



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Elizabeth H. Tyler, AICP, Director

DATE: January 2, 2004

SUBJECT: Plan Case No. 1876-S-03, Preliminary Plat of Walton Subdivision

Introduction

On behalf of the owner, Omer A. Schrock Family Trust, William C. Harpole of Crawford, Murphy & Tilly, Inc. has submitted the attached 7-lot preliminary plat for approval. The 75.44 ±-acre property is located at the southeast corner of Illinois Route 130 (High Cross Road) and U.S. Route 150 (University Avenue). It is bounded by existing farm land on the east and south, abandoned railroad right-of-way and residential uses to the north, and the Tatman Industrial Park and Urbana Post Office to the west. The proposed lots would be developed with future commercial uses, including a potential big box general merchandise store on Lot 1 and a gas station on Lot 2. Access to the site would be provided from Illinois Route 130 and an eastward extension of Tatman Drive. Access to/from the north is precluded by the abandoned railroad right-of-way. The property is zoned B-3, General Business. A Final Plat for Lots 1 and 2 is expected to be submitted for City Council approval in coming weeks.

Background

The site has been in agricultural use for many years. It was annexed to the City in 1994 and is the subject of an annexation agreement. At that time, the site was rezoned to the Industrial (IN) zoning classification as a result of its access to rail service along the north side of the site. However, this rail line has been abandoned and the owner has been unsuccessful pursuing industrial use of the site. In August 2003, the owner requested a rezoning of the site to the B-3, General Business, designation to allow him to market the site to commercial uses and to provide commercial services to the growing residential population in east Urbana. This rezoning was granted by the City on September 2, 2003 (Ordinance No. 2003-09-093).

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

The subject site is currently in agricultural use, as are adjacent properties to the south and east. To the north across the abandoned railroad right-of-way and U.S. Route 150 are single-family residential uses with access onto U.S. Route 150. To the northwest is the Beringer Commons Subdivision, which includes future commercial use at the northwest corner of U.S. Route 150 and Illinois Route 130. To the west, across Illinois Route 130 is the Tatman Industrial Park, including the Urbana Post Office.

The subject site is zoned B-3, General Business. There is unincorporated (County) agricultural zoning to the north, east, and south. To the west is IN, Industrial zoning where the Tatman Industrial Park is located. To the northwest is B-1, Neighborhood Business, R-4, Medium Density Multiple-Family Residential, and R-2, Single Family Residential where the Beringer Commons Subdivision is located.

The 1993 Extra-Territorial Jurisdictional Area Plan (a portion of the Comprehensive Plan) shows the site as “Heavy Industrial”. This designation is proposed to be modified to “Regional Business” as a part of the 2004 Urbana Comprehensive Plan Update effort. Other existing Comprehensive Plan future land use designations in the area include Heavy Industrial to the east and south, Light Industrial to the west, and Residential to the north. (See attached maps). U.S. Route 150 and Illinois Route 130 are designated as Major Arterials on Urbana’s latest Functional Classification Map.

The proposed subdivision is consistent with the proposed Comprehensive Plan Update land use and roadway designations for the site.

Access

Access to the site will be provided by Illinois Route 130 (High Cross Road) and an eastward extension of Tatman Drive. Access is not available to/from U.S. Route 150 (University Avenue) due to the presence of abandoned railroad right-of-way along the south side of the roadway. The proposed Tatman Drive would meet the requirements for local street construction as set forth in the Urbana Subdivision and Development Code. Access improvements to Illinois Route 130 are within the jurisdiction of the Illinois Department of Transportation and must meet IDOT standards and review.

The applicant has prepared a traffic study for potential commercial use of the site for review and approval by IDOT and the City Engineer. This study identifies roadway and intersection improvements necessary to accommodate the development of the site. Primary access to any development on proposed Lots 1, 2, and 3 would be from Tatman Drive. A secondary restricted access to Lot 1 would also be permitted (by IDOT) to the north of Tatman Drive along Illinois Route 130.

