



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner I

DATE: February 3, 2006

SUBJECT: Plan Case No. 1977-S-05, Cobble Creek Subdivision Preliminary Plat

Introduction

The Atkins Group is requesting Preliminary Plat approval for Cobble Creek Subdivision. The subdivision is proposed on 18.6 acres located south of Amber Lane and southwest of St. Andrews Road in the Stone Creek Subdivision. The subdivision would add a total of 38 lots, including 28 zero-lot-line townhouses and 9 single family detached houses. A new street will extend south east from Amber Lane and will have a small loop and two cul-de-sac streets extending from it.

The subdivision will consist of larger, upscale houses and townhouses consistent with previous development in the Stone Creek Subdivision.

Background

In April 1997, the Urbana City Council approved an annexation agreement with the Atkins Group for the Stone Creek Subdivision. At that time zoning for the area of the proposed Cobble Creek Subdivision was designated as R-4, Medium Density Multiple Family Residential. Stormwater calculations and provisions for detention were also made for the entire Stone Creek subdivision including the Cobble Creek area.

Discussion

Land Use and Zoning

The majority of the Stone Creek Subdivision is zoned R-2, Single-Family Residential including some of the areas adjacent to the proposed development. To the northeast of the proposed development is a single family home area in Stone Creek that is zoned R-4 Medium Density Multiple Family Residential. Single family residences are permitted by right in the R-4 zoning district. To the west is part of the East Gate subdivision zoned R-4 with common-lot-line duplexes. The Cobble Creek proposal is consistent with the 2005 Comprehensive Plan which shows a Future Land Use Map designation of multi-family for the area. The adjacent property to the southeast is

zoned B-3 General Business and directly abuts Windsor Road. The comprehensive plan calls for that area to develop as community business.

Access

Access to the subdivision will be from Amber Lane onto a local residential street ending in a temporary stub at the south border of the development. The street through the Cobble Creek development will be extended to Windsor Road when development of the B-3 zoned property makes extension of the road feasible. Access points for connection of the street to Windsor Road will be determined by the City Engineer. There will be a small loop and two cul-de-sac streets projecting east and west from the local street. Sidewalks in the Cobble Creek development will be located on both sides of all streets except the side of the loop street “island” where there are no homes. On street parking will be permitted on one side of all the streets in the development.

Drainage

Drainage within the development will be conveyed to the east via a swale and accommodated within existing detention facilities in the Stone Creek subdivision. The proposed drainage facilities have been reviewed and meet the approval of the City Engineer.

Utilities

All the necessary utilities are available adjacent to the site. The plats have been reviewed by the appropriate agencies for utilities. Some public utility easements have been requested and will be identified on the Preliminary Plat. The Final Plat will indicate the final location of all the proper easements necessary to accommodate the extended utilities.

Waivers

The petitioners request the following waivers:

- **Waiver of Section 21-36.A.1 (Table A)** reduction in the pavement width from 31 feet to 28 feet on all roads in the development.

Current planning consensus is that streets can be narrower in residential subdivisions because this leads to slower traffic speeds and safer pedestrian conditions. This request is consistent with waivers granted for other recently approved subdivisions in Urbana.

- **Waiver of Section 21-38.C (Table A)** reduction in the right of way width from 60 feet to 50 feet for the loop drive frontage as depicted in the Preliminary Plat.

This section of loop road is approximately 300 feet long and will serve only eight dwelling units. There should be a minimal through traffic and there is no need for a wider right of way on such a minor roadway.

Under Section 21-7.B of the Urbana Subdivision and Land Development Code, the consideration and justification for the grant of waivers must be based on specific criteria. These criteria are identified and discussed below:

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;*

Requiring the local streets of this subdivision to have a 31-foot paved width would not provide a traffic capacity benefit and would create excessive paved area in this development.

2. *The granting of the waivers would not harm other nearby properties;*

The granting of the waivers to the Subdivision and Land Development Code will have little to no impact on nearby properties. On street parking is available on one side of the street. The waivers requested are internal to the development.

