



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, City Planner / Director

DATE: September 15, 2005

SUBJECT: Plan Case 1955-S-05, Final Plat for South Ridge VI Subdivision.

Introduction

First Busey Trust & Investment Co., Trust #498, represented by Carl Hill and H. Allen Dooley, has submitted a Final Plat for South Ridge VI Subdivision. This development is located to the east and southeast of South Ridge V which is currently under construction. The plat would extend Myra Ridge Drive southward and create 32 residential lots to the east of it. The plat would dedicate the continuation of Myra Ridge Drive and create Memory Lane, as well as part of the Hillshire Drive local collector road which will eventually extend from Philo Road eastward.

Background

City Council approved a Preliminary Plat for South Ridge Subdivision phases V, VI, & VII on May 21, 2001 by Ordinance No. 2001-05-048 (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).

The Preliminary Plat approval was for a total of 175 lots, including 127 single-family and up to 45 common-lot-line or duplex lots on 60 acres. City Council approved the 51-lot 16 ± acre Final Plat for South Ridge V on September 2, 2003. Construction of homes on these lots is nearly complete. Preliminary site construction work has already begun on South Ridge VI. The developer expects to begin construction of houses subsequent to Council approval and recording of the final plat.

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 change requests or comments. All comments are due prior to the time of City Council final action on the plat.

Land Use and Zoning

The subject site is currently vacant with some site preparation in progress. To the south is vacant land that will be part of the future South Ridge VII subdivision. To the west of the northern portion of the development is South Ridge V and to the west of the southern portion is part of the future South Ridge VII subdivision. To the east is agricultural land.

On May 7, 2001 City council passed Ordinance 2001-05-045 to approve an Annexation Agreement to bring the property into the City. Under provisions of that agreement, part of the site is zoned R-2, Single-Family Residential, and part is zoned R-3, Single and Two-Family Residential. The proposed development is consistent with the requirements of the R-2 and R-3 zoning districts. The proposed development is also consistent with the 2005 Urbana Comprehensive Plan future land use designation of the area as Residential.

Access

The design and construction plans for all streets have been reviewed and approved by the Urbana Public Works Department. Memory Lane is designed as a minor street with a 60-foot right-of-way and 28-foot wide street. Myra Ridge Lane and Hillshire Drive are being developed as collector streets with 60-foot rights-of-way and 31-foot wide streets. Sidewalks will be installed on both sides of all streets as required by the Subdivision Ordinance. The plat shows nine lots in between Myra Ridge Drive and Memory Lane. This area is zoned R-3, Single and Two-Family Residential. The developers have indicated that if market conditions warrant it, they will construct either common-lot-line dwellings or duplexes on these lots with one residence of each pair facing east and the other west.

Utilities

The plat conforms to all requirements for necessary utilities. Many utilities will be located within 15-foot easements along the street frontages. Nearly the entire east border of the subdivision is a large drainage easement to be developed as a dry basin detention facility called Brashear Park that the developers propose to dedicate to the Urbana Park District.

Drainage and Sewers

The City Public Works Department has reviewed and approved construction plans for the park / dry detention basin facility and storm sewer system. The Silver Creek Drainage District was also included among the reviewers of the plat and has made no comment as of this writing.

Waivers

Ordinance 2001-05-048 approving the Preliminary Plat included waivers to allow local street widths of 28 feet. Another Preliminary Plat waiver approved a reduction in the minimum curve radius size for the ends of Memory Lane. Previously mentioned was a later waiver to allow mountable curbs along Myra Ridge Drive. The final plat request for South Ridge VI does not include any additional waivers or variances at this time.

Summary of Findings

1. On May 21, 2001 the Urbana City Council approved a Preliminary Plat for South Ridge V, VI, & VII under Ordinance No. 2001-05-048. An additional waiver to allow mountable curb along Myra Ridge Drive was granted on June 17, 2002 by Ordinance No. 2002-06-067. The requested final plat is consistent with the provisions of these ordinances as it relates to the road network, access, drainage and utilities.

2. The submitted Final Plat is consistent with the Preliminary Plat
3. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted.
4. There are no additional requested waivers to the Urbana Subdivision and Land Development Code.
5. The proposed final plat is consistent with the 2005 Comprehensive Plan land use and roadway designations for the site.

