



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director / City Planner

**DATE:** May 22, 2002

**SUBJECT:** Plan Case 1825-S-02, Final Subdivision Plat for Stone Creek Commons Subdivision No.1.

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**Introduction**

The Atkins Group has submitted the first final plat for the Stone Creek Commons Subdivision. The plat will create seven lots and dedicate roadway primarily in the northeast section of the “Rose Tract” property. The Atkins Group indicates that the development will contain their office headquarters.

**Background**

City Council approved the preliminary plat for Stone Creek Commons on May 17, 1999. That preliminary plat included a twenty-one lot subdivision on 60.6 acres. This preliminary plat was a revision from the original 1997 preliminary plat which was designed to accommodate a movie theatre complex. The site is subject to an annexation agreement which was approved by the Urbana City Council in 1997.

**Discussion**

As with any request for a final subdivision plat, the proposed plat has been sent to the appropriate reviewing agencies for their comments and approval. The final plat is consistent with the approved preliminary plat. All submitted comments will be addressed prior to the June 3, 2002 City Council meeting.

### *Zoning*

The entire 60 acre parcel contains a split of B-3 zoning to the north and R-4 zoning to the south. Professional Office uses are permitted in the B-3 zoning district. The annexation agreement specifies that office uses are permitted in the R-4 zoning district as well.

The annexation agreement also requires a 35-foot building setback between any commercial development and existing adjacent single-family residential development. These requirements will be applied when building plans are submitted for the individual lots.

### *Access*

The preliminary plat approved a roadway layout that consisted of a primary collector roadway extending from Windsor Road southward through the property curving west to Philo Road. The final plat will dedicate approximately one-half of this roadway to be called Boulder Drive. With the exception of Lot 101, all lots will take access from Boulder Drive. Lot 101 currently contains a communications tower and has existing access from Windsor Road. Boulder Drive will contain a 60-foot right of way and will be constructed to the standards of the Subdivision and Land Development Code.

### *Drainage*

Stormwater runoff will be detained in a basin to be constructed on Lots 104 and 107 labeled on the plat as “Pond Commons”. The 1997 annexation agreement and the 1999 Preliminary Plat originally intended for all stormwater runoff to be channeled under Windsor Road via a 66-inch diameter storm sewer and be detained on the “Douglas” tract. This agreement was to accommodate the developer’s desire to not detain water on-site and instead have a water feature. The developer now intends to detain water on site which will eventually result in a considerable downsizing of the required storm outlet which will drain across Windsor Road. All provisions for stormwater drainage must be reviewed and approved by the City Engineer.

### *Utilities and Sewers*

All utilities are available to the site and capacities are sufficient to accommodate proposed development. The developer has coordinated with the Urbana and Champaign Sanitary District and the City of Urbana to ensure sanitary sewer capacity for the development.

### *Waivers*

Only one waiver was granted for the Preliminary Plat. This waiver involved the requirement to completed a road connection to Baronry Drive on the south side of the site. The final plat for the first phase does not include that area of the site.

## **Summary of Findings**

### ***For Plan Case 1825-S-02:***

1. On May 17, 1999 the City Council approved the Preliminary Plat for Stone Creek Commons under Ordinance 1999-05-036. The proposed final plat for Stone Creek Commons No. 1 is generally consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The proposed final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code.
4. On April 4, 1997 the Urbana City Council approved a An Annexation And Development Agreement Between The Atkins Group And The City Of Urbana, And Amendment To the Tabin Annexation Agreement. The requested final plat is consistent with the provisions of this agreement.
5. There are no new requested waivers to the Urbana Subdivision and Land Development Code.

## **Options**

The City Council has the following options for this case. In Plan Case 1825-S-02, the City Council may:

- a. Approve the proposed final plat.
- b. Deny the proposed final plat.

## **Staff Recommendation**

Staff recommends that the City Council approve the requested final plat for Plan Case 1825-S-02.

Attachments:      Proposed Ordinance for Final Plat  
                         Proposed Final Plat for Stone Creek Commons Subdivision Phase I  
                         Approved Preliminary Plat  
                         1997 Annexation Agreement

c: Mark Dixon, The Atkins Group  
    Bill Sheridan, HDC

**ORDINANCE NO.2002-05-055**

An Ordinance Approving A Final Subdivision Plat  
(Stone Creek Commons Subdivision No. 1 - Plan Case No. 1825-S-02)

WHEREAS, The Atkins Group has submitted a Final Subdivision Plat for Stone Creek Commons Subdivision No. 1 in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Final Plat of Stone Creek Commons Subdivision No. 1 is consistent with specific requirements and provisions of the Annexation and Development Agreement Between the Atkins Group and the City Of Urbana, and Amendment to the Tabin Annexation Agreement as approved by the City of Urbana; and,

WHEREAS, The Final Plat of Stone Creek Commons Subdivision No. 1 is generally consistent to the preliminary plat approved by the Urbana City Council on May 17, 1999 by Ordinance 1999-05-036; and,

WHEREAS, The Final Plat of Stone Creek Commons Subdivision No. 1 meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Stone Creek Commons Subdivision No. 1 and.

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

Section 1. The Final Plat of Stone Creek Commons Subdivision No. 1 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 FINAL SUBDIVISION PLAT (Stone Creek Commons Subdivision No. 1; Plan Case 1825-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.