Future development of Lots 4, 5, 6, and 7 would be accommodated by a further extension of Tatman Drive along with a new north-south road. Connection of this new north-south road to U.S. Route 150 (University Avenue) will require easement from the railroad company and crossing of a proposed diversion ditch.

Pedestrian access to the site would be provided by sidewalks along High Cross Road and Tatman Drive, as required by the Urbana Subdivision and Development Code. In addition, City officials have requested construction of a multi-purpose pathway along the north side of proposed Lot 1 as depicted on the proposed Champaign County Greenways Plan. This multi-purpose pathway would be part of a future regional connection between Urbana and Danville. It will help provide safe access to the site from residential areas to the north.

The MTD has provided comments regarding future transit service to the site. They have requested that bus service to any retail development on Lot 1 be provided via Tatman Drive, with appropriate provisions for turn-around.

Drainage

The proposed subdivision is located within the Saline Branch Drainage District. The eastern portion of the site includes a significant drainage facility for the District (see aerial photograph). Any development in this area will require relocation of drainage facilities and approval from the District.

The proposed subdivision would involve the extension of storm sewers onto the site and the construction of two stormwater detention areas – one along the east side of proposed Lot 1 and a second to be located on proposed Lot 6. Drainage along the northern portion of the site would be accommodated in a proposed diversion ditch to be constructed as part of this subdivision.

All drainage improvements would meet the requirements of the Urbana Subdivision and Land Development Ordinance and must meet the approval of the City Engineer and the Saline Branch Drainage District. Detailed drainage plans for the eastern portion of the site will be prepared at such time as site development plans are proposed in this area.

Utilities

As shown on the Preliminary Plat (Sheet 2), sanitary sewer and water service along with other utilities would be extended onto the site from existing facilities at Illinois Route 130 via a utility corridor and utility easement along proposed Tatman Drive. Sanitary sewer service to the eastern portion of the site will require the construction of a sanitary lift station. Placement of the proposed utilities is in compliance with the requirements of the Urbana Subdivision and Land Development Ordinance. Detailed utility plans for the site will be prepared at such time as site development plans are proposed and must meet the approval of the City Engineer as well as the utility provider.

Waivers

The developer is not requesting any waivers or deferrals from the requirements of the Urbana Subdivision and Development Code. All public improvements will be constructed in conformance with City and IDOT requirements.

Summary

1. The proposed Preliminary Plat would be consistent with currently proposed Comprehensive Plan land use and roadway designations for the site.
2. The proposed Preliminary Plat would be consistent with existing zoning designations for the site.
3. The proposed Preliminary Plat would be consistent with the requirements of the Urbana Subdivision and Land Development Code.
4. The proposed Preliminary Plat would provide for orderly development of the site that fully accounts for access, drainage, and utility needs and issues on and surrounding the site.

Options

The Plan Commission has the following options in this case:

- a. Forward the plan case to the City Council with a recommendation to approve the Preliminary Plat of Walton Subdivision; or
- b. Forward the plan case to the City Council with a recommendation to deny approval of the Preliminary Plat of Walton Subdivision.

Recommendation

Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary Plat of Walton Subdivision.

