



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

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

DATE: February 16, 2006

SUBJECT: Plan Case No. 1975-S-06, Preliminary Plat for Somerset Subdivision Phase 5 located south of Airport Road between U.S. Route 45 and Fieldcrest Drive.

Introduction

Flessner Development Corporation is requesting Preliminary Plat approval for a 36-lot development which will be the fifth phase of the Somerset Subdivision in north Urbana. The proposed development is located on a 10.86-acre portion of land south of Airport Road immediately east of the Landis Farms subdivision and west of the previous four phases of the Somerset Subdivision. This phase will be separated from the previous Somerset Subdivision phases by land owned by the petitioner and planned for future residential development. The proposed development will be comprised solely of detached single-family homes, and will be zoned City R-2, Single-Family Residential. The petitioner has agreed to annex this phase immediately, and will annex the remainder of the Somerset Subdivision within two years of the recording of this plat. A new annexation agreement will be drafted and presented to the City Council to formalize the petitioner's commitment to annex within this time period.

Background

The petitioner owns approximately 110 acres of land in north Urbana, and has already developed 24 acres as part of the Somerset Subdivision. None of these lots are currently within or adjacent to City limits, though the subdivisions are zoned County R-2, Single-Family Residential. The 2005 Urbana Comprehensive Plan identifies the future land use for the tract as Residential. In 1994, the City Council approved an annexation agreement for the first three phases (12.65 acres) of the Somerset Subdivision, and in 2002, approved an annexation agreement for the fourth phase (11 acres). The annexation agreements outline conditions that required any development to conform to City building codes and subdivision regulations, as well as the sharing of permit revenues between the City and the County. As part of the preliminary plat approval for Somerset

Subdivision Phase 5, a new annexation agreement will be drafted that will stipulate conditions for annexation of the remainder of the Somerset Subdivision.

At the February 9, 2006 Plan Commission meeting, most of the questions pertained to the Somerset Subdivision General Area Plan. Commissioners had several questions about how this phase would connect to future development, including sidewalks. The Plan Commission voted 7 ayes to 0 nays to recommend approval of the Preliminary Plat of Somerset Subdivision Phase 5.

General Area Plan

The Urbana Subdivision and Land Development Code requires that a General Area Plan (GAP) be approved by the Plan Commission in cases where a petitioner has land holdings that extend beyond that area to be platted. Planning staff provided recommendations for the petitioner in mid-2005 that were consistent with the 2005 Urbana Comprehensive Plan and the Subdivision and Land Development Code, and the petitioner's engineer created the formal GAP. As submitted, the GAP closely mirrors staff recommendations for the area. In addition to access from Airport Road, a new road will provide access to Brownfield Road. The GAP also illustrates a new north-south collector road that, when completed, will be consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan.

The GAP recommends single-family land uses for the area, which is consistent with the 2005 Urbana Comprehensive Plan. A large detention basin will serve as private open space for the development, and a temporary basin will be installed to serve the fifth phase of the subdivision. A bicycle trail will be integrated in the development through wider sidewalks. This bicycle trail will connect the private detention basin to a future bicycle trail along Airport Road, and may be extended south in the future to serve additional development. In addition to this trail, sidewalks will be provided on both sides of the street, which is consistent with previous developments and the Subdivision and Land Development Code.

The Plan Commission voted 7 ayes to 0 nays to approve the Somerset Subdivision General Area Plan at their February 9, 2006 meeting. Per the Subdivision and Land Development Code, only the Plan Commission must approve a GAP.

Discussion

Land Use & Zoning Designations

The Somerset Subdivision Phase 5 property will be directly converted from County R-2, Single-Family to City R-2, Single-Family Residential. The lots will be developed as detached, single-family housing. This is consistent with other Somerset phases and the land use designations of the 2005 Urbana Comprehensive Plan. The R-2 zoning district requires a 15 foot front yard setback, 10 foot rear yard setback and 5 foot side yard setback. Lots that front Airport Road will have an additional setback to buffer them from the road.

Access

The proposed development will be accessible via Airport Road and Newport Drive from the Landis Farms subdivision. Skyline Drive, which serves as the main road for this phase, will extend into future development to the east, as will Cedarcrest Drive. The GAP further outlines how the proposed subdivision will eventually connect to the rest of the Somerset Subdivision. The City's traffic engineer has reviewed and approved the proposed roads. Sidewalks will be provided on both sides of the street and will connect to sidewalks and the bicycle trail in future phases of the Somerset Subdivision.

