



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**memorandum**

**TO:** Bruce K. Walden, Chief Administrative Officer

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

**DATE:** July 13, 2006

**SUBJECT:** Plan Case No. 2005-S-06, Preliminary and Final Plat of The Pines at Stone Creek Commons Subdivision

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**Introduction**

The Atkins Group, LLC is requesting preliminary plat approval for a commercial subdivision called The Pines at Stone Creek Commons Subdivision and final plat approval for the first phase of the subdivision. The Preliminary Plat of the Pines encompasses 16.15 acres on eight lots. The Final Plat of the Pines encompasses 10.37 acres on five lots. (See Exhibit “L”)

All development is located in the northern half of the existing Stone Creek Commons development at the southeast corner of Windsor and Philo Roads in south Urbana. (See Exhibit “A”)

In April 1997, the Urbana City Council approved an annexation and development agreement with the Atkins Group that included areas within the proposed Pines subdivision. The agreement was primarily directed toward the Stone Creek golf course development area but it also addressed zoning, storm water detention, and other issues related to the 40 acre area south of Windsor Road that was then known as “the Rose Tract” and which is now called Stone Creek Commons.

On July 6, 2006 the Plan Commission unanimously voted 7-0 to recommended that City Council approve the Preliminary Plat of the Pines at Stone Creek Subdivision and Final Plat of Phase 1 of the Pines. Additional background information on this case is provided in the Plan Commission Memorandum, dated June 29, 2006.

## **Discussion**

The plat has been transmitted for review to outside agencies and no significant comments have been made. The plat has been reviewed and found acceptable by City Planning staff, and the City Engineer.

### ***Land Use and Zoning***

The northern half of the Stone Creek Commons commercial and office development is zoned B-3 General Business, including the area proposed for the Pines Preliminary and Final subdivision plat. South of the proposed Pines subdivision plat are tracts of the future Stone Creek Commons office park. Those areas are zoned R-4, Medium Density Multiple Family Residential and are not included in the Pines subdivision plat. The split between the zoning of B-3 General Business in the north and R-4 multi-family residential to the south was a deliberate part of the annexation agreement that was intended to create a transition from higher intensity commercial uses in the north west corner near Philo and Windsor roads and low intensity office uses to the south and east which were closer to the existing residential subdivisions of Myra Ridge and Deerfield Trails. The proposed Pines subdivision plat is consistent with the 2005 Comprehensive Plan Future Land Use Map designation and current zoning in the area.

### ***Access***

Access to the subdivision will be accommodated via public streets and private access drives. Two access drives will enter the development from Philo Road. Additional access will be from Boulder Drive (an existing public road) which begins at Windsor Road and winds to the south. The extension of Boulder Drive will eventually be completed around the detention lake with an outlet to Philo Road bordering the south end of the proposed subdivision. (See Exhibit "L")

There are existing shared use bike paths on the south side of Windsor Road and the east side of Philo Road which the developers intend to connect to the sidewalks within the subdivision.

### ***Drainage***

A stormwater study and plans for runoff and detention were originally completed as part of the preliminary plat of Stone Creek Commons in 1998. The existing detention lake was designed at that time to accommodate water from future development including the areas under consideration in this proposed subdivision. Storm sewers will be installed to drain into the lake.

### ***Utilities***

The plats have been reviewed by the appropriate agencies for utilities. All the necessary utilities are available either within or adjacent to the site along Boulder Drive, Philo Road or Windsor Road. The final plat indicates the location of easements necessary to accommodate the extended utilities.

### ***Waivers***

Several waivers were granted as part of the annexation and development agreement that brought the property into the city. The waivers apply to the Stone Creek residential development around the golf course north of Windsor Road and so they are not of particular relevance to this plat application. No new waivers are requested.

### ***Public Improvements***

Detailed site engineering plans including grading, sewer and pavement structures will be submitted as part of the building permit process and will be reviewed by Urbana Public Works engineering staff. All development will be required to conform to Subdivision and Land Development code regulations.

## **Summary of Findings**

On July 6, 2006 the Urbana Plan Commission adopted the following findings related to the request.