Options

The City Council has the following options for this case. In Plan Case 1955-S-05, 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 1955-S-05.

Attachments:

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

Prepared by:

Paul Lindahl, Planner I

CC:

Carl Hill
Hillshire Development
1913 Trails Drive
Urbana, IL 61802

H. Allen Dooley
Lexington Construction
1209 E. University Ave.
Urbana, IL 61801

Rex Bradfield
ZAMCO, Inc.
1602 E. University Ave.
Urbana, IL 61801

ORDINANCE NO. 2005-09-138

An Ordinance Approving A Final Subdivision Plat
(South Ridge VI Subdivision - Plan Case No. 1955-S-05)

WHEREAS, First Busey Trust & Investment Co., Trust #498 has submitted a Final Plat of South Ridge VI Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of South Ridge VI Subdivision is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and The Sylvia G. Douglas Trust, Raymond Douglas Trust, Carl Hill, and H. Allen Dooley which was adopted by the City of Urbana on May 7, 2001 by Ordinance 2001-05-045; and,

WHEREAS, The Final Plat of South Ridge VI Subdivision is consistent with the approved Preliminary Plat of South Ridge V, VI, & VII Subdivision approved by the Urbana City Council on May 21, 2001 by Ordinance 2001-05-048, and amended on June 17, 2002 by Ordinance 2002-06-067; and,

WHEREAS, The Final Plat of South Ridge VI Subdivision complies with the Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat of South Ridge VI Subdivision meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted; and,

WHEREAS, The City Engineer has reviewed and approved the Final Plat of South Ridge VI 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 VI Subdivision 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

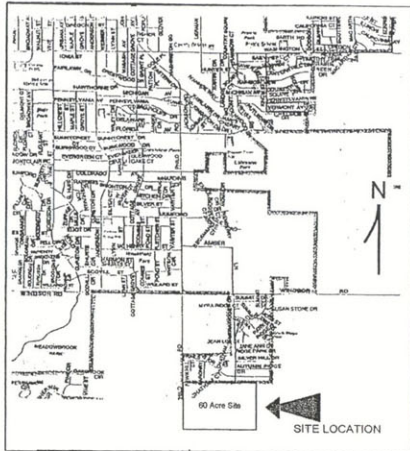
Click the following link to view signed ordinance 2002-06-067, an ordinance approving a request for waivers of subdivision regulations.

[Ordinance 2002-06-067](#)

PRELIMINARY PLAN ~ SOUTH RIDGE V, VI & VII SUBDIVISION Urbana Ill.

The West 60 acres of the North half of the South East Quarter of Section 28, Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian.

~ LOCATION MAP ~

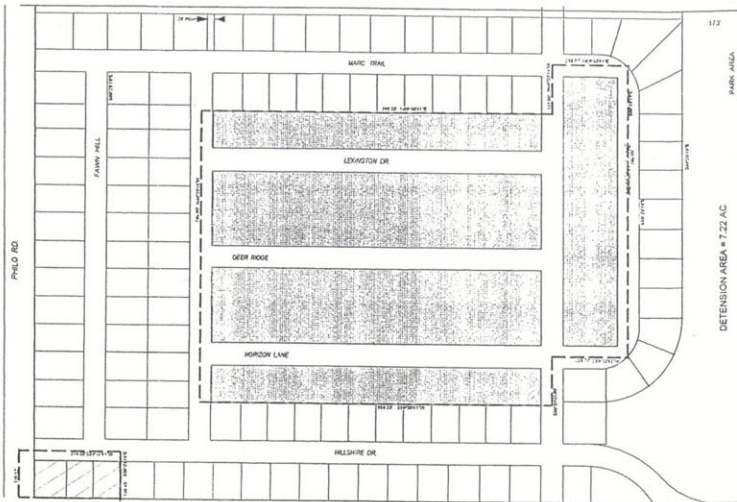


LEGEND FOR LOCATION MAP

- Urbana City Boundary
- Property Line
- Easement Line
- Subdivision Boundary

LEGEND FOR ZONING

- R-2
- R-3
- B-1



ZONING PLAT

INDEX TO SHEETS

1. Location Map, Zoning
2. Preliminary Plan
3. SUB Topo Map

CERTIFICATION

I, REX A. BRADFIELD, DULY LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR AND ENGINEER, DO HEREBY CERTIFY TO THE CITY OF URBANA, THAT THE ATTACHED PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION.

