



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, Director

DATE: May 16, 2002

SUBJECT: Plan Case No. 1822-S-02, Request for approval of a proposed revised preliminary subdivision plat for the North Lincoln Avenue Industrial Park Subdivision.

Plan Case No. 1822-S-02, Request for approval of a proposed final plat for the North Lincoln Avenue Industrial Park Subdivision No. 2.

Introduction

University Construction has submitted two separate requests related to the North Lincoln Avenue Industrial Park Subdivision. The first request is for approval of a proposed revised preliminary subdivision plat from the original 1991 approval. The second request is for a proposed final plat to the subdivision which would create four lots. The final plat includes the lot designated for the new Central Waste Transfer Facility.

At the May 9, 2002 meeting, the Urbana Plan Commission unanimously recommended that the Urbana City Council approve both the proposed revised preliminary plat and the proposed final plat. Additional background information on this request is provided in the Plan Commission Memorandum, dated May 6, 2002.

Background

The original preliminary plat for the North Lincoln Avenue Industrial Park Subdivision was approved in 1991. Since that date only one lot has been final platted. The 15-lot plat preliminary plat contained the current configuration of North Lincoln Avenue. In anticipation of future improvements to North Lincoln Avenue, the City in 1998 approved the North Lincoln Avenue Location Study which created a new roadway alignment. This new alignment affected the approved layout for the North Lincoln Avenue Industrial Park Subdivision and necessitated a revision to the

approved preliminary plat. Prior to final platting the section of the subdivision necessary for the relocation of Central Waste, the original preliminary plat is required to be revised due to the new alignment of North Lincoln Avenue. Both the revised preliminary and final plats are presented for City approval. The requirement to revise the preliminary plat created the opportunity for the developer to make some minor adjustments to the plat as well.

The requests are closely tied to the pending relocation of the Central Waste Transfer Station. In April 2001 the Environmental Protection Agency and the City of Urbana approved a siting application that would allow Central Waste to relocate on what will be lot 201 of the final plat. In April 2002, the City entered into a development agreement with University Construction and Central Waste that detailed provisions for the Central Waste relocation as well as improvements to the newly aligned North Lincoln Avenue. That agreement requires University Construction and Central Waste to close the real estate transaction for lot 201 prior to June 1, 2002. In order to accomplish that requirement, the final plat must be approved by the City and recorded with the Champaign County Recorder's Office.

Discussion

Preliminary and final plats are customarily sent out to various reviewing agencies and city departments for comments related to access, utilities, drainage, etc. The following issues are most pertinent to this case.

Subdivision Layout

The proposed revised preliminary plat varies slightly from the original plat approved in 1991. The layout south of lot 5 has not changed. The layout north of lot 5 has changed due to the new alignment of North Lincoln Avenue. Also, the 1991 plat showed lot 8 as a single parcel consisting of 26.5 acres. The revised plat proposes a further subdivision of lot 8 into three additional lots. Related to lot 8, Saline Court is now proposed to end in a cul-de-sac rather than extend to the property to the north.

Access

The primary access to the site is from North Lincoln Avenue. There are two local roads proposed that would service the interior lots of the subdivision. The development agreement between University Construction and the City indicates that the developer is responsible for dedication and improvements to the portions of North Lincoln Avenue along the site including a bridge over the Saline Branch Drainage Ditch. The developer is also responsible for acquiring right-of-way along those properties fronting on North Lincoln Avenue but not in control of the developer.

The recording of the final plat creates a small gap between the existing North Lincoln Avenue and lot 202 and 203. This creates a short-term issue of access from North Lincoln Avenue to the newly created lots. The issue is related to the requirement to close on lot 201 for Central Waste prior to June 1, 2002 versus the schedule for construction of the portion of North Lincoln Avenue that will service the lot. The City Engineer indicates that the gap will be for a short period of time and that there is adequate access to lot 201 through the University Construction property to the south.

