



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### MEMORANDUM

**TO:** The Urbana Plan Commission

**FROM:** Paul Lindahl, Planner I

**DATE:** June 29, 2007

**SUBJECT:** Plan Case No. 2040-S-07, Preliminary Plat for Washington Square Second Subdivision located on the east side of the 1100 block of Philo Road

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#### **Introduction**

Edward Salfelder, Sr. and Edward Salfelder, Jr. are requesting Preliminary Plat approval for a subdivision of property they own on the east side of the 1100 block of south Philo Road. The subject property is a 2.54 acre tract of vacant property that has a zoning designation of B-3, General Business.

#### **Background**

The area between Washington Street and Philo Road including the subject property was approved in a 1972 Preliminary Plat and General Plan called Preliminary Plat of Washington Square Subdivision. The subdivision of the area from Washington Street to the subject property was also approved that year in a Final Plat called Washington Square First Subdivision. The original 1972 plan called for Washington Square to extend south from Washington Street and end in a cul-de-sac in the middle of the subject property. Over the years the sale of part of the area to Illinois Power for a sub-station, and the pattern of development adjacent to Washington Square has resulted in Washington Square never being extended into the subject property.

#### **Discussion**

The proposed development will feature two lots for commercial development and an outlet containing a detention basin for stormwater runoff from the two lots.

The 2005 Urbana Comprehensive Plan identifies this tract as appropriate for “*Community Business*” intended to serve the immediately adjacent neighborhoods. The proposal appears to

be generally consistent with the 2005 Urbana Comprehensive Plan and is consistent with the existing zoning classification for the parcel.

### *Access*

Access to the site will be from new driveways to Philo Road. Lot 1 will have two access drives and Lot 2 will be permitted one driveway. There will be a cross access agreement to allow shared usage of the drives from one lot to the other. Urbana Public Works has reviewed the proposed location of driveways and found them acceptable.

### *Drainage*

Stormwater runoff will be detained on site in the outlot detention basin. A stormwater management plan will be submitted and reviewed by the Urbana Public Works Department as required by the Subdivision and Land Development Code.

### *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 will delineate all the appropriate easements for utilities.

### *Deferrals and Waivers*

The applicants have requested a deferral of the requirement to immediately construct sidewalk on the east side of Philo Road. At this time there is no sidewalk on the east side of Philo Road on the adjacent lots. The City Engineer and the City Planner have agreed to permit the sidewalk deferral until such time as development or Philo Road improvements in the area warrants it, and construction of a continuous sidewalk both north west and south east of the property can be arranged. The Final Plat will contain a notation that when the City Engineer determines it is necessary the owners (including their successors) will be required to install the sidewalk in front of the property within 90 days at their own expense.

The Preliminary Plat identifies only one waiver:

- Waiver of any requirement to construct roadway improvements for Philo Road.

The granting of the waivers is to be 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;

Planning and Engineering Staff have reviewed the requested waiver and are in agreement with it. The impact of the development does not warrant that the developers need to improve the existing conditions of Philo Road pavement. There will be no harm caused to other properties, or negative impacts to health safety and welfare.

## **Summary**

1. The proposed Preliminary Plat for the Washington Square Second Subdivision is consistent with 2005 Urbana 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 allow for the establishment of new commercial uses on the subject property to serve the adjacent neighborhoods.
4. With the exception of the proposed waiver of roadway improvements to Philo Road, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
5. The requested waiver will not cause harm to the neighborhood or pose a negative impact to the public health, safety and welfare.

## **Options**

The Plan Commission has the following options in this case:

- a. forward this case to the City Council with a recommendation for approval; or
- b. forward this case to the 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 Preliminary Plat of Washington Square Second Subdivision with the waiver as requested.

cc:

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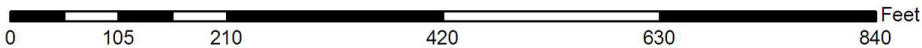
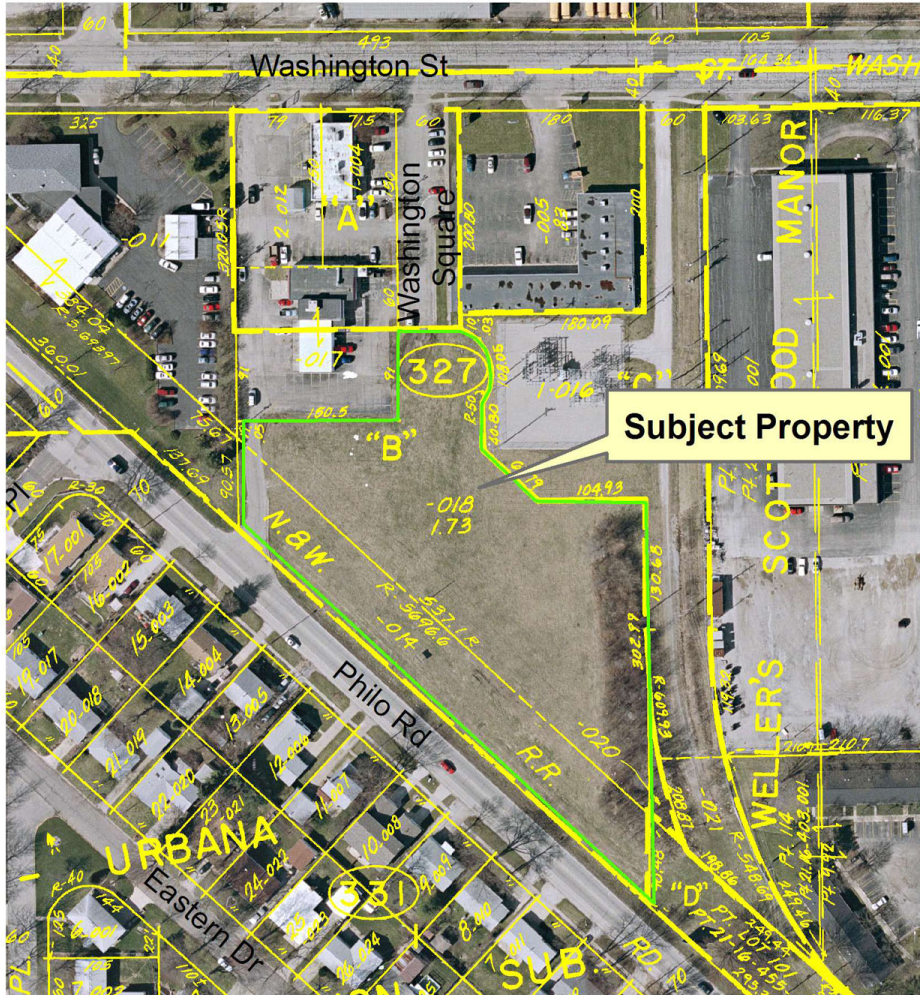
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Attachments:

1972 General Area Plan and Preliminary Plat  
Location and Aerial Map  
Proposed Preliminary Plat of Washington Square Second Subdivision

# Location Map w/ Aerial Photo



Plan Case No. 2040-S-07,  
Subject: Preliminary Plat for Washington Square Second Subdivision  
Location: East side of the 1100 block of Philo Road  
Petitioners: Edward Salfelder, Jr. and Edward Salfelder, Sr.