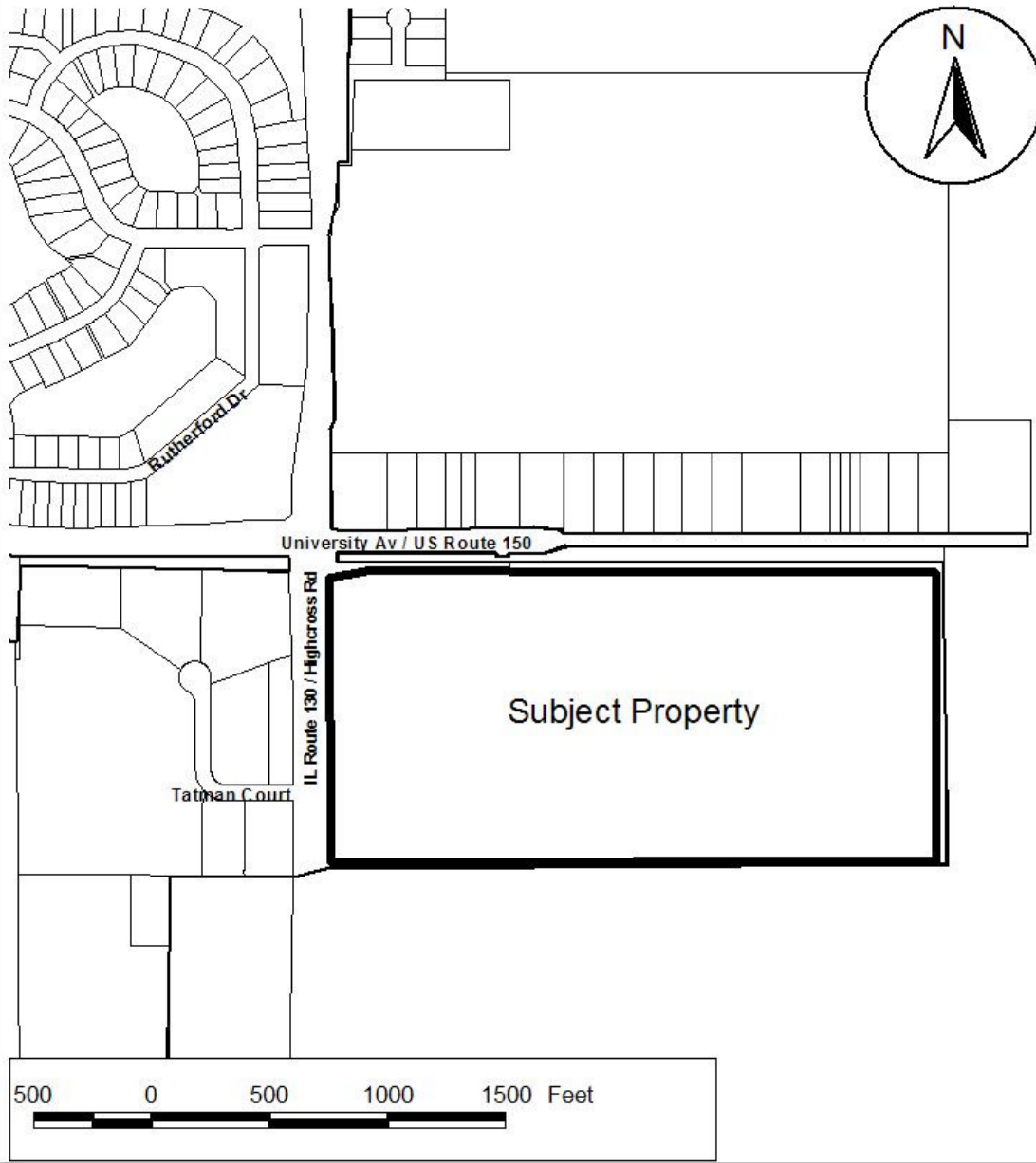
Attachments:

Location Map	Zoning Map
Existing Land Use Map	Future Land Use Map
Aerial Photo	Petition for Preliminary Plat Approval
Proposed Preliminary Plat for Walton Subdivision (2 sheets)	