1. The proposed Preliminary and Final Plats of The Pines at Stone Creek Commons would be consistent with Comprehensive Plan Future Land Use designations for the site.
2. The proposed Preliminary and Final Plats would be consistent with existing zoning designations for the site.
3. The proposed Preliminary and Final Plats meet the requirements of the Urbana Subdivision and Land Development Code.

## **Options**

The City Council has the following options for this case:

For the Preliminary Plat of The Pines at Stone Creek Commons Subdivision the City Council may:

- a. Approve of the proposed Preliminary Plat,or
- b. Deny the proposed Preliminary Plat. If denied the City Council must state specific findings whereby the plat was found to be deficient.

For the Final Plat of The Pines at Stone Creek Commons Phase 1 Subdivision;

- c. Approve of the proposed Final Plat.
- d. Deny the proposed Final Plat. If denied the City Council must state findings whereby the plat was found to be deficient.

## Staff Recommendation

At its meeting on July 6, 2006, the Urbana Plan Commission voted unanimously to recommend approval of the both the Preliminary Plat of The Pines at Stone Creek Commons and the Final Plat of first phase of the subdivision in Plan Case 2005-S-06. Staff concurs with this recommendation.

Prepared by:

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Paul Lindahl, Planner I

Attachments:

Draft Ordinance approving the Preliminary Plat of The Pines at Stone Creek Commons  
Draft Ordinance approving the Final Plat of The Pines at Stone Creek Commons Phase 1  
Draft Minutes of the July 6, 2006 Plan Commission meeting

Common Exhibit Packet for the Pines at Stone Creek Commons Plan Cases:

1998-M-06, Stone Creek Commons Rezoning  
2005-S-06, Preliminary and Final Plat of The Pines at Stone Creek Commons

Cc:

The Atkins Group  
Attn: Mark Dixon  
2805 South Boulder Drive  
Urbana, IL 61802

HDC Engineering, LLC  
Attn: Bill Sheridan  
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Suite 300  
Champaign, IL 61824-0140

Meyer Capel Attorneys  
Attn: Jeff Davis  
306 West Church Street  
Champaign, IL 61820

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ORDINANCE NO. 2006-07-100

An Ordinance Approving A Preliminary Subdivision Plat  
(Pines at Stone Creek Commons - Plan Case No. 2005-S-06)

WHEREAS, The Atkins Group has submitted a Preliminary Subdivision Plat for The Pines at Stone Creek Commons in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Preliminary Plat of The Pines at Stone Creek Commons is consistent with specific requirements and provisions of the Annexation and Development Agreement Between the Atkins Group and the City Of Urbana, and Amendment to the Tabin Annexation Agreement as approved by the City of Urbana; and,

WHEREAS, The Preliminary Plat of The Pines at Stone Creek Commons is generally consistent with the City of Urbana 2005 Comprehensive Plan; and,

WHEREAS, The Preliminary Plat of The Pines at Stone Creek Commons meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary Plat of The Pines at Stone Creek Commons and,

WHEREAS, in Plan Case 2005-S-06, the Urbana Plan Commission, on July 6, 2006, recommended approval (7-0) of the Preliminary Plat of The Pines at Stone Creek Commons.

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

Section 1. The Preliminary Plat of The Pines at Stone Creek Commons attached hereto 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:

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Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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Laurel Lunt Prussing, 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 \_\_\_\_\_, 2006, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "An Ordinance Approving A Preliminary Subdivision Plat (The Pines at Stone Creek Commons - Plan Case No. 2005-S-06)" 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 \_\_\_\_\_, 2006, 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 \_\_\_\_\_, 2006.

