



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: March 29, 2012

SUBJECT: A request by Verdant Prairies, LLC for approval of a Final Development Plan for the Verdant Prairies Condominiums Planned Unit Development. (Plan Case 2172-PUD-12)

Introduction

Gary Olsen has submitted an application on behalf of Verdant Prairies, LLC for a final development plan for the residential planned unit development (PUD) known as Verdant Prairies Condominiums. The subject property, located at 704 E. Windsor Road, is four acres in size and is zoned R-3, Single- and Two-Family Residential. It was the site of the Windsor Swim Club until 2009 when the swim club closed. Verdant Prairies, LLC is proposing a residential planned unit development with a maximum of 48 condominiums, consisting of up to one single-family residence, three duplexes, four fourplexes, and two twelve-unit condominium buildings, as well as a club house.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD occurs in two phases. First, a preliminary development plan is submitted and reviewed, and then a final development plan is submitted and reviewed. The Plan Commission reviewed and recommended approval of a preliminary development plan for the Verdant Prairies Condominiums PUD on June 9, 2011. The City Council subsequently approved the preliminary development plan on June 20, 2012 by Ordinance No. 2011-06-057. (See Exhibit E) Approval of the preliminary development plan included the approval of a waiver concerning maximum building height. The waiver allowed the two twelve-unit buildings along the southern property line to be approximately 41 feet eight inches in height. The petitioner is requesting consideration of a final development plan for the Verdant Prairies Condominiums PUD at this time.

The Urbana Plan Commission held a public hearing regarding this application on March 8, 2012. A revised site plan (Exhibit D) was distributed at the meeting. The revisions were made to better accommodate fire truck access. At the hearing, two neighboring property owners spoke to the Plan Commission regarding their concerns about stormwater management and privacy. Both property owners said they liked the proposed development and were not in opposition to it. The petitioner also addressed the Commission. For more information about the public hearing, please see attached minutes. Following consideration, the Plan Commission voted seven ayes to zero nays to forward the final development plan to City Council with a recommendation for approval. The Plan Commission

also recommended approval for a waiver concerning maximum building height as outlined in the Minimum Development Standards section of this memorandum.

Background

The subject property, site of the former Windsor Swim Club, is located northeast of the intersection of South Anderson Street and East Windsor Road and totals 174,691 square feet in area. The property was zoned CRE – Conservation / Recreation / Education when it was the swim club, but was rezoned R-3, Single- and Two-Family Residential on June 20, 2012 after Verdant Prairies LLC purchased the property (Ordinance No. 2011-06-056).

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The subject property has frontage on Windsor Road east of Anderson Street. The area to the north, east, and west of the property is residential in nature, with both single-family residences and duplexes. The zoning in the surrounding area is mainly R-3, Single- and Two-Family Residential, although directly north of the subject property are five lots zoned R-2, Single-Family Residential. The Urbana corporate limits run along the south side of Windsor Road, adjacent to the subject property. The parcel to the south of the subject property is zoned Champaign County AG-2, Agriculture and is used for agricultural purposes.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single & Two-Family Res.	Vacant - former Swim Club	Residential – Suburban Pattern
North	R-2, Single-Family Residential R-3, Single & Two-Family Res.	Single-Family Dwellings	Residential – Suburban Pattern
South	Champaign County AG-2, Agriculture	Agriculture	Mixed Residential – Suburban Pattern
East	R-3, Single & Two-Family Res.	Single-Family Dwellings Duplexes	Residential – Suburban Pattern
West	R-3, Single & Two-Family Res.	Duplexes	Residential – Suburban Pattern

Comprehensive Plan

The Comprehensive Plan designates the subject site and adjacent developed residential areas as “Residential – Suburban Pattern” which the Comprehensive Plan defines as follows:

Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development:

Suburban Pattern of Development

A pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.

The area to the south of the subject site is designated as “Mixed Residential – Suburban Pattern” in the Comprehensive Plan. The notation for this area in Future Land Use Map #14 (Exhibit C) states the following: ‘Condos, Apartments, and Zero-lot line development designed around park and businesses; denser development along Windsor Road.’

The following Comprehensive Plan Goals and Objectives support the proposed residential planned unit development:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Discussion

Development of the site will include elimination of the existing drive off of Windsor Road and construction of a new drive in the center of the property line along Windsor Road. The drive will enter the site as a divided roadway and then access a circular two-way street that will provide access to all buildings on the site. The street will be privately owned. A sidewalk will be provided all along the exterior of the site, connecting to public sidewalks in the northwest corner of the site and along Windsor Road. The sidewalk will also connect to the interior of the site at two points on the east and west property lines.

The proposal includes 136 parking spaces, provided in private garages, exterior covered spaces, and surface spaces. If all 48 units are built, this would allow two spaces per unit with an additional 40 spaces for guests. Twenty-four bicycle parking spaces will be provided in two locations. The development will feature “green” site design and building construction, including rain garden basins and bioswales. There will be nine areas distributed throughout the site for either bioswales or rain gardens to help manage storm water. Lighting will primarily be low wattage with LEDs used for landscape lighting, and each entry door and garage. The project, if approved, would be developed in phases, based on buyer demand.

For the Final Development Plan, the petitioner has made five changes to the approved Preliminary Development Plan for the Verdant Prairies Condominiums PUD:

1. The preliminary proposal shows the entrances to the fourplexes on the sides of the buildings. Changes to the internal layout of the units have moved the entrances on the fourplexes from the side of the buildings to the front.
2. The preliminary proposal includes permeable pavement for the circular access drive. The petitioner has stated that it is not feasible to use permeable pavement for the main access drive due to maintenance concerns. Permeable pavement will continue to be used for the exterior parking areas, the duplex and fourplex driveways, and the sidewalks.
3. The preliminary proposal includes two large rain gardens in the southeast and southwest corners of the site, with a bioswale along the southern property line. Due to the natural drainage on the site, these have been reconfigured. There are now nine areas distributed throughout the site reserved for rain gardens and bioswales.
4. The preliminary proposal states that the elevation at which the two 12-unit buildings begin is 732 feet above sea level. Due to the natural drainage on the site, the petitioner has had to raise the buildings by three feet. The final development plan shows that the elevation at which the buildings begin is 735 feet above sea level.
5. The revised site plan includes a wider access drive on Windsor Road as well as a shortened driveway median. Both revisions are to provide better fire truck access.

Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;

6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUD's are to be reviewed for their consistency with the above general goals. The proposed Verdant Prairies PUD is consistent with goals 1, 2, 3, 5, 7, and 8. The proposed PUD is a high quality, mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. The proposed development is also responsive to goals in the Comprehensive Plan listed above. A variety of compatible building designs, materials, colors, and architectural styles will unify the overall development. The proposal includes amenities and innovations such as a clubhouse, landscaped open areas, rain gardens, permeable pavement, and a recreational sidewalk.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as “a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses”. Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Verdant Prairies PUD is a residential PUD. To be considered as a PUD, the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 4.01 acres and therefore meets the lot size criterion. The proposed Verdant Prairies PUD also meets the criteria listed below as defined by the Urbana Zoning Ordinance. Following each criteria is analysis offered by City staff (*provided in italics*).

- a) Mixed Use – Either in the same building or with a “campus” layout, provide for a mixture of single-family, two-family, multi-family, commercial, office and/or recreational uses.

The proposed Verdant Prairies PUD presents a plan that will provide a mixture of housing types, including single-family, duplexes, fourplexes, and multi-family in a “campus” approach. The development will include recreational facilities for the use of residents.

- b) Conservation – Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.

The proposal is for an energy efficient “green” community. It incorporates “green” building and site design features, including “green” construction of the modular units, rain gardens, permeable pavement, low wattage lighting, and solar panels on the 12-unit buildings and the clubhouse. In addition, “green” upgrades will be offered to the owners such as geothermal heating and solar panels.

- c) Infill - Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration and road access.

The proposal will provide for the redevelopment of a property within an urban area that is currently vacant. The proposed PUD provides for a redevelopment plan that is consistent with the surrounding neighborhood and will provide up to 48 new housing units for the community.

- d) Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

The proposed Verdant Prairies PUD would provide a unique residential development with a mix of housing types, including a single-family residence, duplexes, fourplexes, and multi-family buildings. The residents will have access to a shared clubhouse and open space. A sidewalk around the perimeter of the lot will provide recreational opportunities.

Permitted Uses

The proposed PUD is considered a residential PUD consisting of a mixture of residential types, including a single-family residence, duplexes, and multi-family buildings. Per the Urbana Zoning Ordinance, all of these residence types are permitted uses in a residential PUD.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. As part of the approved Preliminary Development Plan, the following waiver was approved:

1. *Maximum height of 35 feet for a principal structure.*

Table VI-3 of the Zoning Ordinance allows for a maximum height of 35 feet for principal structures. The two twelve-unit buildings along the southern property line are approximately 41 feet eight inches in height. A maximum height for the two twelve-unit buildings is proposed as shown in the attached elevation drawing marked '3 Story 12 DU – Front (South) Elevation' (Exhibit G).