The developer is requesting a waiver of the Subdivision Code to allow Saline Court to end in a cul-de-sac near the north end of the subdivision. The original approval indicated Saline Court extended to the north property line for possible connection to future development. In general, roadways are required to stub at the property line in order to extend a planned future roadway network. In this case, neither the current 1982 Urbana Comprehensive Plan Roadway Plan or the 1993 ETJ Plan indicate an anticipated network in this area. However, as the update of the 1982 Comprehensive Plan continues, it is possible that a roadway network could be planned for that area. For this reason the Plan Commission voted to defer this roadway connection to some point in the future if it is decided the connection is desired.

Drainage & Utilities

The revised preliminary plat has been reviewed for drainage by the City Engineer and is considered to be adequate. Lot 5 of the development serves as a detention outlot for approximately 97 acres in this area. All stormwater runoff from this development will be channeled to lot 5. The details of a stormwater management plan for the final plat is currently being reviewed by the City Engineer.

Both the revised preliminary plat and final plat have been submitted to the various utility agencies for their comments. There have been no negative comments. The Beaver Lake Drainage District has requested additional area for an easement along the Saline Branch Ditch for maintenance purposes. Those details are being worked out between the Drainage District, the owner and the engineer.

Waivers

The developer has requested a number of waivers from the Land Development and Subdivision Code. Many of the waivers are requested as stop gap measures to deal with the timing issue of the need to final plat and close on the lot for Central Waste versus the schedule for improvements to North Lincoln Avenue. The waivers along with the Plan Commission recommendation are listed below. Some of the waiver relate specifically to the revised preliminary plat while other relate directly to the final plat. The proposed ordinances break out these requests. Further explanation and justification for the waiver requests is offered in the memorandum to the Plan Commission.

1. Waiver of 21-06 (B); Waiver not to include right-of-way for contiguous property owned by others.

In a separate development agreement, University Construction is required to work towards acquiring property along adjacent property under different ownership for the purposes of right-of-way for North Lincoln Avenue. The waiver is requested only because the right-of-way will not be acquired prior to the final plat being approved. The requested waiver does not relieve the developer from requirement due to the development agreement. The Plan Commission recommended approval of this waiver.

2. Waiver of 21-13 (F); Requirement to provide a Traffic Impact Analysis.

A traffic impact analysis has been conducted as a component of the North Lincoln Avenue Location Study and as part of the Siting Application for the Central Waste relocation. The Plan Commission recommended approval of this waiver.

3. Waiver of Section 21-14 (H); Request to extend preliminary approval for two years.

The Plan Commission recommended approval of this waiver.

4. Waiver to Section 21-36(A)1; Minimum standards for construction of new streets as related to North Lincoln Avenue.

This waiver request again relates to timing. Lincoln Avenue improvement will not be completed prior to the final plat being recorded. It doesn't not relieve the developer of any obligation to provide improvements which are addressed under a separate agreement. The Plan Commission recommended approval of this waiver.

5. Waiver to Section 21-36(A)2; Requirement that all lots front on a public street.

This temporary waiver is requested because lots 3 and 4 take access from a private drive. It is anticipated that the private drive will be dedicated to public use at some point in the future when that phase is ready to be final platted. The Plan Commission recommended approval of this waiver.

6. Waiver to Section 21-36(B)8; Proposed streets shall be stubbed to adjacent properties.

This waiver relates to the requirement for Saline Court to extend to stub into the adjacent property to the north. The Plan Commission recommended denial of this waiver request and that the extension of Saline Court to the north be deferred until final analysis of a new roadway plan as a component of the Comprehensive Plan is complete and City staff can assess the need for a future connection.

7. Waiver to Section 21-36(C)1; Provisions for dead-end street turn-around.

This request relates to the terminus of Saline Court on the final plat. Saline Court is proposed to temporarily end without an improved turn-around. This situation would be eliminated once lots 8 and 9 are platted. The Plan Commission recommended approval of this waiver.

