



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner I

DATE: February 3, 2006

SUBJECT: Plan Case No. 1976-S-06, Final Plat of Adair Subdivision located at 4011 East Airport Road.

Introduction and Background

This case is a request by Scott Adair for approval of a Final Plat of a Major Subdivision known as Adair Subdivision. The property is a 4.9 acre tract located at 4011 East Airport Road in Urbana Township within the City of Urbana's 1½ mile Extra Territorial Jurisdiction. The petitioner wishes to split an existing lot into two lots. The lots would then be sold for use as rural residences.

Ordinarily subdivisions of this size would be reviewed and approved administratively as a minor subdivision; however the petitioner wishes to lay out the lots in a way that they would require a waiver to the subdivision code. According to the Subdivision Ordinance, whenever there is a request for a waiver of subdivision regulations the subdivision is by definition no longer eligible for review as a Minor development and must be reviewed and approved by the Plan Commission and City Council.

Discussion

The existing lot has a very long and narrow configuration. The length is 1,246 feet and the width is 170 feet. The petitioner wishes to create two lots with one directly fronting on the road and the second in a "flag" lot configuration behind the first including an access drive connecting to the road. The Urbana Subdivision and Land Development Code Section 21-37.B.7.b requires that the length of the access portion of the lot (the "flag pole") shall not exceed three and one-half (3.5) times the minimum lot width of the zoning district the lot is located in. The owner proposes an access drive flag "pole" of 605 feet in length where the ordinance would permit a length of only 525 feet. The reason for the extra length for the front lot (and hence access drive length) is to keep an existing barn and house together on the front lot.

A second waiver from the Subdivision Ordinance requirement to prepare a Preliminary Plat would also be necessary. The requirement to prepare a Preliminary Plat is intended for subdivisions that include significant changes to topography, installation of public infrastructure (such as public roads and utilities), and increases in impervious surfaces (such as parking lots, roads, and roofs) that would cause increased rates of stormwater runoff. In this case, there are only two lots proposed of 2.1 and 2.8 acres, which are intended for single-family homes, with no public infrastructure, no

significant changes to topography, and no significant changes to stormwater runoff. Therefore waiver of the Preliminary Plat requirement is appropriate.

Land Use & Zoning Designations

The site is currently zoned by Champaign County as AG-2, Agriculture. The proposed development will create a front lot of 2.1 acres and a rear lot of 2.8 acres. Low density rural residential development is permitted by the County Zoning Ordinance in AG-2 areas. The 2005 Urbana Comprehensive Plan identifies this area as appropriate for land uses compatible with agriculture. The proposal for low density rural residential development is generally consistent with the goals of the Comprehensive Plan for this area.

Access

An existing drive serving the existing house and the neighbor to the west would become the “flag” access drive. A cross access agreement would be necessary between all three lots. The proposed flag access drive will conform to the Urbana Subdivision and Land Development Code requirement for a minimum 20 foot width. A deferral of sidewalks would be given until such time as development along Airport Road warrants its installation as determined by the City Engineer.

Drainage

The Urbana City Engineer has determined that the subdivision of the lots will have minimal impact on site drainage and should not significantly change runoff from the site. Therefore no stormwater management plan or stormwater improvements have been required.

Utilities

The plat has been reviewed by the appropriate agencies for utilities. Each lot will be served by private septic systems and well water. The Final Plat delineates all of the appropriate easements for utilities.

Waivers

The petition for approval of a Major Plat identifies two requested waivers:

- **Waiver of Section 21-37.B.7:** setting a maximum limit of 3.5 times the minimum lot street frontage for the access drive (pole) portion of a flag lot.
- **Waiver of Section 21-14.G:** the requirement to provide a Preliminary Plat with topographic profiles and a stormwater management plan.

Under Section 21-7.B of the Urbana Subdivision and Land Development Code, the consideration of granting waivers shall be based on 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;*

The lot is in a rural area and is very long and narrow. In rural areas long access drives to single family dwellings are common. There is no prohibition on an even longer access drive if it is not on a flag lot.

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 no detrimental impact on nearby properties. 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 waiver 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.

The plat has been transmitted for review to outside agencies and no significant comments have been made. The request for waiver of the maximum flag pole length regulation was reviewed and found acceptable by Urbana Planning staff, the Champaign County Planning and Zoning staff, the Urbana City Engineer, and the Urbana Fire Chief. The request for a waiver of the Preliminary Plat requirement has been reviewed and found acceptable by the Urbana City Engineer and Urbana Planning staff. These requests for waivers should have no significant impact on the surrounding area, and will not be detrimental to the public health, safety, and welfare.