According to the petitioner, the twelve-unit buildings have had to be raised approximately three feet due to natural drainage patterns on the site. The buildings as shown in the final development plan are the same number of stories as those approved in the preliminary development plan, but they have been raised in elevation approximately two feet. The waiver is proposed to be amended accordingly.

Criteria for Approval

According to Section XIII-3 of the Urbana Zoning Ordinance, the City Council must determine whether reasons outlined in the submitted application and the evidence adduced during the public hearing, justify approval based on the following criteria. (Please see Exhibit D for the petitioner's specific response to each question.)

1. That the proposed development is conducive to the public convenience at that location.

The proposed project would be an infill development surrounded on three sides by a mature residential neighborhood. The site currently has street access and full utilities. The proposal would provide a variety of housing choices for the condominium market in a mature residential neighborhood. The requirement that development plans be reviewed and approved for PUD's provides an assurance of how the site will be developed and allows for flexibility in designing a development that will be more consistent with the surrounding residential uses.

2. That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

The proposed development is a residential condominium development on a site that was formerly used as a swim and tennis club. The site is surrounded on three sides by single-family residences and duplexes. Concerns regarding privacy and stormwater management were raised by nearby property owners at a public hearing for the final development plan held on March 8, 2012. The petitioner has stated that he will work individually with adjacent property owners to determine whether they would prefer fencing or landscaping as a buffer when development adjacent to their property occurs and will accommodate owners whenever possible. The proposed PUD, if approved, will have to meet City regulations regarding stormwater management.

The final development plan illustrates elimination of the existing drive off of Windsor Road and construction of a new drive in the center of the property line along Windsor Road. The drive will enter the site as a divided roadway and then access a privately-owned circular two-way street that will provide access to all buildings on the site.

The PUD has been designed to maximize compatibility with the adjacent properties by providing a gradation of building heights, with one-story buildings on the northern portion of the site adjacent to existing single-family residences. The buildings would increase in height as you move through the site from north to south, with the tallest buildings along Windsor Road acting as a sound and visual barrier between the interior of the site and Windsor Road.

3. That the proposed development is consistent with goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.

The proposed PUD is responsive to the following goals of the 2005 Urbana Comprehensive Plan:

- Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.
- Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.
- Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- Goal 18.0 Promote infill development.
- Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

4. *That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

The proposed Verdant Prairies PUD is consistent with goals 1, 2, 3, 5, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance. The proposed PUD is a high quality, mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. The proposed development is responsive to the above-listed goals in Comprehensive Plan. A variety of compatible building designs, materials, colors, and architectural styles will unify the overall development. The proposal includes amenities and innovations such as a clubhouse, landscaped open areas, rain gardens, permeable pavement, and a recreational sidewalk.

5. *That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

The following design features have been incorporated into the Final Development Plan for the Verdant Prairies Condominiums PUD:

Recommended Design Features

Table XIII-2 lists recommended design features for PUD's. One of the criteria for approval of a final development plan is to illustrate how a proposed PUD is responsive to recommended design features. The following design features have been noted by staff as being incorporated in the final development plan:

Transition Area – the buildings on the northern portion of the site and adjacent to existing single-family residences are one-story in height to maximize compatibility with the adjacent properties. The buildings would increase in height as you move through the site from north to south, with the tallest buildings along Windsor Road acting as a sound and visual barrier between the interior of the site and Windsor Road. In addition, rain gardens are proposed for both the southwest and the southeast portions of the site, as well as at other locations on the site. The rain gardens will not only provide environmental benefits, but will also serve as a transition between the residences and Windsor Road.

Lighting – the plans specify low-wattage LED lighting.

Street Lighting – street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – there is currently an access drive on the western end of the Windsor Road frontage. The final development plan shows the elimination of this drive and the construction of a new drive in the central portion of the lot along Windsor Road. This will lead to an interior circular two-way street that will provide access to all buildings and parking areas. The street will be privately-owned. There is a public sidewalk on Windsor Road along the southern property line of the site. The final development plans include a sidewalk along the west, north, and east property lines, with two access points into the center of the site from both the west and the east sidewalks. Pedestrians can also access the site from the northwest corner of the property, where the proposed sidewalk will connect to an existing public sidewalk that leads from the site to Scovill Street.

Internal Connectivity – a five-foot wide sidewalk has been provided along the west, north, and east sides of the site, connecting to the public sidewalk along the south side, with access to the center of the site.

Bicycle Parking – bicycle parking is included in two locations on the site, to the southeast and southwest of the clubhouse. Twenty-four spaces will be provided in total.

Permeable Parking – the final development plan indicates that the surface of the parking areas will be of a permeable material.

Tree Preservation – the plan indicates that healthy indigenous trees will be preserved when possible.

Open Space Provision – the plan illustrates innovative storm water facilities such as rain gardens and includes landscaped open spaces.

Passive Recreation – the perimeter sidewalk mentioned above will provide opportunities for passive recreation, as will the club house garden and patio.

Architectural Consistency – the final plan submitted includes a variety of compatible building designs, materials, colors, and architecture will unify the overall development. The buildings will be primarily brick on the front elevation, with hardi-board siding, a cement fiberboard that resembles wood clapboards, on the side and rear elevations. The trim will also be made of hardi-board. The twelve unit buildings will also use a stone trim at the corners to produce a quoin effect. Architectural details will be repeated in each of the buildings, unifying the development.

Architectural Design – the proposal includes energy efficient design and building construction, as well as materials. The proposed development utilizes modular construction, which is inherently “green” because of its construction methods and exterior wall spray foam insulation.

Summary of Findings

1. The Plan Commission reviewed and recommended approval of a preliminary development plan for the Verdant Prairies Condominiums PUD on June 9, 2011. The City Council subsequently approved the preliminary development plan on June 20, 2011 by Ordinance No. 2011-06-057.
2. Verdant Prairies, LLC has submitted a final development plan for the proposed Verdant Prairies Condominiums PUD for 704 East Windsor Road. The proposed residential planned unit development allows for a maximum of 48 condominiums, to consist of one single family residence, three duplexes, four fourplexes, and two twelve-unit condominium buildings, as well as a club house.
3. The Final Development Plan differs from the Preliminary Development Plan that was approved by the Urbana City Council on June 20, 2011 in the following ways: 1) the front entrances to the fourplexes have been re-configured from the side facades and are now located on the front facades; 2) the circular drive will not use a permeable pavement as was originally planned due to maintenance concerns; 3) there will now be nine areas reserved for rain gardens and bioswales distributed throughout the site instead of just two; 4) the base elevation of the twelve-unit buildings

will be at or below 735 feet above sea level instead of the 732 feet stated in the preliminary plans due to the natural stormwater drainage routes on the site; and 5) the access drive on Windsor Road has been widened and the driveway median has been shortened to provide better fire truck access.

4. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets all four of the criteria outlined in Section XIII-3.D: a) Mixed Use - the proposed development provides a mix of housing types, including single-family, duplexes, fourplexes, and multi-family in a “campus” setting; b) Conservation – the proposal is for an energy efficient “green” community which incorporates “green” building and site design features including “green” construction of modular units, rain gardens, permeable pavement, low wattage lighting, and solar panels; c) Infill – the proposal will provide for the redevelopment of a property within an urban area that is currently vacant; and d) Unique Development – the proposed PUD would provide a unique residential development with a mix of housing types as well as a shared clubhouse and open space, providing recreational opportunities.
5. The proposed development is consistent with the general goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance and the goals, objectives, and future land use in the 2005 Comprehensive Plan.
6. The proposed Final Development Plan for the Verdant Prairies PUD includes zoning standards that vary from the standards established in the Urbana Zoning Ordinance pertaining to building height for the two twelve-unit buildings.
7. The proposed Final Development Plan incorporates the following recommended design features: transition area, lighting, street lighting, access, internal connectivity, bicycle parking, permeable parking, tree preservation, open space, passive recreational facilities, architectural consistency and architectural design.
8. At their March 8, 2012 meeting, the Urbana Plan Commission voted seven ayes and zero nays to forward the Final Development Plan for the Verdant Prairies PUD to the City Council with a recommendation for approval.

Options

The City Council has the following options regarding the proposed Final Development Plan for the Verdant Prairies PUD in Plan Case No. 2172-PUD-12:

1. Approve as submitted; or
2. Approve including any additional conditions as are deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Disapprove as submitted.

Recommendation

Based on the analysis and findings presented herein, the Urbana Plan Commission and staff recommend that City Council **APPROVE** the proposed Final Development Plan for the Verdant Prairies PUD with the approval of the following waiver and conditions:

Waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

Conditions:

1. That the petitioner work individually with adjacent property owners to determine whether they would prefer fencing or landscaping as a buffer when development adjacent to their property occurs and to install the agreed upon buffer.
2. That construction be in general conformance with the approved plans.

