



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

### MEMORANDUM

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

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

**DATE:** February 26, 2004

**SUBJECT:** Plan Case 1884-S-04, Final Subdivision Plat for Walton Subdivision Phase I.

---

#### **Introduction & Background**

On behalf of The Omer A. Schrock Family Trust, Crawford, Murphy and Tilly, Inc. has submitted a final plat for Phase I of the Walton Subdivision. The Final Plat would create 2 lots at the southeast corner of U.S. Route 150 / University Avenue and IL Route 130 / Highcross Road. The final plat would also dedicate right-of-way for the eastward continuation of Tatman Drive from Highcross Road.

The Walton Subdivision Preliminary Plat was approved by the Urbana City Council on January 20, 2004 under Ordinance No. 2004-01-009. The approved Preliminary Plat provides for the eventual subdivision of the entire 75-acre parcel which would include a total of seven lots. The Preliminary Plat designates the eastward extension of Tatman Drive as well as a new north/south collector roadway that would connect U.S. Route 150 to the adjacent property to the south.

The Final Plat for Phase I will create two of the seven lots including a 26.339 acre tract for Lot 1 and a 1.009-acre tract for Lot 2. Lots 3-7 of the Preliminary Plat will be final platted in future phases. It is anticipated that Lot 1 will be developed with a WalMart Supercenter retail store and Lot 2 will be developed with a gasoline station.

#### **Discussion**

As with any request for a final subdivision plat, the final plat has been sent to the appropriate agencies for their review and comment. All comments are due prior to the time of City Council final action on the plat. Considering that Lot 1 is intended for development of a large commercial use, there has been significant technical review of the plat and development plans to ensure adequate provisions are made for issues related to access, drainage, utilities, etc.

### *Access*

The final plat will dedicate approximately 1,150 feet of Tatman Drive extended eastward from Highcross Road. The right-of-way width for Tatman Drive will taper from 100 feet in width at the intersection with Highcross Road to 60 feet in width at its eastern Terminus. The developer will pay for and construct Tatman Drive as a collector level roadway. The road will be constructed with a temporary turn-around at its eastern terminus in order to allow for buses and trucks to turn-around. As the remainder of the Walton Subdivision is platted to the east, Tatman Drive would be extended further.

The primary means of access for Lots 1 and 2 will be from Tatman Drive. The Illinois Department of Transportation (IDOT) has approved a Traffic Impact Analysis for the proposed commercial developments on Lot 1 and 2. IDOT has also approved an Intersection Design Study (IDS) for the Tatman Drive and Highcross Road intersection. The IDS specifies the requirement for the developer to improve the intersection with turn lanes on Highcross Road onto eastbound Tatman Drive. The Traffic Impact Analysis specifies that access to Lot 2 is restricted from Highcross Road and Tatman Drive due to its close proximity to the intersection. Access to Lot 2 will be provided via a cross-access easement agreement from Lot 1. IDOT has also approved a “right-in, right-out” facility for Lot 1 onto Highcross Road. There are no improvements necessary to the intersection of Highcross Road and U.S. Route 150 and there will be no access directly to U.S. Route 150.

As per the requirements of the Urbana Subdivision and Land Development Code, the developer will construct sidewalks on both sides of Tatman Drive and along the High Cross Road frontage. The developer will also construct a 10-foot wide multi-use bicycle and pedestrian path along the north perimeter of Lot 1. The developer will be required to post a construction bond for all infrastructure improvements to be dedicated to the public to ensure they are constructed to the standards of city codes.

### *Drainage*

The platting of the property and the intended development of the site has been thoroughly reviewed for drainage. The site currently drains primarily from northwest to southeast. The site currently accepts off-site runoff from the north across U.S. Route 150. This runoff traverses the site via an old drainage tile. The plat identifies a 100-foot permanent drainage easement along the east half of the north property line in which a drainage ditch will be constructed for the purpose of collecting the existing runoff onto the site and channeling it back to its natural flow to the east. The new drainage ditch would replace the existing tile. In addition to the drainage ditch to collect existing runoff from north of the site, the development of Lot 1 is required to provide on-site detention for runoff related to the development of the site. A detention basin will be constructed at the eastern end of Lot 1 to detain and slowly release stormwater runoff resulting from the development.

