

**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 2001-05-048; 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 ½-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:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

by [Signature] Deputy Clerk

APPROVED by the Mayor this 17th day of June,

2002.

Tod Satterthwaite
Tod Satterthwaite, Mayor