



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Rebecca Bird, Planner II

DATE: March 1, 2013

SUBJECT: Plan Case 2202-PUD-13 & Plan Case 2203-PUD-13: 101 W. & 201 E. Windsor Road, a request by Clark-Lindsey Village, Inc. for preliminary and final approval for a residential mixed use Planned Unit Development.

Clark-Lindsey Village, Inc. has submitted an application for preliminary and final approval for a residential mixed use planned unit development (PUD) per Section XIII-3 of the Urbana Zoning Ordinance at 101 West and 201 East Windsor Road. Application approval would allow construction of 16 attached townhouse units, divided between four one-story buildings, on the northeast portion of the property.

The proposed 16 residential units would become part of the Clark-Lindsey Village campus, a continuing care retirement community providing its residents a range of independent, assisted, and skilled nursing living accommodations for its members. Residents of the proposed 16 residences would be members, meaning that the units would not be sold or leased. Clark-Lindsey Village has been developed pursuant to a series of Planned Unit Development approvals by the City of Urbana, with single ownership and management, multiple buildings on single lots, a campus approach to services and amenities, and private streets.

The public hearing to consider the applications was scheduled for the February 21, 2013 Plan Commission meeting. Due to inclement weather, a quorum of Commissioners could not be reached at that meeting. As the applicant had its out-of-town design team attend the meeting, in accordance with its bylaws, the Commission opened the public hearing for City staff and the applicant to make presentations. The applicant also presented a new landscape plan at the meeting, which is attached as Exhibit B. Following questions from the Plan Commission, the public hearing was continued explicitly to the March 7, 2013 Plan Commission meeting.

In preparation for the March 7th continued public hearing, City staff asks the Plan Commission to watch the video of the February 21st public hearing as well as read the minutes provided in the Plan Commission packet. To access the meeting video online, visit the City website at <http://urbanaininois.us/boards/plan-commission/meetings/2013-02-21>. If you would rather have a DVD, please contact Teri Andel at 384-2440 for a copy.

Previously distributed supporting documents are expressly referenced here as part of the public record to be considered by the Plan Commission, including the petitioner's application and submittals, the February 15, 2013 City staff memorandum, and the February 21, 2013 Plan Commission meeting minutes.

As mentioned at the February 21 Plan Commission meeting, staff has added a condition for approval to clarify that that approval is limited to what is shown as Phase 1 on the attached site plan (Exhibit A).

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2202-PUD-13 (Preliminary PUD):

1. Recommend approval as submitted; or
2. Recommend approval of the Preliminary Development Plan, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as submitted.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2203-PUD-13 (Final PUD):

1. Recommend approval of the Final Development Plan as submitted; or
2. Recommend approval of the Final Development Plan, including any conditions; or
3. Recommend disapproval of the Final Development Plan as submitted.

