

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT

(Cobble Creek Subdivision - Plan Case No. 1977-S-06)

WHEREAS, the Atkins Group has submitted a Preliminary Subdivision Plat for the Cobble Creek Subdivision to be located on an 18.6 acre tract located south of Amber Lane and southwest of St. Andrews Road in the Stone Creek Subdivision; and

WHEREAS, the Preliminary Plat for the Cobble Creek Subdivision identifies the subdivision of the tract into single-family, and two-unit common-lot line units along with the future dedication of public rights-of-way; and

WHEREAS, the Preliminary Plat for the Cobble Creek Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of two identified waivers; and

WHEREAS, the waivers to the Urbana Subdivision and Land Development Code include 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 reduction of the required right-of-way width from 60-feet to 50-feet for a loop street; 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 Cobble Creek Subdivision complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary Plat for Cobble Creek Subdivision; and,

WHEREAS, in Plan Case 1977-S-06, the Urbana Plan Commission, on February 9, 2006, recommended approval (7-0) of the Preliminary Plat of the Cobble Creek Subdivision along with the requested waivers.

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

Section 1. The Preliminary Plat for the Cobble Creek Subdivision attached hereto, along with requested waivers from the requirements of the Urbana Subdivision and Land Development Code, 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 20th day of February, 2006.

AYES: Bowersox, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:

APPROVED by the Mayor this 24th day of February, 2006.

