



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: John A. Schneider, MPA, Director, Community Development Services Department
Kevin Garcia, AICP, Planner II

DATE: February 22, 2019

SUBJECT: **An Ordinance Amending the Urbana Zoning Map** (Rezoning 802, 804, 806, and 808 Clark Street from R-4 to B-3; and 810, 812, 814, and 816 Clark Street, and 408 North Lincoln Avenue, from B-2 to B-3 / Plan Case No. 2361-M-18)

An Ordinance Approving a Special Use Permit (802, 804, 806, 808, 810, 812, 814, and 816 Clark Street, 406, 406 ½, and 408 North Lincoln Avenue / Rael Development Corporation – Plan Case 2362-SU-18)

Supplemental Memorandum

This is a supplemental memo regarding Rael Development Corporation’s requests for a Special Use Permit and to rezone parcels on the southeast corner of Lincoln Avenue and University Avenue. In response to concerns expressed at the Plan Commission hearing regarding the proposed building’s height adjacent to Clark Street, the applicant has submitted revised site plans that set the building farther back from the street (see Exhibit X).

The newly proposed building differs from the previous proposal (Exhibit E) in the following ways:

- Most importantly, the majority of the building along Clark Street has been set back 65 feet from the property line. This will make the building appear less tall and less massive than in the earlier proposal, in which the building was much closer to Clark Street. The building would be around 300 feet away from the nearest homes in the West Main Street Historic District.
- The new building would be around 8,000 square feet smaller (four percent).
- The total number of units would be reduced slightly, from 210 to 201 total units, and the unit mix differ as follows:

Unit Type	Original Site Plan (Ex. E)	New Site Plan (Ex. X)
Hotel	40	31
Studio	36	52
1 BR	60	56
2 BR	50	38
4 BR	24	24
Total Units	210	201

The building's architectural design will not change with the new proposal. The building will look the same as it does in Exhibit E, except that the eastern portion of the building along Clark Street will be set farther back. The look of the building from Lincoln Avenue and from the intersection of Lincoln Avenue and University Avenue will be identical to first rendering in Exhibit E.