The Urbana Subdivision and Land Development Code requires the review and approval of stormwater management plans prior to platting and development of the site. The City Engineer has approved the drainage calculations submitted by the engineer for the developer. The stormwater

plans have also been reviewed by the Saline Branch Drainage District through their contracted engineer, Berns, Clancy and Associates. At this time, the District and their engineer have concurred that the planned provisions for drainage are adequate. The developer and Saline Branch Drainage District are currently completing the legal process involved to establish the permanent drainage easement on the north of Lot 1 in place of the existing drainage tile that currently traverses the site.

#### *Utilities*

The site can adequately be served by all necessary utilities including sewers, gas and electric, phone, etc. The appropriate agencies have been issued a copy of the final plat to ensure proper easements have been delineated.

#### *Waivers*

There are no waivers of the Urbana Subdivision and Land Development Code requested for this plat. The plat meets all the requirements of existing city codes.

### **Summary of Findings**

#### ***For Plan Case 1884-S-04:***

1. The proposed final plat is consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code.
3. On January 20, 2004 the Urbana City Council approved a preliminary plat for the Walton Subdivision under Ordinance 2004-01-009. The requested final plat is consistent with the provisions of that ordinance.
4. There are no requested waivers to the Urbana Subdivision and Land Development Code.

### **Options**

The City Council has the following options for this case. In Plan Case 1884-S-04, the City Council may:

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

## **Staff Recommendation**

After review of the proposed final plat, staff has determined that the final plat for the Walton Subdivision Phase I has satisfied the requirements of the Urbana Subdivision and Land Development Code and is consistent with the approved Preliminary Plat. Therefore, staff recommends that the City Council approve the requested final plat for Plan Case 1884-S-04.

Prepared by:

---

Rob Kowalski, Planning Manager

Attachments:      Proposed Ordinance for Final Plat  
                         Location Map  
                         Walton Subdivision Phase I Final Plat (not in digital format)  
                         Approved Preliminary Plat for the Walton Subdivision (not in digital format)

c: Bill Harpole  
Crawford, Murphy, Tilly, Inc.  
2750 West Washington Street  
Springfield, IL 62702

John Elias  
Elias, Meginnes, Riffle, & Seghetti  
416 Main Street, Suite 1400  
Peoria, IL 61602

Tom Berns  
Berns, Clancy and Associates  
405 East Main Street  
Urbana, IL 61801

Jim Cottrell  
Saline Branch Drainage District

**ORDINANCE NO. 2004-03-023**

An Ordinance Approving A Final Subdivision Plat  
(Walton Subdivision Phase I - Plan Case No. 1884-S-04)

WHEREAS, Crawford, Murphy, & Tilly, Inc. has submitted a Final Subdivision Plat for the Walton Subdivision Phase I on behalf of the landowner Omer Schrock Family Trust and that the final plat is in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of the Walton Subdivision Phase I is consistent with the preliminary plat approved by the Urbana City Council on January 20, 2004 by Ordinance 2004-01-009; and,

WHEREAS, The Final Plat of the Walton Subdivision Phase I meets all the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of the Walton Subdivision Phase I.

