



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, City Planner, Director

DATE: February 16, 2006

SUBJECT: Plan Case No. 1977-S-05, Cobble Creek Subdivision Preliminary Plat

Introduction

The Atkins Group is requesting Preliminary Plat approval for Cobble Creek Subdivision. The subdivision is proposed on 18.6 acres located south of Amber Lane and southwest of St. Andrews Road in the Stone Creek Subdivision. The subdivision would add a total of 38 lots, including 28 zero-lot-line townhouses and 10 single family detached houses. A new street will extend southeast from Amber Lane and will have a small loop and two cul-de-sac streets extending from it. The subdivision will consist of larger, upscale houses and townhouses consistent with previous development in the Stone Creek Subdivision.

On February 9, 2006, the Plan Commission unanimously recommended that City Council approve the preliminary plat for the subdivision. Additional background information on this case is provided in the Plan Commission Memorandum, dated February 3, 2006.

Background

In April 1997, the Urbana City Council approved an annexation agreement with the Atkins Group for the Stone Creek Subdivision. At that time zoning for the area of the proposed Cobble Creek Subdivision was designated as R-4, Medium Density Multiple Family Residential. Stormwater calculations and provisions for detention were also made for the entire Stone Creek subdivision, including the Cobble Creek area.

Discussion

Land Use and Zoning

The majority of the Stone Creek Subdivision is zoned R-2, Single-Family Residential, including some of the areas adjacent to the proposed development. To the northeast of the proposed development is a single family home area in Stone Creek that is zoned R-4 Medium Density Multiple Family Residential. Single family residences are permitted by right in the R-4 zoning

district. To the west is part of the East Gate subdivision zoned R-4 with common-lot-line duplexes. The Cobble Creek proposal is generally consistent with the 2005 Comprehensive Plan which shows a Future Land Use Map designation of multi-family for the area. The adjacent property to the southeast is zoned B-3 General Business and directly abuts Windsor Road. The Comprehensive Plan calls for that area to develop as community business.

Access

Access to the subdivision will be from Amber Lane onto a local residential street ending in a temporary stub at the south border of the development. The street through the Cobble Creek development will be extended to Windsor Road when development of the B-3 zoned property makes extension of that road feasible. Access points for connection of the street to Windsor Road will be determined by the City Engineer. There will be a small loop and two cul-de-sac streets projecting east and west from the local street. Sidewalks in the Cobble Creek development will be located on both sides of all streets except the side of the loop street “island” where there are no homes. On-street parking will be permitted on one side of all the streets in the development.

Drainage

Drainage within the development will be conveyed to the east via a swale and accommodated within existing detention facilities in the Stone Creek subdivision. The proposed drainage facilities have been reviewed by and meet the approval of the City Engineer.

Utilities

All the necessary utilities are available adjacent to the site. The plats have been reviewed by the appropriate agencies for utilities. Some public utility easements have been requested and will be identified on the Preliminary Plat. The Final Plat will indicate the final location of all the proper easements necessary to accommodate the extended utilities.

Waivers

The petitioners request the following waivers:

- **Waiver of Section 21-36.A.1 (Table A)** reduction in the pavement width from 31 feet to 28 feet on all roads in the development.

Modern planning and engineering consensus is that streets can be narrower in residential subdivisions because this leads to slower traffic speeds and safer pedestrian conditions. This request is consistent with waivers granted for other recently approved subdivisions in Urbana.

- **Waiver of Section 21-38.C (Table A)** reduction in the right of way width from 60 feet to 50 feet for the loop drive frontage, as depicted in the Preliminary Plat.

This section of loop road is approximately 300 feet long and will serve only six dwelling units. There should be minimal through traffic and there is no need for a wider right-of-way on such a minor roadway.

Under Section 21-7.B of the Urbana Subdivision and Land Development Code, the consideration and justification for the granting of waivers must be based on specific criteria. These criteria are identified below:

1. *There are conditions of topography or other site specific reasons that make the application of any particular requirement of the Land Development code unnecessary or, in some cases perhaps, even useless;*
2. *The granting of the waivers would not harm other nearby properties;*
3. *The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;*

The plat has been transmitted for review to outside agencies and no significant comments have been made. The request for waiver to allow reduction of road right-of-way and pavement width was reviewed and found acceptable by the Urbana City Engineer. These requests for waivers should have no impact on the surrounding area, and will not be detrimental to the public health, safety, and welfare.