3. *The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;*

The granting of the requested waivers would not cause any harm to the public health, safety and welfare of the community and would not be contrary to the objectives and goals set forth in the Comprehensive Plan. Allowing for narrower paved widths would help to promote slower speeds and safer streets, would be more attractive from an urban design standpoint, and would allow for lesser paved area and resultant stormwater runoff.

The plat has been transmitted for review to outside agencies and no significant comments have been made. The request for waiver to allow reduction of road right of way and pavement width was reviewed and found acceptable by Urbana Planning staff, and the Urbana City Engineer. These requests for waivers should have no impact on the surrounding area, and will not be detrimental to the public health, safety, and welfare.

Summary of Findings

For Plan Case 1977-S-06:

1. The proposed Preliminary Plat of Cobble Creek Subdivision is consistent with the 2005 Comprehensive Plan Future Land Use designations for the site.
2. The proposed Preliminary Plat is consistent with existing zoning designations for the site.
3. The proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers requested.
4. The requested waivers have been reviewed and meet the approval of the City Engineer.

5. The requested waivers should not pose a negative impact to the neighborhood.
6. The requested waivers should not be detrimental to the public health, safety, and welfare.

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 Preliminary Plat of Cobble Creek Subdivision with waivers as requested; or
- b) forward this case to City Council with a recommendation for denial of the Preliminary Plat of Cobble Creek Subdivision.

Staff Recommendation

Staff recommends approval of the Preliminary Plat of Cobble Creek Subdivision with waivers as requested.

Cc:

The Atkins Group
Attn: Mike Martin
2805 South Boulder Drive
Urbana, IL 61802

HDC Engineering, LLC
Attn: Bill Sheridan
201 W. Springfield Ave.,
Suite 300
Champaign, IL 61824-0140

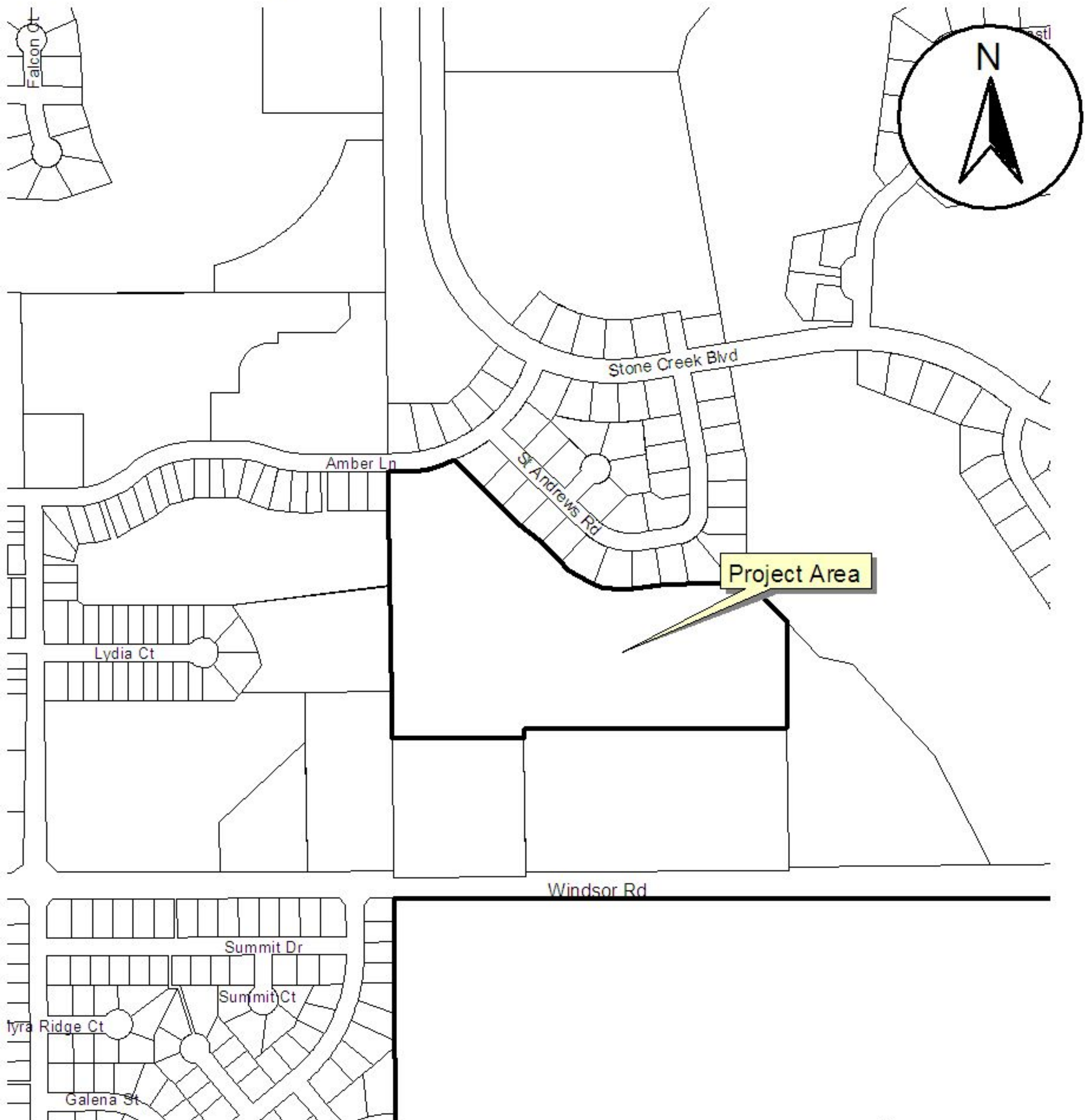
Meyer Capel Attorneys
Attn: Jerry Jahn
306 West Church Street
Champaign, IL 61820

