



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, Director / City Planner

DATE: May 23, 2002

SUBJECT: Plan Case 1827-S-02, Final Subdivision Plat for Urbana Auto Park Subdivision No.1.

Introduction

Interchange Properties, LLC and Farm and Fleet of Monroe, Inc. have submitted the first final plat for the Urbana Auto Park Subdivision. The final plat will create the lots for the new Farm and Fleet, the future O'Brien Auto Park and one outlot.

Background

City Council approved the preliminary plat for the Urbana Auto Park Subdivision on December 17, 2001. The approval was for a total of 5 lots on approximately 110 acres. Three of the lots are proposed for commercial uses while the remaining two lots are proposed for future industrial purposes. The Phase I final plat will create the three commercial lots. Lot 101 is a 34.922 acre parcel that will become the future home of O'Brien's Auto Park. Lot 103 is a 25.065 acre parcel which is home to the new Farm and Fleet scheduled to open in September 2002. Lot 102 is a 2.409 acre outlot which is not yet proposed for development. The plat will also dedicate right-of-way for the east-west collector to be called O'Brien Drive and for a relocation of Anthony Drive southward from O'Brien Drive.

Discussion

The final plat is consistent with the approved preliminary plat (see attached) which was thoroughly reviewed by the same agencies. As with any request for a final subdivision plat, the proposed plat has been sent to the appropriate reviewing agencies for their comments and approval. All submitted comments will be addressed prior to the June 3, 2002 City Council meeting. Nevertheless,

Access

Primary access to the lots will be from the new east-west collector of O'Brien Drive and from the relocated Anthony Drive. The right-of-way for O'Brien Drive will taper in width from 114 feet at the Cunningham intersection down to 66 feet at its western terminus at lot 101. Anthony Drive will contain a right-of-way width of 66 feet. Intersection improvements at the Cunningham Avenue / Anthony Drive interchange have been completed and the intersection of Cunningham / Airport Road has been signalized. Under a previous development agreement, the City of Urbana is responsible for construction of O'Brien Drive and the relocated portion of Anthony Drive into the property. The City will also be constructing improvements to the south side of Airport Road, including the construction of a sidewalk.

Drainage and Sewers

Stormwater runoff will be detained in a basin to be constructed on Lot 101. All drainage improvements will meet the requirements of the Urbana Subdivision and Land Development Code and must meet the approval of the City Engineer. Sanitary and storm sewers will be extended onto the site from existing mains.

Utilities

Utilities will be provided via a number of easements as listed on Sheet 2 of the final plat.

Waivers

The approval of the Preliminary Plat included a number of granted waivers. These waivers include:

- Waiver from the requirement to construct half-street improvements along Airport Road and Willow Road;
- Waiver from the requirement to construct a sidewalk along both sides of O'Brien Drive, along the south side of Airport Road, along the east side of Willow Road, along both sides of the realigned Anthony Drive, and along the north side of the existing Anthony Drive.

Under the terms of the development agreement, the City is obligated to construct half-street improvements to the south side of Airport Road including a sidewalk. The City is also obligated to construct a sidewalk along the south side of O'Brien Drive, and the west and north sides of Anthony Drive.

Summary of Findings

1. The proposed final plat is entirely consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The proposed final plat is consistent with the Comprehensive Plan land use and roadway

designations for the site.

3. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted.
4. On December 17, 2001 the Urbana City Council approved a preliminary plat for Urbana Auto Park Subdivision under Ordinance 2001-12-168. The requested final plat is consistent with the provisions of those ordinances.
5. There are no new requested waivers to the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options for this case. In Plan Case 1827-S-02, the City Council may:

- a. Approve of the proposed final plat.
- b. Deny the proposed final plat.

Staff Recommendation

Staff recommends that the City Council approve the requested final plat for Plan Case 1827-S-02.

Attachments: Proposed Ordinance for Final Plat
 Proposed Final Plat for Urbana Auto Park Subdivision Phase I
 Approved Preliminary Plat

c: Tom Jordan, Daily and Associates
 Joe O'Brien
 Farm and Fleet

ORDINANCE NO. 2002-05-057

**An Ordinance Approving A Final Subdivision Plat
(Urbana Auto Park Subdivision Phase I - Plan Case No. 1827-S-01)**

WHEREAS, Interchange Properties, LLC and Farm and Fleet of Monroe, Inc. have submitted a Final Subdivision Plat for Urbana Auto Park Subdivision Phase I in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of Urbana Auto Park Subdivision Phase I is consistent with the preliminary plat approved by the Urbana City Council on December 17, 2001 by Ordinance 2001-12-168; and,

WHEREAS, The Final Plat of Urbana Auto Park Subdivision Phase I is consistent with specific requirements and provisions of the Development Agreement between the City of Urbana and Interchange Properties, LLC, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-006, with provisions of an Agreement between the City of Urbana and Farm and Fleet of Monroe, Inc., adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-007, and with the provisions of a Development Agreement between the City of Urbana and Frasca Associates, and Illinois General Partnership, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-008; and,

WHEREAS, The Final Plat of Urbana Auto Park Subdivision Phase 1 meets the requirements of the Urbana Subdivision and Land Development Code with the exception of those waivers granted for Ordinance 2001-12-168; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Urbana Auto Park Subdivision Phase I.

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

Section 1. The Final Plat of Urbana Auto Park Subdivision Phase I 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 _____, 2002.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2002.

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 _____, 2002, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT (Urbana Auto Park Subdivision Phase I; Plan Case 1827-S-02) 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 _____, 2002, 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 _____, 2002.