Summary

1. The proposed Final Plat for the Adair Subdivision is generally consistent with the 2005 Urbana Comprehensive Plan Future Land Use designation for the site.
2. The proposed subdivision would be consistent with existing Champaign County AG-2 Agriculture zoning designation for the site.
3. With the exception of the proposed waivers, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
4. The requested waivers should not pose a negative impact to the neighborhood.
5. The requested waivers should not be detrimental to the public health, safety, and welfare.

Options

The Plan Commission has the following options in **Plan Case No. 1976-S-06**, a Final Plat of Adair Subdivision with two waivers from the Urbana Subdivision and Land Development Code:

- a. forward this case to City Council with a recommendation for approval; or

- b. forward this case to City Council with a recommendation for denial.

Staff Recommendation

Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to **APPROVE** the Final Plat of Adair Subdivision including waivers as requested.

CC:

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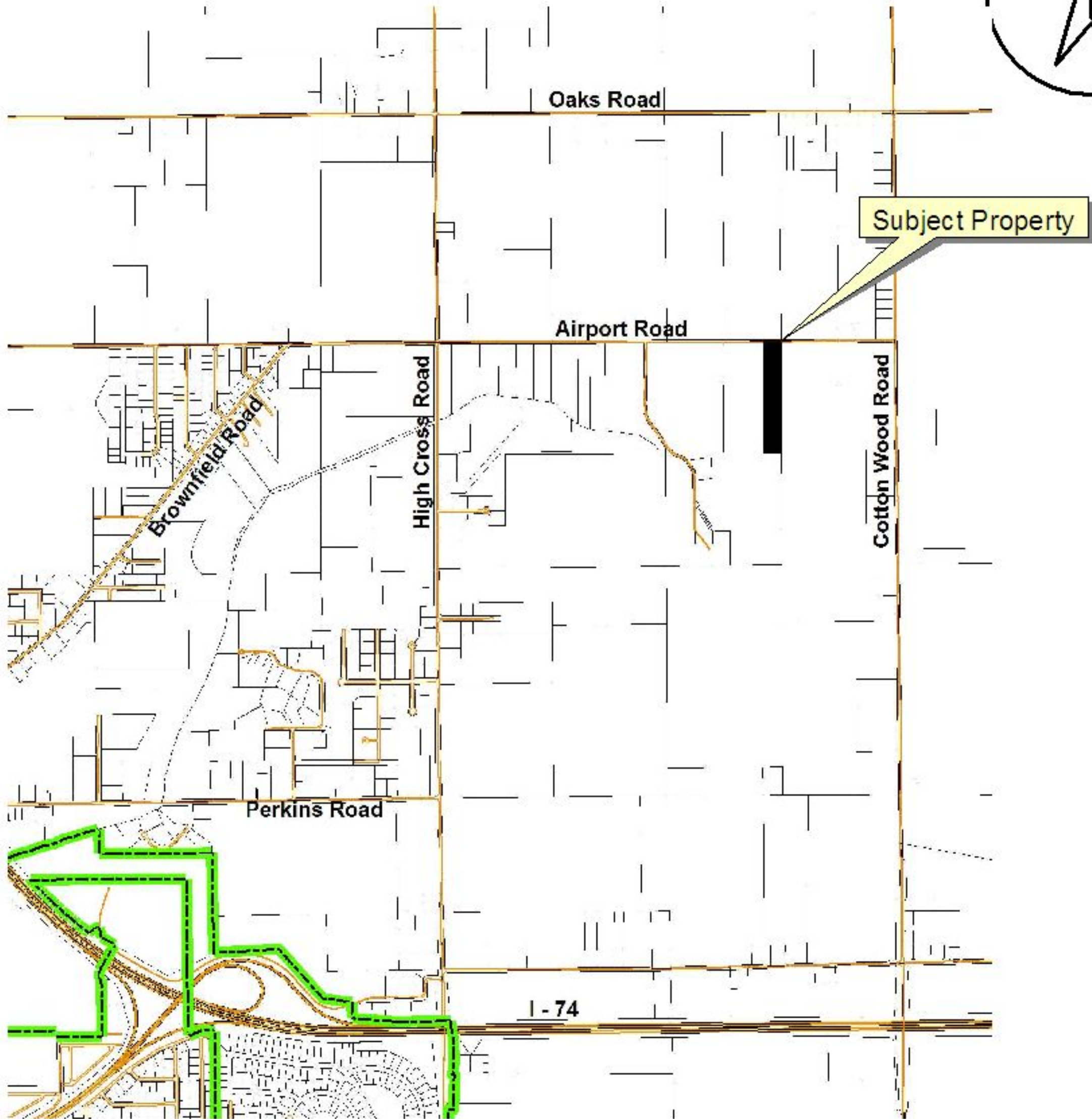
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Attachments:

