



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: June 30, 2006

SUBJECT: Plan Case No. 2005-S-06, Preliminary and Final Plat of The Pines at Stone Creek Commons Subdivision

Introduction and Background

The Atkins Group, LLC is requesting preliminary and final plat approval for The Pines at Stone Creek Commons Subdivision.

The Preliminary Plat of the Pines encompasses 16.15 acres on eight lots. The Final Plat of the Pines encompasses 10.37 acres on five lots in what is essentially Phase One of the Pines commercial development. (See Exhibit “L”)

All development is located in the northern half of the existing Stone Creek Commons development located at the southeast corner of Windsor and Philo Roads in south Urbana. (See Exhibit “A”)

In April 1997, the Urbana City Council approved an annexation and development agreement with the Atkins Group that included areas within the proposed Pines subdivision. The agreement was primarily directed toward the Stone Creek golf course development area but it also addressed zoning, storm water detention, and other issues related to the 40 acre area that was then known as “the Rose Tract” and which is now called Stone Creek Commons.

Discussion

Land Use and Zoning

The northern half of the Stone Creek Commons commercial and office development is zoned B-3 General Business, including the area proposed for the Pines Preliminary and Final subdivision plat. South of the proposed Pines subdivision plat are tracts of the future Stone Creek Commons office

park. Those areas are zoned R-4, Medium Density Multiple Family Residential and are not included in the Pines subdivision plat. The split between the zoning of B-3 General Business in the north and R-4 multifamily residential to the south was a deliberate part of the annexation agreement that was intended to create a transition from higher intensity commercial uses in the north west corner near Philo and Windsor roads and low intensity office uses to the south and east which were closer to the existing residential subdivisions of Myra Ridge and Deerfield Trails. The proposed Pines subdivision plat is consistent with the 2005 Comprehensive Plan Future Land Use Map designation and current zoning in the area.

Access

Access to the subdivision will be accommodated via public streets and private access drives. Two access drives will enter the development from Philo Road. Additional access will be from Boulder Drive (an existing public road) which begins at Windsor Road and winds to the south. The extension of Boulder Drive will eventually be completed around the detention lake with an outlet to Philo Road bordering the south end of the proposed subdivision. (See Exhibit “L”)

There are existing shared use bike paths on the south side of Windsor Road and the east side of Philo Road which the developers intend to connect to the sidewalks within the subdivision.

Drainage

A stormwater study and plans for runoff and detention were originally completed as part of the preliminary plat of Stone Creek Commons in 1998. The existing detention lake was designed at that time to accommodate water from future development including the areas under consideration in this proposed subdivision. Storm sewers will be installed to drain into the lake.

Utilities

The plats have been reviewed by the appropriate agencies for utilities. All the necessary utilities are available either within or adjacent to the site along Boulder Drive, Philo Road or Windsor Road. The final plat indicates the location of easements necessary to accommodate the extended utilities.

Waivers

Several waivers were granted as part of the annexation and development agreement that brought the property into the city. The waivers allowed the development to deviate from certain sections of the Urbana Subdivision and Land Development Code. These include the following:

- Waiver of Section 21-37 to the extent that this section requires the construction of sidewalks on both sides of the street;
- Waiver of Section 21-36 to the extent that this section requires a 250-foot minimum centerline radius on 14 local street locations within the development so that the minimum centerline radius for these local and cul-de-sac streets will be no less than 60 feet; and

- Waiver of Section 21-36 to the extent that it requires a 100-foot minimum vertical curve length for vertical curves with a change of grade less than 2 percent so that the minimum vertical curve length allowed will be 50 feet.

These waivers most directly apply to the Stone Creek residential development in the golf course area and so they are not of particular relevance to this plat application. No new waivers are requested.

The plat has been transmitted for review to outside agencies and no significant comments have been made. The plat has been reviewed and found acceptable by Urbana Planning staff, and the Urbana City Engineer.

Public Improvements

Detailed site engineering plans including grading, sewer and pavement structures will be submitted as part of the building permit process and will be reviewed by Urbana Public Works engineering staff. All development will be required to conform to Subdivision and Land Development code regulations.

Summary of Findings

For Plan Case 2005-S-06:

1. The proposed Preliminary and Final Plats of The Pines at Stone Creek Commons would be consistent with Comprehensive Plan Future Land Use designations for the site.
2. The proposed Preliminary and Final Plats would be consistent with existing zoning designations for the site.
3. The proposed Preliminary and Final Plats meet the requirements of the Urbana Subdivision and Land Development Code.