Attachments: A: Location Map
 B: Zoning Map
 C: Existing Land Use and Aerial Photo Map
 D: Future Land Use Map
 E: Proposed future road connection diagram
 F: Petition for Preliminary Plat of Subdivision
 G: Petition for Waiver of Subdivision regulations

Preliminary Plat of Cobble Creek Subdivision

Location Map

Exhibit "A"



500 0 500 1000 Feet

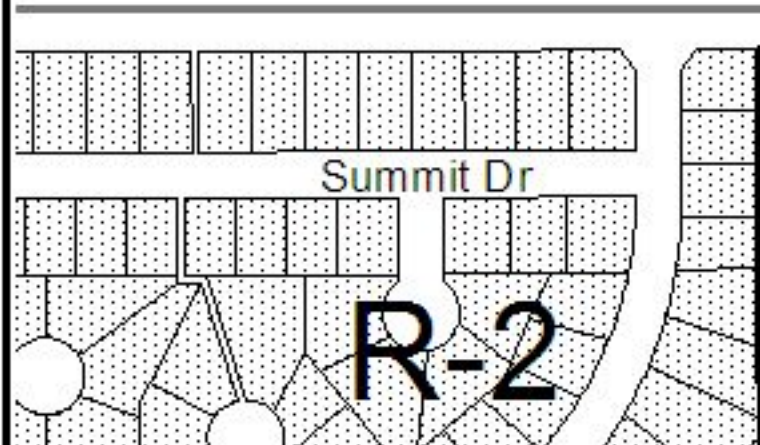
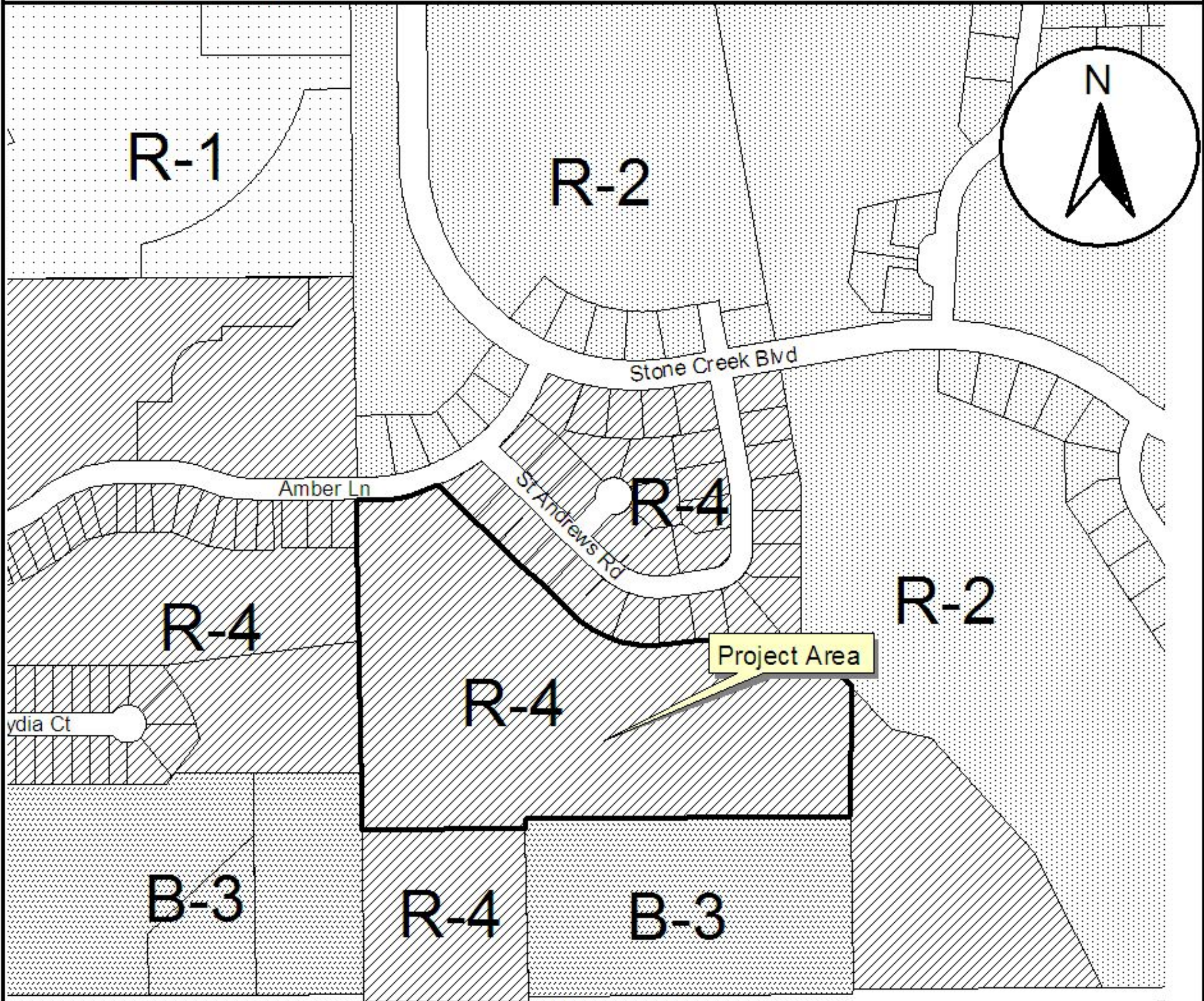


Plan Case: 1977-S-06, Preliminary Plat of Cobble Creek Subdivision
Petitioner: Atkins Group
Location: South of Amber Lane South West of St. Andrews Road,
Zoning: R-4, Medium Density Multiple Family Residential
Description: Preliminary Plat

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Zoning Map

Exhibit "B"



County
AG - 2
Agriculture



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- R1 - Single Family
- R2 - Single Family
- R4 - Medium Density Multiple-Family
- B3 - General Business

Existing Land Use with Aerial Photo

Exhibit "C"



