



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Urbana Plan Commission

**FROM:** Jeff Engstrom, AICP, Planner II

**DATE:** December 13, 2013

**SUBJECT:** **Plan Case No. 2217-S-13:** Verdant Prairies Village Subdivision Preliminary Plat

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### **Discussion**

On December 5, 2013, the Urbana Plan Commission held public hearings on Plan Cases 2218-PUD-13, 2219-PUD-13, and 2217-S-13 which were continued to the December 19, 2013 meeting. Plan Case 2217-S-13 was continued with no discussion. There was substantial discussion on Plan Cases 2218-PUD-13 and 2219-PUD-13. As a result, the petitioner has submitted a revised site plan and preliminary plat for Verdant Prairies Subdivision.

The revised preliminary plat has been updated to reflect the new lot layout, as discussed in the December 13, 2013 memorandum for Plan Cases 2218-PUD-13, 2219-PUD-13. As a result of the new layout there are three changes to the proposed subdivision ordinance waivers for Verdant Prairies Subdivision. Waivers from Sections 21-42(B)(5)(d), 21-37(A)(1), and 21-39(C) remain the same as previously requested. Staff remains in support of these waivers.

A waiver was originally requested from Section 21-36 (A)(2) to allow eight lots that do not have frontage on a public street. With the revised site plan, there will now only be seven lots that do not have frontage on a public street. These are Lots 124 through 131. Staff remains in support of this waiver.

The other revised waiver is from Section 21-37(B)(7), to allow the access portion of a lot to be less than 20 feet wide. This waiver will now apply to Lots 102 to 107, 111 to 113, and 119 to 121, and 125 to 130. Staff remains in support of this waiver.

An additional waiver is now being proposed from Section 21-36(A)(1) to allow reduced right-of-way width for a public street. Table A of the Subdivision Ordinance requires 50 feet of public right-of-way for a Planned Unit Development street. The right-of-way width for Verdant Prairies Place is proposed to be 40 feet wide from Windsor Road to the cul-de-sac circle drive. The actual pavement width will meet the subdivision ordinance minimum width of 31 feet. This waiver is necessary in order to accommodate the revised lot configuration which addresses Plan Commission's concerns regarding the previous site plan. Staff is in support of this waiver.

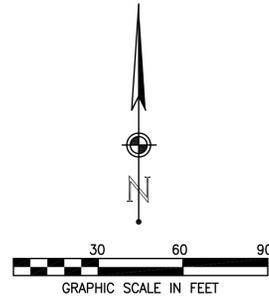
## **Staff Recommendation**

Based on general conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan and the necessity of the requested Subdivision Ordinance waivers, Staff recommends that the Plan Commission recommend City Council APPROVE the revised Preliminary Plat and requested waivers.

Attachments: Exhibit A: Revised Preliminary Plat

cc: Gary Olsen, AIA, Olsen + Associates Architects, 3121 Village Office Place, Champaign, IL 61822  
Bryan Bradshaw  
Brant Muncaster

# PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE



ENGINEER / SURVEYOR: BKB ENGINEERING, INC.  
301 N. NEIL ST., SUITE 400  
CHAMPAIGN, IL 61820  
(217) 531-2971 OFFICE  
(217) 531-2211 FAX

