



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, Director, Community Development Services

DATE: July 3, 2003

SUBJECT: **Revised Preliminary Plat and Final Plat for East Urbana Industrial Park Subdivision (Plan Case No. 1858-S-03)**

Introduction and Background

Tatman Construction, Inc. is requesting revised preliminary plat and final plat approval for the completion of the East Urbana Industrial Park Subdivision. The subdivision is located at the southwest quadrant of the intersection of Route 130/High Cross Road and Route 150. The plats would complete the subdivision of the development and subdivide an existing 17.6-acre parcel into nine additional lots. The 17.6-acre parcel was intentionally left unplatted in 1995 pending marketing of that site to certain users. The developer has now determined that the site can best be marketed to multiple users rather than one user requiring the full 17.6 acres.

The Urbana Plan Commission considered the matter at a meeting held on June 19, 2003. For more information, please refer to the staff memorandum dated June 13, 2003 as well as the minutes of the meeting attached to this report.

Discussion

Access

Access to the East Urbana Industrial Park Subdivision is currently provided from Tatman Court which is a public street. The revised plat will create a "T" intersection at the existing Tatman Court and extend a second cul-de-sac to the west. The east-west roadway will retain the name Tatman Court while the north-south roadway will be renamed to Industrial Circle. Most of the new lots will have access to the new east-west cul-de-sac.

Drainage

The subdivision currently drains runoff into storm sewers that are routed to two large detention basins within the development. The Preliminary Plat approval in 1995 calculated the drainage requirements for build-out of the subdivision. A subsidiary drainage plat has been included with the application and will be reviewed by the Engineering Division of Public Works. This plan must be approved by the City Engineer prior to any new construction.

Utilities

The preliminary and final plats are currently under review by the necessary utility companies. The site is currently served by all major utilities. It is not anticipated that the extension of those utilities to the new lots will be a problem.

Waivers

The developer is requesting two individual waivers from the Subdivision and Land Development Code. The following waivers are requested:

1. Waiver of the requirement 21-36(A)2; Each buildable lot within a new development shall be adjacent to a public street.

Lot 310 is proposed to be landlocked but accessible via a 50-foot access easement across Lot 311 connecting to Industrial Circle. The access easement will be provided within an existing parking lot which will allow for reasonable access to the lot. The access easement will be provided in perpetuity and will not be affected when ownership of the parcels change. Community Development staff and the City Engineer support this waiver request.

2. Waiver of the requirement of Table A; Minimum Street and Alley Design Standards requiring a minimum street width of 34 feet for a local road within an industrial development.

This waiver was granted for the existing Tatman Court when the original Preliminary Plat for the subdivision was approved in 1995. The Subdivision and Land Development Code requires a 34-foot wide roadway when one side of the street is available for parking. The code does not specify the allowable width of the road if no parking is permitted. The applicant indicates that no parking will be permitted and therefore a reduced width is justified. Community Development staff and the City Engineer support this waiver request.

According to the Urbana Subdivision and Land Development Code, it must be determined that the granting of a waiver from strict compliance with the Code meets the following criteria.

1. There are conditions of topography or other site specific reasons that make the application of any particular requirement of the Land Development code unnecessary or, in some cases perhaps, even useless;
2. The granting of the waivers would not harm other nearby properties;
3. The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;

The Urbana Plan Commission concluded that the requested waivers do not appear to create any health, safety, and welfare issues and should not negatively impact the function of the development or the ability for the city to provide necessary services.

Sidewalks

The Subdivision Code requires the construction of a sidewalk on one side of the new roadway. The applicant is also requesting a *deferral* of the requirement until such time as it is considered necessary by the City of Urbana Public Works Department. There is currently a sidewalk constructed on the east side of Tatman Court which connects to High Cross Road. A deferral for the construction of a north/south sidewalk along the west side of High Cross Road was granted in 1995. City staff has the ability to grant the deferral of sidewalk construction to some point in the future. The City will require a sidewalk to be built immediately or be bonded and built incrementally as the subdivision develops. The deferral is not a waiver request of the Subdivision Code and therefore does not need Council approval.

