



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: July 29, 2004

SUBJECT: Plan Case No. 1901-M-04: Request to rezone 505 South Urbana Avenue from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple-Family Residential.

Introduction & Background

Chet Fredrick of Fredrick Enterprises, Inc. has submitted a petition to rezone 505 South Urbana Avenue from the R-3 Zoning District to the R-4 Zoning District. The petitioner intends to raze the existing vacant single-family structure on the lot and redevelop the lot with a four-unit apartment building.

On July 8, 2004 the Urbana Plan Commission conducted a public hearing to consider the request and recommended by a vote of 6-1 that the Urbana City Council approve the rezoning. For further information on the hearing, please refer to the staff memorandum to the Plan Commission dated July 2, 2004 as well as the minutes of the meeting attached to the memorandum.

Issues and Discussion

The property is located on the west side of Urbana Avenue north of California Street and south of Illinois Street. The block has a mix of zoning classifications including single-family residential, multi-family residential and commercial. Adjacent to the property is a single-family home to the south, a gas station to the west, a bridal store to the northwest, an apartment building to the north and single-family residential uses to the east across Urbana Avenue.

The current 1982 Comprehensive Plan identifies the block bound by Vine Street, Urbana Avenue, Illinois Street and California Street as appropriate for commercial land uses. This designation was envisioned perhaps due to the close proximity to Vine Street and downtown Urbana in general.

The draft revised Comprehensive Plan identifies this area as more appropriate for single-family residential uses. At this time, however, the draft plan is not adopted and does not officially govern the future land uses for the property.

The petitioner intends to construct a multi-family apartment building. The building would be a single-story building with four one-bedroom units. A preliminary review of a sketch plan shows that the building can be situated onto the lot along with the required parking and not require and variances from the Urbana Zoning Ordinance. Although the petitioner's application included a copy of the intended site plan, the consideration for the Urbana City Council is the appropriateness of the zoning classification and not necessarily the intended site plan.

Staff has also recommended to the applicant that he consider some architectural details to the building that would help it fit into the fabric of the neighborhood better including windows on the east side and some type of gable-roof feature over the entrances to give the appearance of porches. These suggestions to the developer do not affect the overall staff recommendation on the question of the change in zoning districts.

Summary of Staff Findings

On July 8, 2004, the Urbana Plan Commission adopted the following findings and recommended approval of the requested rezoning to the Urbana City Council.

1. The proposed rezoning is generally consistent with the 1982 Comprehensive Plan which identifies the site as appropriate for commercial. The rezoning would result in a less intense zoning designation than envisioned in the Comprehensive Plan.
2. The proposed rezoning to the R-4, Medium Density Multiple Family zoning district would allow for the residential development of the property which would be a benefit to the community and contribute to the tax revenues of the city.
3. The proposed R-4, Medium Density Multiple Family zoning district for the subject site would be consistent with the current multi-family residential and commercial development in the vicinity of the site.
4. The proposed rezoning would not be detrimental to the public health, safety or general welfare and would be a benefit to the public because it will create the opportunity for residential uses in close proximity to downtown Urbana.
5. The proposed rezoning appears to generally meet the LaSalle Case criteria.

Options

The City Council has the following options. In Plan Case 1901-M-04, the City Council may:

- a. Approve the rezoning from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple-Family Residential.
- b. Deny the rezoning from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple-Family Residential.

Staff Recommendation

Based on the evidence presented in the discussion above, staff concurs with the Plan Commission decision on July 8, 2004 and recommends **APPROVAL** of Plan Case No. 1901-M-04.

Attachments: Proposed Ordinance
 Location Map
 Zoning Map
 Aerial Photo
 Letter from Neighbor at 306 E. California Ave. (not in digital format)
 July 8, 2004 Plan Commission Minutes

Cc: Chet Fredrick

Prepared By:

Rob Kowalski, Planning Manager

ORDINANCE NO. 2004-08-091

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS

(Rezoning of 505 South Urbana Avenue from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple Family Residential - Plan Case 1901-M-04)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 8, 2004 concerning the petition filed by the petitioner in Plan Case No. 1901-M-04; and

WHEREAS, the requested rezoning is consistent with the goals and objectives of the City of Urbana 1982 Comprehensive Plan, as amended; and

WHEREAS, the requested rezoning is consistent with the La Salle criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 1 nay to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple Family Residential; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

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

Section 1. The Zoning Ordinance and Zoning Map of the City of Urbana, Illinois, are herewith and hereby amended to change the zoning classification of the following described area from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple Family Residential.