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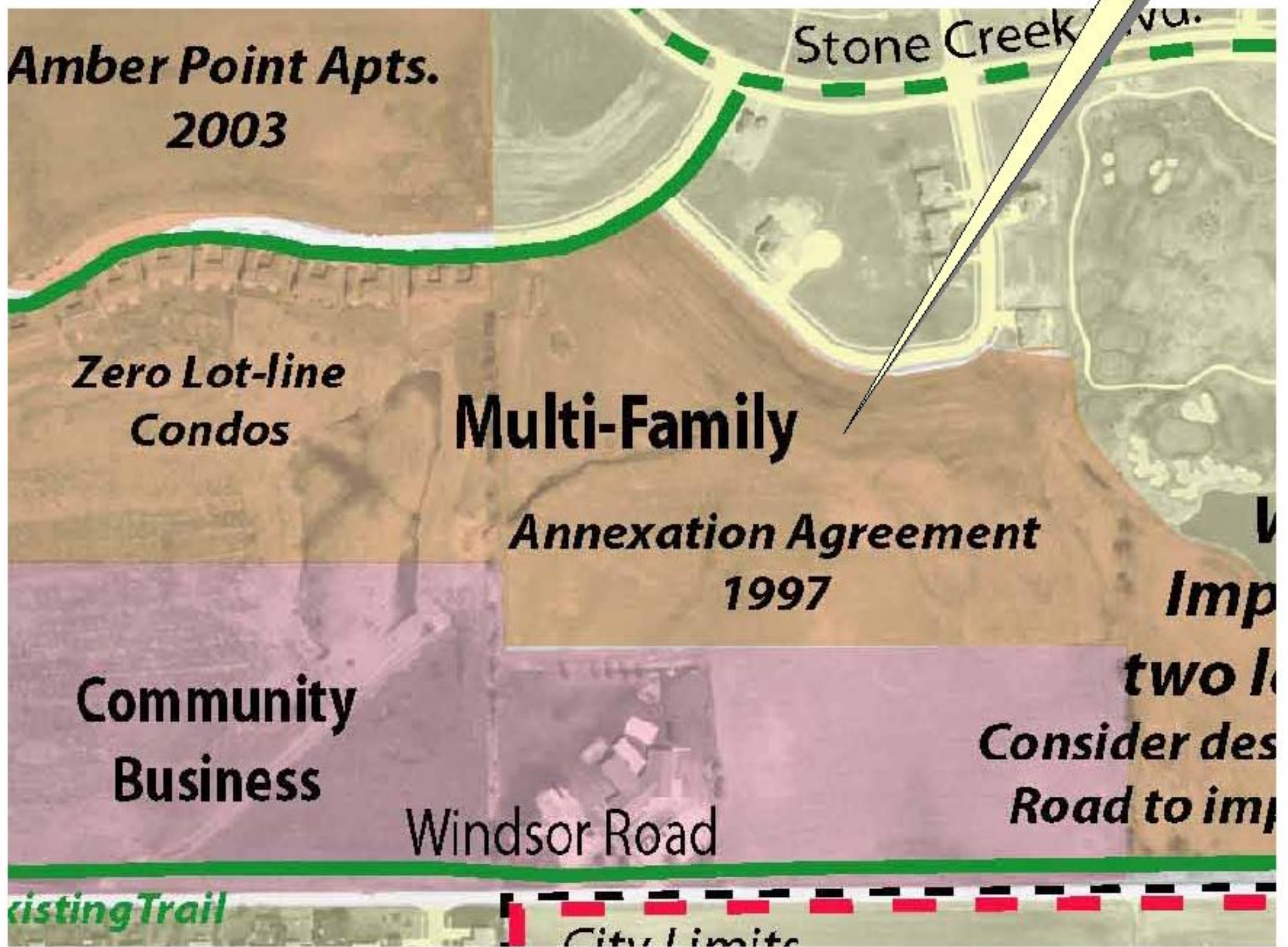
Future Land Use Map

Exhibit "D"

Source: Comprehensive Plan Future Land Use Map # 13, p.84



Subject Site



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Petitioner: Atkins Group
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Zoning: R-4, Medium Density Multiple Family Residential
Description: Preliminary Plat

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