Summary

On June 19, 2003 the Urbana Plan Commission made the following findings related to this case:

1. The proposed Revised Preliminary Plat and Final Plat are both consistent with the Comprehensive Plan land use and roadway designations for the site.
2. The proposed Revised Preliminary Plat and Final Plat are both consistent with existing zoning designations for the site which is Industrial.
3. The proposed Revised Preliminary Plat and Final Plat will both allow for the completion of the East Urbana Industrial Park Subdivision.
4. It has been preliminarily determined by the City Engineer that the design of the "T" intersection for Tatman Court and Industrial Circle is the optimal design for traffic flow and safety.
5. The requested waiver to allow the reduction in street width from 34 feet to 31 feet is justified because there will be no parking on either side of the street and there will be adequate street

width to serve the anticipated traffic to be generated by the development. This same waiver request was granted for the original preliminary plat and the construction of Tatman Court.

6. The requested waiver to allow Lot 310 to not directly front onto a public roadway is justified because a 50-foot wide access easement will be provided across Lot 311 that will connect Lot 310 with Industrial Circle.

Options

The City Council has the following options in this case:

- a. Approve the proposed Revised Preliminary and Final Subdivision Plats of the East Urbana Industrial Park Subdivision, along with one or both of the requested waivers; or
- b. Deny the proposed Revised Preliminary and Final Subdivision Plats of the East Urbana Industrial Park Subdivision, along with the requested waivers.

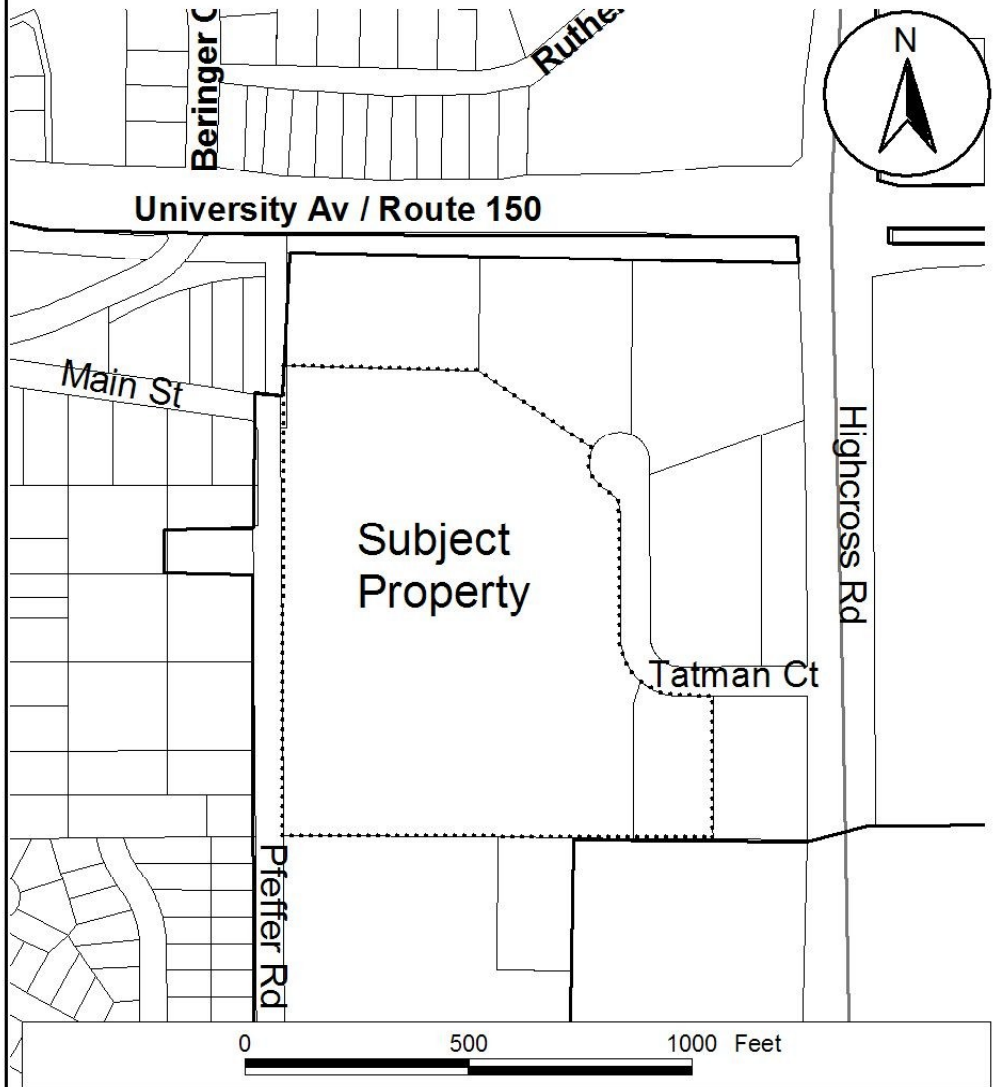
Staff Recommendation

Staff recommends approval of the Revised Preliminary Plat and the Final Plat along with the two requested waivers.