Utilities and Drainage

Currently, there is a sanitary sewer south of the proposed development that will provide service. A public sanitary sewer will be extended along the east side of Skyline Drive and will be located in the front yard setback.

Runoff on the property generally flows southeast. A storm sewer will be installed on the east side of the road to collect runoff and route it into a temporary detention basin south of the development. As future development occurs, this basin will be expanded. Gas and water service will be provided via extensions from existing service mains along Airport Road. The City Engineer has reviewed and approved the proposed utility plans.

Waivers

The Preliminary Plat identifies one waiver request:

- Reduction in the required street pavement width of the entire development from 31 feet to 28 feet back-of-curb to back-of-curb (Section 21-36, Subsection A(1) of the Subdivision and Land Development Code)

The granting of the waiver was considered based on meeting the following criteria:

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

Planning and Engineering Staff have reviewed the requested waiver and support its approval. The reduced width still allows for a parkway strip between the curb and sidewalk. The reduction

in pavement width is preferable to wider roads which encourage speeding and create unnecessary expense and stormwater runoff. This waiver is a common request in new subdivisions, and it is anticipated that the City will reduce the pavement width requirement in future revisions to the Subdivision and Land Development Code.

Summary of Findings

1. The proposed Preliminary Plat would be consistent with 2005 Urbana Comprehensive Plan land use and roadway designations for the site.
2. The proposed Preliminary Plat would allow for the establishment of a new local level street that will efficiently serve the development and future expansions, and will have road connections to neighboring subdivisions.
3. The proposed Preliminary Plat will be immediately annexed into the City.
4. With the exception of the proposed waiver for reduced pavement width, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
5. The requested waiver has been reviewed by Planning and Engineering staff, and should not pose a negative impact to the area.
6. The proposed Preliminary Plat would be consistent with the approved Somerset Subdivision General Area Plan, including provision of new roads and future land uses.
7. The Urbana Plan Commission voted 7 ayes to 0 nays to recommend approval of the proposed Preliminary Plat.

Options

The City Council has the following options with regard to the Preliminary Plat:

- a. Approve the proposed Preliminary Plat of Somerset Subdivision Phase 5 with the requested waivers; or
- b. Deny the proposed Preliminary Plat of Somerset Subdivision Phase 5.

Staff Recommendation

Staff concurs with the Plan Commission recommendation to **APPROVE** the Preliminary Plat of Somerset Subdivision Phase 5 along with the requested waivers.

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Planner I

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Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Existing Land Use Map
Exhibit D: Future Land Use Map
Exhibit E: Aerial Map
Exhibit F: Somerset General Area Plan
Exhibit G: Somerset Phase 5 Preliminary Plat

ORDINANCE NO. 2006-02-018

An Ordinance Approving a Preliminary Subdivision Plat
(Somerset Subdivision Phase 5 - Plan Case 1975-S-06)

WHEREAS, the Flessner Development Corporation has submitted a Preliminary Subdivision Plat for Somerset Subdivision Phase 5 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Preliminary Plat of Somerset Subdivision Phase 5 is consistent with the Somerset Subdivision General Area Plan approved by the Urbana Plan Commission on February 9, 2006 as part of Plan Case 1975-S-06; and,

WHEREAS, The Preliminary Plat of Somerset Subdivision Phase 5 complies with the City of Urbana's Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from these requirements requested by the Petitioner, including: a waiver to reduce the required street pavement width of the entire development from 31 feet to 28 feet back-of-curb to back-of-curb.

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat of Somerset Subdivision Phase 5 and the requested waiver; and

WHEREAS, in Plan Case 1975-S-06, the Urbana Plan Commission, on February 9, 2006, recommended approval (by a vote of 7 to 0) of the Preliminary Plat of Somerset Subdivision Phase 5 along with the requested waiver from the requirements of the Urbana Subdivision and Land Development Code.

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

Section 1. The Preliminary Plat of Somerset Subdivision Phase 5 attached hereto, along with the requested waiver 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.

