



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, Director

DATE: May 12, 2005

SUBJECT: Plan Case No. 1931-S-05, Preliminary Plat for Water's Edge Subdivision located at the northwest corner of High Cross Road / IL Route 130 and Stone Creek Boulevard.

Introduction & Background

C & C Properties Illinois, LLC is requesting Preliminary Plat approval for a 79-lot development to be called Water's Edge Subdivision located on an undeveloped 27.33-acre parcel at the northwest corner of High Cross Road / IL Route 130 and Stone Creek Boulevard. The parcel was originally part of the Stone Creek Subdivision approved back in 1997 under an annexation agreement with The Atkins Group. The development will include a mix of residential uses, including 17 single-family detached homes, 62 two-unit common-lot-line homes, and 11 multi-family residential buildings each with 8 two-bedroom units (see attached map). In total the development will contain 167 dwellings. The property was zoned R-5, High Density Multiple Family Residential when it was annexed into the City of Urbana in 1997.

On May 5, 2005 the Plan Commission unanimously recommended that City Council approve the preliminary plat for the subdivision. This recommendation was made with a provision that the sidewalk layout be slightly modified from the layout originally presented to the Commission. Additional background information on this request is provided in the Plan Commission Memorandum, dated April 29, 2005.

Discussion

Land Use, Zoning, Comprehensive Plan

The proposed mixed-residential development is permitted by right in the R-5, High Density Multiple-Family Residential Zoning District. The chosen layout offers higher-density apartments next to TK Wendls with a transition to lower density residential to the west and south. The single-family lots along Stone Creek Boulevard will closely resemble the lots already

platted in Stone Creek Subdivision. The 2005 Comprehensive Plan identifies this site as appropriate for multi-family land uses. The proposal is consistent with the Comprehensive Plan and offers a residential pattern that respects surrounding development.

Access

Primary access to the development will be from Stone Creek Boulevard which is a collector-level roadway. Four separate local-level roads are proposed to intersect with Stone Creek Boulevard. The interior roadway layout is appropriate considering the existing detention basin on the site and the limited access opportunities to the north and east.

Attached is the proposed alternative sidewalk plan that was preferred by the Urbana Plan Commission. The plan identifies sidewalks on most street frontages and around the existing wet detention pond. The Urbana Subdivision and Land Development Code requires sidewalks along all street frontages but does not require walks around detention basins as proposed. As an alternative to the requirement, this alternative offers an amenity while still providing a sidewalk for every lot in the development. The layout also provides three “stubs” to the High Cross Road / IL Route 130 right-of-way where a future multi-use path would be constructed as part of the Greenways and Trails Plan. A multi-use path in the center median of Stone Creek Boulevard will be constructed this summer.

Drainage & Utilities

Drainage for the site was already engineered as part of the Stone Creek Subdivision development. The basin exists and will accommodate all runoff from this development. The site is also adequately served by all utilities. Utilities will be provided underground as required by code.

Waivers

The Preliminary Plat identifies three waivers from the Subdivision and Land Development Code:

- Reduction in the required street pavement width of all local streets from 31-feet to 28-foot back-of-curb to back-of-curb;
- Reduction of the required right-of-way on Street “C” and “D” from 60 feet to 50 feet; and
- Waiver to allow an alternative sidewalk plan rather than provide a four foot sidewalk on both sides of all streets.

The reduction of right-of-way is proposed in order to allow more lot depth on those lots fronting Streets “C” and “D”. The reduction of street pavement width is requested in order to reduce unnecessary paving and to facilitate slower traffic speeds. These waivers have traditionally been granted and have met the approval of the City Engineer.

Summary of Findings

On May 5, 2005 the Urbana Plan Commission adopted the following findings related to the request.

1. The proposed Preliminary Plat for the Water's Edge Subdivision is consistent with the approved annexation agreement between The Atkins Group and the City of Urbana dated April 4, 1997.
2. The proposed Preliminary Plat would be consistent with 2005 Urbana Comprehensive Plan land use and roadway designations for the site.
3. The proposed Preliminary Plat would be consistent with existing zoning designations for the site.
4. The proposed Preliminary Plat would allow for the establishment of new local level streets that will efficiently serve the development.
5. The proposed alternative sidewalk plan creates a more efficient sidewalk layout that provides necessary access to all lots as well as a walking trail amenity around the detention basin.
6. With the exception of the proposed waivers for right-of-way and street width and for sidewalks along both sides of all streets, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
7. The requested waivers should not pose a negative impact to the neighborhood.

Options

The City Council has the following options in this case:

- a. The City Council may approve the Preliminary Plat of the Water's Edge Subdivision, including some or all of the requested waivers; or
- b. The City Council may deny approval of the Preliminary Plat of the Water's Edge Subdivision.

Staff Recommendation

At its meeting on May 5, 2005, the Urbana Plan Commission voted unanimously to recommend approval of the Preliminary Plat of Water's Edge Subdivision including the requested waivers and with the alternative sidewalk plan attached to this report. Staff concurs with this recommendation.