LEGAL DESCRIPTION:

Lot 5 and the east half of the vacated alley adjoining it in Block 3 in Geo. G. Webber's 1st Addition to Urbana, situated in the City of Urbana, Champaign County, Illinois.

All situated in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 92-21-17-276-005

COMMONLY REFERRED TO AS: 505 South Urbana Avenue

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, 2004.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

Tod Satterthwaite, Mayor

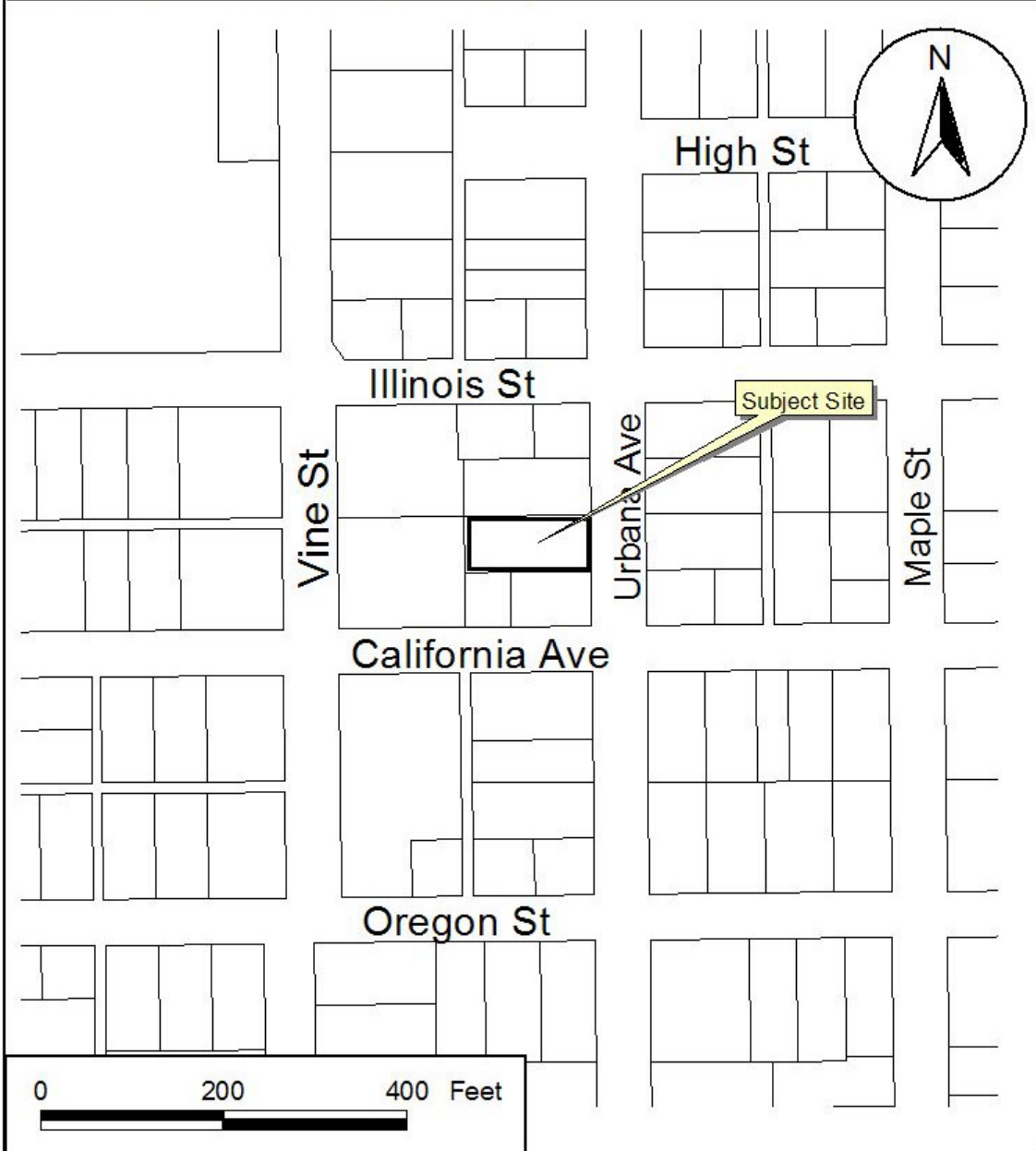
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of 505 South Urbana Avenue from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple Family Residential - Plan Case 1901-M-04)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2004, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2004.