Prepared by:

Rebecca Bird, AICP, Planner II

Attachments: Draft Ordinance Approving a Final Development Plan
Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: PUD Final Development Plan Application with site plan & elevations
Exhibit E: Ordinance No. 2011-06-057
Minutes of March 8, 2012 Plan Commission Hearing

cc: Gary Olsen, olsenarchitects@gmail.com

ORDINANCE NO. 2012-04-035

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(704 E Windsor Road / Verdant Prairies Condominiums -
Plan Case No. 2172-PUD-12)

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, proposes to establish a residential planned unit development (PUD) for property known as 704 E Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, a preliminary development plan for the proposed Verdant Prairies PUD was approved by the City Council on June 20, 2011 by Ordinance No. 2011-06-057 (Plan Case 2146-PUD-11) with the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked '3 Story 12 DU - Front (South) Elevation'.

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, has submitted a final development plan that is consistent with the preliminary development plan, but includes the following changes: 1) relocation of the entrances to the fourplexes; 2) the main access drive will not use permeable pavement; 3) there will be nine areas reserved for rain gardens and bioswales; 4) the two 12-unit buildings will begin at 735 feet above sea level; and 5) the access drive and the driveway median have been altered to provide better first truck access; and

WHEREAS, the final development plan includes a request for the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

WHEREAS, after due publication, the Urbana Plan Commission on March 8, 2012 held a public hearing concerning the proposed final development plan and voted seven ayes and zero nays to forward the case to the Urbana City Council with a recommendation to approve the final development plan for the Verdant Prairies PUD with approval of one waiver; and

WHEREAS, the approval of the final development plan, with the waiver outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A final development plan for the Verdant Prairies PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E Windsor Road including the approval of the following waiver and conditions:

Waiver:

1. Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

Conditions:

1. That the petitioner work individually with adjacent property owners to determine whether they would prefer fencing or landscaping as a buffer when development adjacent to their property occurs and to install the agreed upon buffer.
2. That construction be in general conformance with the approved plans.

LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then south along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim club Co. property, as per deed

recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

Permanent Parcel No.: 93-21-21-357-024

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this ____ day of _____, 2012.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2012.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

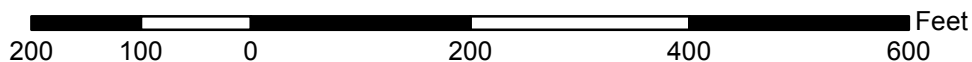
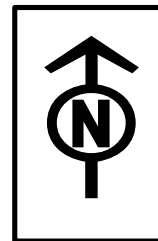
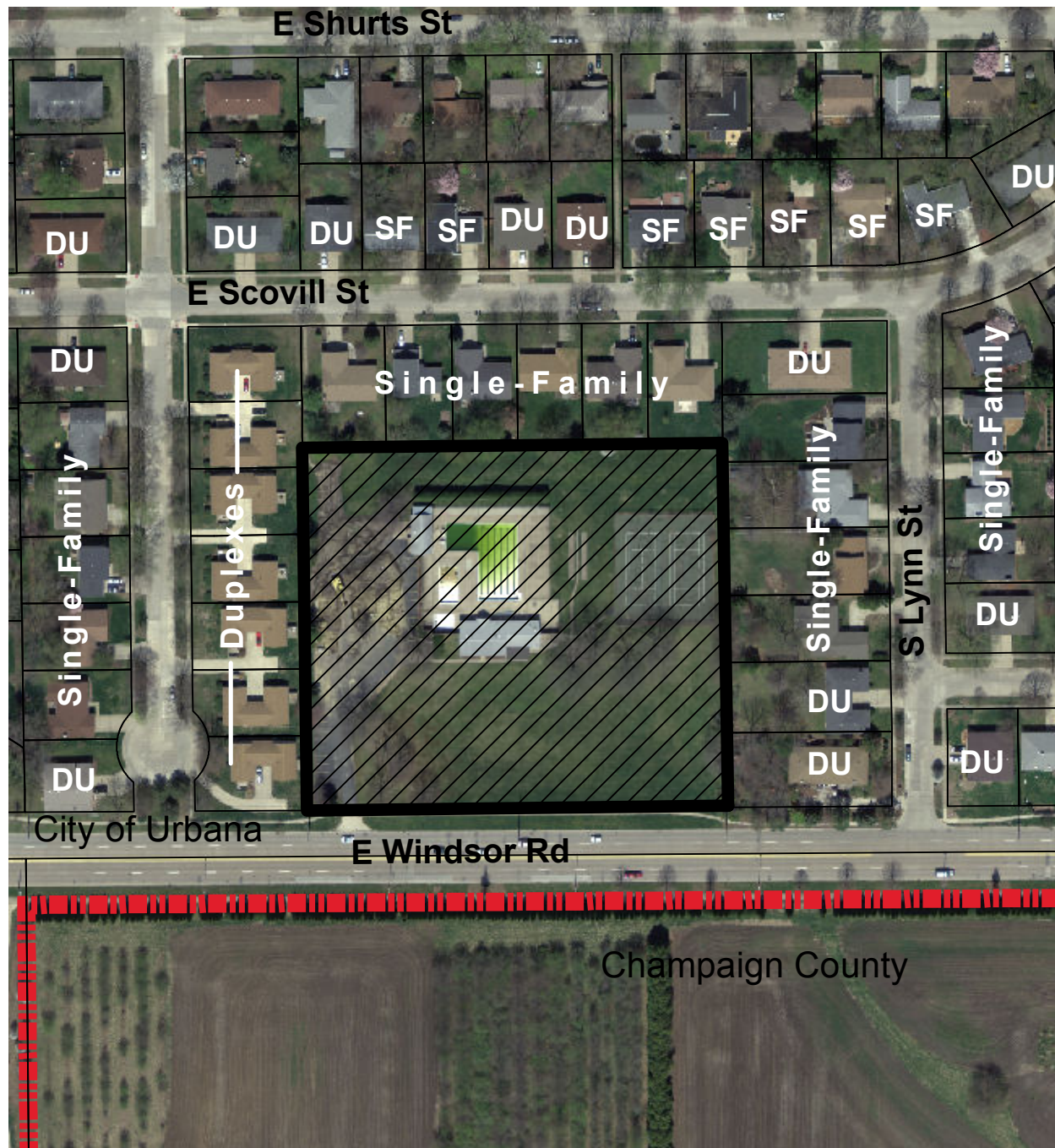
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2012 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (704 E Windsor Road / Verdant Prairies Condominiums - Plan Case No. 2172-PUD-12) 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 _____, 2012 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 _____, 2012

(SEAL)