Staff Recommendation

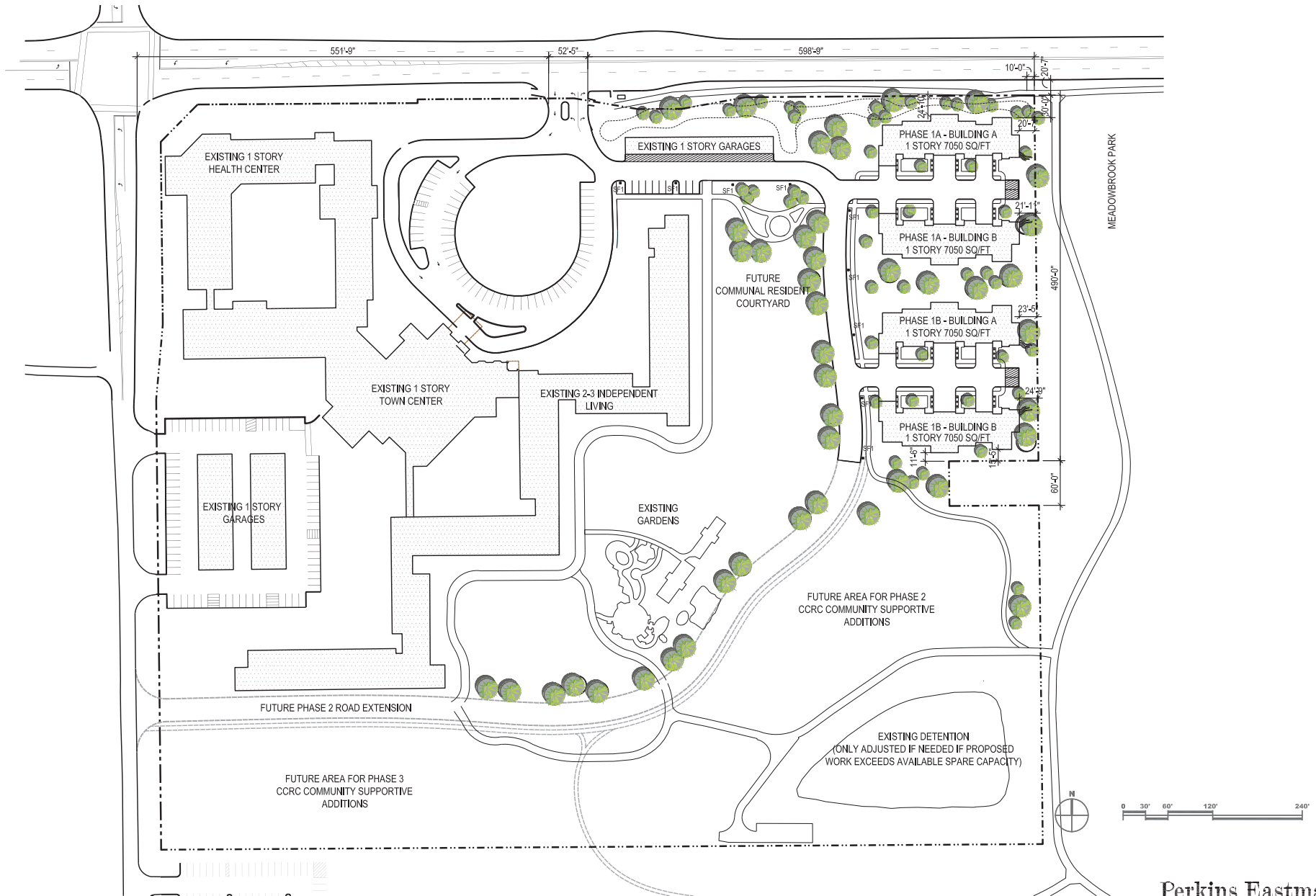
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Plan Case Nos. 2202-PUD-13 & 2203-PUD-13 to the City Council with a recommendation for **APPROVAL** with the following condition:

1. That construction be in general conformance with the site plan as attached herein as Exhibit A.
2. The approval for the Preliminary and Final Development Plans are for that shown as Phase 1 in the site plan as attached herein as Exhibit A.

Attachments: Exhibit A: Site Plan
 Exhibit B: Landscape Plan














cc: Carl Webber
 Ramu Ramachandran
 Debra Reardanz

EXHIBIT A





LEGEND

-  Existing trees
-  Proposed tree
-  Evergreen tree
-  Ornamental tree
-  Prairie or fescue seed mix
-  Turf
-  Bench
-  Pedestrian pole light
-  Concrete walk
-  Enhanced color concrete
-  Asphalt
-  Shrubs
-  Perennials

PROJECT NUMBER
09-0693-006-01-01

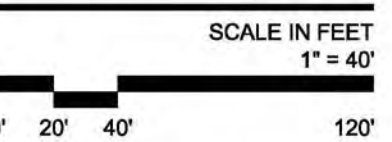
ISSUED
FEBRUARY 08, 2013

| No | Date | Issue |
|----|------|-------|
| | | |
| | | |
| | | |
| | | |
| | | |


CHECKED BY
SMK

DRAWN BY
DSK/NA

SHEET TITLE
**Overall
Landscape Plan**



NORTH



SHEET NUMBER

L1.1

J:\Projects\09030693-Perkins Eastman Architects\09-006-01-01-Overall\09-006-01-01-Overall.dwg