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

Section 1. The Final Plat of the Walton Subdivision Phase I 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 \_\_\_\_\_, 2004.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Tod Satterthwaite, Mayor

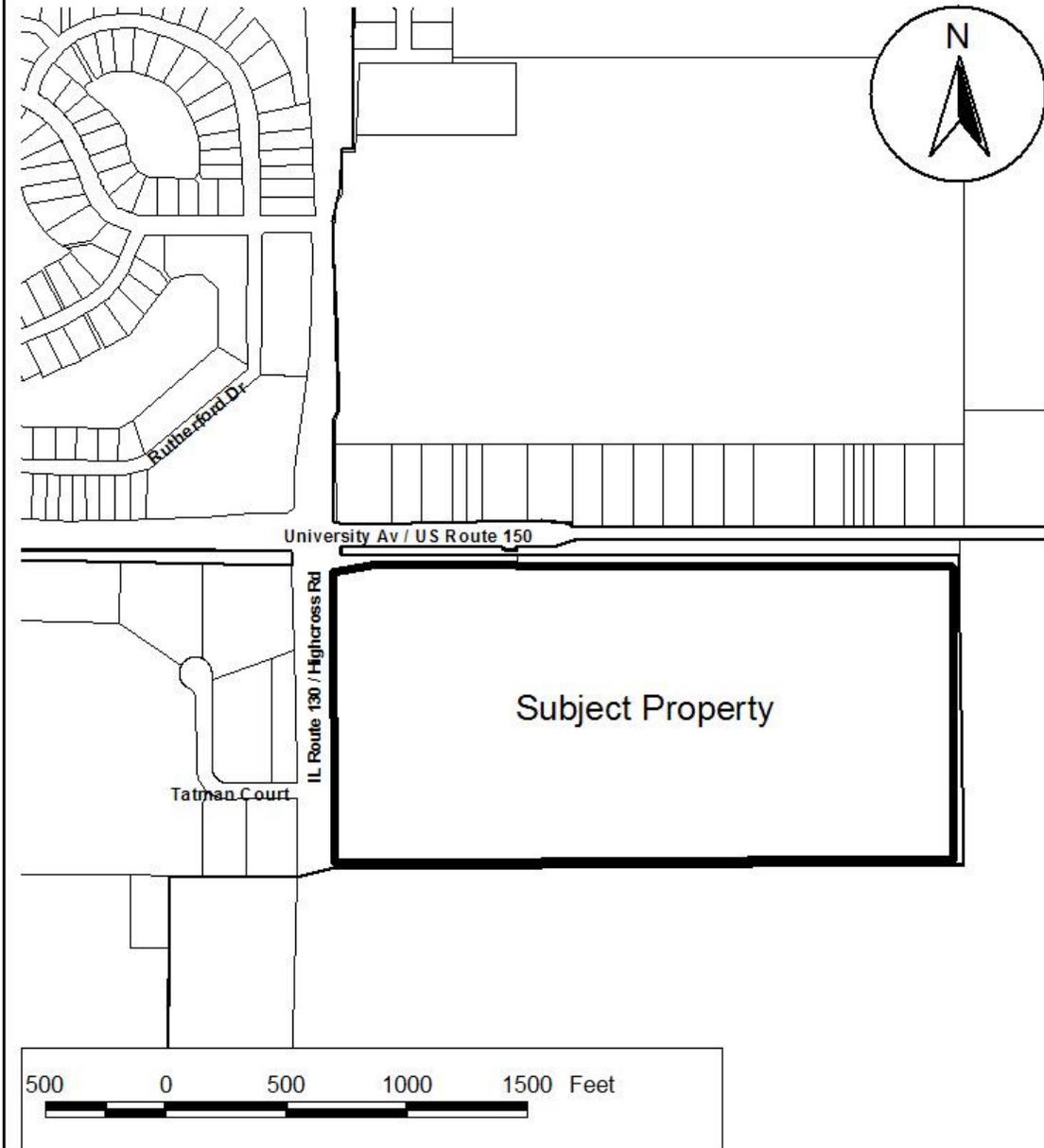
**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

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 \_\_\_\_\_, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT (Walton Subdivision Phase I; Plan Case 1884-S-04)" 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 \_\_\_\_\_, 2004, 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 \_\_\_\_\_, 2004.

# Exhibit "A": Location Map



Walton Subdivision  
Preliminary Plat  
1876-S-03

 City Boundary

Prepared December 30, 2003 by Community Development Services - pal