Summary of Findings

On February 9, 2006, the Urbana Plan Commission adopted the following findings related to the case:

1. The proposed Preliminary Plat of Cobble Creek Subdivision is consistent with the 2005 Comprehensive Plan Future Land Use designations for the site.
2. The proposed Preliminary Plat is consistent with existing zoning designations for the site.
3. The proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers requested.
4. The requested waivers have been reviewed by and meet the approval of the City Engineer.
5. The requested waivers should not pose a negative impact to the neighborhood.
6. The requested waivers should not be detrimental to the public health, safety, and welfare.

Options

The City Council has the following options in this case:

- a) The City Council may approve the Preliminary Plat of Cobble Creek Subdivision with waivers as requested; or
- b) The City Council may deny the Preliminary Plat of Cobble Creek Subdivision.

Recommendation

At its meeting on February 9, 2006, the Urbana Plan Commission voted 7-0 to recommend that City Council **APPROVE** the Preliminary Plat of Cobble Creek Subdivision with waivers as requested. Staff concurs with this recommendation.

Prepared by:

Paul Lindahl, Planner I

Cc:

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Attachments: Draft Ordinance Approving a Preliminary Plat
 Minutes of the February 9, 2006 Plan Commission meeting
 Preliminary Plat of Cobble Creek Subdivision

**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 _____ day of _____, 2006.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2006.

Laurel Lunt Prussing, Mayor

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 9, 2006
TIME: 7:30 P.M.
PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Laurie Goscha, Lew Hopkins, Michael Pollock, Bernadine Stake, James Ward, Don White

MEMBERS EXCUSED: Ben Grosser, Marilyn Upah-Bant

STAFF PRESENT: Robert Myers, Planning Manager; Gale Jamison, Assistant City Engineer; Paul Lindahl, Planner I; Matt Wempe, Planner I; Teri Andel, Recording Secretary

OTHERS PRESENT: David & Julie Ehler, Don Flessner, Troy Flessner, Mike & Stephanie Martin, Bill Sheridan, Jeff Stallard, Paul Tatman

NEW BUSINESS

Plan Case No. 1977-S-06 -- Preliminary Plat for Cobble Creek Subdivision located south of Amber Lane and southwest of St. Andrews Road in the Stone Creek Subdivision.

Mr. Lindahl presented the staff report for this case to the Plan Commission. He gave a brief background for the proposed site. He discussed the land use and zoning of the proposed site, access to the site, drainage, utilities and the proposed subdivision waivers. He reviewed the criteria that subdivision waivers must meet in order to be granted. He summarized staff findings and read the options of the Plan Commission. Staff recommendation was as follows:

Staff recommended approval of the Preliminary Plat of Cobble Creek Subdivision with waivers as requested.

Mr. Ward pointed out that the numbers do not add up regarding the number of buildings mentioned in paragraph 1 of the staff report in comparison to the Preliminary Plat. Mr. Pollock asked if the Preliminary Plat was correct and should be what the Plan Commission goes by. Mr. Lindahl replied that was correct. He apologized for the miscalculation in the staff report.

Ms. Stake inquired as to why access points for connection of the street to Windsor Road would be determined at a later date by the City Engineer rather than now by the Plan Commission. Mr. Lindahl responded by saying that there had been no proposed connection for that development. The vacant lot to the south, which is zoned B-3, was for sale. The current owner did not yet have a buyer for the property and was unsure of how the layout of this tract would be. So, there was no need to extend the road at this time. The City Engineer has the final say as to where roads connect. Windsor Road will be a fairly high-speed road in the area.

He pointed out that there was a diagram in the packet of one potential location for the roads. One idea was for the petitioner to negotiate with the Calvary Baptist Church, so that the Church could have their access to their parking lot off Cobble Creek Drive and eliminate at least one of their access drives along Windsor Road. Mr. Myers clarified that the developers would extend the cul-de-sac at the southwest corner all the way to the property line for the purpose of being able to connect through.

Chair Pollock opened the public hearing up to hear testimony or public input. With no members of the audience wishing to speak, he closed the public testimony portion of the hearing.

Mr. White moved that the Plan Commission forward the case to the City Council with a recommendation of approval along with the waivers. Mr. Ward seconded the motion. Roll call on the motion was as follows:

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|-------------|---|-----|-------------|---|-----|
| Ms. Stake | - | Yes | Mr. Ward | - | Yes |
| Mr. White | - | Yes | Ms. Burris | - | Yes |
| Ms. Goscha | - | Yes | Mr. Hopkins | - | Yes |
| Mr. Pollock | - | Yes | | | |

The motion was passed by unanimous vote. Chair Pollock noted that this case would be forwarded to the City Council on February 20, 2006.