Phyllis D. Clark, City Clerk

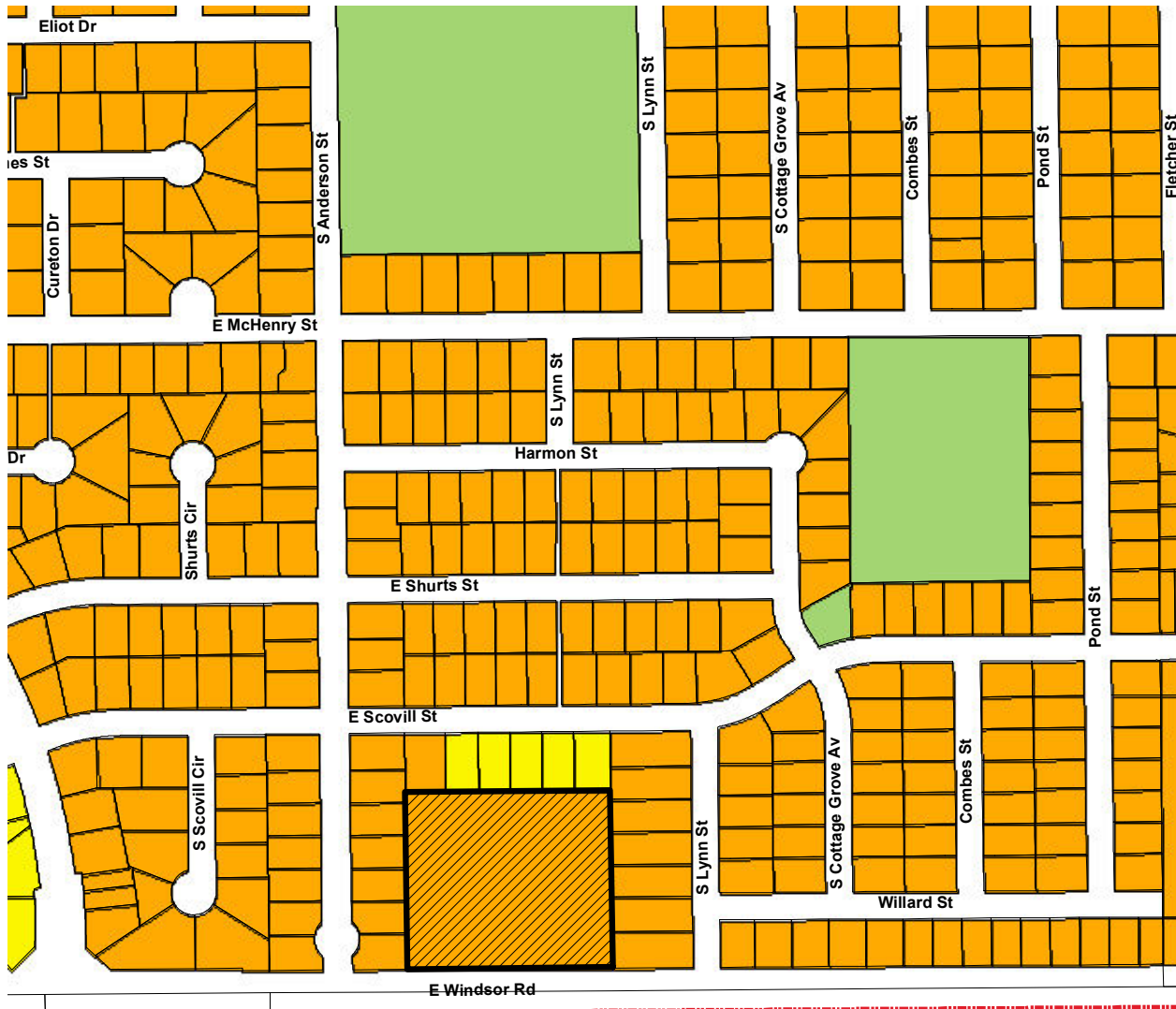
Exhibit A: Location & Land Use Map



Case: 2172-PUD-12
 Subject: Residential Planned Unit Development
 Final Approval
 Location: 704 E Windsor Road, Urbana
 Petitioner: Verdant Prairies, LLC

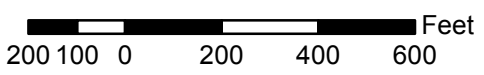
 Subject Property
 Corporate Limits

Exhibit B: Zoning Map



City of Urbana

Champaign County



Case: 2172-PUD-12
 Subject: Residential Planned Unit Development
 Final Approval
 Location: 704 E Windsor Road, Urbana
 Petitioner: Verdant Prairies, LLC

 Subject Property
 Corporate Limits


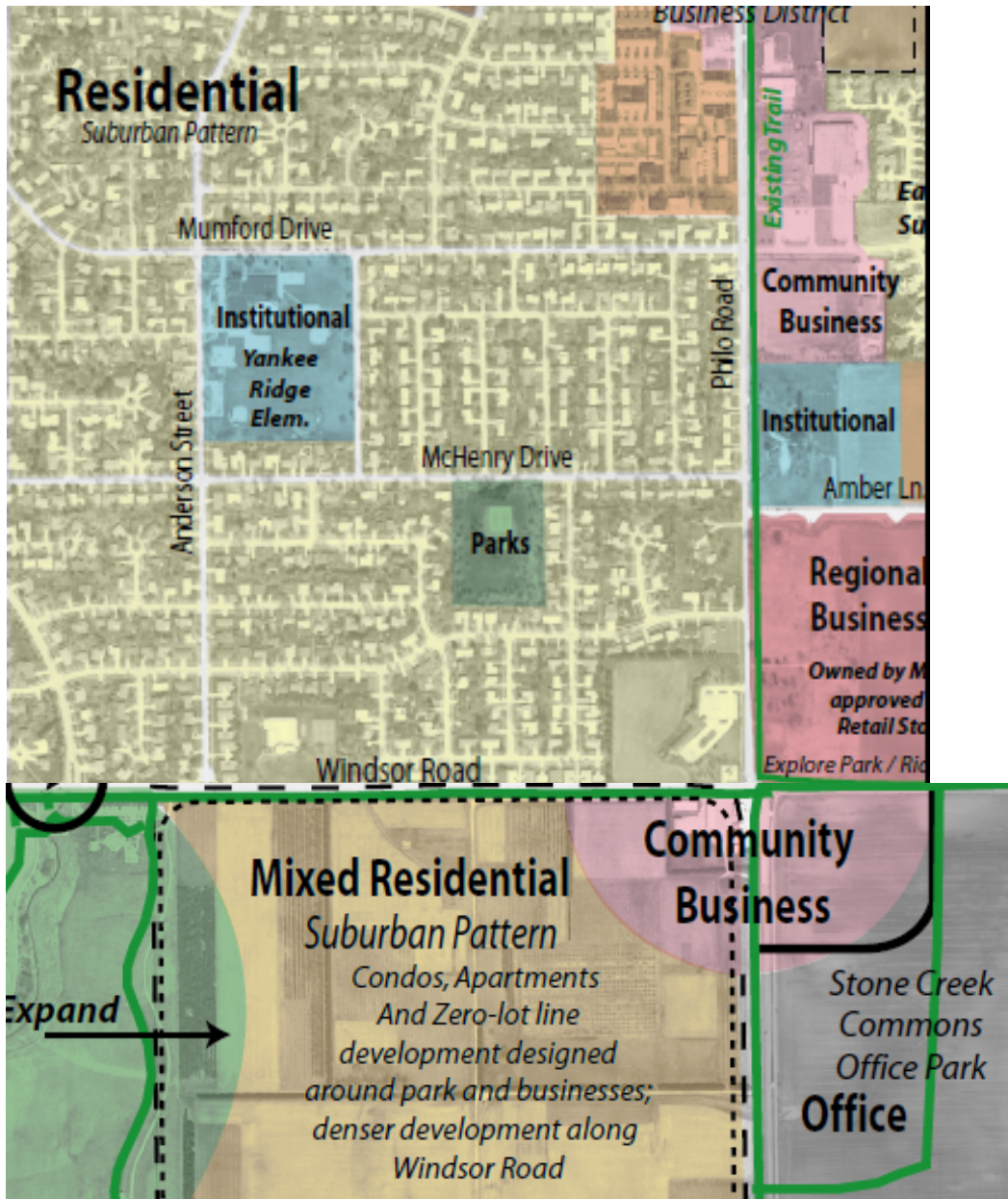
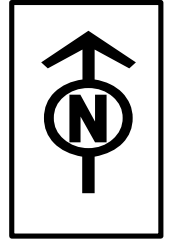
-  CRE
-  R1
-  R2
-  R3

Exhibit C: Future Land Use Map



Source: 2005 Comprehensive Plan, Future Land Use Maps 13 & 14



Case: 2172-PUD-12
 Subject: Residential Planned Unit Development
 Final Approval
 Location: 704 E Windsor Road, Urbana
 Petitioner: Verdant Prairies, LLC

Prepared 2/22/2012 by Community Development Services - rlb



Application for a
Planned Unit Development
Final Development Plan

Plan
Commission

APPLICATION FEE - \$200.00

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News Gazette.

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. 2172-PUD-12
Fee Paid - Check No. 18980 Amount: \$200.00 Date 02-13-2012

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **VERDANT PRAIRIES LLC** Phone: **217-359-3453**
Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE CHAMPAIGN ILLINOIS
61822**
Email Address: **OLSENARCHITECTS@GMAIL.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER, ARCHITECT**

2. OWNER INFORMATION

Name of Owner(s): **MICHELE J OLSEN** Phone: **217-359-6440**
Address (street/city/state/zip code): **1008 FOOTHILL DRIVE CHAMPAIGN ILLINOIS 61821**
Email Address: **MICHELEJOLSEN@GMAIL.COM**

Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership

3. PROPERTY INFORMATION

Name of Planned Unit Development: **WINDSOR CONDOMINIUMS**
Location of Subject Site: **704 EAST WINDSOR ROAD URBANA ILLINOIS 61801**
PIN # of Location: **93-21-21-357-024**
Lot Size: **453.39' X 385.30" OR 4.01 ACRES**
Current Zoning Designation: ~~CRE (CONSERVATION RECREATION EDUCATION)~~
R3

Current Land Use (*vacant, residence, grocery, factory, etc*): **VACANT, FORMER SWIMMING POOL WITH CLUBHOUSE AND SUPPORTING STRUCTURES**

Proposed Land Use: **R-3 RESIDENTIAL**

Legal Description: **SEE ATTACHMENT A: LEGAL DESCRIPTION**

4. CONSULTANT INFORMATION

Name of Architect(s): OLSEN + ASSOCIATES ARCHITECTS Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE CHAMPAIGN ILLINOIS 61821**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

Name of Engineers(s): PHOENIX CONSULTING ENGINEERS LTD Phone: **217-586-1803**

Address (*street/city/state/zip code*): **PO BOX 1187 MAHOMET ILLINOIS 61853**

Email Address: **BBRADSHAW@BKENG.COM**

Name of Surveyor(s): PHOENIX CONSULTING ENGINEERS LTD Phone: **217-586-1803**

Address (*street/city/state/zip code*): **PO BOX 1187 MAHOMET ILLINOIS 61853**

Email Address: **BBRADSHAW@BKENG.COM**

Name of Professional Site Planner(s): OLSEN + ASSOCIATES ARCHITECTS Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE CHAMPAIGN ILLINOIS 61821**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