- c: Bill Harpole Wilmer Otto
John Elias Russ Waldshmidt

ehtyler/walton.pcmem.doc

Exhibit "A": Location Map

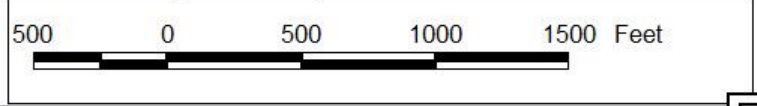
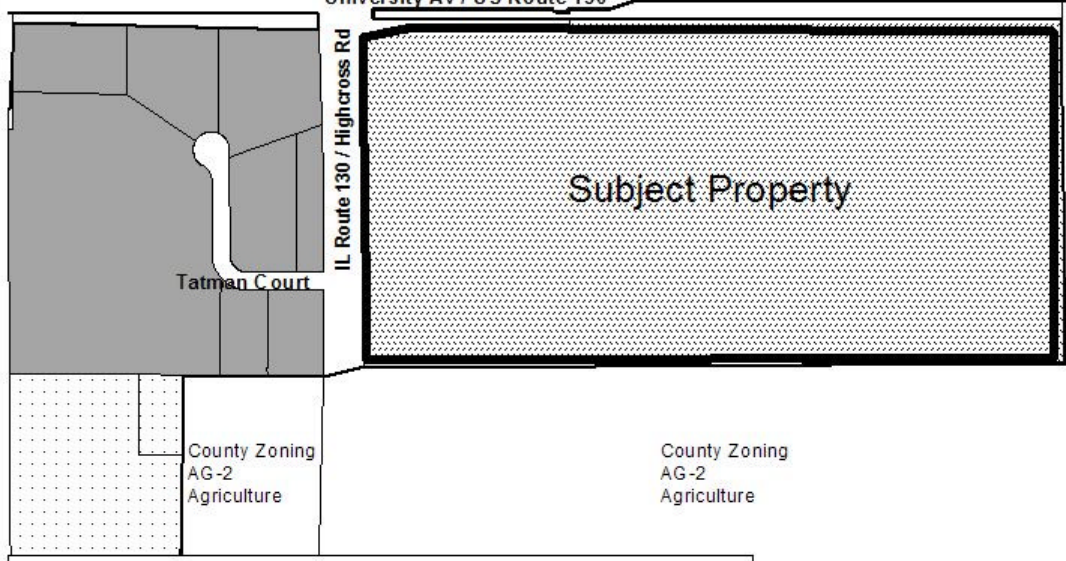
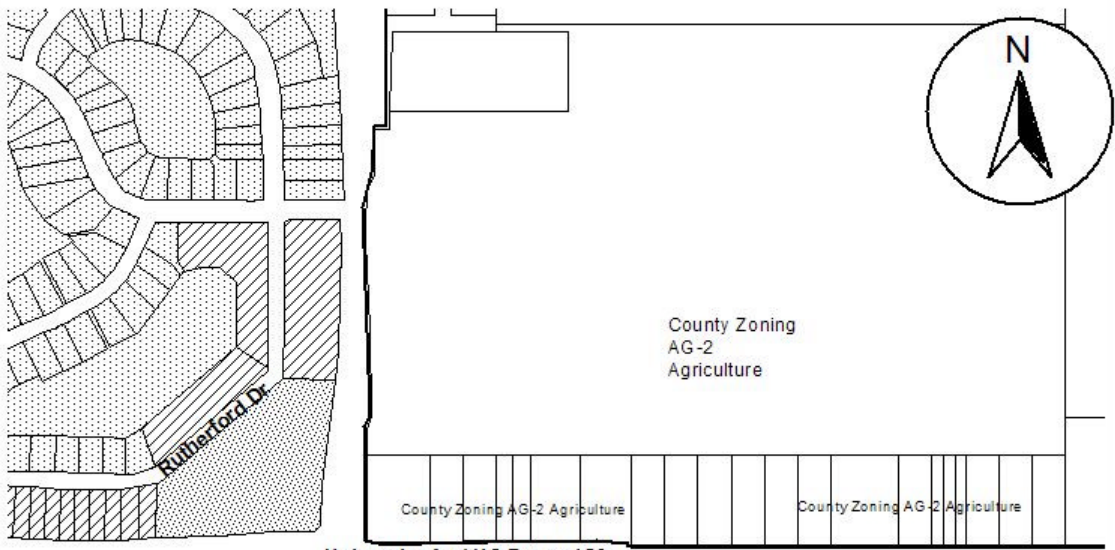