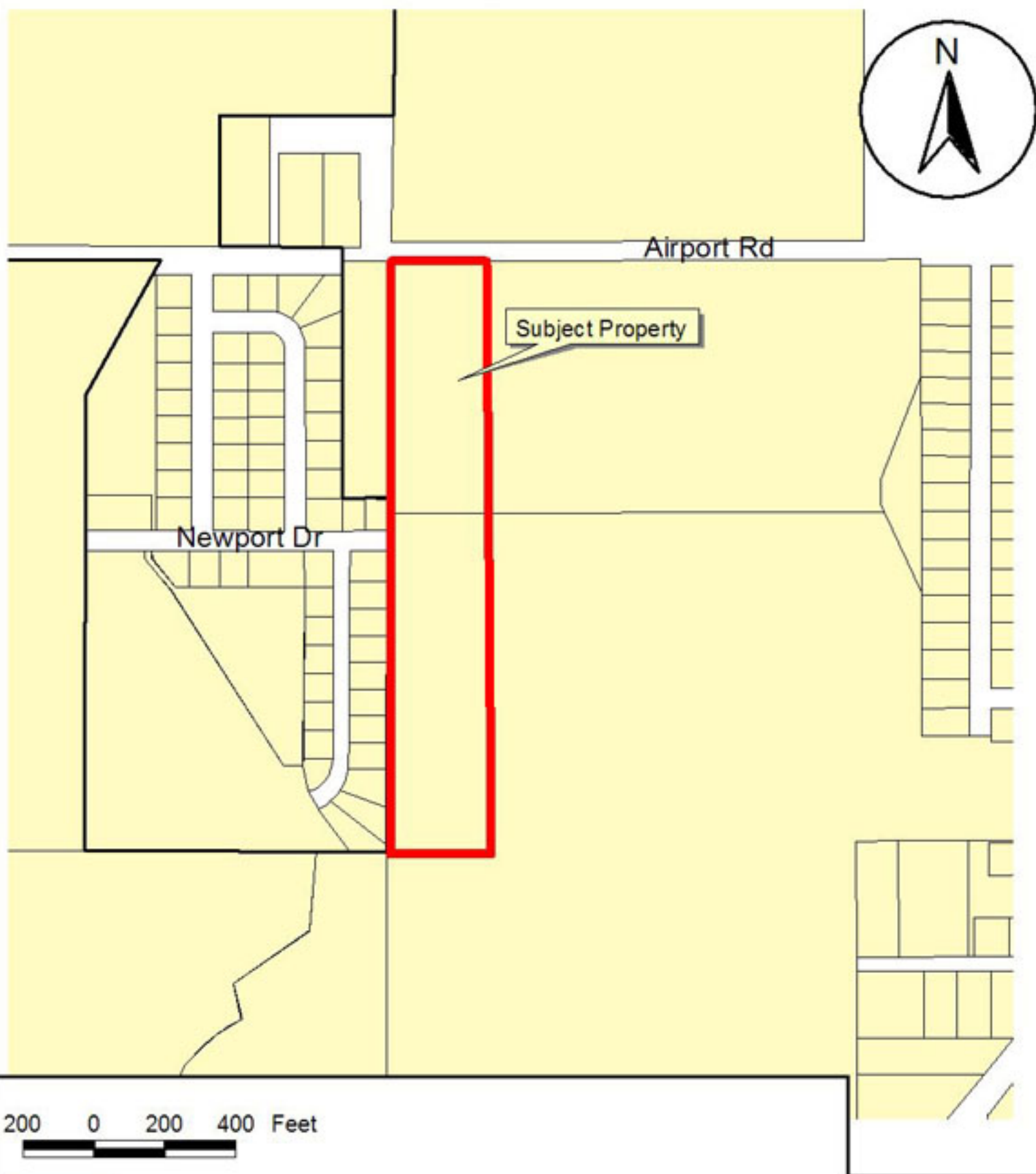
Laurel Lunt Prussing, Mayor

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 (Somerset Subdivision Phase 5 - Plan Case 1975-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.

Exhibit A: Location Map

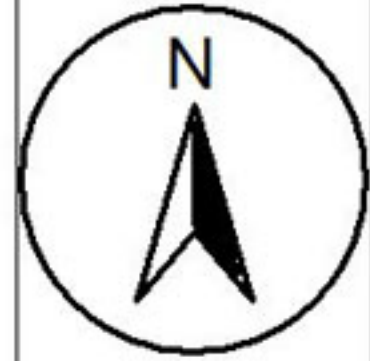


Plan Case: 1975-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Preliminary Plat for Somerset Subdivision Phase 5

Exhibit B: Zoning Map

City IN

County AG-2



Airport Rd

Subject Property

City R-2

Newport Dr

County R-2

200 0 200 400 Feet



-  City R2 - Single Family
-  City IN - Industrial
- County R-2 -
- County AG-2 - Agricultural



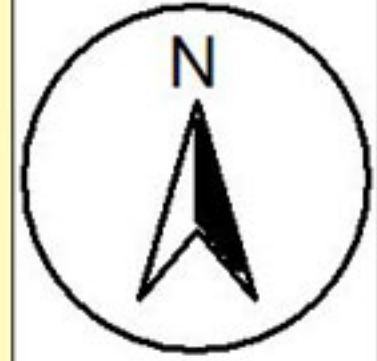
Plan Case: 1975-S-06
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Prepared 1/20/2006 by Community Development Services - mhw