Attachments: Exhibit X: Updated Site Plans

CC: Graeme Rael, Rael Development Corporation



W. CLARK STREET

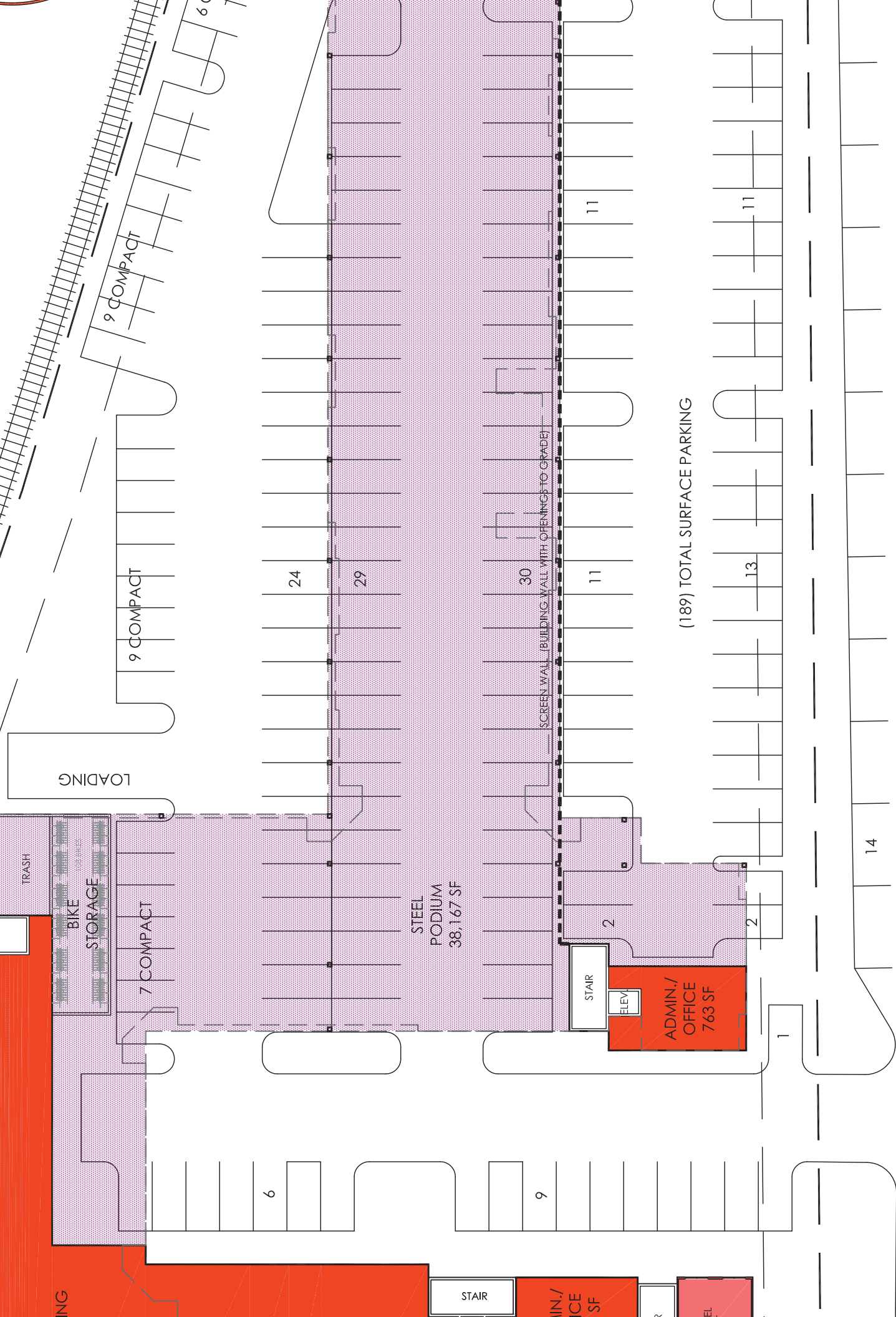
LEVEL 1

N. LINCOLN AVE

EXISTING RAILROAD

# of Beds	Total Net HSE	NORTH										TOTALS
		LVL.1	LVL.2	LVL.3	LVL.4	LVL.5						
52	21,908	3	13	13	13	13						52
23	9,292	5	5	5	5	5						23
32	16,128	8	8	8	8	8						32
4	2,016	1	1	1	1	1						4
24	12,576	6	6	6	6	6						24
16	5,944	2	2	2	2	2						16
30	11,700	3	4	4	4	4						15
8	2,988	1	1	1	1	1						4
30	13,080	3	4	4	4	4						15
96	32,592	6	6	6	6	6						24
315	126,829	3	49	50	50	50	50	50	70	70	70	201
631	403	3	75	70	70	70	70	70	70	70	70	315

UNIT MIX	UNIT MIX
16.51%	25.87%
17.78%	27.86%
11.11%	15.42%
24.13%	18.91%
30.48%	11.94%
100.00%	100.00%
112,533 SF	
15,225 SF	
14,295 SF	
142,055 SF	
174,296 SF	
34,959 SF	
35,206 SF	
81,502%	
38,167 SF	
10,950 SF	
813 SF	
995 SF	
504 SF	
797 SF	
1,628 SF	
3,000 SF	
18,225 SF	
193	
97	
193	
108	
SF. PER UNIT	



W. CLARK STREET

LEVEL 1

URBANA SITE C

ENT

(189) TOTAL SURFACE PARKING

STEEL
PODIUM
38,167 SF

ADMIN./
OFFICE
763 SF

STAIR

ELEV.