Walton Subdivision
Preliminary Plat
1876-S-03

 City Boundary

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Exhibit "B": Zoning Map



Walton Subdivision
 Preliminary Plat
 1876-S-03

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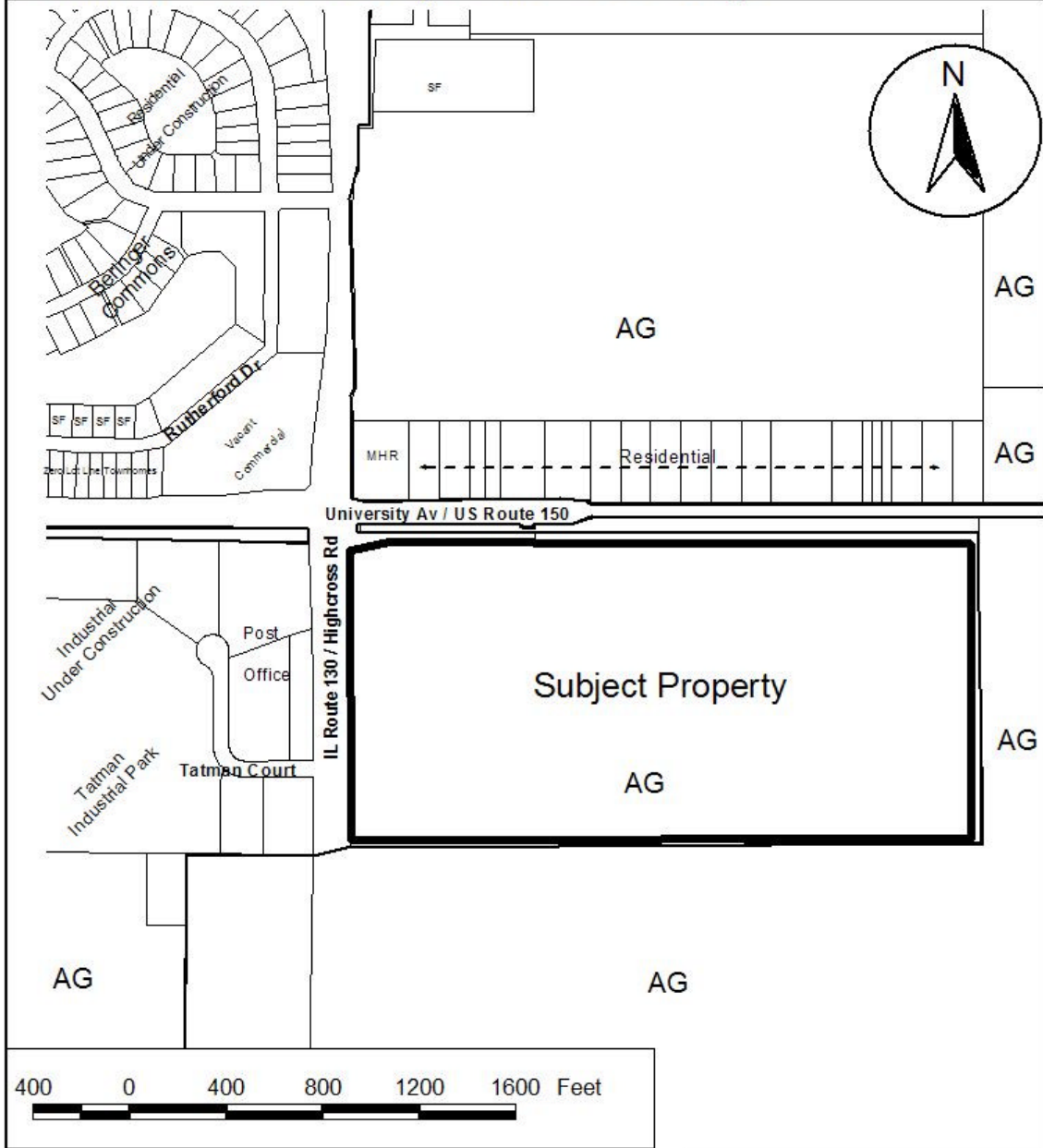
-  City Boundary
-  IN - Industrial
-  B1 - Neighborhood Business
-  B3 - General Business
-  R2 - Single Family
-  R4 - Medium Density Multiple-Family

