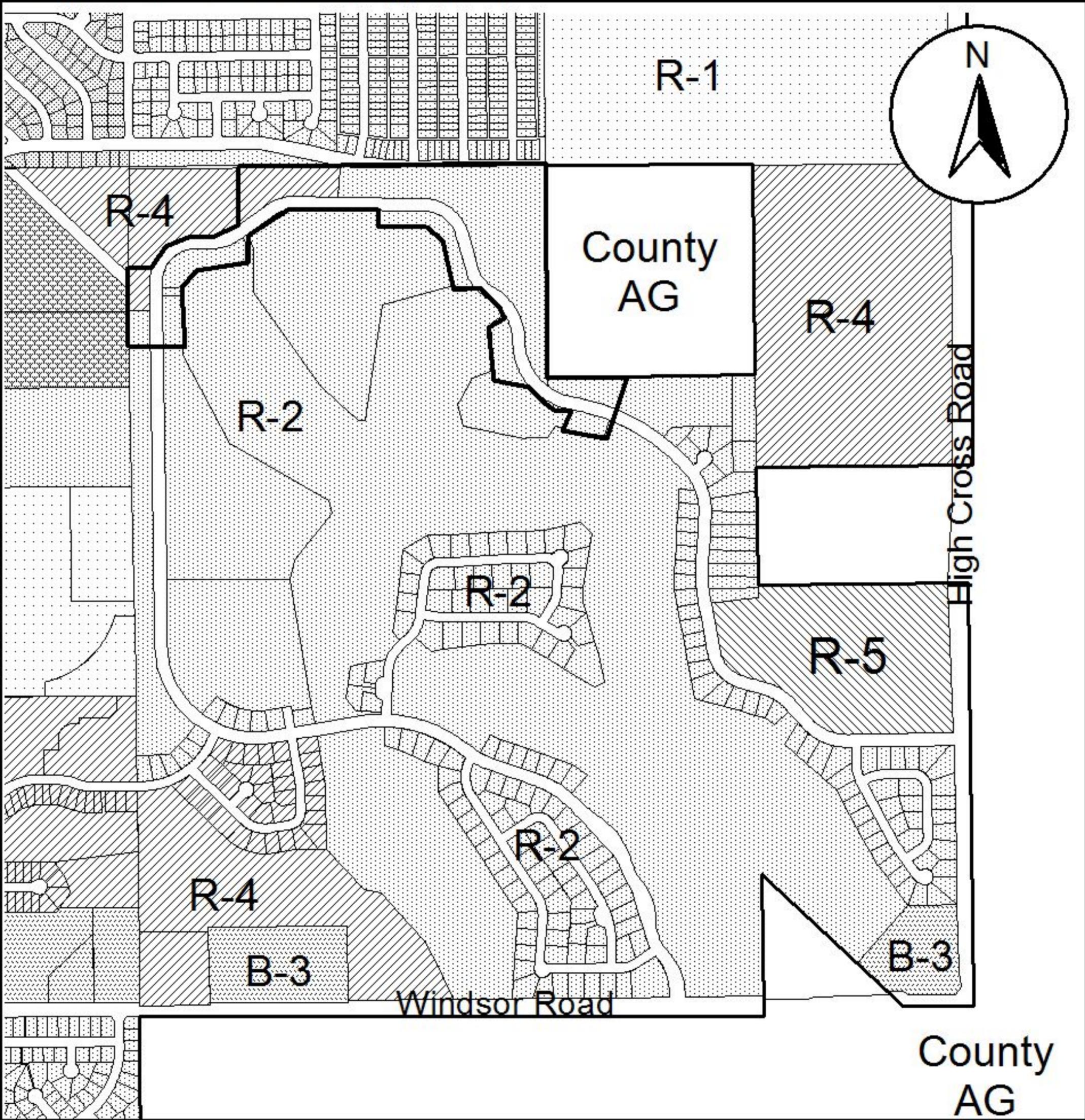
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Plan Case: 1941-S-05
Final Subdivision Plat for Stone Creek Subdivision No. 2
Petitioner: The Atkins Group

Prepared 7/14/05 by Community Development Services - mhw

Exhibit "B": Zoning Map



Plan Case: 1941-S-05
 Final Subdivision Plat for Stone Creek Subdivision No. 2
 Petitioner: The Atkins Group

Prepared 7/14/05 by Community Development Services - mhw

- County AG - Agricultural
- B-3 General Business
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-4 Medium Density Multiple Family Residential
- R-5 Medium High Density Multiple Family Residential