- c: Wes Meyers, VSA and Associates, Inc.
Paul Tatman, Tatman Construction, Inc.

Attachments: Location Map
 1995 Approved Final Plat of East Urbana Industrial Park Subdivision
 (not in digital form)
 Proposed Preliminary Plat for East Urbana Industrial Park Subdivision
 (not in digital form)
 Proposed Final Plat for the Replat of Lots 300 and 302 of the East Urbana
 Industrial Park Subdivision (not in digital form)
 Minutes of the June 19, 2003 Urbana Plan Commission

Exhibit "A": Location Map



East Urbana Industrial Park
Subdivision Replat
1858-S-03
Tatman Ct and Rte 130/High Cross

- Subject Property
- City Boundary

Prepared June 10, 2003 by Community Development Services - IK

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: June 19, 2003

TIME: 7:30 P.M.

PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Christopher Alix, Alan Douglas, Laurie Goscha, Lew Hopkins, Michael Pollock, Don White

MEMBERS EXCUSED: Randy Kangas, Bernadine Stake, Marilyn Upah-Bant

STAFF PRESENT: Rob Kowalski, Planning Manager; Tim Ross, Senior Planner; Teri Andel, Secretary

OTHERS PRESENT: Wesley Meyers, Dave Monk

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

The meeting was called to order at 7:34 p.m., the roll call was taken, and a quorum was declared.

***Note:** Rob Kowalski, Planning Manager, mentioned that Tim Ross, Senior Planner, was leaving the City of Urbana to move to New York. He was accepted to the Department of Arts and Humanities at Columbia University Teachers College for the Summer 2003 Term. He will be pursuing a Masters of Arts degree with the specialization of teaching English to speakers of other languages. As part of the Peace Corps Fellows program at Teachers College, he will also be teaching full time in the New York Public Schools starting in the fall. The Plan Commission expressed their “Congratulations” and wished Mr. Ross “Good Luck”.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Alix moved to approve the minutes from the April 10, 2003 meeting. Mr. Hopkins seconded the motion. The minutes were then approved as presented by unanimous voice vote.

4. COMMUNICATIONS

- Letter from the Illinois Chapter of the American Planning Association stating that the City of Urbana had received a Chapter Honorable Mention Award in the Plan of the Year category for the “City of Urbana Comprehensive Plan Update – Public Participation Process”.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

Plan Case # 1858-S-03: Revised Preliminary Plat for Lots 300 and 302 of East Urbana Industrial Park and Final Replat of Lots 300 and 302 of East Urbana Industrial Park

Mr. Kowalski presented the staff report. He gave a brief history of the original preliminary plat for the East Urbana Industrial Park. He discussed the access, drainage, utilities, and the requested waivers for the proposed development. He summarized staff findings and read the options of the Urbana Plan Commission. He presented the staff recommendation, which was as follows:

Staff recommended that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary and Final Plats of the East Urbana Industrial Park Subdivision along with the two requested waivers.

Wes Meyers, of VSA Engineering, stated that this essentially amounts to a second-generation replat of the remaining unplatted 17.6-acre lot. There would be nine new lots, with the inclusion of one lot for minor reconfiguration. He believed that Tatman Construction, Inc. had one pending potential sale for one of the lots at the northwest corner of what would become Industrial Circle and Tatman Court. The remaining lots are undetermined of what the actual use would be. Tatman Construction, Inc. are wanting to create a varying size of lots that could be used for different purposes and/or replatted if a user came in needing a larger lot than what would be created by this particular plat.

He went on to say that the one lot would not have frontage on a public street, but would have access via ingress and egress easement. The intent there was to be a mirror image of the somewhat large warehouse that was constructed on the lot adjoining it to the north.