GIVEN MY HAND AND SEAL ON THIS DATE IN URBANA, ILLINOIS.

REX A. BRADFIELD Date: *4/19/2001*

REX A. BRADFIELD
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537
I.C. EXP. 11/30/2002
ILLINOIS PROFESSIONAL ENGINEER NO. 37893
I.C. EXP. 11/30/2001

ZAMCO, INC.
ILLINOIS REGISTERED LAND SURVEYOR FIRM CORPORATION NO. 99
I.C. EXP. 4/29/2001
ILLINOIS REGISTERED PROFESSIONAL DESIGN FIRM NO. 1341
I.C. EXP. 4/30/2001

DESIGN ENGINEER AND LAND SURVEYOR

FIRM

ZAMCO, INC.
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYING FIRM #99
ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM #1341
UNIT D-14
1802 E. UNIVERSITY AVE. URBANA, ILLINOIS 61802
ZAMCOINC@aol.com 217-337-5717 217-337-7665 FAX
217-292-2064 MOBILE
RESPONSIBLE ENGINEER AND SURVEYOR:
REX A. BRADFIELD
ILLINOIS LICENSED PROFESSIONAL ENGINEER #37893
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR 2537

APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

DATE: _____ CHAIRPERSON _____

APPROVED BY: The City Council of the City of Urbana, Illinois, in accordance with Ordinance No.

Date: _____ by _____ Mayor

ATTEST: _____ City Clerk



OWNER/DEVELOPER:

First Busey Trust & Investment Co.
as trustee under Trust No. 496
502 W. Windsor, Champaign Il. 61821
PH. 217-365-4800

DEVELOPER'S ATTORNEY: Robert Dooley
1209 E. University Ave. Urbana Il. 61802
PH. 217-367-8344

SOUTH RIDGE V, VI & VII SUBDIVISION Urbana, Ill.		File: DougPrelm10
LOCATION MAP, ZONING		BasePlan
ZAMCO, INC. 1202 E. University Ave. Urbana, Ill. 217-337-5717		