Name of Attorney(s): MILLER & HENDREN Phone: **217-352-2171**

Address (*street/city/state/zip code*): **30 EAST MAIN STREET, SUITE 200 CHAMPAIGN ILLINOIS 61820**

Email Address: **MRM@MHLAWOFFICE.COM**

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has a preliminary development plan for the proposed PUD been approved within the last twelve months? Yes No

Date City Council Approval: **June 20, 2012**

Ordinance No.: **2011-06-057**

Does the Final Development Plan substantially conform to the approved Preliminary Development Plan? In what ways does it differ? *(Attach additional sheets if necessary)*

**FURTHER DEVELOPMENT OF INTERNAL LAYOUT OF LIVING UNITS;
INCORPORATION OF STRUCTURAL ELEMENTS HAVING MINOR IMPACT ON
FOOTPRINT.**

Does the proposed development plan involve a zoning map amendment? Yes No
If yes, please describe: ~~PROPOSED RE-ZONING TO R-3 RESIDENTIAL~~

Does the proposed development plan involve a subdivision plat? Yes No

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the preliminary development plan approval stage or approval is requested now at the final development plan approval stage. *(Attach additional sheets if necessary)*

- A. N/A
- B. _____
- C. _____
- D. _____

6. CRITERIA FOR APPROVAL

Explain how the proposed development is conducive to the public convenience at the proposed location.

**PROVIDING GREEN ARCHITECTURAL HOUSING FOR FORTY-EIGHT (48)
FAMILIES WITH BOTH BUILDING AND GROUND ARE IN SYMPHONY WITH
NATURE AND ECOSYSTEMS.**

Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

N/A

Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and polices.

SEE ATTACHMENT C: PUD NARRATIVE

Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design features. *(See Attached) (Attach additional sheets if necessary)*

A. THIS PROJECT WILL FOLLOW ALL CITY OF URBANA GUIDELINES FOR GREEN ARCHITECTURE.

B. WE WILL PROVIDE WALKING PATHS FOR JOGGERS, SKATERS, BIKERS AND WALKERS. WE WILL ALSO PROVIDE A MINIMUM OF ONE BIKE SPACE FOR EVERY TWO UNITS

C. ALL SHRUBBERY AND SHADE TREES WILL BE CHOSEN BY A LIST PROVIDED BY THE URBANA ZONING ORDINANCE.

D. ALL PARKING REQUIREMENTS WILL MEET OR EXCEED ALL

REGULATIONS PROVIDED BY THE URBANA CITY ORDINANCE.

E. _____

F. _____

G. _____

7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A final development plan must be submitted with this application and shall minimally contain the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
 - The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.
 - The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
 - A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).
 - The location of any proposed open space.
 - A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.
 - A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
 - The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.
- A development program that provides general information about the development,

including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.

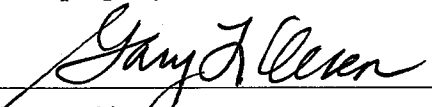
- A development schedule indicating:
 - The approximate date when construction of the project will begin.
 - The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.
 - The approximate dates when the development of each of the stages will be completed.
- Any other information deemed necessary by the Secretary of the Plan Commission.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

FEBRUARY 14, 2012
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

ATTACHMENT A: LEGAL DESCRIPTION

CORPORATION WARRANTY DEED

858880

THIS INDENTURE WITNESSETH, That the **GRANTOR, WINDSOR SWIM CLUB CO.**, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to the **GRANTEE, VERDANT PRAIRIES, LLC, an Illinois Limited Liability Corporation**, of the City of Champaign, in the County of Champaign and State of Illinois, the following described real estate to-wit:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and A part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the Northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; thence South along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim Club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, the East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right of way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the Northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to the point of beginning, in Champaign County, Illinois.

ATTACHMENT B: PROPOSED PUD DESCRIPTION

The approach to the Verdant Prairies Condominiums north of Windsor Road in Urbana, Illinois, is a centrally located divided roadway that leads to a simple "shield shaped" interior, two way street that connects to all dwelling units, parking areas and clubhouse. The site slopes approximately 4' from the centerline of the north property line to a major drainage inlet at the intersection of the centerlines of the entry road and the start of the curvilinear road just south of the proposed clubhouse. The water from this location will be diverted south by a culvert to two "rain garden" basins near the southwest and southeast corners of the site. The rain gardens shall be connected by a similar east/west culvert under the entry road. All site roads and exterior parking areas shall be made of permeable materials, most likely "permeable concrete".

The former Windsor Swim Club site will be the home to a maximum of forty-eight (48) condominium residences. The overall size, mass and height of each condo type will start near the north end of the site as "zero lot line" single story duplexes. Further South are "zero lot line" two story fourplexes bordering the east and west lot lines along the mid-point of the site. Two three-story buildings with underbuilding parking and elevator access are located along Windsor Road on the south. These taller and four (4) residences wide units will act as a sound and visual barrier between our site and Windsor Road. They also will serve to enclose the rest of the site from the recently completed Windsor Road, a major east/west corridor on the south side of the twin cities in Champaign County. The lower buildings are located on the naturally higher ground elevations on the north and the taller structures are located on the lower elevations on the south. As you enter the site, three flags, American, Illinois and Illini will greet you in front of the Clubhouse (gathering place), which will be completed during Phase One of the development.

Street lighting will be generally low wattage and will be focused downwards to the site. All street lighting will be coordinated with the City Engineer to maximize safety and visibility and to minimize intrusion into private areas. General and landscape lighting

shall be primarily low wattage LED with each entry door and garage door to have a minimum of one exterior light.

A four foot wide pedestrian walkway will surround the entire site. This walkway shall also connect to the existing walkway near the northwest corner of the site and to the public sidewalk adjacent to the south property line. At several locations along the east and west property lines, landscaped walkway intersections will lead into the center of the site to conveniently provide varied walking paths to bring you through the site and back home more efficiently.

Parking for 136 spaces shall be provided in private garages, exterior covered areas and on open parking spaces. Assuming our maximum of 48 condominium units are achieved, each dwelling unit would have access to 2.83 parking spaces, or say, two spaces per dwelling unit and forty (40) additional spaces for visiting family and friends.

Parking for bicycles will be located on each end of the covered carports, (four locations) and near the two stairwells (two locations) on the south buildings adjacent to the site entry road.

ATTACHMENT C: PUD NARRATIVE

Verdant Prairies Condominiums (VPC) will be a very energy efficient “green” community. Early in the planning process we actually discussed calling our development GREEN ACRES. As many know, Olsen + Associates Architects/Planners was the first architect to bring a major construction alternative to all wood frame buildings that are planned to be four stories or less in height. A project that we call Verdant Prairies Apartments, 606 E. Stoughton, Champaign, IL, has become the tallest modular frame residential structure in the Midwest when it was completed in mid-August 2011. On one site, close to Wright Street and the University of Illinois Engineering Campus, we are able to accommodate ninety-six people. We expect to have substantially fewer residents than that living on our VPC site after it is totally built out.

All of our dwelling units and clubhouse shall be built as modular components of the total residence. Each module goes through approximately eighteen (18) different stages of construction in our “modular” partner’s plant which is located approximately 90 minutes west of Champaign. Each phase of work is coordinated and inspected by an “in house” phase foreman and also a third party inspector hired by the Owners. By the end of each module’s journey through the plant, not only is the framing and structural system complete, but all other required systems including mechanical, electrical, fire alarm, plumbing, and fire suppression are also complete. It is typical that most interior finishes such as drywall on walls and ceilings, painting, flooring, doors, trim, built-in cabinetry and kitchen appliances, bathroom fixtures, ceiling lights, etc. are all installed in the plant. On the exterior walls of each module, windows, exterior doors, sheathing, Tyvek, and siding are also typically installed. When all modules for each residence are complete they are sent to the site, fully wrapped with heavy, striated fiberglass protective sheeting, and ready to be set on a prepared concrete foundation and crawlspace.

Although this type of construction is inherently “green” because of its construction methods and exterior wall spray foam insulation, it also is a system adaptable to choices the future owner may choose as upgrades. For instance, gas heating and air

conditioning shall be in the base cost. However, electric, heat pumps, geothermal, and solar sources shall all be additional options to discuss and choose from. Solar collectors will be installed on the south facing roofs of the two three story tall buildings adjacent to the site entrance and shall also be installed on the clubhouse. Modular construction will allow the units to be built better, faster, and to be less expensive to buy and live in over time.