Exhibit "C": Existing Land Use Map

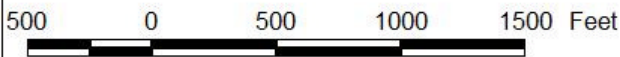
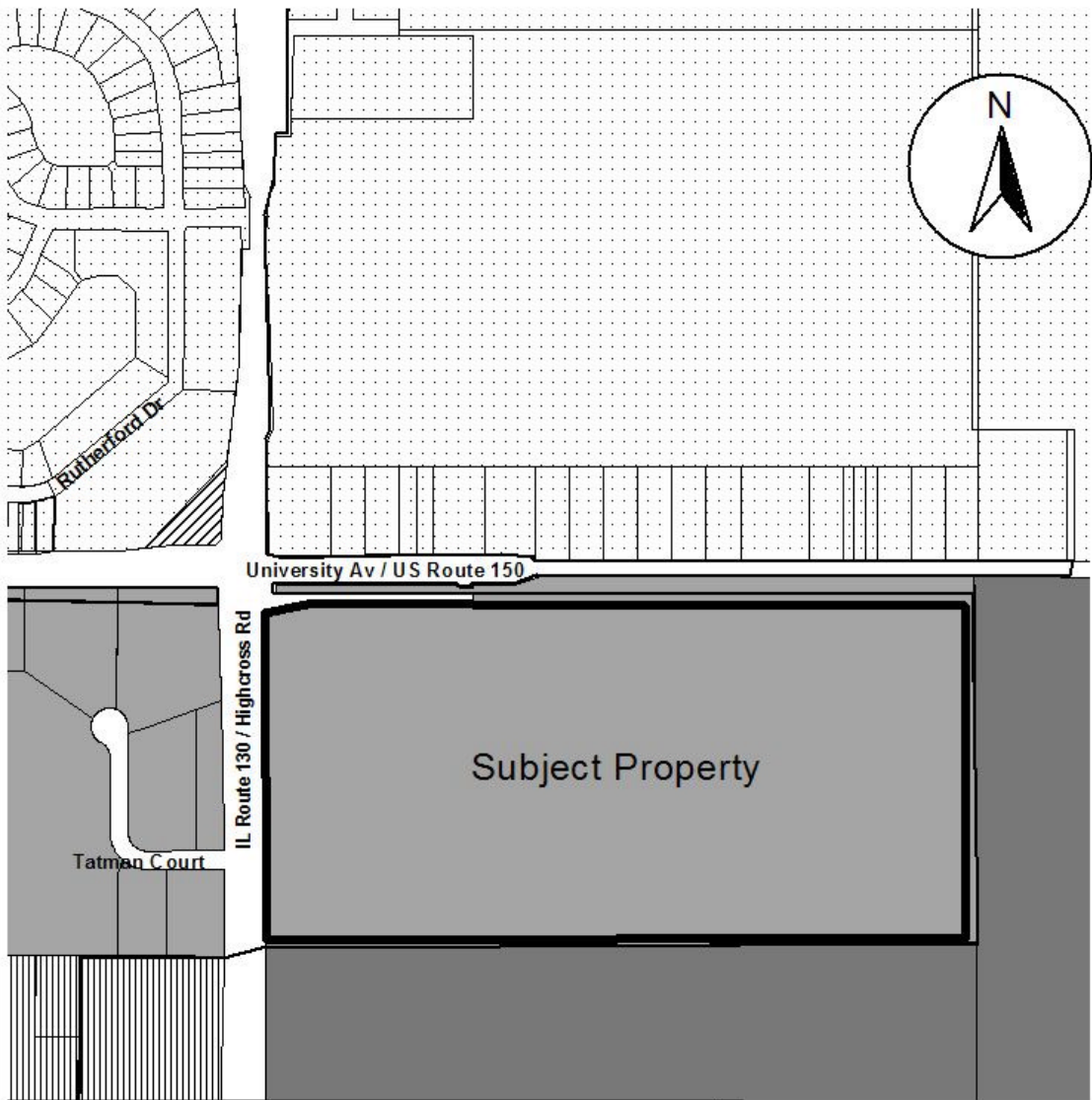