Mr. White inquired as to whom would have the decision to determine when the requested deferred sidewalk would be built? Mr. Kowalski answered by saying that there were a number of different ways the City could handle this issue. First, the City could require Tatman Construction, Inc. to build the sidewalk immediately. Second, the City could defer it by either allowing it to be built incrementally as each lot is developed or allow them to defer it to some point in the future when the City would feel that it was necessary for the developer to build it. If the City defers the sidewalk to be built incrementally as each lot was developed, then the City would also require the developer to bond it up front; in case, the developer leaves, then the City could finish the construction of the sidewalk. The City typically only defers sidewalk construction to some point in the future when a lot is subdivided in the ETJ Area, and where there are not any sidewalks and the City does not anticipate needing any. The City would prefer to either require the developer to build the sidewalk immediately or allow them to build it incrementally. Either way, the decision is made by the Administrative Review Committee, which are essentially Community Development and Public Works representatives.

Mr. White assumed that the only advantage to not building the sidewalk now, other than cost, would be so that the developer would not risk having to damage the sidewalk with heavy trucks when they build on that lot. Mr. Meyers agreed that was one advantage. He noted that the developer had been waffling back and forth as to which side of the cul-de-sac would make the most sense to build the sidewalk on. Mr. White felt that it would be good to make a decision on the sidewalk before approving the proposed preliminary and final plats.

Chair Pollock asked what the parking requirement in the Industrial Zone for the lots themselves? Would it depend on the size of the development? Mr. Kowalski replied that it would depend on the use of the lots. Different industrial uses would have different requirements. The requirement was usually 1 per 1,000 square feet.

Mr. Hopkins inquired as to why it was so important to plat the one lot to be landlocked and require an easement for access rather than platting it as a deep lot with road frontage? He stated that it was pretty unusual to create a landlocked parcel. Mr. Meyers commented that it was not that unusual. In this particular situation, it would allow for the creation of one additional lot. Otherwise they would have to reduce the size of the lots in order to get the additional frontage around the L-shape of what would become "Industrial Circle" street and the extension of the new "Tatman Court" cul-de-sac to the west. The situation was one where they could create another lot internally or reduce the frontage on all the other lots along the public street to gain another lot by having public frontage on it. Being a warehouse-type lot, frontage on a public street might not be a significant issue for exposure.

Mr. Hopkins questioned if the Lot 311 had been sold? Mr. Meyers answered by saying that Lot 311 had not been sold. The developer currently owned it. Mr. Hopkins asked if it would be possible for a street to be dedicated or way to specify between the two lots? Mr. Meyers replied that it would not meet the width requirement for a dedicated street per se. Mr. Kowalski noted that it would be problematic with its intersection of the bulb with the cul-de-sac, and it would also affect the existing parking lot that was built there. It would have to be rebuilt to the standard

of a street. The requested easement would make it a little easier for the developer to get access back to Lot 310 without having to meet those requirements.

Mr. Hopkins commented that if the parcel had already been sold, then it would have been more complicated. He felt that in effect, they were creating a lot and providing access to that lot in a way that did not meet the City's requirements. He questioned why the City has requirements? Mr. Kowalski responded by saying that the access to the lot was satisfactory to City staff. He noted that the City did not have specific requirements for providing access easements. Staff looked to make sure that the easement was a sufficient width and that the agreement was one that was perpetual. Mr. Meyers added that in the future, either lot could be sold and the easement would run with the land.

Mr. Hopkins noted that the access to the water storage tower, south of the proposed property, was off Pfeffer Road. Mr. Meyers commented that the tower was not part of the replat. The tower and access to the tower was actually part of the Urbana School District #116 Subdivision. He added that there was a restricted access from Pfeffer Road to the proposed replat. There was a berm built along there that was like a landscaping berm. Therefore, there was no access to Pfeffer Road from the proposed replat.

