



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

### MEMORANDUM

**TO:** The Urbana Plan Commission

**FROM:** Rob Kowalski, AICP, Planning Manager

**DATE:** July 30, 2004

**SUBJECT:** Plan Case No. 1902-S-04, Combination Preliminary and Final Plat of Prairie Winds Subdivision

---

#### Introduction

Paul Tatman is requesting both preliminary and final plat approval for Prairie Winds Subdivision. The subdivision is proposed for a 31-acre tract of property on the south side of Colorado Avenue approximately 394 feet east of Philo Road. The subdivision proposes a total of 31 lots along with the dedication of public rights-of-way for Colorado Avenue extended and two other local level streets. The subdivision will foster the development of a Senior Retirement Center on Lot 31, 38 residential condominiums on Lot 30, and 29 single-family detached homes on Lots 1-29.

#### Background

The Prairie Winds project has received various approvals over the past nine months. In December 2003 the Urbana City Council approved Ordinance No. 2003-12-139 which executed an annexation agreement with John Hingtgen and Virgil Naugle as owners, and Paul Tatman as developer for the 31 acres. The annexation agreement outlined the proposal to complete Colorado Avenue extended to Stone Creek Boulevard and develop the property as described above as a Residential Planned Unit Development. The annexation agreement contains specific site plans and proposed subdivision plats with waivers.

On July 6, 2004 the Urbana City Council also approved Ordinance No. 2004-07-080 which authorized a development agreement with Paul Tatman for the construction of Colorado Avenue. That agreement specifies the responsibilities for the design, engineering, construction and cost sharing for building Colorado Avenue. Construction on Colorado Avenue is expected to be completed this year.

## **Discussion**

### *Land Use & Zoning Designations*

The site, commonly referred to as the “Golladay Tract” in reference to former owner Betty Golladay, has never been developed. To the west are two three-acre tracts that will remain undeveloped. Further to the west along Philo Road are the Renner-Wikoff Funeral Home and Grace United Methodist Church. To the east of the site is the Stone Creek Subdivision. To the north of the site is both the Sunnycrest II Apartments and Lohmann Park. To the south of the site is the Eagle Ridge Subdivision.

The site was annexed and zoned R-2, Single Family Residential. The annexation agreement specifies approval of a Residential Planned Unit Development (PUD) which allows the retirement center, condominiums and single-family homes. Property to the west is zoned B-3, General Business. Property to the north is zoned both R-4, Multi-Family Residential (Sunnycrest Apartments) and CRE, Conservation, Recreation and Education (Lohmann Park). Property to the east is zoned R-2, Single-Family Residential (Stone Creek Subdivision). Property to the south is zoned R-1, Single-Family Residential (Eagle Ridge Subdivision). The proposed subdivision is consistent with the requirements of the Urbana Zoning Ordinance, the Urbana Subdivision and Land Development Code and the approved annexation agreement for the property. All proposed structures will be required to meet all of the specific developmental regulations pertaining to setbacks, height, floor area ratio and open space ratio.

### *Access*

The development will take access from Colorado Avenue extended. Colorado Avenue will be constructed to a collector-level classification of roadway with a pavement width of 31-feet. There will be a sidewalk on the south side of the road and an eight-foot multi-use path on the north side of the road. The multi-use path will connect existing paths that terminate at Philo Road on the west and at Stone Creek Boulevard on the east. Additional off-site improvements to Colorado Avenue and Philo Road will be provided in 2006 with federal funding identified with the Champaign-Urbana Urbanized Area Transportation Study (CUUATS). These improvements will include an improved and signaled intersection at Philo Road and Colorado Avenue, and the improvement of the south side of Colorado Avenue from Philo Road east to the beginning of the Prairie Winds development. The connection of the multi-use paths is identified as a priority project in the Greenways to Trails Plan adopted by the Regional Planning Commission earlier this year.

The Single-Family Residential Subdivision portion of the development will contain two 28-foot wide local level roadways. Kathryn Street is proposed to end in a cul-de-sac while Lucas Street will be extended to the south property line with the intention of connecting to a local roadway within the Eagle Ridge Subdivision a some point in the future when Eagle Ridge develops further east. Both of these roads will contain sidewalks on both sides of the street as required by the code.