# Common Exhibit Packet

## The Pines at Stone Creek Commons

### Plan Cases:

1998-M-06, Stone Creek Commons - Rezoning

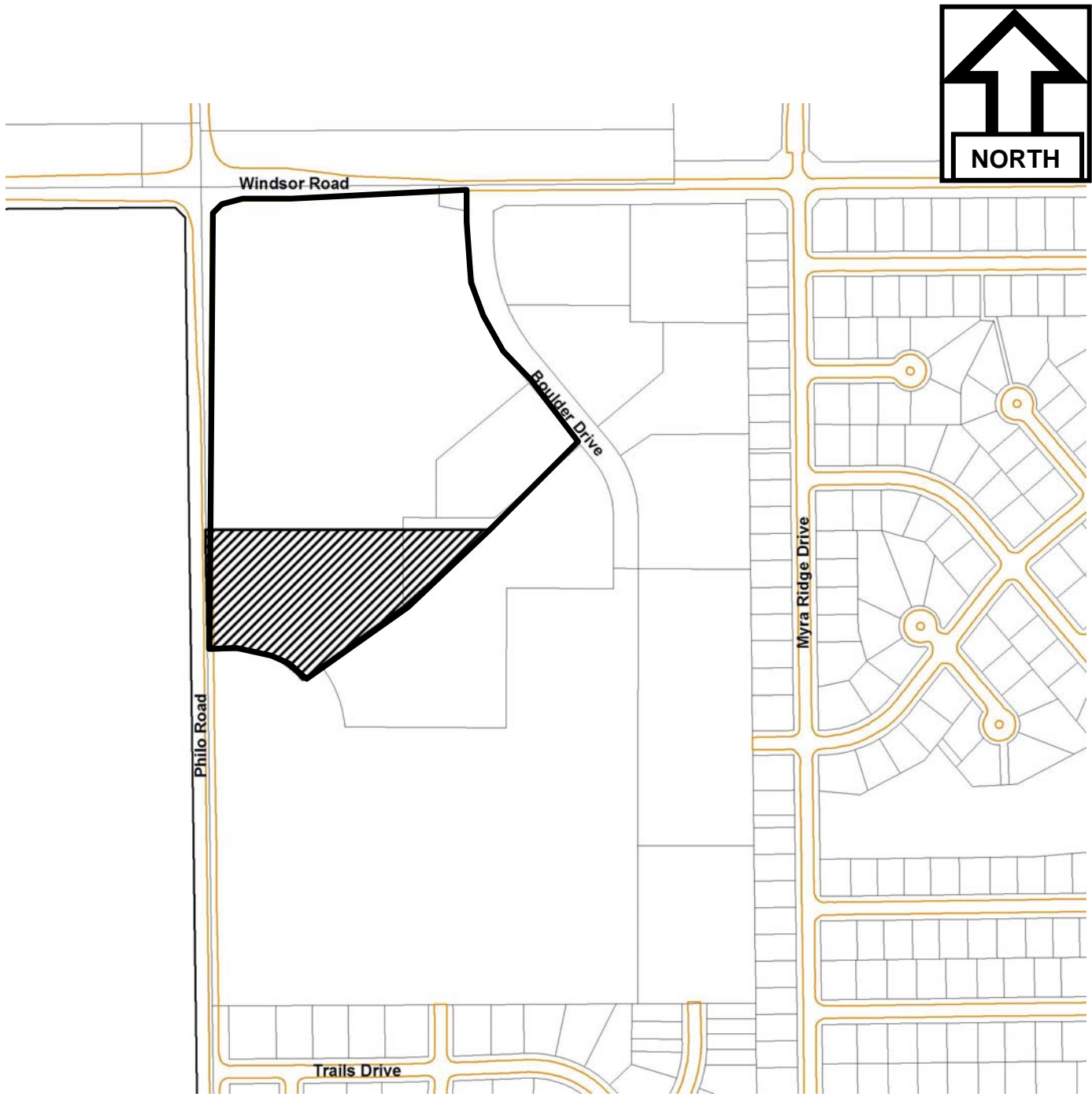
2005-S-06, The Pines at Stone Creek Commons Subdivision  
– Preliminary and Final Plat

- A: Location Map
- B: Zoning Map
- C: Existing Land Use and Aerial Photo Map
- D: Future Land Use Map
- E: Petition for Plat of Major Subdivision
- F: Petition for Rezoning
- G: Rezoning Neighbor Notice Letter and Mailing List
- H: R-4, Medium Density Multiple Family Residential zoning description sheet
- I: B-3, General Business zoning description sheet
- J: Proposed Preliminary and Final Plat of The Pines Subdivision
- K: The Pines Conceptual Site Plan