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- City Boundary
- AG - Agriculture
- SF - Single Family Residence
- MHR - Mobile Home Residences

Exhibit "D": Future Land Use Map



- City Boundary
- Commercial
- Residential
- Light Industrial
- Heavy Industrial
- Institutional

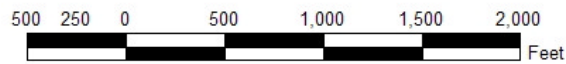
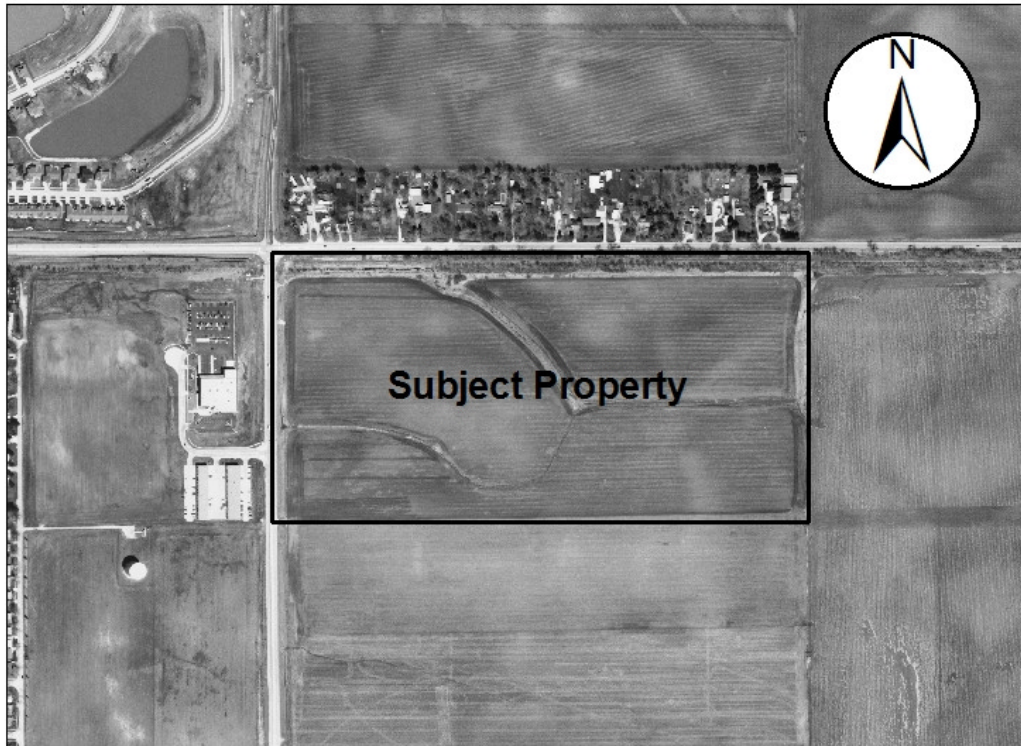


Walton Subdivision
 Preliminary Plat
 1876-S-03

Note:
 Designation of areas future use
 under revision per Urbana
 Comprehensive Plan Update 2004

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Exhibit "E": Aerial Photo



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