Mr. Hopkins inquired as to whether it made sense to have the access to the water tower come in from Pfeffer Road rather than High Cross Road? He was concerned about how the street layout that the City was creating would relate to the parcel on the south, which had not yet been platted. There was no notion of how the streets were going to work. Mr. Kowalski responded by saying that the lot that the water tower sits on did not extend to High Cross Road. Mr. Meyers added that the property to the east of the water tower was under a different ownership. Mr. Hopkins commented that from the City's point of view, they were platting land. Some of the issues to consider in doing so were parcels, access, street connectivity, etc. This parcel with the water tower would be creating no street connectivity and would be giving up access. Mr. Kowalski commented that the City did not know how the parcels to the south would be developed. The parcel owned by the Urbana School District was zoned low-density residential. The parcel to the east of the water tower was currently not in the City limits. If these two parcels were to develop as industrial, then it would make sense to have a stub of a street from the proposed new development to the two parcels. If not, then the City would not be looking to connect the industrial park to a residential subdivision.

Mr. Hopkins pointed out that on the draft Future Land Use Map, the two parcels were shown to be industrial. Mr. Kowalski stated that staff and the Comprehensive Plan Steering Committee are still working on updating the Future Land Use Map.

Mr. Hopkins inquired if the School District owned the parcel with the premise of a possible school site? Mr. White mentioned that the parcel was bought for that reason some years ago with money from the federal government as a potential new site, because it was thought that Urbana would expand to that direction. Mr. Hopkins stated that presumably the School District does not buy land that was speculative. Mr. White stated that by law, the Urbana School District was not able to do so. Mr. Hopkins inquired if the Urbana School District could sell land? Mr. White replied that they could sell land in certain ways.

Mr. White moved to forward this case to the City Council with a recommendation for approval along with the waiver requests and with a general recommendation that the deferral of sidewalk construction be permitted but be constructed on an intermittent basis. Mr. Douglas seconded the motion. The roll call was as follows:

Mr. Douglas	-	Yes	Ms. Goscha	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Mr. White	-	Yes	Mr. Alix	-	Yes

The motion was passed by unanimous vote.

9. AUDIENCE PARTICIPATION

There was none.

10. STUDY SESSION

There was none.

11. STAFF REPORT

Mr. Kowalski reported on the following:

- **Next Upcoming Meeting** was scheduled for July 10th. There will be a public hearing for a text amendment for an Interim Development Ordinance in the M.O.R., Mixed-Office Residential Zoning District.
- **Future Cases:** Staff was expecting a review of a CCZBA for a rezoning of the Apple Dumpling restaurant site on High Cross Road. There was a fire a few weeks back, and in order for them to rebuild, the owner will need a commercial zoning district instead of an agricultural zoning. In addition, staff was still expecting subdivision plats to come in for Sunny Estates.

12. ADJOURNMENT OF MEETING

Chair Pollock adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Rob Kowalski, Secretary
Urbana Plan Commission

**An Ordinance Approving A Revised Preliminary Plat and Final Plat
(East Urbana Industrial Park Subdivision -
Plan Case No. 1858-S-03)**

WHEREAS, Tatman Construction, Inc. has submitted a Revised Preliminary Plat and Final Subdivision Plat for the East Urbana Industrial Park Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Revised Preliminary Plat entitled "Preliminary Plat for the Replat of Lots 300 and 302 of East Urbana Industrial Park" and the Final Plat entitled "Replat of Lots 300 and 302 of East Urbana Industrial Park" comply with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Revised Preliminary Plat and Final Plat of the East Urbana Industrial Park Subdivision meet the requirements of the Urbana Subdivision and Land Development Code with the exception of two waivers from the requirements requested by the Petitioners, including: waiver of the requirement for all lots to front on a public street (for lot shown as Lot 310); waiver to allow the reduction of pavement width for the newly proposed Tatman Court from 34 feet to 31 feet; and

WHEREAS, The City Engineer has reviewed and approved the Revised Preliminary and Final Plats along with the requested waivers; and,

WHEREAS, in Plan Case 1858-S-03, the Urbana Plan Commission, on June 19, 2003, recommended approval of the Revised Preliminary

Plat and Final Plat along with the requested waivers from the requirements of the 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 Revised Preliminary Plat entitled "Preliminary Plat for the Replat of Lots 300 and 302 of East Urbana Industrial Park" and the Final Plat entitled "Replat of Lots 300 and 302 of East Urbana Industrial Park" attached hereto are 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 _____, 2003.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2003.

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 _____, 2003, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Revised Preliminary Plat and Final Plat (East Urbana Industrial Park Subdivision - Plan Case No. 1858-S-03)" 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 _____, 2003, 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 _____, 2003.