Summary of Findings

1. The existing Preliminary Plat for the North Lincoln Avenue Industrial Park Subdivision was approved in 1991 and subsequently revised in 1997. No final plats have been recorded.
2. The 1998 North Lincoln Avenue Improvement Study designated a realignment of North Lincoln Avenue at this location. The realignment contrasted the alignment as exhibited on the North Lincoln Avenue Industrial Subdivision Preliminary Plat from 1991 necessitating a revision to that plat.
3. The proposed revised Preliminary Plat for North Lincoln Avenue Industrial Subdivision incorporates the new alignment for North Lincoln Avenue and creates a new lotting pattern along with the addition of 3 lots to the north of the site. The southern portions of the plat have remained unchanged.
4. The proposed Final Plat of North Lincoln Avenue Industrial Park Subdivision No. 2 would plat four lots including lot 201 which will be the future location of the Central Waste Transfer and Recycling Center as approved by the Environmental Protection Agency and the City of Urbana.
5. With the exception of the proposed waivers listed in the application, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options in case 1822-S-02:

- a. approve the proposed Preliminary and Final Subdivision Plats of the North Lincoln Avenue Industrial Park Subdivision, along with the requested waivers; or
- b. deny the proposed Preliminary and Final Subdivision Plats of the North Lincoln Avenue Industrial Park Subdivision, along with the requested waivers.

Staff Recommendation

Staff recommends that the City Council approve both the Revised Preliminary and Final Plats of the North Lincoln Avenue Industrial Park Subdivision along with the requested waivers.

Two separate actions are needed for the revised preliminary plat and the final plat.

c: Tom Jordan, Daily and Associates

Attachments: Ordinance approving the Revised Preliminary Plat
 Ordinance approving the Final Plat
 1991 Preliminary Plat
 Proposed Revised Preliminary Plat
 Proposed Final Plat
 May 9, 2002 Plan Commission Minutes

Prepared by:

Rob Kowalski, AICP, Planning Manager

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ORDINANCE NO.2002-05-050

**An Ordinance Approving A Revised Preliminary Subdivision Plat
(North Lincoln Avenue Industrial Park Subdivision - Plan Case
No. 1822-S-01)**

WHEREAS, University Construction received approval for the North Lincoln Avenue Industrial Park Subdivision Preliminary Plat in 1991: and,

WHEREAS, University Construction has submitted a Revised Preliminary Subdivision Plat for North Lincoln Avenue Industrial Park Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision is consistent with specific requirements and provisions of the Development Agreement between the City of Urbana, University Construction and L/T 1223 which was adopted by the City of Urbana on April 1, 2002 and,

WHEREAS, The Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision is consistent with approved re-alignment of North Lincoln Avenue as approved in the 1998 North Lincoln Avenue Location Study and,

WHEREAS, The Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from the requirements requested by the Petitioner; and

WHEREAS, The City Engineer has reviewed and approved the Revised Preliminary Subdivision Plat of North Lincoln Avenue Industrial Park Subdivision along with the selected waivers; and,

WHEREAS, in Plan Case 1822-S-01, the Urbana Plan Commission, on May 9, 2002, unanimously recommended approval (6-0) of the Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision along with waivers from the requirements of the Subdivision and Land Development Code. The following approved waivers are relevant to the Revised Preliminary Plat for the North Lincoln Avenue Industrial Park Subdivision. Additional waivers granted pertinent to Case 1822-S-02 are specific for the Final Plat of North Lincoln Avenue Industrial Park Subdivision

No. 2 as described in Ordinance XXXX-XX-XXX.

1. Waiver of 21-13 (F); Requirement to provide a Traffic Impact Analysis.
2. Waiver of Section 21-14 (H); Request to extend preliminary approval for two years.
3. Waiver to Section 21-36(A)2; Requirement that all lots front on a public street.
4. Defer extension of Saline Court to the adjacent property to the north until such time a the City completes Comprehensive Planning and Roadway studies in that area to determine if the extension of the roadway network in necessary.

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

Section 1. The Revised Preliminary Plat of North Lincoln Avenue Industrial Subdivision attached hereto 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 _____, 2002.
AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2002.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2002, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A REVISED PRELIMINARY SUBDIVISION PLAT "(North Lincoln Avenue Industrial Park Subdivision; Plan Case 1822-S-02)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2002, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2002.