Lots 30 and 31 will be served by a private roadway to be called Prairie Winds Circle. This “loop road” will provide access to the Senior Retirement Center as well as the 38 residential condominiums. It is expected that the entrance to the retirement center and condominiums will be gated at Colorado Avenue. Although the road will be private, it will be built to City standards with the exception of width. A sidewalk will be provided along the exterior of the loop road to connect all the condominiums. A walking path will be constructed around the perimeter of the detention basin as a recreational amenity.

The annexation agreement adopted in December 2003 pre-approved waivers of the Subdivision and Land Development Code to allow the reduction in required width for Lucas Street and Kathryn Street (from 31-feet to 28-feet) and also for the private Prairie Winds Circle (from 31-foot to 25-feet). The reduction in width was justified considering the expected amount of traffic those roads will receive.

#### *Drainage*

The develop will incorporate a stormwater detention pond in the center of the condominium development on Lot 30. This detention basin is located in the lowest point of the development and will accept stormwater runoff from the remainder of the site. It will also serve as a “water feature” for the condominium development. The Preliminary Plat depicts the necessary storm sewers to serve this basin.

#### *Utilities*

The plats have been reviewed by the appropriate agencies for utilities. At this time it does not appear that there will be any problems providing all necessary utilities to the site. The final plat delineates all the appropriate easements for utilities.

#### *Waivers*

The annexation agreement specified three individual waivers of the Subdivision and Land Development code to be granted in conjunction with the Preliminary and Final Subdivision Plat. These waivers include:

- Reduction in the required street pavement width of Lucas Street and Kathryn Street from 31-feet to 28-feet back-of-curb to back-of-curb;
- Reduction of the private drive serving the condominiums (Prairie Winds Drive) from 31-foot to 25-feet back-of-curb to back-of-curb; and
- Waiver to allow a five-foot sidewalk on only one side of Prairie Winds Drive.

The granting of the waivers 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 Land Development code unnecessary or, in some cases perhaps, even useless;
2. The granting of the waivers would not harm other nearby properties;
3. The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;

## **Summary**

1. The proposed Preliminary and Final Plats for the Prairie Winds Subdivision is consistent with the approved annexation agreement adopted under Council Ordinance No. 2003-12-139 and the Development Agreement for the completion of Colorado Avenue approved under Council Ordinance No. 2004-07-080.
2. The proposed Preliminary and Final Plat would be consistent with Comprehensive Plan land use and roadway designations for the site.
3. The proposed Preliminary and Final Plats would be consistent with existing zoning designations for the site.
4. The proposed Preliminary and Final Plat would allow for the establishment of a new collector street that will connect with Stone Creek Boulevard completing a desired east-west connection for the Southeast Urbana area.
5. The provision for an eight-foot multi-use path along the north side of Colorado Avenue extended will help meet one of the project goals of the Greenways and Trail Plan.
6. With the exception of the proposed waivers for street width and both sidewalks along Prairie Winds Drive, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
7. The requested waivers should not pose a negative impact to the neighborhood.

## **Options**

The Plan Commission has the following options in this case:

- a. forward this case to City Council with a recommendation for approval of the proposed Preliminary and Final Subdivision Plats of Prairie Winds; or
- b. forward this case to City Council with a recommendation for denial of the proposed Preliminary and Final Subdivision Plats of Prairie Winds.

## **Staff Recommendation**

Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary and Final Plats of Prairie Winds Subdivision.

- c: Paul Tatman  
Charles Guthrie, BWC, 2623 East Pershing Road, Decatur, IL 62524

Attachments:      Aerial Photo  
                         Proposed Preliminary and Final Plats (not available in digital format)  
                         Approved Site Plan for Prairie Winds under annexation agreement (not  
                         available in digital format)

# Aerial Photo



Plan Case 1902-S-04  
Preliminary and Final Plat  
Prairie Winds Subdivision

Prepared 7/29/04 by Community Development Services - rgk