



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Planning Manager

DATE: December 12, 2001

SUBJECT: Plan Case No. 1801-S-01, Preliminary Plat of Urbana Auto Park Subdivision

Introduction

Interchange Properties, LLC have submitted the attached 5-lot preliminary plat for approval. The 109.7 ±-acre property is located at the northwest quadrant of the Interstate 74 and U.S. Route 45 (Cunningham Avenue) interchange. It is bounded by Airport Road on the north, Willow Road on the west, Anthony Drive/Cunningham Avenue on the east, and Interstate 74 on the south. Three of the lots would be developed with commercial uses, including automobile dealerships on proposed Lot 101 and a relocated Farm and Fleet store on proposed Lot 103 and two of the lots would be developed with industrial uses. As a part of the subdivision, a new east-west collector, O'Brien Drive would extend between Anthony Drive and Willow Road and a relocation of Anthony Drive southward from O'Brien Drive would be constructed. The property is zoned B-3, General Business (proposed Lots 101, 102, and 103) and IN, Industrial (proposed Lots 200 and 300).

Background

The site has been the subject of a series of development agreements and annexation agreements entered into by the City and various landowners and developers over the past two years as part of an effort to create a redevelopment site for the relocation of the O'Brien Auto Park from its current location at Cunningham Avenue and University Avenue to an expanded auto park at the subject site along with the associated relocation of the existing Farm and Fleet store to an expanded location just to the north of its current location. In order to serve the proposed developments, the City, with assistance from Champaign County and from the State of Illinois is reconstructing the intersection of Anthony Drive and Cunningham Avenue. The City is also responsible for construction of a portion of O'Brien Drive into the property. The Development Agreement includes an obligation by the City to construct improvements within the rights-of-way contained in the subdivision. These improvements include sidewalk construction where needed or required.

Zoning designations for the site were established via the annexation procedures and through a map amendment for 1106 East Anthony Drive (southern portion of Lot 101) and 2400 North Willow Road

(western portion of Lot 101) for rezoning from IN, Industrial to B-3, General Business, which was adopted by the City as Ordinance 2001-03-023.

Discussion

The subject site currently contains the existing Farm and Fleet store, which is proposed for relocation to proposed Lot 103 and a Central Waste facility which is proposed for relocation at another location along Lincoln Avenue. The property is zoned B-3, General Business (proposed Lots 101, 102, and 103) and IN, Industrial (proposed Lots 200 and 300). The proposed subdivision is consistent with the requirements of the B-3 and IN zone. The 1982 Comprehensive Plan and 1993 Extra Territorial Jurisdictional (ETJ) Plan illustrate the future use of the site as “Commercial” and “Industry”. The Comprehensive Plan also shows an east-west collector in the general vicinity of the proposed O’Brien Drive. The proposed subdivision is entirely consistent with the Comprehensive Plan land use and roadway designations for the site.

As described above, existing development agreements have provided for improvements to the Anthony Drive/Cunningham Avenue intersection that are currently underway. In addition, the intersection of Airport Road/Cunningham Avenue has recently been signalized. The proposed subdivision reflects the provisions of existing development agreements and includes the construction of O’Brien Drive between Willow Road and Anthony Drive and the relocation of a portion of Anthony Drive westward between proposed Lots 101 and 102. The City will also be constructing necessary improvements to Airport Road, including the construction of a sidewalk along the south side of Airport Road. No improvements to Willow Road are proposed at this time, since development plans have not yet been set for Lots 200 and 300.

The proposed subdivision would involve the extension of storm sewers onto the site and the construction of a stormwater detention area in a portion of Lot 101 (Sheet 2 of the Preliminary Plat). All drainage improvements would meet the requirements of the Urbana Subdivision and Land Development Ordinance and must meet the approval of the City Engineer. Detailed drainage plans for Lots 200 and 300 will be prepared at such time as site development plans are proposed in this area.

As shown on the Preliminary Plat (Sheet 2), sanitary sewer and water service would be extended onto the site from existing mains. There is an existing 12-inch water main along Willow Road that would be extended as an 8-inch main along O’Brien Drive. Sanitary sewers would be extended from existing facilities in Willow Road and Anthony Drive.

Please refer to the Staff Memorandum to the Plan Commission, dated November 29, 2001, for further discussion of land use, zoning, and Comprehensive Plan designations; access provisions; drainage; and utilities.

Requested Waivers

The developer is requesting a waiver from the requirement to construct half-street improvements along Airport Road and Willow Road. Consistent with the terms of the Development Agreements, the City will be constructing improvements to Airport Road, including the construction of a sidewalk along the south side. Improvements to Willow Road are not deemed to be necessary at this time, as no immediate development plans are proposed for Lots 200 and 300 or for the adjoining land to the west.

At such time as these properties develop, improvements to Willow Road may become necessary. Construction of a sidewalk along the west side of Willow Road may also be required of the adjoining property owner(s). This would be consistent with the requirements of the Urbana Subdivision and Land Development Ordinance to require sidewalks on one side only for industrial areas.