OWNER / SUBDIVIDER: VERDANT PRAIRIES, LLC  
3121 VILLAGE OFFICE PLACE  
CHAMPAIGN, IL 61822  
(217) 359-3453

ATTORNEY: MILLER & HENDREN, LLP  
30 E. MAIN ST. #200  
CHAMPAIGN, IL 61820  
(217) 352-2171

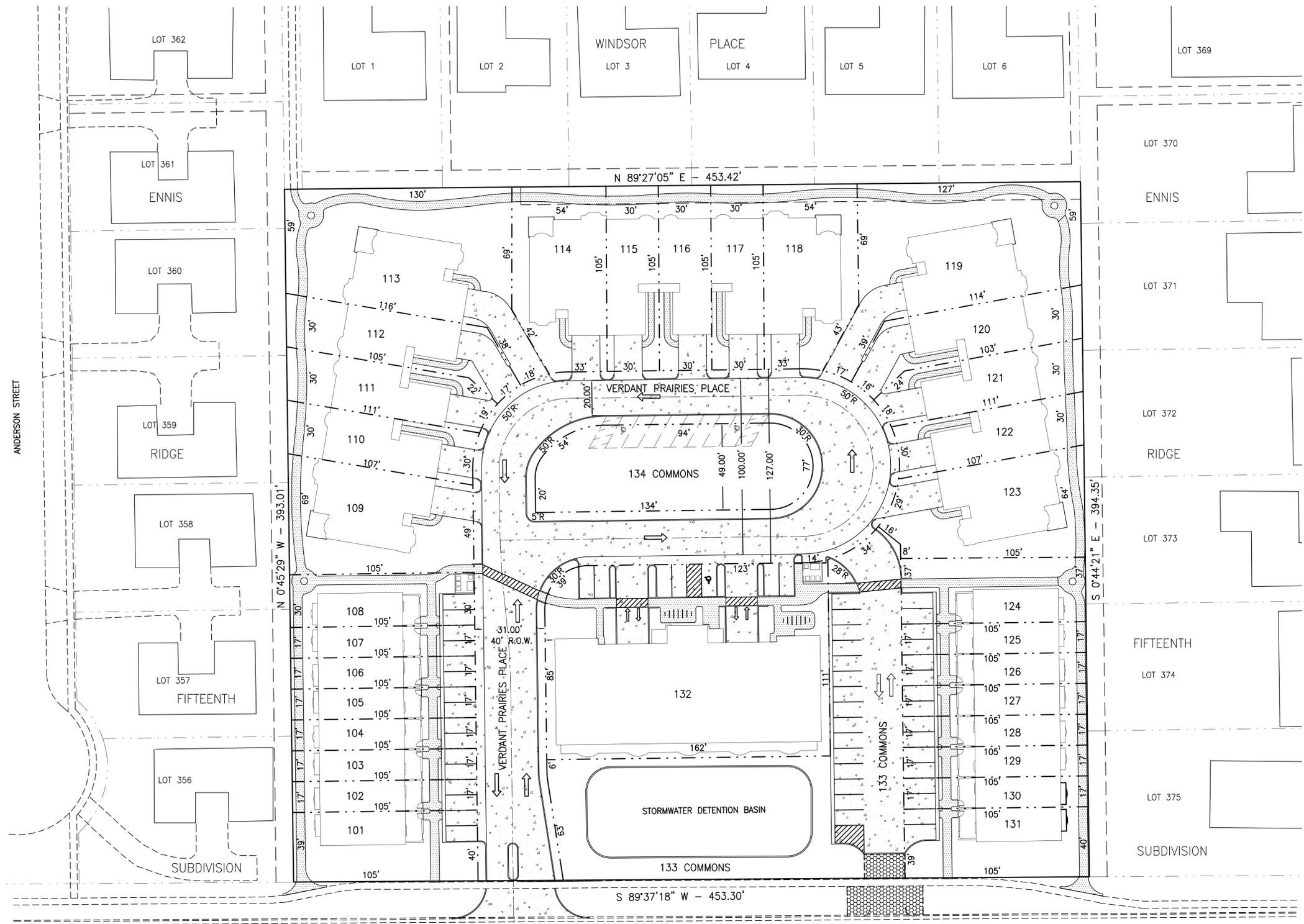
**NOTES:**

1. THE SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
2. ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION ORDINANCE AND ILLINOIS AMERICAN WATER COMPANY REGULATIONS.
3. STORM WATER DETENTION FACILITIES AND EROSION CONTROL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION AND STORMWATER MANAGEMENT ORDINANCES.
4. LOT 101 IS SUBJECT TO INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
5. PROPOSED EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
6. TOTAL AREA OF PLAT IS 4.097 ACRES.
7. FIELD WORK FOR THE TOPOGRAPHIC SURVEY WAS PERFORMED IN OCTOBER 2013 AND SUPPLEMENTED WITH INFORMATION FROM THE CHAMPAIGN COUNTY GIS CONSORTIUM.

**SHEET LEGEND**

- P.C. CONCRETE SIDEWALK
- P.C. CONCRETE PAVEMENT
- GEOTEXTILE REINFORCEMENT MAT (FOR EMERGENCY VEHICLE ACCESS)
- BOUNDARY OF PLAT
- PROPERTY LINE

ANDERSON STREET



LOT NUMBER	AREA (S.F.)
101	4,182
102	1,839
103	1,839
104	1,839
105	1,839
106	1,839
107	1,839
108	3,138
109	6,213
110	3,218
111	3,429
112	3,923
113	9,698
114	5,307
115	3,132
116	3,129
117	3,126
118	5,285
119	9,461
120	3,893
121	3,401
122	3,215
123	5,929
124	3,880
125	1,840
126	1,840
127	1,840
128	1,840
129	1,840
130	1,840
131	4,142
132	17,613
133	18,781
134	7,228

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