SOUTH RIDGE V, VI & VII SUBDIVISION

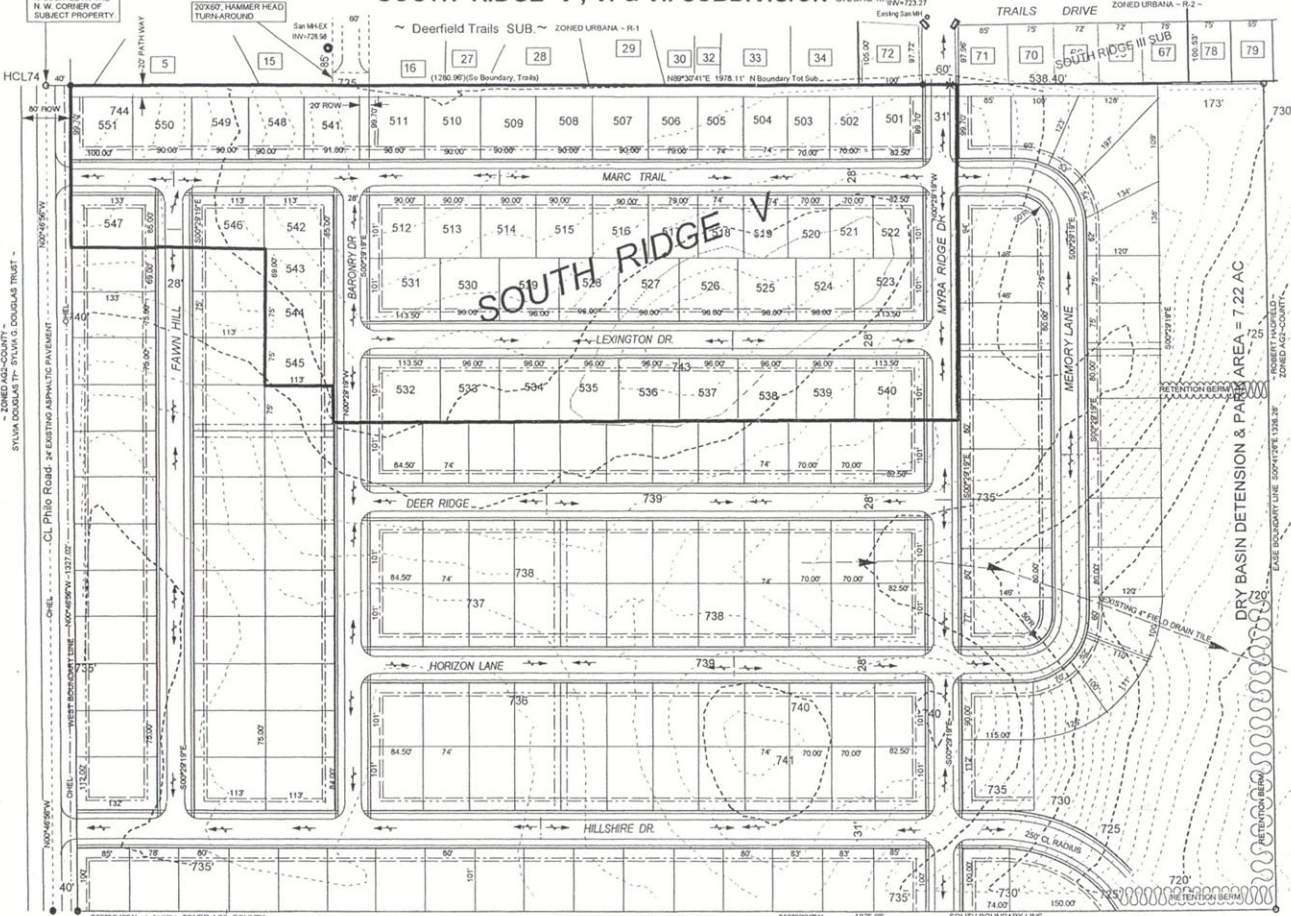
Urbana III 1947-23.27
Looking SW 1/4

NOTE: HCL 74 IS LOCATED AT THE NW CORNER OF SUBJECT PROPERTY

20'x60' HAMMER HEAD TURN-AROUND

~ Deerfield Trails SUB ~ ZONED URBANA - R-1

TRAILS DRIVE ZONED URBANA - R-3



LEGEND FOR EASEMENTS
 EASEMENT SPACING:
 15' Front yards - 15'
 10' Back yards - 10'
 5' Side yards - 5'
 Easement as shown - otherwise
 BUILDING SETBACK SPACING = 30'

N
↑
1" = 150' SCALE

LEGEND FOR PLAN
 HCL HORIZONTAL CONTROL LOCATION
 () RECORD MEASUREMENT
 ○ IRON PIPE FOUND
 ● IRON ROD SET
 ○ CONCRETE MONUMENT SET
 ● CONCRETE MONUMENT FOUND
 - - - SUBDIVISION BOUNDARY LINE
 - - - LOT LINE
 - - - BUILDING SET-BACK LINE
 - - - UTILITY EASEMENT
 - - - TOPO LINES, 1" INCL.
 - - - DIRECTION OF WATER FLOW
 10 LOT # AND HOUSE LOCATION EXIST.

ALL PROPOSED STREET RIGHT-OF-WAYS = 60' WITH STREET SURFACES OF P.C.C. OF CITY SPECIFIED THICKNESSES.
 ALL SIDEWALKS 4' WIDE, 8" THICK P.C.C. LOCATED OUTSIDE OF PROPERTY LINE.

LEGEND FOR UTILITIES
 HYDRANT ASSY
 W- WATER LINE
 SAN- SAN SEW LINE
 ST- STORM SEW LINE
 OEL- OVER-HEAD ELECTRIC POWER
 DIRECTION OF FLOW IN PIPE

STORM WATER DRAINAGE NOTES:
 THERE IS NO UPSTREAM DRAINAGE SINCE THIS LAND IS AT THE CREST OF SURROUNDING LAND.

STORM WATER MANAGEMENT WILL BE PROPERLY MANAGED BY CONTROLLED OUTFLOW OF RAINWATER FROM THE DETENTION AREA TO WHAT IS NOW AN EXISTING SWALE TO THE EAST.