Prepared by:

Rob Kowalski, Planning Manager

c: Shawn Luesse, Devonshire Coldwell Banker
Chris Creek, C&C Properties, LLC

Attachments: Draft Ordinance Approving a Preliminary and Final Plat
Preliminary Plat of Water's Edge Subdivision
Land Use and Proposed Alternative Sidewalk Plan
Minutes of the May 5, 2005 Plan Commission meeting

**An Ordinance Approving A Preliminary Subdivision Plat
(Water's Edge Subdivision - Plan Case No. 1931-S-05)**

WHEREAS, C & C Properties, LLC has submitted a Preliminary Subdivision Plat for the Water's Edge Subdivision to be located on a 27.33-acre parcel of property at the northwest corner of High Cross Road / IL Route 130 and Stone Creek Boulevard; and

WHEREAS, the Preliminary Plat for the Water's Edge Subdivision identifies the planned subdivision of the parcel into single-family, two-unit common-lot line units, and multi-family apartments along with the future dedication of public rights-of-way; and

WHEREAS, the Preliminary Plat for the Water's Edge Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of three identified waivers; and

WHEREAS, the waivers to the Urbana Subdivision and Land Development Code include the reduction of the required right-of-way width from 60-feet to 50-feet for Streets "C" and "D", 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 waiver to not require sidewalks on both sides of all streets and instead allow an alternative sidewalk plan; 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 Water's Edge Subdivision complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary Plat for Water's Edge Subdivision; and,

WHEREAS, in Plan Case 1931-S-05, the Urbana Plan Commission, on May 5, 2005 recommended approval (6-0) of the Preliminary Plat of the Water's Edge Subdivision along with the recommendation to incorporate the alternative sidewalk plan and 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 Water's Edge Subdivision attached hereto meets all the requirements of the Urbana Subdivision and Land Development Code with the exception of the waivers referenced herein and therefore is hereby approved as platted.

Section 2. Sidewalks for the Water's Edge Subdivision shall be provided as illustrated on the attached map entitled Land Use and Alternative Sidewalk Plan.

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 _____, 2005.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2005.

Laurel Prussing, Mayor

PRELIMINARY PLAT
 WATERS EDGE SUBDIVISION
 URBANA, ILLINOIS
 A PART OF THE SE ¼, SECTION 22, T19N, R9E, OF THE 3rd PM
 CHAMPAIGN COUNTY, ILLINOIS

Multi-Family Residential

Single-Family Residential

Common-Lot Line Residential

Common-Lot Line Residential

Single-Family Residential

Land Use & Proposed Alternative Sidewalk Plan

- Proposed 4-foot Sidewalks
- Multi-Use Median Path to be built Summer 2004
- Existing Sidewalk



HDC ENGINEERING
 Professional Survey Firm License No. 184-002283 Expires 04/30/2009
 201 North Springfield Avenue, Suite 200, Urbana, Illinois 61801
 (217) 264-9976 Fax (217) 264-9970

PRELIMINARY PLAT OF
 WATERS EDGE
 URBANA, ILLINOIS

PROJECT NO.	000025	TYP	
DATE	04/07/05	CHECKED	WES
DRAWN BY	LES/TEP	CHECKED	WES
INCH	1/4" = 1'	BY	REMANUS

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: May 5, 2005
TIME: 7:30 P.M.
PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Laurie Goscha, Lew Hopkins, Randy Kangas, Michael Pollock, Bernadine Stake, Don White

MEMBERS EXCUSED: Marilyn Upah-Bant

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services, Rob Kowalski, Planning Manager; Teri Andel, Planning Secretary

OTHERS PRESENT: Chris Creek, Shawn Luesse, Susan Taylor

NEW BUSINESS

Plan Case Number 1931-S-05 – Preliminary Plat for Water’s Edge Subdivision located at the northwest corner of High Cross Road/ IL Route 130 and Stone Creek Boulevard.

Rob Kowalski, Planning Manager, presented this case to the Plan Commission. He described the site and the surrounding properties noting their land uses and zoning designations. He talked about the proposed preliminary plat with regards to access, drainage, utilities and the requested three waivers. He summarized staff findings and presented staff’s recommendation, which was as follows:

Staff recommended that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary Plat of Water’s Edge Subdivision.

Mr. Kowalski introduced Shawn Luesse, representative of C & C Properties Illinois, LLC. Mr. Luesse approached the Plan Commission and stated that he would answer any questions that the Plan Commission had.

Ms. Stake inquired about where the access to public transportation would be located in the subdivision. Mr. Kowalski was uncertain as to whether MTD currently serves the area at High

Cross Road and Stone Creek Boulevard. When MTD decides or feels a need to serve this area, a bus stop would most likely be on Stone Creek Boulevard at one of the four access points or at the intersection of Stone Creek Boulevard and High Cross Road.