The developer is also requesting a waiver from the requirement to construct a sidewalk along the north side of O'Brien Drive, the south side of Airport Road, the east side of Willow Road, both sides of the realigned Anthony Drive, and the north side of existing Anthony Drive. Under the terms of the Development Agreements, the City is proposing to construct a sidewalk along the south side of O'Brien Drive. This sidewalk would line up with a future sidewalk to be constructed along the access road on the east side of Cunningham Avenue. Given the small volume of pedestrian traffic expected in this area, City staff believe that provision of sidewalks along this side of O'Brien Drive should be sufficient.

Under the terms of the Development Agreements, the City will also be constructing a sidewalk along the south side of Airport Road. As noted above, sidewalks along the west side of Willow Road can be provided at such time as this area develops. In order to provide some level of pedestrian access for shoppers in the area and for possible visitors from the commercial areas to the east of the site, City staff recommend that a sidewalk be constructed along the west and north side of Anthony Drive within the subdivision. Under the Development Agreements, this sidewalk would also be the responsibility of the City. City staff propose to construct this sidewalk at such time as development has occurred and need for the sidewalk connection is evident. In summary, City staff are in concurrence with all of the requested waivers for the reasons cited above. An illustration depicting proposed sidewalk locations is attached.

Please refer to the Please refer to the Staff Memorandum to the Plan Commission, dated November 29, 2001, for further discussion of the requested waivers. It should be noted that the staff recommendation regarding the requested sidewalk waiver along Anthony Drive has been altered from this previous Memorandum.

Summary

1. The proposed Preliminary Plat would be consistent with 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 be consistent with the existing Development Agreements and Annexation Agreements between the City of Urbana and Interchange

Properties, L.L.C. (Ordinance 2001-01-006), between the City of Urbana and Farm & Fleet of Monroe, Inc. (Ordinance 2001-01-007), and between the City of Urbana and Frasca Associates (Ordinance 2001-01-008).

4. With the exception of the requested waivers, the proposed Preliminary Plat would be consistent with the requirements of the Urbana Subdivision and Land Development Code.
5. The requested roadway improvement and sidewalk construction waivers would not be harmful to other properties and would not negatively impact the public health, safety and welfare of the community nor impede the attainment of goals and objectives contained in the Comprehensive Plan.

Options

The City Council has the following options in this case:

- a. Approve the Preliminary Plat of Urbana Auto Park Subdivision, along with some or all of the requested waivers; or
- b. Deny approval of the Preliminary Plat of Urbana Auto Park Subdivision.

Recommendation

At their meeting on December 6, 2001, the Plan Commission voted (5 to 0) to recommend approval of the Preliminary Plat of Urbana Auto Park Subdivision, along with all of the requested waivers. City staff concur with this recommendation.

Attachments:

Draft Ordinance Approving the Preliminary Plat
Proposed Preliminary Plat for Urbana Auto Park Subdivision
City Sidewalk Construction Plan
Excerpt of Draft Plan Commission minutes

- c: Tom Jordan
Joe O'Brien
Rudy Frasca
Farm & Fleet of Monroe, Inc.
Tom Berns
Troy Pudik, Elias, Meghinnes, Riffle & Seghetti, P.C.

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ORDINANCE NO. 2001-12-168

**AN ORDINANCE APPROVING A PRELIMINARY PLAT
(Urbana Auto Park Subdivision - Plan Case No. 1801-S-01)**

WHEREAS, Interchange Properties, LLC have submitted a Preliminary Plat of Urbana Auto Park Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision is consistent with the provisions of a Development Agreement Between the City of Urbana and Interchange Properties, LLC, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-006, with the provisions of an Agreement Between the City of Urbana and Farm & Fleet of Monroe, Incorporated, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-007, and with the provisions of a Development Agreement Between the City of Urbana and Frasca Associates, an Illinois General Partnership, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-008;and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from these requirements requested by the Petitioner, including: a waiver from the requirement to construct half-street improvements along Airport Road; a waiver from the requirement to construct half-street improvements and Willow Road; a waiver from the requirement to construct a sidewalk along both sides of O'Brien Drive; a waiver from the requirement to construct a sidewalk along the south side of Airport Road; a waiver from the requirement to construct a sidewalk along the east side of Willow Road; and a waiver from the requirement to construct a sidewalk along both sides of the realigned Anthony Drive; and a waiver from the requirement to construct a sidewalk along the north side of existing Anthony Drive; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat of Urbana Auto Park Subdivision and requested waivers; and

WHEREAS, in Plan Case 1801-S-01, the Urbana Plan Commission, on December 6, 2001, recommended approval (by a vote of 5 to 0) of the Preliminary Plat of Urbana Auto Park Subdivision along

with the requested waivers from the requirements of the Urbana Subdivision and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Preliminary Plat of Urbana Auto Park Subdivision attached hereto, along with requested waivers from the requirements of the Urbana Subdivision and Land Development Code, is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, 2001.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
2001.

Tod Satterthwaite, Mayor