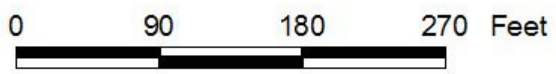
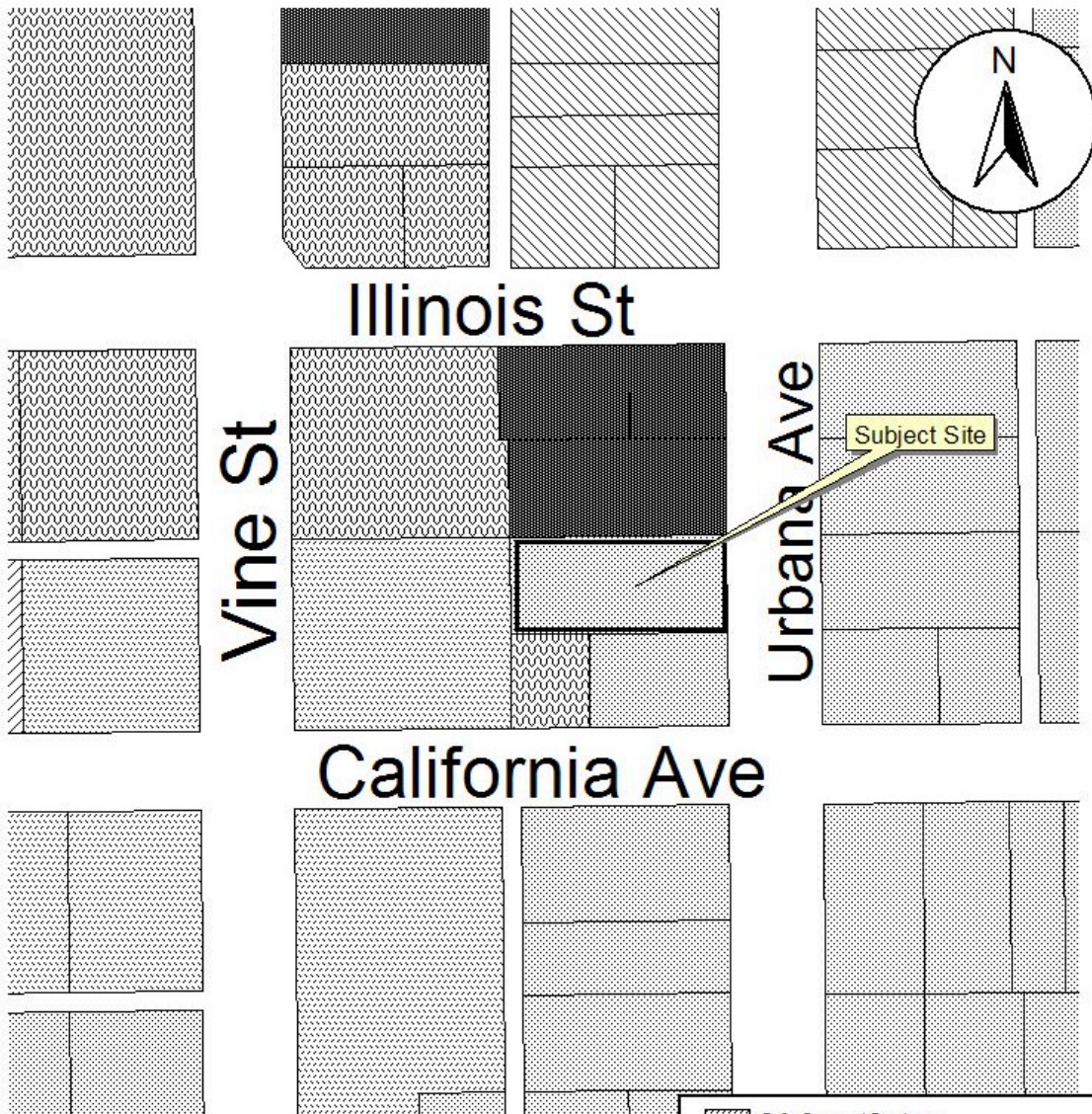
Exhibit "A": Location Map



Plan Case: 1901-M-04
Rezoning of 505 S. Urbana Ave from R-3 Single and Two-Family Residential
to R-4 Medium Density Multiple Family Residential
Petitioner: Frederick Enterprises, Inc.

Prepared 7/07/04 by Community Development Services - pal

Exhibit "B": Zoning Map



-  B-3, General Business
-  B-4 - Central Business
-  R-2 - Single Family
-  R-3 - Single- and Two-Family Residential
-  R-5, Medium High Density Multiple-Family Residential
-  R-6 - High Density Multiple Family Residential



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Exhibit "E" : Aerial Photo



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