Exhibit C: Existing Land Use Map

VAC

AG



SF

Airport Rd

SF

Subject Property

AG

SF

Newport Dr

MH

SF

200 0 200 400 Feet

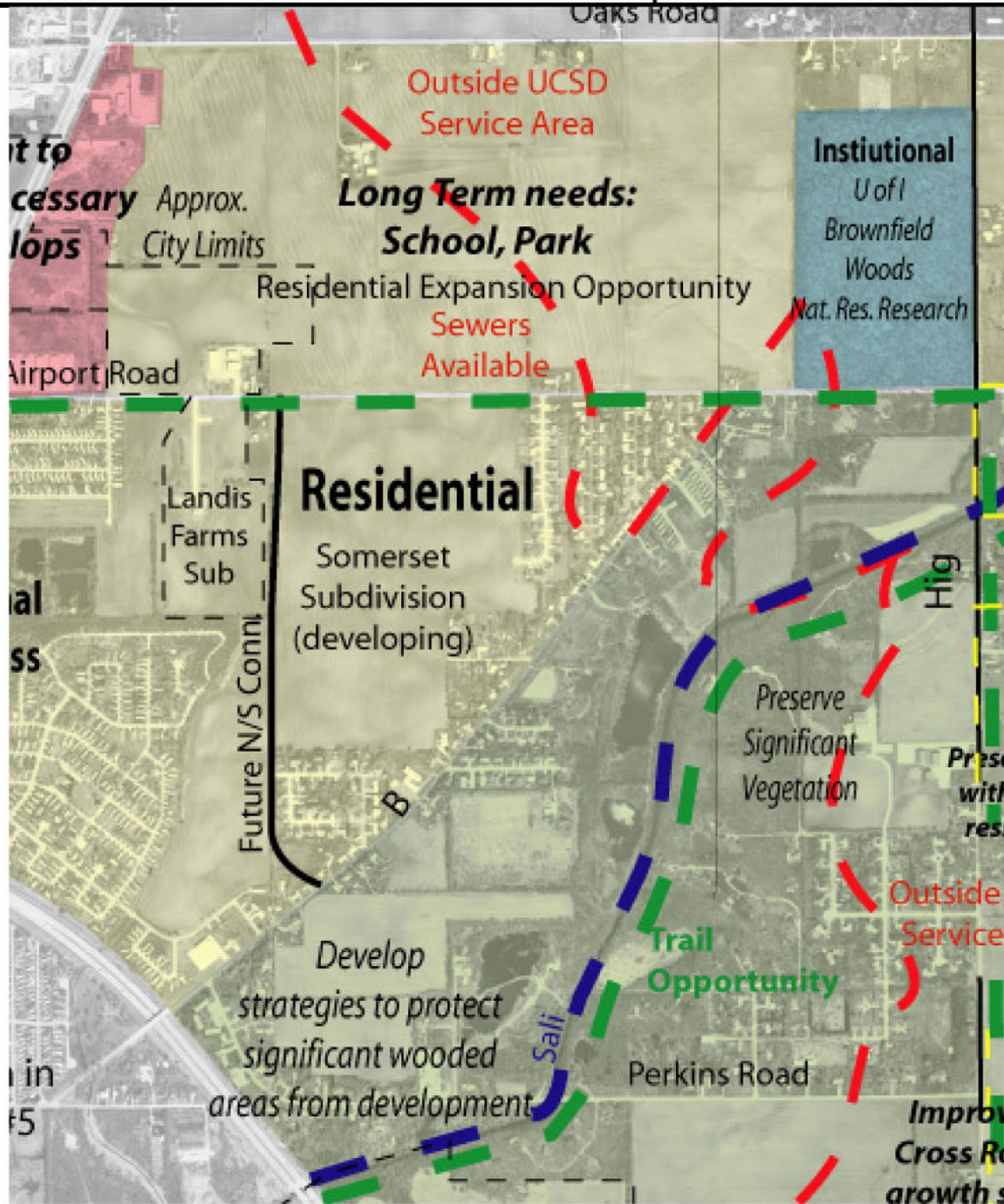


Plan Case: 1975-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Preliminary Plat for Somerset Subdivision Phase 5