- A: Location Map
- B: Zoning, Land Use and Aerial Photo Map
- C: Future Land Use Map
- D: Petition for Plat of Subdivision
- E: Petition for Waiver of Subdivision regulations

Final Plat of Adair Subdivision



Plan Case: 1976-S-06, Final Plat of Adair Subdivision
Petitioner: Scott Adair
Location: 4011 Airport Road
Zoning: County AG-2 Agriculture
Description: Final Plat

Zoning and Land Use with Aerial Photo



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Prepared 2/1/06 by Community Development Services - pal

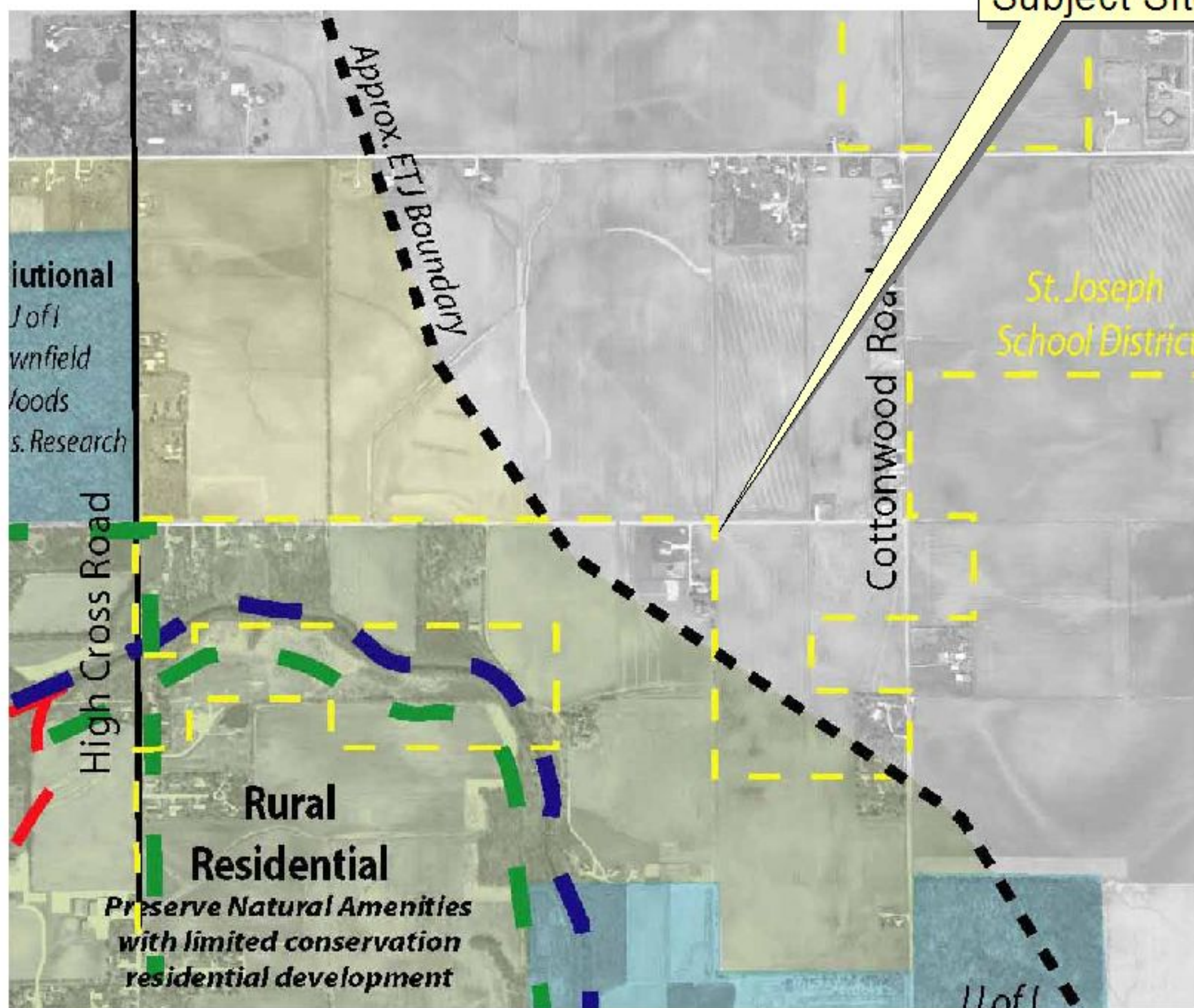
Future Land Use Map

Exhibit "C"

Source: Comprehensive Plan Future Land Use Map # 2, p.73



Subject Site



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