# Location

# EXHIBIT "A"



**Plan Case:** 1998-M-06 – Rezoning  
2005-S-06, The Pine Subdivision  
**Petitioner:** Atkins Group  
**Location:** 2900 block South Philo Road – Stone Creek Commons  
**Subject:** Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business

**Existing Zoning:**  
R-4, Medium Density Multiple Family Residential  
*Prepared 6/26/06 by Community Development Services - pal*



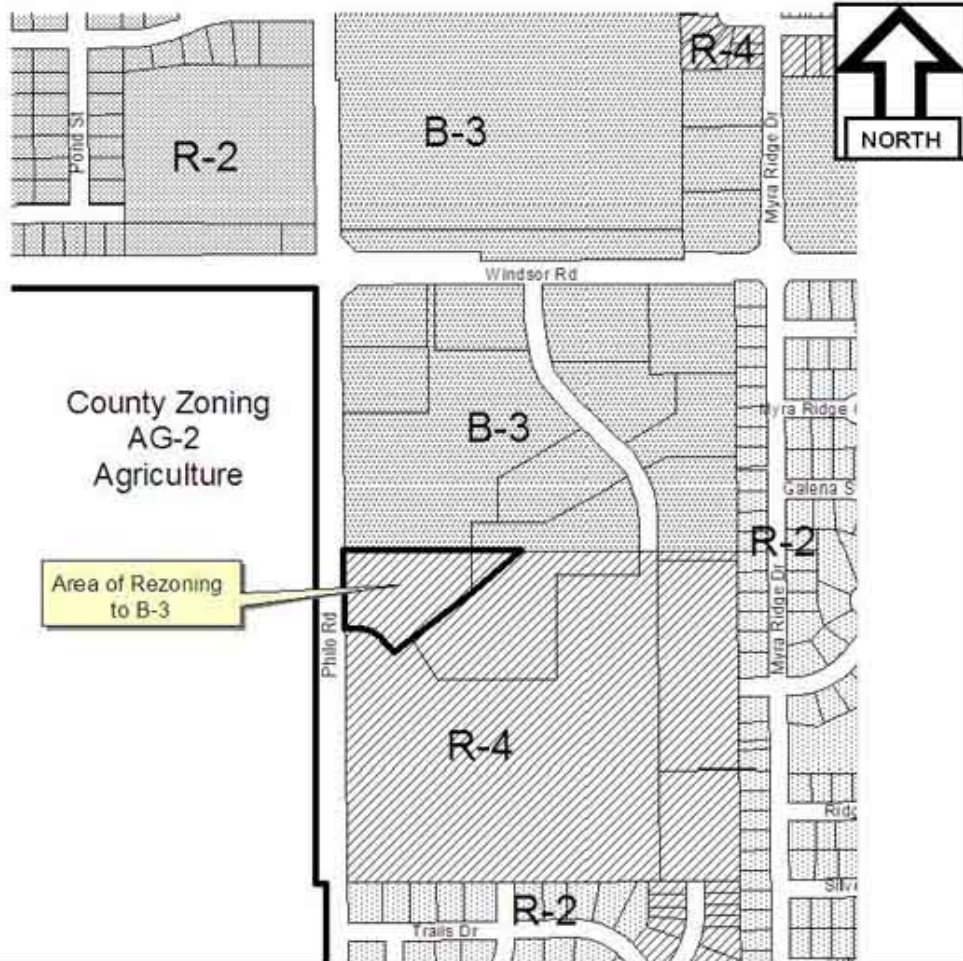
Area of Proposed  
Rezoning from  
R-4 to B-3



Area of Subdivision

# Zoning

# EXHIBIT "B"



County Zoning  
AG-2  
Agriculture

Area of Rezoning  
to B-3



**Plan Case:** 1998-M-06 - Rezoning  
**Petitioner:** Atkins Group  
**Location:** 2900 block South Philo Road – Stone Creek Commons  
**Subject:** Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business  
**Existing Zoning:** R-4, Medium Density Multiple Family Residential