Options

The Plan Commission has the following options in making two recommendations for this case:

For the Preliminary Plat of The Pines at Stone Creek Commons Subdivision;

- a. The Plan Commission may recommend approval of the Preliminary Plat of The Pines at Stone Creek Commons Subdivision; or
- b. The Plan Commission may recommend denial of the Preliminary Plat of The Pines at Stone Creek Commons Subdivision. If recommending denial, the Commission must state findings whereby the plat is deficient.

For the Final Plat of The Pines at Stone Creek Commons;

- c. The Plan Commission may recommend approval of the Final Plat of The Pines at Stone Creek Commons; or
- d. The Plan Commission may recommend denial of the Final Plat of The Pines at Stone Creek Commons. If denied, the Commission must state findings whereby the plat is deficient.

Staff Recommendation

Staff recommends approval of the both the Preliminary Plat of The Pines at Stone Creek Commons and the Final Plat of The Pines at Stone Creek Commons.

Attachments: Common Exhibit Packet for the Pines at Stone Creek Commons Plan Cases:

1998-M-06, Stone Creek Commons Rezoning
2005-S-06, Preliminary and Final Plat of The Pines at Stone Creek Commons

Cc:

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Common Exhibit Packet

The Pines at Stone Creek Commons

Plan Cases:

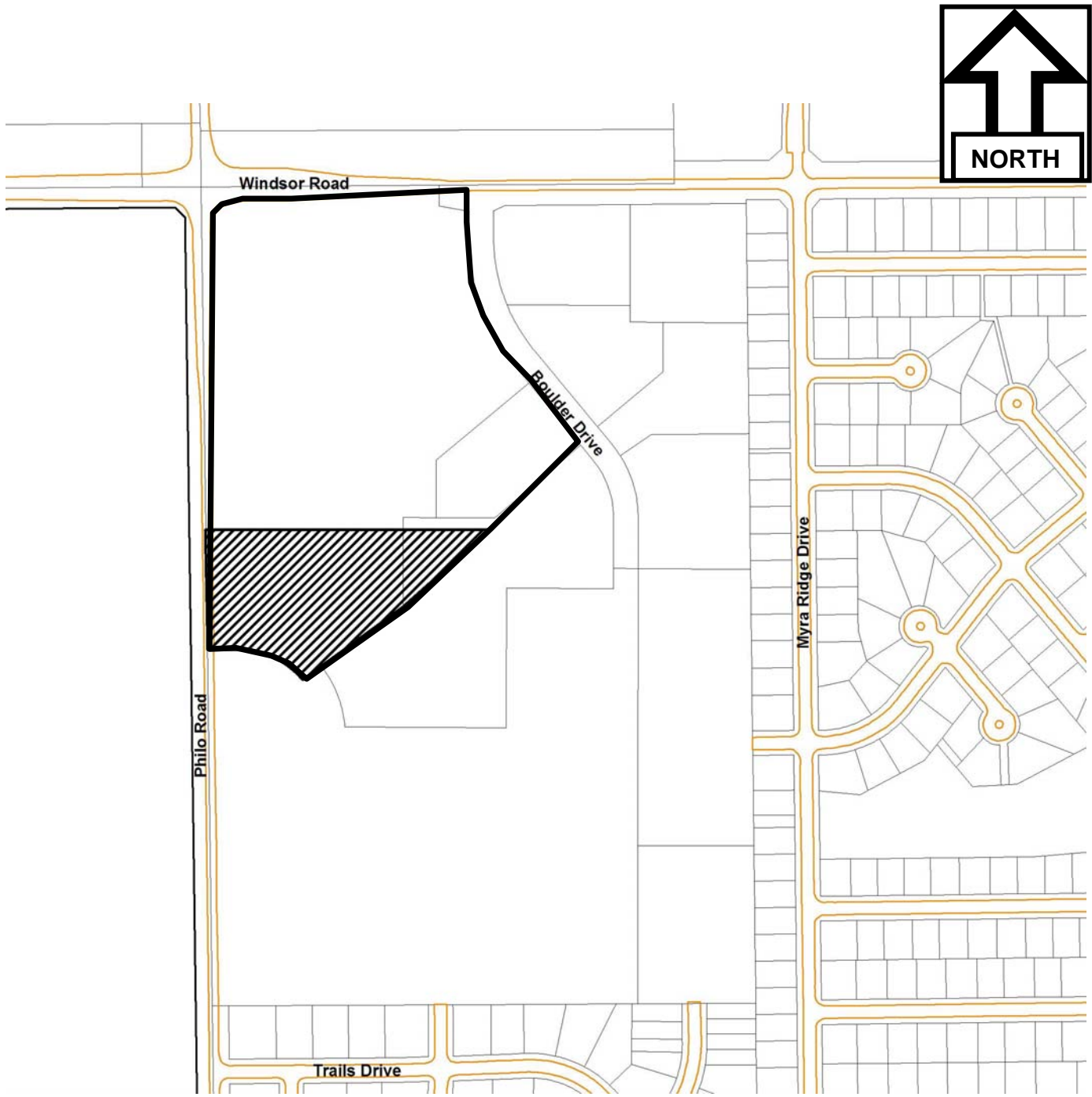
1998-M-06, Stone Creek Commons - Rezoning