SCREEN WALL BUILDING WALL WITH OPENINGS TO GRADE

9 COMPACT

7 COMPACT

LOADING

TRASH

BIKE
STORAGE

6

9

24

29

30

11

11

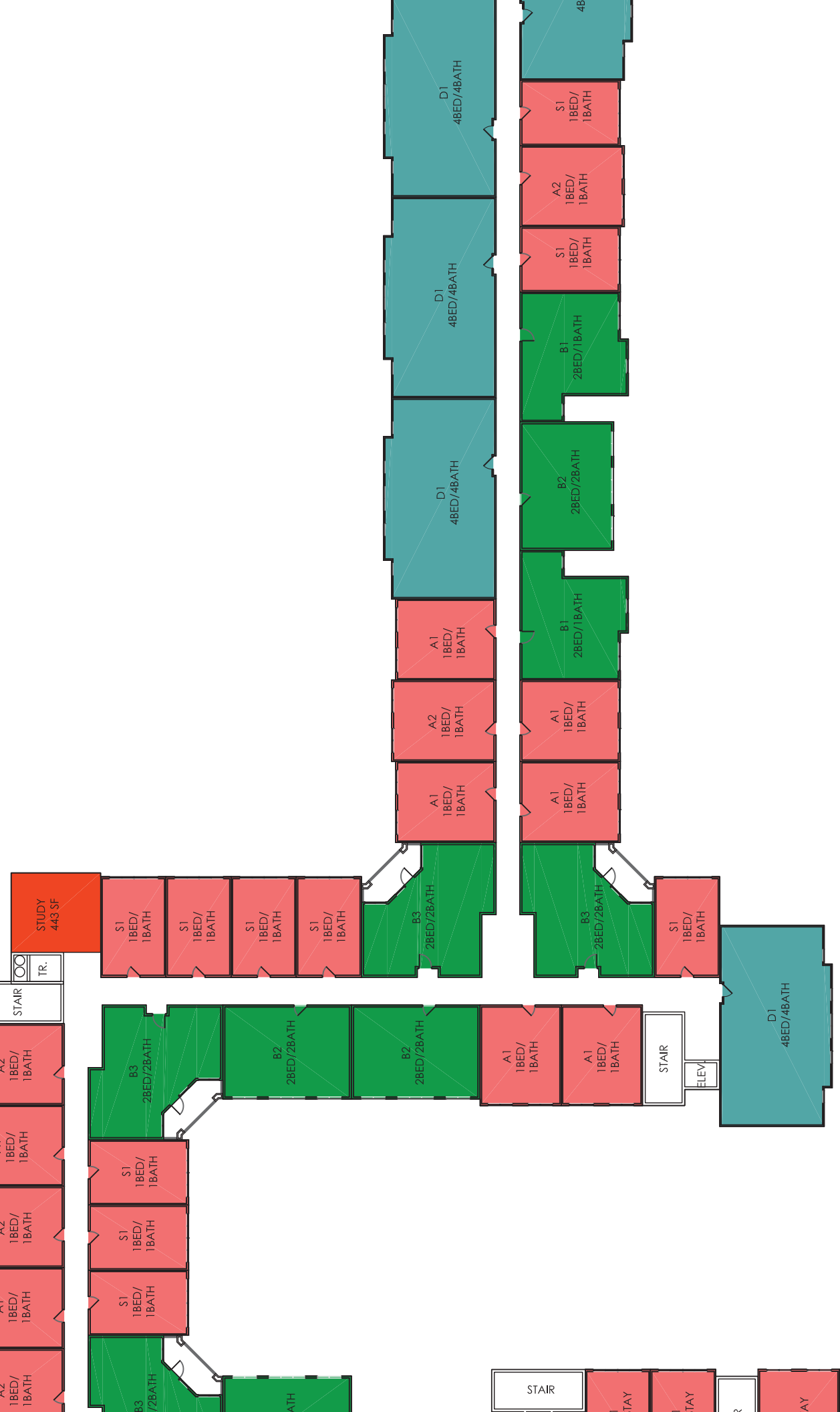
13

11

14



LEVEL 2



LEVEL 3-5



W. CLARK STREET

LEVEL 1

URBANA SITE C

# of Beds	Total Net HSE	NORTH										TOTALS
		LVL.1	LVL.2	LVL.3	LVL.4	LVL.5						
52	21,908	3	13	13	13	13						52
23	9,292	5	5	5	5	5						23
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3,000 SF	
18,225 SF	
193	
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SF PER UNIT	

ENT



LEVEL 2



LEVEL 3-5