Prepared 1/20/2006 by Community Development Services - mhw

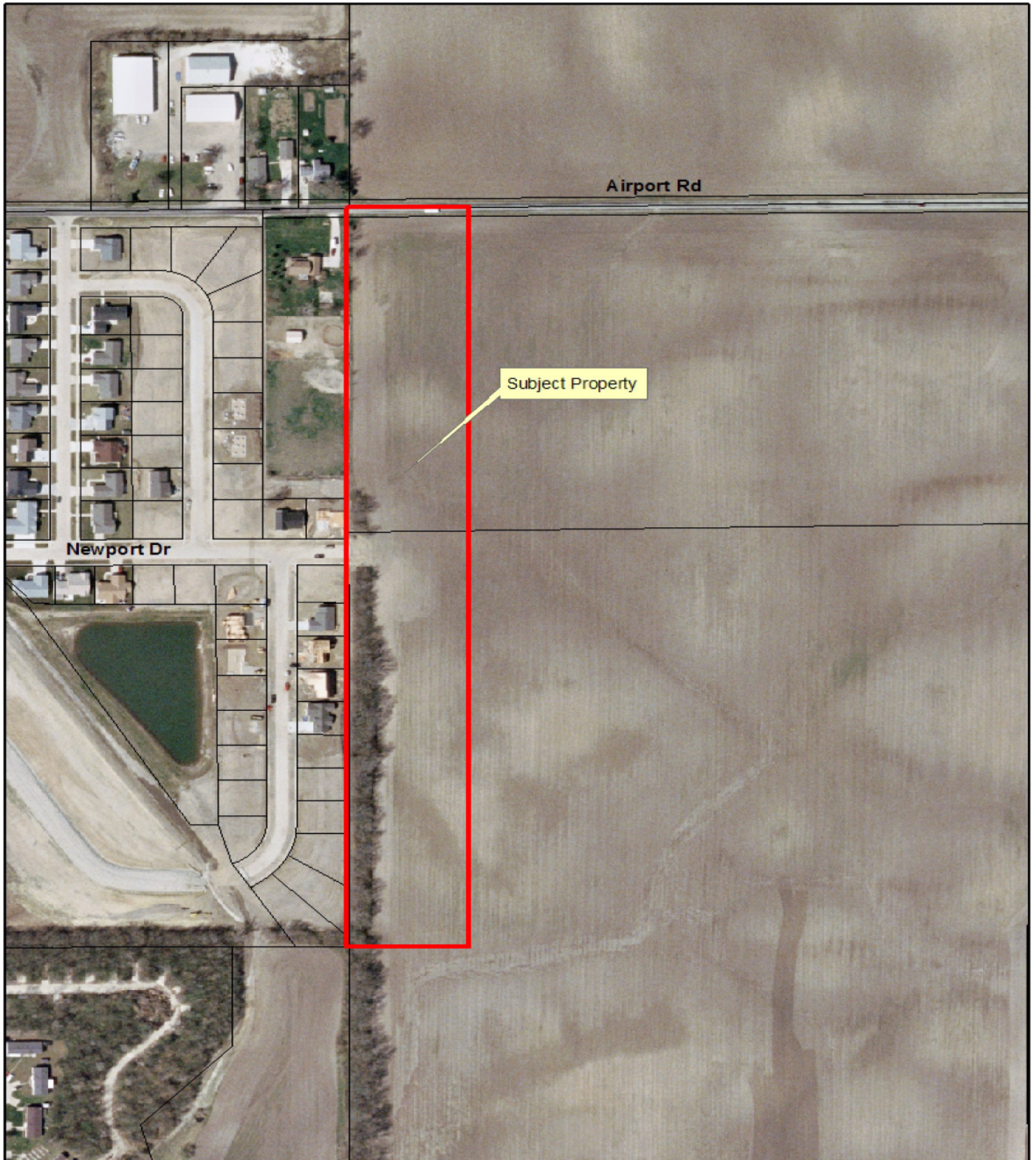
AG - Agriculture
SF - Single Family
MH - Mobile Homes
VAC - Vacant Land

Exhibit D: Future Land Use Map



Plan Case: 1975-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Preliminary Plat for Somerset Subdivision Phase 5

Exhibit E: Aerial Map



Plan Case: 1975-S-06
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr
Description: Preliminary Plat for Somerset Subdivision Phase 5

Prepared 1/20/2006 by Community Development Services - mhw

Somerset Subdivision General Area

Approved by the Urbana Plan Commission - February 9, 2006

Drafted February 2, 2006 by Community Development Services - mhw



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:

| | | | | | |
|-------------|---|-----|-------------|---|-----|
| 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.