EROSION CONTROL WILL BE MAINTAINED BY STRATEGIC LOCATION OF STRAW BALES AND SILT FENCING.

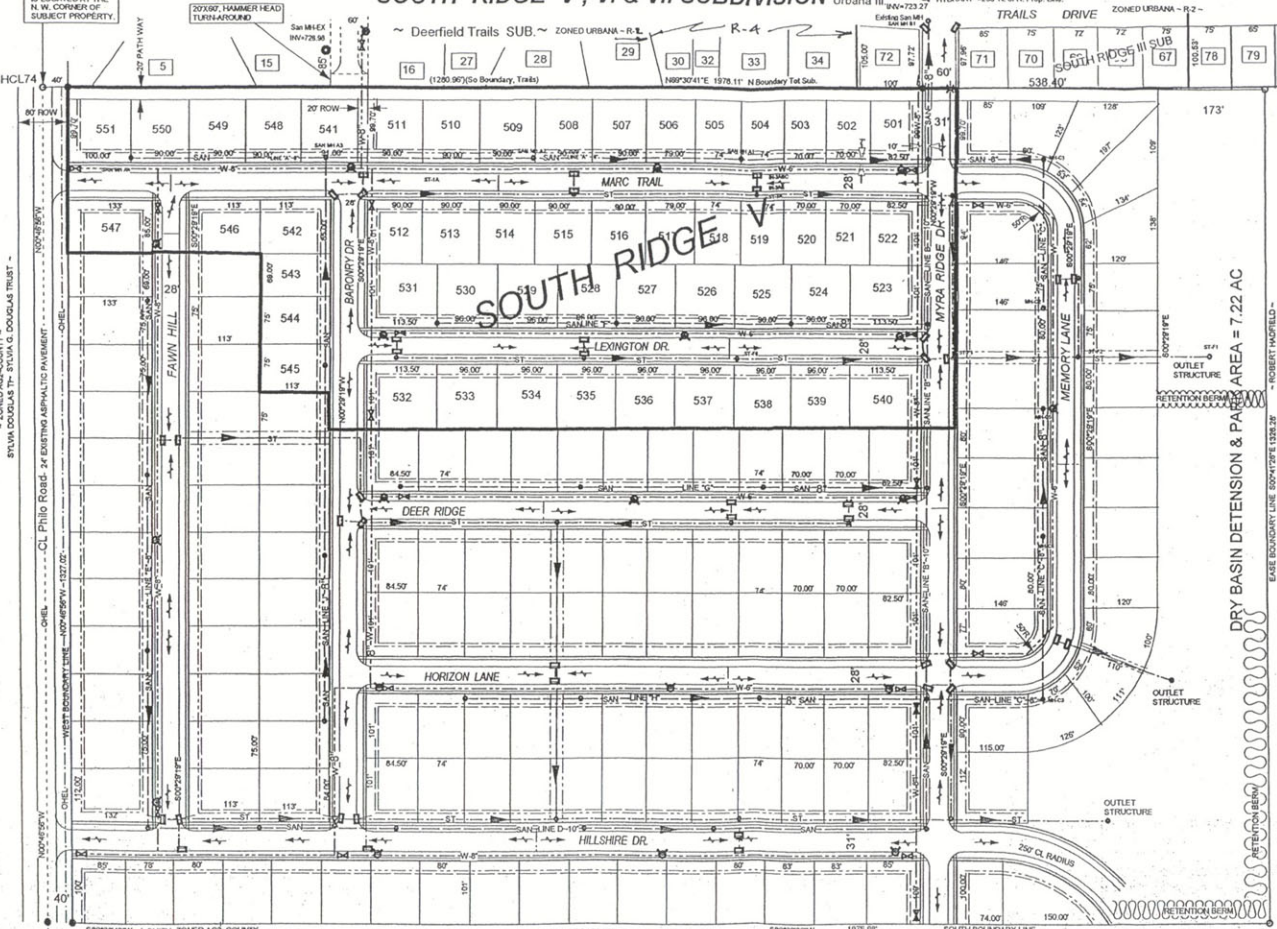
THIS 60 ACRE TRACT IS LOCATED WITHIN THE "SILVER CREEK" AND "UPPER EMMASES" DRAINAGE DISTRICTS.