A variety of compatible building designs, materials, colors, and architecture will unify the overall development and create a pleasant setting for living, working, and playing together as a community. Wherever possible, healthy, indigenous trees and foliage will be left in place. A three phase landscaping plan will be designed for the site. The first phase of site landscaping will commence in conjunction with the completion of construction of the sixth dwelling unit and will also include one side of the walking path. During the landscape design of each walking path, the Owners of the properties which are adjacent to our property will have an opportunity to review our plans and improve them in a way that will be approved by both parties. We want all neighbors to welcome this new community to the neighborhood, and we also want our neighbors to have an enhanced environment to live adjacent to because of our Verdant Prairies Condominiums development.

ATTACHMENT D: Conceptual Site Design Narrative

Verdant Prairies Condominiums is committed to providing Low Impact Design (LID) solutions that will control runoff and pollution from the site. Fifteen percent (15%) of the total site area is dedicated for active infiltration of stormwater.

Nine areas distributed throughout the parcel have been set aside for bioswales and bioretention. These areas will be landscaped with native plantings that are durable, long-lived perennials and are naturally adapted to local growing conditions. In addition to the stormwater benefits, the bioswales will reduce mowing needs and use of fertilizers.

The perimeter sidewalk, individual condominium driveways and shared parking areas will be constructed with pervious (permeable) concrete. This material has the same natural water management characteristics as grass and other ground covers helping to channel water to surrounding vegetation, promote tree growth, and replenish the water tables and aquifers.

Stormwater best management practices will be carefully utilized during construction to reduce pollutant loads and concentrations and prevent downstream erosion. Structural controls such as silt fencing, inlet protection, straw wattles and concrete washout areas will be implemented. Site construction will be staged to allow the existing entrance and parking lot to be used to prevent tracking of soil on adjacent streets.



CONSTRUCTION PHASES

PHASE ONE

22 DWELLING UNITS + CLUBHOUSE
 PRIVATE ROADWAY & DRIVEWAYS
 UTILITY INFRASTRUCTURE
 SOUTH & WEST SIDE PATH & WALKWAYS

PHASE TWO

22 DWELLING UNITS
 PRIVATE DRIVEWAYS
 EXTEND WALKING PATH TO NORTH & EAST

PHASE THREE

'A' - ADD 4 DWELLING UNITS + ENHANCEMENTS TO CLUBHOUSE
 'B' - 0 UNITS + COVERED (5) LANE LAP POOL + ENHANCEMENTS TO CLUBHOUSE
 'C' - DO NOTHING (LEAVE GRASSY FIELD W/ PERIMETER TREES)

PARKING CRITERIA

DEDICATED PARKING

BLDG	ENCLOSED	OPEN
A	23, 1 HA	22, 3 HA
B	8	8
C	8	8
D	8	8
E	8	8
F	23, 1 HA	2, 1 HA
G	8	8
TOTAL	86, 2 HA	64, 4 HA

TOTAL SITE ACREAGE:
 4.01 ACRES

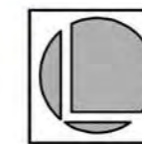
BUILDING FOOTPRINT TOTAL:
 1.27 ACRES

TOTAL PAVED SURFACE AREA (EXCLUDING PERIMETER TRACK):
 1.05 ACRES

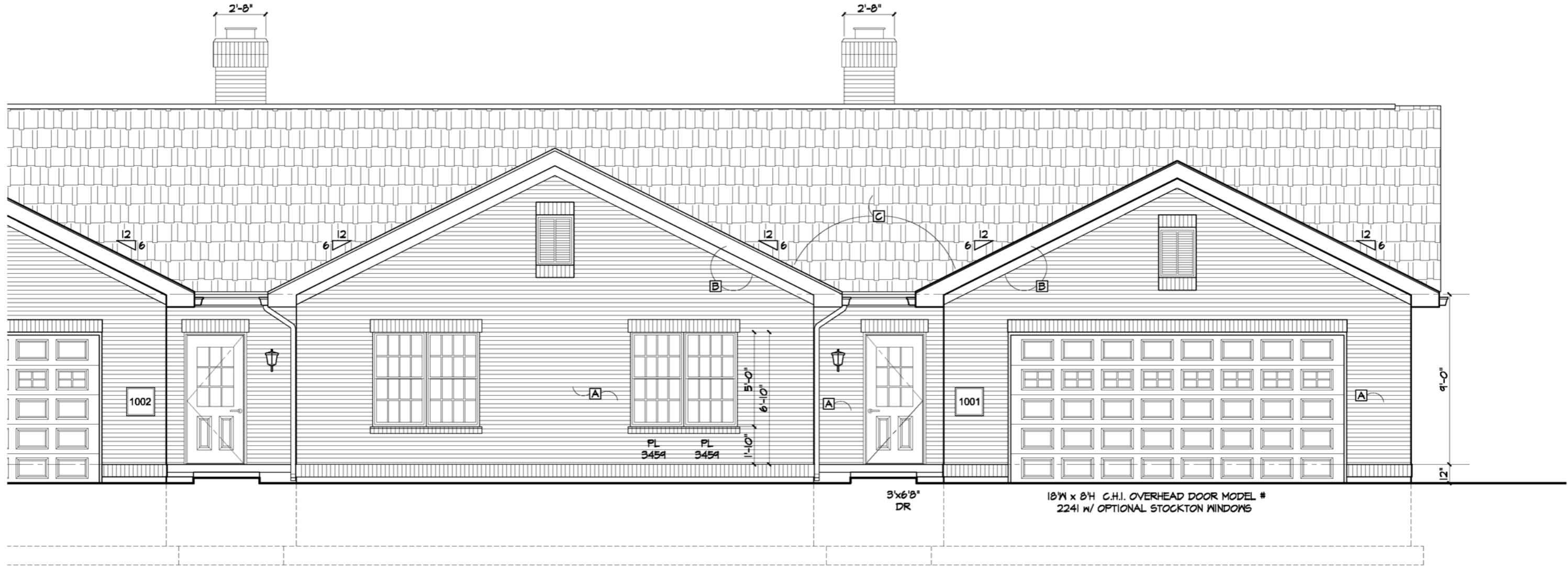
LINEAR LENGTH OF PERIMETER TRACK:
 .388 MILES



VERDANT PRAIRIES CONDOMINIUMS
SITE PLAN



OLSEN+ASSOCIATES
 Architecture ■ Development ■ Planning
 3121 VILLAGE OFFICE PLACE ■ VILLAGE AT THE CROSSING
 CHAMPAIGN ■ ILLINOIS ■ 61822 ■ 217-359-3453



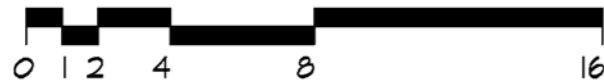
- [A] STANDARD SIZE BRICK, NOM. 4"Dx8"Wx2 2/3"H
- [B] HARDI-BOARD SIDING AND TRIM (SIDING ON SIDES & REAR)
- [C] ASPHALT/FIBERGLASS ROOF SHINGLES

VERDANT PRAIRIES CONDOMINIUMS

DUPLEX - FRONT ELEVATION

URBANA, ILLINOIS

SCALE: 3/16" = 1'-0"



DATE 03-01-2012 O+A JOB# 0914



OLSEN+ASSOCIATES
 Architecture • Development • Planning
 3121 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSINGS
 CHAMPAIGN • ILLINOIS • 61822 • 217-968-3333

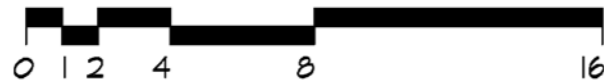


VERDANT PRAIRIES CONDOMINIUMS

FOURPLEX - FRONT ELEVATION

URBANA, ILLINOIS

SCALE: 3/16" = 1'-0"