R-2, Single Family Residential  
 R-4, Medium Density Multiple Family Residential  
 B-3, General Business

Prepared 6/06/06 by Community Development Services - pai

# Existing Land Use w/ Aerial Photo

# EXHIBIT "C"



Area of Rezoning to B-3



**Plan Case:** 1998-M-06 - Rezoning  
**Petitioner:** Atkins Group  
**Location:** 2900 block South Philo Road – Stone Creek Commons  
**Subject:** Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business

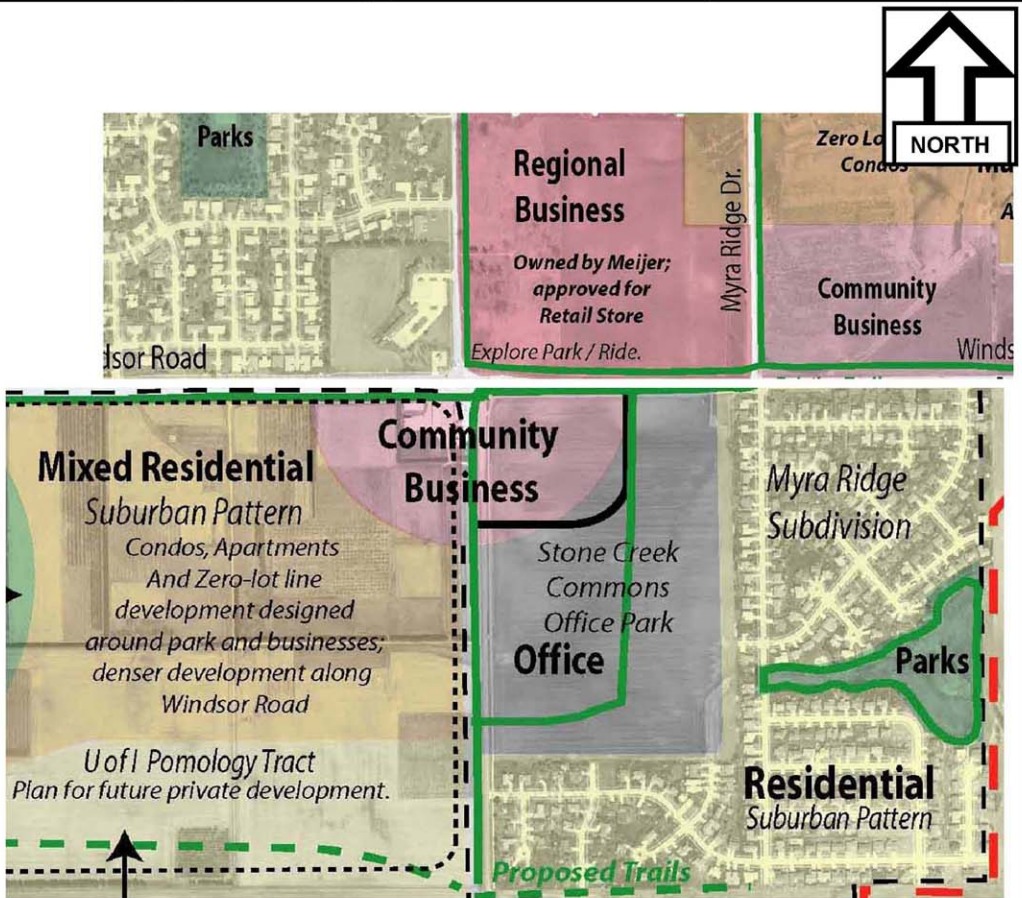
**Existing Zoning:**  
 R-4, Medium Density Multiple Family Residential

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# Future Land Use

# EXHIBIT "D"

Source: Comprehensive Plan Future Land Use  
Map # 13 and 14, p.84-85 – Detailed Composite Section



**Plan Case:** 1998-M-06 - Rezoning  
**Petitioner:** Atkins Group  
**Location:** 2900 block South Philo Road – Stone Creek Commons  
**Subject:** Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business  
**Existing Zoning:** R-4, Medium Density Multiple Family Residential

Prepared 6/06/06 by Community Development Services - pal