

AN ORDINANCE APPROVING A PRELIMINARY PLAT
EAST GATE SUBDIVISION
(Plan Case No. 1582-S-95)

WHEREAS, Clinton C. Atkins and Meijer Realty have submitted a Preliminary Plat of East Gate Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat of East Gate Subdivision; and

WHEREAS, the Preliminary Plat of East Gate Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1582-S-95, the Urbana Plan Commission, on June 8, 1995, recommended approval of the Preliminary Plat of East Gate Subdivision, including the requested waivers and deferral of the requirements of Chapter 21 of the Code of Ordinances; and

WHEREAS, in Plan Case No. 1554-S-95, the Urbana City Council, on January 3, 1995, approved the Meijer-Douglas-Atkins annexation agreement, including the following waivers of the requirements of Chapter 21 of the Code of Ordinances and conditions:

Waiver of requirement that prohibits lots from having direct access onto arterial streets, Section 21-36(B)(2);

Waiver of requirement that all lots have public access in conformance with the City's Zoning Ordinance, Section 21-37(B). Said waiver will allow the creation of a lot for Northern Illinois Water Company which is served by a private access easement;

Waiver of requirement of a 66-foot right-of-way and a 34-foot wide pavement for the east/west collector, Section 21-36(A)(1); and

WHEREAS, the Urbana City Council finds that the conditions set forth in Section 21-07 of the Urbana Subdivision and Land Development Code, when applied to the proposed development, justify the granting of the requested waivers and deferral in Plan Case 1582-S-95 for the reasons set forth below:

Waiver of requirement for north-south connecting street to adjacent Eagle Ridge Subdivision to create shorter block length, Section 21-37(C)(3):

Although the length of blocks is normally required to be no greater than 1200 feet, the Subdivision and Land Development

Code states that the "Plan Commission may permit exceptions to the minimum and maximum lengths if these limitations prove to be impractical due to terrain or a more desirable alternative block arrangement."

The design of the preliminary plat for lots 9-11 creates a block longer than 1200 feet. Lots 9 and 10 are proposed to be developed in an unified manner with multiple-family dwelling units, private access drives and surrounding grounds and amenities. To extend Myra Ridge Drive between lots 9 and 10 would make the block shorter, but would also make those lots more difficult to develop to the quality and scale envisioned by the developer.

The stub street shown in the preliminary plat of the Eagle Ridge Subdivision has never been developed. In conjunction with the proposed development plan, this difficulty makes the shorter block length (dividing lots 9 and 10) less desirable than the longer block in this case.

Waiver of requirement for 66-foot right-of-way and 34-foot minimum pavement width for the B-3 General Business zoned parcels on Myra Ridge Drive and for 31-foot minimum pavement width for the R-4 Medium Density Multiple Family Residential zoned parcels on Myra Ridge Drive, Section 21-36(A)(1):

Because each user of this subdivision will provide sufficient off-street parking, there is no need for on-street parking on Myra Ridge Drive.

Because no parking is necessary on Myra Ridge Drive, a smaller street width will suffice for both the commercial and residential lots. This will also provide for a standard width for Myra Ridge Drive, which otherwise has different requirements for street width depending on the zoning of bordering uses.

City staff have determined that a 28-foot street width is an appropriate minimum width for this street with no on-street parking.

Deferral of sidewalk construction along the western edge of Lot 10, connecting to Eagle Ridge Subdivision, until the site plan for this development is approved, Section 21-37(A)(6):

Because the site plan will provide additional information on building type and location, the Plan Commission recommended that the sidewalk connection at this location be deferred until the site plan detail is available and approved by the Urbana City Council.

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

Section 1. The Preliminary Plat of East Gate Subdivision attached hereto as Exhibit A is approved as platted.

Section 2. The following requirements of Chapter 21 of the Urbana Code of Ordinances are hereby waived or deferred:

Waiver of requirement that prohibits lots from having direct access onto arterial streets, Section 21-36(B) (2);

Waiver of requirement that all lots have public access in conformance with the City's Zoning Ordinance, Section 21-37(B);

Waiver of requirement of a 66-foot right-of-way and a 34-foot wide pavement for the east/west collector, Section 21-36(A) (1);

Waiver of requirement for north-south connecting street to adjacent Eagle Ridge Subdivision to create shorter block length, Section 21-37(C) (3);

Waiver of requirement for 66-foot right-of-way and 34-foot minimum pavement width for the B-3 General Business zoned parcels on Myra Ridge Drive and for 31-foot minimum pavement width for the R-4 Medium Density Multiple Family Residential zoned parcels on Myra Ridge Drive, Section 21-36(A) (1);

Deferral of sidewalk construction along the western edge of lot 10 connecting to Eagle Ridge Subdivision, until the site plan for this development is approved, Section 21-37(A) (6).

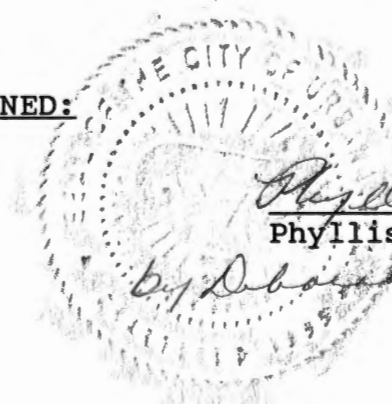
Section 3. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 19th day of June, 1995.

AYES: Hayes, Patt, Pollock, Singer, Taylor, Whelan

NAYS:

ABSTAINED:

The seal of the City of Urbana, Illinois, is circular with a sunburst in the center and the words "CITY OF URBANA, ILLINOIS" around the perimeter. It is partially obscured by the signature and text below.
Phyllis D. Clark

Phyllis D. Clark, City Clerk
by Deborah J. Roberts, Deputy Clerk
3

APPROVED by the Mayor the 20th day of June, 1995.

Tod Satterthwaite
Tod Satterthwaite, Mayor

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