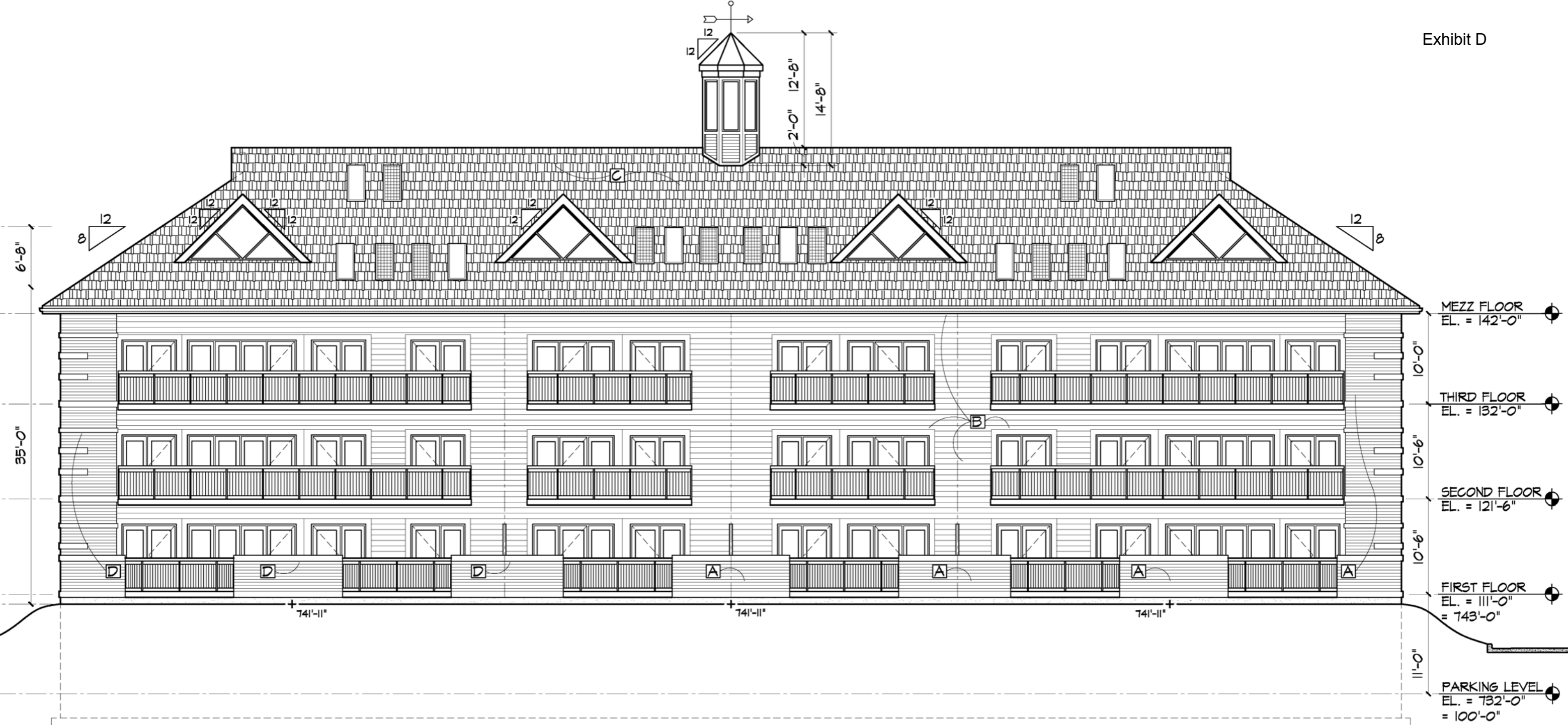
DATE 03-01-2012

O+A JOB# 0914

- [A] STANDARD SIZE BRICK, NOM. 4"Dx8"Wx2 2/3"H
- [B] HARDI-BOARD SIDING AND TRIM (SIDING ON SIDES & REAR)
- [C] ASPHALT/FIBERGLASS ROOF SHINGLES



OLSEN+ASSOCIATES
 Architecture • Development • Planning
 3121 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING
 CHAMPAIGN • ILLINOIS • 61822 • 217-308-3483



- A** LARGE SIZE BRICK, NOM. 4"Dx12"Wx4"H (BRICK ON SIDES & REAR)
- B** HARDI-BOARD SIDING & TRIM
- C** ASPHALT/FIBERGLASS ROOF SHINGLES
- D** STONE TRIM

KEY TO ROOF ACCESSORIES

- PV PHOTOVOLTAIC SOLAR PANEL
- SL FIXED INSULATED SKYLIGHT WITH SHADE

VERDANT PRAIRIES CONDOMINIUMS URBANA, ILLINOIS
SOUTH ELEVATION OF WEST BUILDING EAST BUILDING ELEVATION OPPOSITE

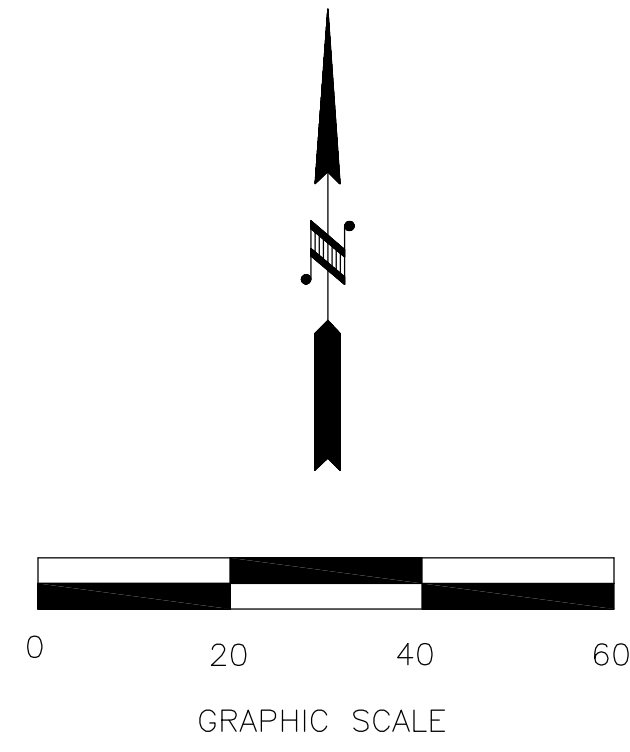
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DATE 03-01-2012 O+A JOB# 0914



OLSEN+ASSOCIATES
 Architecture • Development • Planning
 3121 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING
 CHAMPAIGN • ILLINOIS • 61822 • 217-369-3453

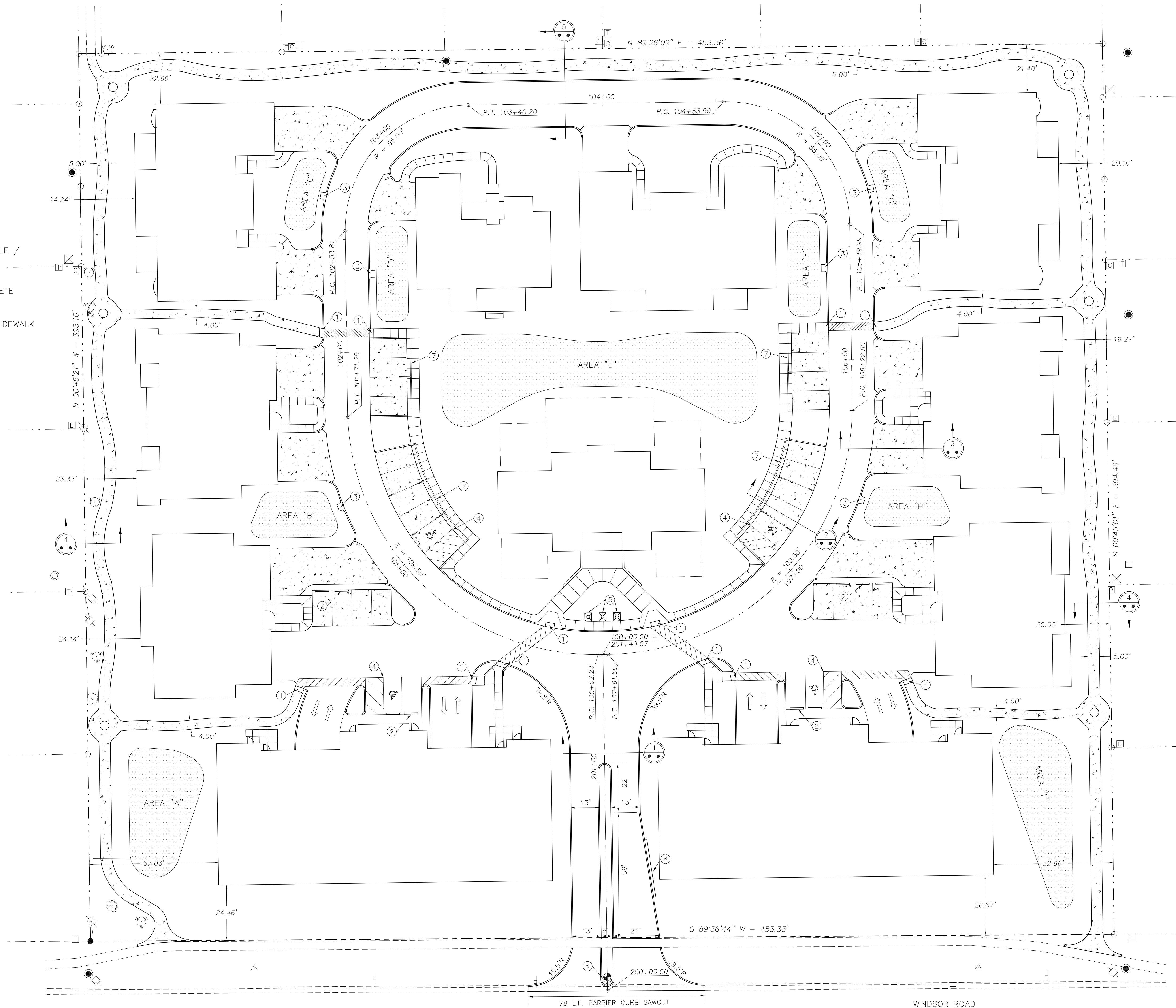


SHEET LEGEND

- AREA OF BIOSWALE / BIORETENTION
- PERVIOUS CONCRETE
- P.C. CONCRETE SIDEWALK

KEYNOTES

- ① 2'x4' EMBEDDED POLYMER PANEL W/ ADA TRUNCATED DOMES
- ② CONCRETE BUMPER BLOCK
- ③ CONCRETE OUTLET
- ④ ACCESSIBLE PARKING STALL
- ⑤ FLAG POLE (SEE ARCH. PLANS)
- ⑥ EXISTING POWER POLE TO REMAIN
- ⑦ PARKING CANOPY
- ⑧ RETAINING WALL