2005-S-06, The Pines at Stone Creek Commons Subdivision
– Preliminary and Final Plat

- A: Location Map
- B: Zoning Map
- C: Existing Land Use and Aerial Photo Map
- D: Future Land Use Map
- E: Petition for Plat of Major Subdivision
- F: Petition for Rezoning
- G: Rezoning Neighbor Notice Letter and Mailing List
- H: R-4, Medium Density Multiple Family Residential zoning description sheet
- I: B-3, General Business zoning description sheet
- J: Proposed Preliminary and Final Plat of The Pines Subdivision
- K: The Pines Conceptual Site Plan

Location

EXHIBIT "A"



Plan Case: 1998-M-06 – Rezoning
2005-S-06, The Pine Subdivision
Petitioner: Atkins Group
Location: 2900 block South Philo Road – Stone Creek Commons
Subject: Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business

Existing Zoning:
R-4, Medium Density Multiple Family Residential
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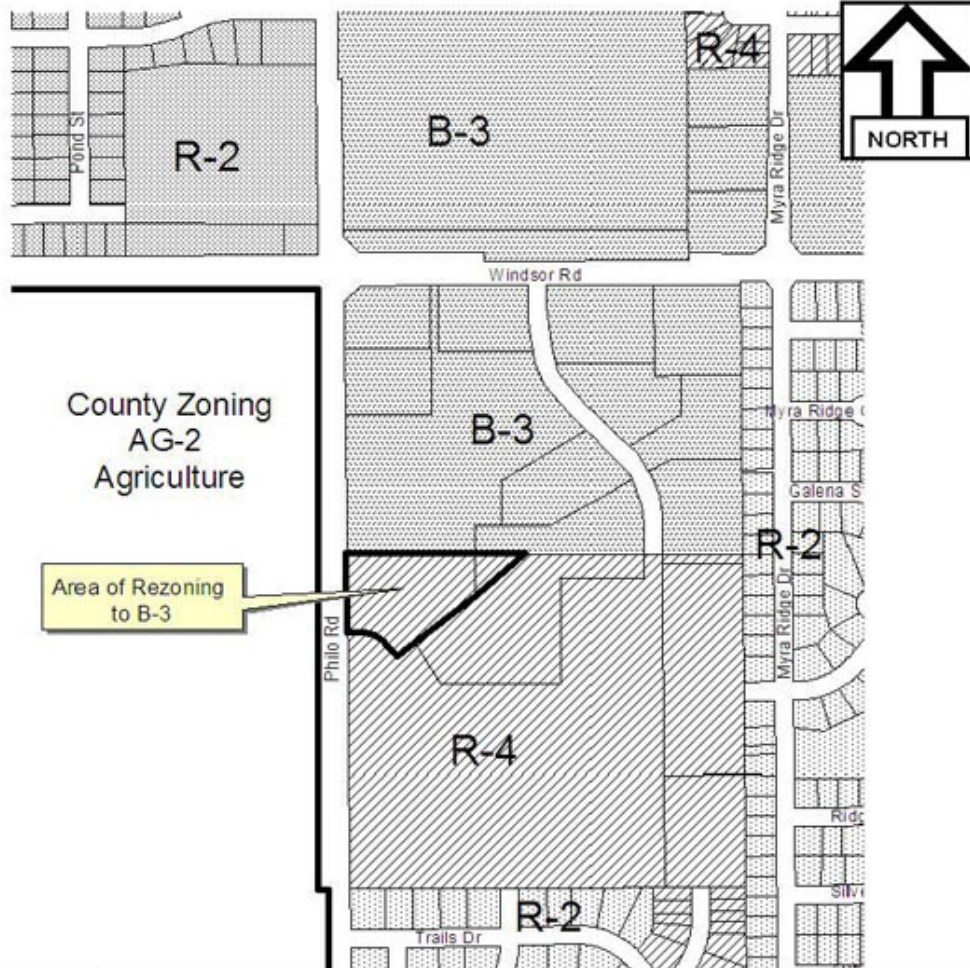
Area of Proposed
Rezoning from
R-4 to B-3