TOPOGRAPHIC DATA COMPILED BY REX BRADFIELD, CONSULTING ENGINEER - BM + MH, LID AT S.W. CORNER OF MYRA RIDGE DR. AND TRAILS DR. - 732.44
 TRACT = 60 ACRES = 175 LOTS
 PRESENT ZONING - AG2
 SINGLE FAMILY = 127 LOTS
 DUPLEX (R-3) = 45 LOTS
 TOTAL LIVING UNITS = 217
 BUSINESS - B-1 = 3
 SR-V = 15.7 ACRES = 51 LOTS

TOPOGRAPHIC MAP
 SOUTH RIDGE SUBDIVISION Urbana, IL
 PRELIMINARY PLAN
 ZAMCO, INC.
 1202 E. University Ave.
 Urbana, Ill.
 217-337-5717

SOUTH RIDGE V, VI & VII SUBDIVISION

URBANA III
HYDRANT - 200 N. of H. Prop. Line.



LEGEND FOR EASEMENTS
 EASEMENT SPACING
 1' First path = 10'
 4' Back path = 10'
 4' Side path = 4'
 Exceed as shown otherwise
 BUILDING SETBACK SPACING = 30'



LEGEND FOR PLAN
 () RECORD MEASUREMENT
 ● IRON PILE FOUND
 ○ IRON ROD SET
 □ CONCRETE MONUMENT SET
 ■ CONCRETE MONUMENT FOUND
 --- SUBDIVISION BOUNDARY LINE
 --- BUILDING SET-BACK LINE
 - - - EASEMENT
 - - - UTILITY EASEMENT
 - - - TOPD LINES, 1" INK
 - - - DIRECTION OF WATER FLOW

10 LOT 2 AND HOUSE LOCATION EXIST.
 ALL PROPOSED STREET RIGHT-OF-WAYS = 60' WITH STREET SURFACES OF P.C.C. OF CITY SPECIFIED THICKNESSES.
 ALL SIDEWAYS 4' WIDE, 8" THICK P.C.C. LOCATED 1' OUTSIDE OF PROPERTY LINE.
LEGEND FOR UTILITIES
 --- HYDRANT ASSEY
 --- WATER LINE
 --- SAN - SAN SEW LINE
 --- ST - STORM SEW LINE
 --- GHEL - OVERHEAD ELECTRIC POWER
 --- DIRECTION OF FLOW IN PIPE
 BM 1 - SAN MH (E); SR (S); TRAILS DR = 731.42
 BM 2 - S. W. COR. SR (S); SUB CORNER PH = 737.03
 BM 3 - SAN MH (S); TRAILS DR & MYRA RIDGE = 732.44

STORMWATER DRAINAGE NOTES:
 THERE IS NO UPSTREAM DRAINAGE SINCE THIS LAND IS AT THE CREST OF SURROUNDING LAND.
 STORM WATER MANAGEMENT WILL BE PROPERLY MANAGED BY CONTROLLED OUTFLOW OF RAINWATER FROM THE DETENTION AREA TO WHAT IS NOW AN EXISTING SWALE TO THE EAST.
 EROSION CONTROL WILL BE MAINTAINED BY STRATEGIC LOCATION OF STRAW BALES AND SILT FENCING.
 THIS 90 ACRE TRACT IS LOCATED WITHIN THE "SILVER CREEK" AND "WYER EMBASSIES" DRAINAGE DISTRICTS.

TRACT = 60 ACRES = 175 LOTS
 SINGLE FAMILY = 127 LOTS
 DUPLEX (R-3) = 45 LOTS
 TOTAL LIVING UNITS = 217
 BUSINESS - B-1 = 3
 SR-V = 15.7 ACRES = 51 LOTS

SOUTH RIDGE SUBDIVISION
 Urbana, Ill.
PRELIMINARY PLAN
 ZAMCO, INC.
 1202 E. University Ave.
 Urbana, Ill.
 217-337-5717

File: Dwg/Plan10 Base/Plan
 4/3001

NOTE: HCL 74 IS LOCATED AT THE N.W. CORNER OF SUBJECT PROPERTY.

- ZONED AG2-COUNTY -
 STEVEN DOUGLAS TR - STEVEN G. DOUGLAS TRUST -

HCL 78 600'49"50" - 1338.67'