Ms. Stake wondered how far people would have to walk to a future bus stop. Mr. Kowalski responded by saying that people would have to walk less than a quarter of a mile, which was a standard, acceptable distance to walk for catching a bus.

Ms. Stake asked if there was a possibility of changing the multi-use path to be built someplace else rather than in the middle of Stone Creek Boulevard. Mr. Kowalski explained that the multi-use path had already been approved a number of years ago and was set for construction this summer.

Mr. Pollock questioned if the waiver requesting a reduction in the required street pavement width of all local streets from 31-feet to 28-feet would pose any problems for MTD buses to turn left in the proposed subdivision. Mr. Kowalski replied that the bus drivers would have room to turn.

Ms. Stake inquired if the preliminary plat had been reviewed and approved by the appropriate utility companies. Mr. Kowalski noted that the first thing staff did when they received an application for a plat was to send it to the electric company, water company, sanitary district, etc. for their review. Typically, staff receives a letter back saying that the plat is fine, and the utility company would be able to serve it. In this case, the utility companies were satisfied with the proposed preliminary plat and would be able to service it.

Mr. Hopkins asked where the main access points would be for the multi-family residential area. He believed the access points were crucial in terms of how the layout worked. Mr. Kowalski stated that staff had not yet reviewed that plan. However, he envisioned that the main access point would be off of Street B. He added that when the petitioner was ready to begin planning the multi-family housing, they would need to get a conditional use permit to have multiple buildings on one lot. The request for a conditional use permit would go before the Zoning Board of Appeals, who would review access and parking areas. The petitioner was not ready to develop the multi-family area at this time. Mr. Hopkins commented that part of the reason he felt this was relevant was because it would affect the decision of the sidewalks.

Mr. Luesse described potential plans for the multi-family tract. He pointed out that there would be four access points to the proposed multi-family area.

Mr. Hopkins inquired if the multi-family housing would be eight-unit buildings with four units on each floor. Mr. Luesse replied that was correct.

Mr. Kangas asked how many bedrooms would be in each unit. Mr. Luesse replied two.

Mr. Kangas questioned if the utilities would be underground. Mr. Luesse said yes.

Libby Tyler, Director of Community Development Services Department, introduced Chris Creek to the Plan Commission. She explained that he was the developer for the proposed subdivision.

Mr. Hopkins talked about his concerns with the proposed sidewalks. He understood that the City of Urbana planned to build a multi-use path that would connect to the three sidewalks coming out toward High Cross Road. Mr. Kowalski mentioned that the City planned to build a multi-use path along the east parcel boundary on High Cross Road. The proposed sidewalk would connect to the multi-use path in three places.

Mr. Hopkins went on to discuss the southwest end of the lake. He believed it would be desirable to continue the sidewalk, so people would be able to walk around the lake. Mr. Kowalski stated that staff had talked about requiring the developer to loop the sidewalk around the lake. By looping the sidewalk around the lake, it would prevent the sidewalk from ending at the curve in two points. Mr. Hopkins agreed that this would solve two of his concerns.

Mr. Pollock pointed out that lots 47 through 53 would only have access to the multi-use path along Stone Creek Boulevard. It appeared that there would not be any sidewalk connected in front of these lots. The same went for lots 18 through 22. Mr. Hopkins noted that lots 18 through 22 would have use of the City's multi-use path that would be located behind the lots along High Cross Road. Mr. Kowalski added that this was not unique to this development. This was the preferred sidewalk layout throughout the Stone Creek Subdivision.

Ms. Stake inquired if firetrucks could get down the streets to the cul-de-sac. Mr. Kowalski answered by saying that the Fire Department had been part of the review for the proposed preliminary plat. The cul-de-sac would have a standard size radius of at least 80 feet in width, which the City of Urbana requires for a cul-de-sac to accommodate fire trucks.

Mr. Kangas wondered why there were hitches in the sidewalk around the lake. Mr. Creek explained that there were setbacks from the lake. There was not really a design pattern to the sidewalk layout around the lake other than that it fits the rear lot lines.

Mr. Hopkins commented that people would not actually walk on the sidewalk between lot 6-A/B and lot 4. He believed people would cut across. It might be worth rethinking the sidewalk layout in this particular spot.

Mr. Hopkins moved that the Plan Commission forward this case to the City Council with a recommendation for approval with the condition that the sidewalk layout be changed to curve around the lake and to connect from the west edge of lot 1 to the southeast side of lot 30 and continue down to connect to the intersection with Street B. Ms. Goscha seconded the motion. Roll call was as follows:

Mr. White	-	Yes	Ms. Stake	-	Yes
Mr. Pollock	-	Yes	Mr. Kangas	-	Yes
Mr. Hopkins	-	Yes	Ms. Goscha	-	Yes

The motion was passed by unanimous vote. Mr. Kowalski noted that this recommendation would go before the City Council on Monday, June 6, 2005.