Area of Subdivision

Zoning

EXHIBIT "B"



County Zoning
AG-2
Agriculture

Area of Rezoning
to B-3



Plan Case: 1998-M-06 - Rezoning
Petitioner: Atkins Group
Location: 2900 block South Philo Road – Stone Creek Commons
Subject: Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business
Existing Zoning: R-4, Medium Density Multiple Family Residential

R-2, Single Family Residential
 R-4, Medium Density Multiple Family Residential
 B-3, General Business

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Existing Land Use w/ Aerial Photo

EXHIBIT "C"



Plan Case: 1998-M-06 - Rezoning
Petitioner: Atkins Group
Location: 2900 block South Philo Road – Stone Creek Commons
Subject: Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business

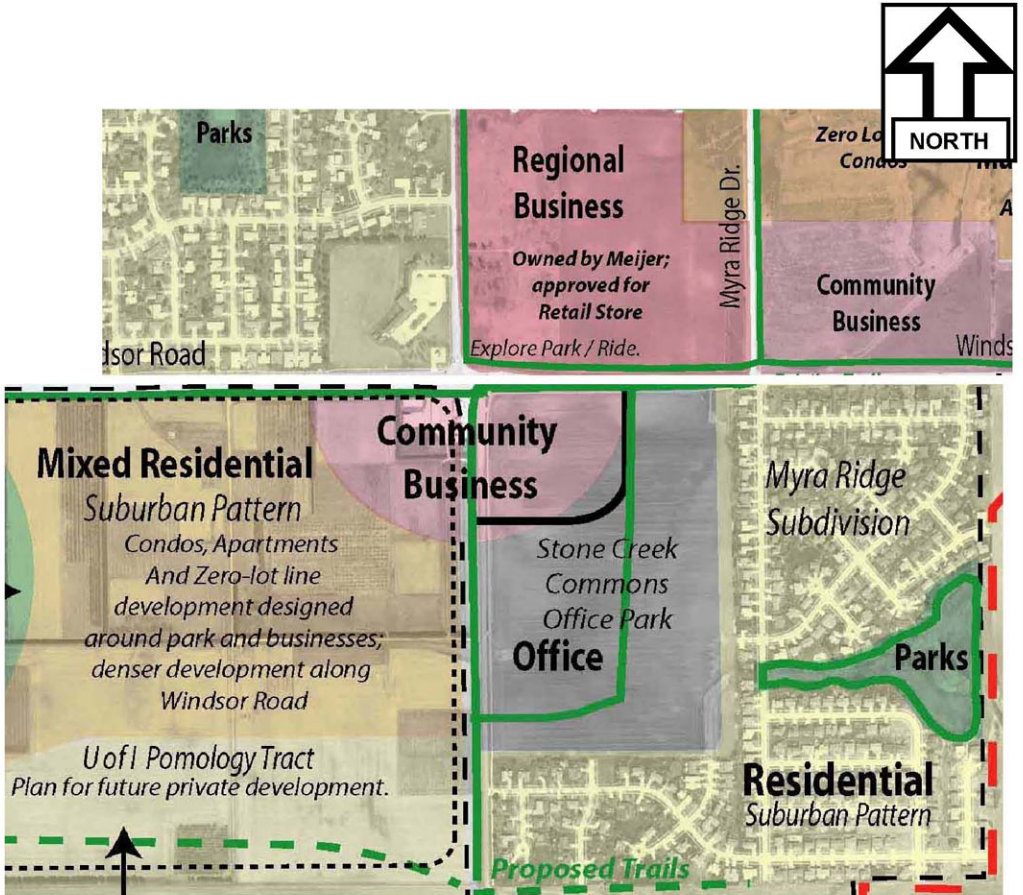
Existing Zoning:
 R-4, Medium Density Multiple Family Residential

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Future Land Use

EXHIBIT "D"

Source: Comprehensive Plan Future Land Use
Map # 13 and 14, p.84-85 – Detailed Composite Section



Plan Case: 1998-M-06 - Rezoning
Petitioner: Atkins Group
Location: 2900 block South Philo Road – Stone Creek Commons
Subject: Rezone from R-4, Medium Density Multiple Family Residential to B-3, General Business
Existing Zoning: R-4, Medium Density Multiple Family Residential

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