NO.	DATE	BY	DESCRIPTION

COPY

Passed: June 20, 2011
Signed: June 22, 2011

ORDINANCE NO. 2011-06-057

**AN ORDINANCE APPROVING A PRELIMINARY
DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT**

(Plan Case No. 2146-PUD-11 - 704 East Windsor
Road / Verdant Prairies Condominiums

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, proposes to establish a residential planned unit development (PUD) for property known as 704 E Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, the applicant has submitted a preliminary development plan with one requested waiver for the proposed Verdant Prairies PUD; and

WHEREAS, after due publication, the Urbana Plan Commission on June 9, 2011 held a public hearing concerning the proposed preliminary development plan and voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the preliminary development plan for the Verdant Prairies PUD with approval of the requested waiver; and

WHEREAS, the approval of the preliminary development plan, with the waiver outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

COPY

Section 1. A preliminary development plan for the Verdant Prairies PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E. Windsor Road, including the approval of the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked '3 Story 12 DU - Front (South) Elevation' (Exhibit G).

LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then south along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois.

EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a

COPY

steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

Permanent Parcel No.: 93-21-21-357-024

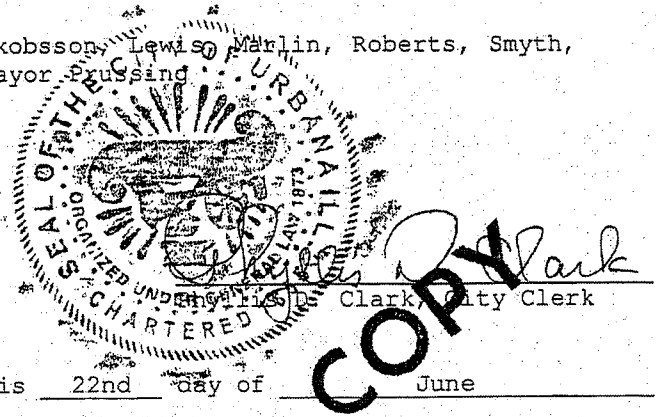
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 20th day of June, 2011.

AYES: Bowersox, Jakobsson, Lewis, Marlin, Roberts, Smyth, Stevenson, Mayor Prussing

NAYS:

ABSTAINS:



APPROVED by the Mayor this 22nd day of June, 2011.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: March 8, 2012

TIME: 7:30 P.M.

PLACE: Urbana City Building – City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Carey Hawkins Ash, Andrew Fell, Tyler Fitch, Michael Pollock, Bernadine Stake, Mary Tompkins, Marilyn Upah-Bant

MEMBERS EXCUSED: Lew Hopkins, Dannie Otto

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Linda Bauer, Elaine Bottomley, Bryan Bradshaw, Caitlin Case, Rachel Cook, Alexandra Cuervas, Andrew Graumlich, HyeYeoun Ji, Darrel King, Dave Monk, Marco Munllo, Gary Olsen, Ethan Tabakin, Susan Taylor, Sarah Turubaugh

NEW PUBLIC HEARINGS

Plan Case No. 2172-PUD-12: A request by Verdant Prairies, LLC for approval of a Final Development Plan for the Verdant Prairies Condominiums Planned Unit Development at 704 East Windsor Road.

Robert Myers, Planning Manager, presented this case to the Plan Commission. He began by pointing out that the proposed final plan is in conformance with the previously approved preliminary plan. He stated the zoning, current land uses and future land use designations of the proposed site and of the surrounding adjacent properties. He referred to the Site Plan (Exhibit D in the written staff report) to show that the residential project provides multi-story buildings along Windsor Road and scales back to smaller buildings along the rear of the property.

He pointed out that the applicant made a change to the underground parking by raising it to be at ground level to keep it from flooding. He showed photographs of the proposed site and discussed the minor changes shown on the revised Site Development Plan that was handed out prior to the start of the meeting. The first change provides wider access drives, and the second

change is to shorten the length of the driveway median. Both changes are proposed to better accommodate for fire truck access. He presented staff's recommendations and reviewed the three conditions and waivers that are being suggested by City staff.

Mr. Fell asked questions about the screening of the proposed project for surrounding properties. Mr. Myers referred to the applicant.

With no further questions for City staff, Chair Pollock opened the hearing for public input.

Gary Olsen, applicant, and Andrew Graumlich, of Olsen & Associates Architects, gave a brief PowerPoint presentation on the following: 1) one entrance into multiple level buildings and stairs going up to the upper levels; 2) third floor has mezzanine; 3) south facing roofs; 4) raise south end of buildings to keep underground parking from flooding; 5) planning to construct a club house; and 6) added 24 parking spaces for bicycles. He stated that they plan to survey the neighbors to find what buffering/screening they prefer. He does not plan to remove any of the existing trees unless they interfere with the construction of the buildings. They do intend to plant additional trees throughout the property.

Bryan Bradshaw, of Phoenix Consulting Engineers, Ltd., clarified that they only plan to raise the front buildings two feet over approved preliminary plans rather than three as stated by Mr. Myers. He talked about proposed green solutions for the site falling under the following components: 1) stormwater best management practices; 2) bioswale/bioretention; 3) proper maintenance of pervious concrete, and 4) education of the condominium residents.

Mr. Fell questioned if an oil separator was required for the parking areas under the buildings. Mr. Bradshaw explained that the parking areas would drain to a trench drain outside of the buildings and that by raising the elevation of the parking, they will have a gravity feed to a storm sewer system along Windsor Road. They will only install an oil separator if necessary to meet City codes and regulations.

Ms. Upah-Bant inquired about the maintenance of the native plants. Mr. Bradshaw said that it would be similar to landscape type plantings that will not require mowing or burning of prairie grass.

Ms. Tompkins wondered how they planned to vent the underground parking. Mr. Olsen stated that there will be vents on the sides of each building.

Linda Bauer, of 709 Scovill Street, lives directly north of the proposed development. She is encouraged by the plans and believes this will be a positive development. However, she expressed concern with the drainage. She looks forward to talking with the applicant about the screening.

Darrel King, of 705 Scovill Street, stated that he has concerns with the drainage. Drainage is already an issue for the neighbors. He mentioned that he did not see any fire hydrants located on the plans. He would also like to see the landscape plans. He and some of his neighbors are concerned about a sidewalk being located close to their backyards allowing pedestrians to look

onto their properties. He hoped the applicant would take precautions to insure their privacy. He likes the development overall but these are several concerns to be addressed.

Mr. Bradshaw and Mr. Olsen re-approached the Plan Commission to address the concerns expressed by the neighbors in the audience. Mr. Bradshaw indicated on the overhead screen where the three fire hydrants would be located throughout the proposed development. He mentioned that the City's Fire Chief approved these locations. He then talked more about the drainage plan. He pointed out that the drainage plan is set up so that the flow of stormwater would go into the proposed site and not away from it. The stormwater will stay within their boundaries and be filtered through their stormwater system.

Mr. Olsen addressed the issues of screening. He stated that the proposed development will not be a gated community. He does not plan to close off the sidewalk to the west of the property.

With no further comments, Chair Pollock closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Chair Pollock asked about the development process. If the City Council approved the proposed final plan what are the next steps? Mr. Myers replied that the applicant would submit construction plans that would be reviewed and approved administratively so long as plans conform with the City Council-approved Planned Unit Development. Any major changes would require further Plan Commission and City Council review.

The Plan Commission discussed screening and privacy for the neighbors. Mr. Fell expressed concern that obligating the applicant to negotiate with each neighboring property owner and install the screening that each prefers could become a real burden for the applicant. What if each adjoining home wants a different screening treatment? The City should only require that the applicant provides screening that will conform to the requirements of the Zoning Ordinance. Other members said that if the applicant is the one who is asking for flexibility to provide what each neighbor prefers, within reason, as screening, then Condition 2 is intended to provide that flexibility.

Following discussion, Mr. Ash moved that the Plan Commission forward Plan Case No. 2172-PUD-12 to the Urbana City Council with a recommendation for approval including the approval of the waiver and conditions as recommended by City staff. Ms. Stake seconded the motion. Roll call was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Pollock	-	Yes	Ms. Stake	-	Yes
Ms. Tompkins	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Ash	-	Yes			

The motion was approved by unanimous vote. Mr. Myers pointed out that this case would be forwarded to the Urbana City Council on April 2, 2012.