



***2010***

***URBANA PLAN COMMISSION***

***Annual Report***

*Prepared By:  
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## OVERVIEW

In 2010, the Urbana Plan Commission met 13 times and considered 12 cases. This compares to 2009 when the Plan Commission met 16 times and considered 25 cases. The breakdown of the types of cases considered is as follows:

Champaign County Zoning Board of Appeals Cases	3
Policy Recommendation	1
Subdivision	1
Zoning Map Amendments	2
Zoning Text Amendments	5

Champaign County Regional Planning Commission staff presented the *Land Resource Management Plan* to the Urbana Plan Commission. The Plan Commission also held two joint study sessions with the Urbana City Council and the Urbana Sustainability Advisory commission on the following topics:

- Planning Ahead for Economic Development and Connecting Sustainability and Land Use Planner
- Sustainable Approaches to Land Development

Continuing members of the Plan Commission include Michael Pollock (Chairperson), Andrew Fell, Jane Burris, Tyler Fitch, Ben Grosser, Lew Hopkins, Dannie Otto, Bernadine Stake, and Marilyn Upah-Bant. Plan Commission members who were reappointed this year were Ben Grosser, Lew Hopkins and Michael Pollock.

Staff support to the Plan Commission in 2010 was provided by City Planner/Community Development Services Director, Dr. Elizabeth H. Tyler, FAICP; Planning Manager, Robert Myers, AICP; Planners – Rebecca Bird, Jeff Engstrom, AICP and Lisa Karcher, AICP; and Planning Secretary, Teri Andel.

This report lists the plan cases considered by the Plan Commission in 2010 by case type. Associated ordinances and resolutions, as adopted by the Urbana City Council, are attached. Signed copies of Plan Commission minutes are also attached.

## 2010 PLAN CASE SUMMARY

### Champaign County Board of Appeals Cases

1. **CCZBA-658-AT-09: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance concerning wind farms and special uses.**

The Plan Commission recommended defeating a resolution of protest on February 4, 2010. The City Council defeated the resolution of protest on February 15, 2010; therefore, Resolution No. 2010-02-002R was not adopted.

2. **CCZBA-664-AT-10: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance concerning shadow flicker and number of concurring votes needed for Zoning Board of Appeals decisions**

The Plan Commission recommended defeating a resolution of protest on May 20, 2010. The City Council defeated the resolution of protest on June 7, 2010; therefore, Resolution No. 2010-06-016R was not adopted.

3. **CCZBA-668-AT-10: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance to allow Residential Recovery Centers as a Special Use in the AG-2 District.**

The Plan Commission recommended adopting a conditional resolution of protest on August 5, 2010. The City Council adopted the conditional resolution of protest on August 16, 2010 under Resolution No. 2010-08-023R.

### Policy Recommendation

1. **Plan Case No. 2124-PR-2010: Review and Formal Adoption of the University Avenue Corridor Study**

The Plan Commission reviewed the study and recommended approval on April 8, 2010. On May 3, 2010, the City Council approved a resolution to accept the University Avenue Corridor Study under Resolution No. 2010-04-009R.

### Subdivision

1. **Plan Case No. 2127-S-10: Request by Khalid Hussain for a waiver of sidewalk requirements of the Urbana Subdivision and Land Development Code for Wisley Inn/Super 8 Motel First Subdivision.**

The Plan Commission recommended approval of the subdivision regulation waiver on April 22, 2010. The City Council approved waiver request on May 3, 2010 by adopting Ordinance No. 2010-05-031.

Zoning Map Amendments

**1. Plan Case No. 2123-M-10: Annual Update of the Official Zoning Map.**

The Plan Commission recommended approval on February 4, 2010. The City Council approved the annual update to the Official Zoning Map on February 15, 2010 by adopting Ordinance No. 2010-02-010.

**2. Plan Case No. 2132-M-10: A request by Rodney Schweighart to rezone a parcel located north of Anthony Drive and east of Willow Road from IN, Industrial to B-3, General Business.**

The Plan Commission recommended approval on September 9, 2010. The City Council approved the zoning map amendment on September 20, 2010 by adopting Ordinance No. 2010-09-079.

Zoning Text Amendments

**1. Plan Case No. 2115-T-09: Request by the Zoning Administrator to amend the Urbana Zoning Ordinance by enacting Section XIII-7, Wind Energy Systems.**

The Plan Commission recommended approval on September 9, 2010. The City Council approved the zoning text amendment on October 4, 2010 by adopting Ordinance No. 2010-09-075.

**2. Plan Case No. 2122-T-10: Request by the Zoning Administrator for a multipart text amendment to the Urbana Zoning Ordinance.**

The Plan Commission recommended approval on July 22, 2010. City Council approved the text amendment on August 16, 2010 by adopting Ordinance No. 2010-08-071.

**3. Plan Case No. 2125-T-10: Request by the Zoning Administrator to amend Article XII (Historic Preservation Ordinance) of the Urbana Zoning Ordinance.**

The Plan Commission recommended approval on June 24, 2010. The City Council approved the zoning text amendment on July 19, 2010 by adopting Ordinance No. 2010-07-067.

**4. Plan Case No. 2126-T-10: A request by the Zoning Administrator to establish the East Urbana Design Review District and adopt East Urbana Design Guidelines.**

The Plan Commission recommended approval on May 20, 2010. The City Council approved the zoning text amendment on June 7, 2010 by adopting Ordinance No. 2010-06-044 (East Urbana Design Review District) and Ordinance No. 2010-06-045 (East Urbana Design Guidelines).

- 5. Plan Case No. 2130-T-10: Request by the Zoning Administrator to amend XI-15.J.1.B of the Urbana Zoning Ordinance to add 504½ and 506 East Elm Street to the East Urbana Design Review District.**

The Plan Commission recommended approval on July 22, 2010. The City Council approved the zoning text amendment on August 16, 2010 by adopting Ordinance No. 2010-08-073.