

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT

(Water's Edge Subdivision - Plan Case No. 1931-S-05)

WHEREAS, C & C Properties, LLC has submitted a Preliminary Subdivision Plat for the Water's Edge Subdivision to be located on a 27.33-acre parcel of property at the northwest corner of High Cross Road / IL Route 130 and Stone Creek Boulevard; and

WHEREAS, the Preliminary Plat for the Water's Edge Subdivision identifies the planned subdivision of the parcel into single-family, two-unit common-lot line units, and multi-family apartments along with the future dedication of public rights-of-way; and

WHEREAS, the Preliminary Plat for the Water's Edge Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of three identified waivers; and

WHEREAS, the waivers to the Urbana Subdivision and Land Development Code include the reduction of the required right-of-way width from 60-feet to 50-feet for Streets "C" and "D", the reduction of the required street pavement width from 31 feet to 28 feet back-of-curb to back-of-curb for all streets, and the waiver not require sidewalks on both sides of all streets and instead allow an alternative sidewalk plan; and,

WHEREAS, the City Engineer has reviewed the requested waivers and has determined that they will not negatively affect the public benefit or general welfare; and,

WHEREAS, The Preliminary Plat for Water's Edge Subdivision complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary Plat for Water's Edge Subdivision; and,

WHEREAS, in Plan Case 1931-S-05, the Urbana Plan Commission, on May 5, 2005 recommended approval (6-0) of the Preliminary Plat of the Water's Edge Subdivision along with the recommendation to incorporate the alternative sidewalk plan.

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

Section 1. The Preliminary Plat for the Water's Edge Subdivision attached hereto meets all the requirements of the Urbana Subdivision and Land Development Code with the exception of the waivers referenced herein and therefore is hereby approved as platted.

Section 2. Sidewalks for the Water's Edge Subdivision shall be provided as illustrated on the attached map entitled Land Use and Alternative Sidewalk Plan.

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 16th day of May, 2005.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:

APPROVED by the Mayor this 26th day of May,
Phyllis D. Clark
Phyllis D. Clark, City Clerk
Deputy Clerk

2005.

Laurel Hunt Prussing
Laurel Hunt Prussing, Mayor