



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

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

**TO:** Urbana City Council Members

**FROM:** Rob Kowalski, Planning Manager

**DATE:** March 31, 2005

**SUBJECT:** Draft Comprehensive Plan Revisions

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#### **Approved Revisions to Draft Comprehensive Plan**

Attached is a listing of the changes to the draft Comprehensive Plan that were approved by consensus of the Committee of the Whole at the March 28, 2005 meeting. The list includes both the changes recommended by the Plan Commission and the changes proposed and approved by the Committee.

#### **Unresolved Proposed Revisions to Draft Comprehensive Plan**

At the March 28, 2005 Committee of the Whole meeting there were primarily two proposed revisions left unresolved. The proposed revisions from Councilpersons Alix and Patt are attached.

Based on discussions from the Committee of the Whole meeting on March 28, 2005, the attached Map #8 and Map #9 can be given consideration by Council as replacements for the current draft maps. These maps reflect the changes proposed by Alderperson Patt at the March 28<sup>th</sup> meeting. The maps illustrate and annotate the intended future land uses for the "Lincoln/Busey Corridor". The maps also include an inset map that shows the corridor at the parcel level for easier reference. By including the parcel level inset on each of the maps, there is no longer the need for the previously proposed Appendix "A".

#### **Final Adopted Plan**

Once these remaining issues are settled and the ordinance approving the plan is adopted by City Council, the draft plan will be revised accordingly, labeled Final Approved Plan, and attached to the adopting ordinance.



**2005  
Comprehensive  
Plan**

**Approved Revisions**  
**March 29, 2005**

The following changes to the March 2005 Draft plan were moved and seconded by City Council Committee of the Whole on March 28, 2005. The changes include both those recommended by the Plan Commission on March 17, 2005 and additional changes proposed by the Committee of the Whole. The origin of the change is indicated in parentheses.

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**Page 26. Trend #3, Second “Issue” Bullet (Plan Commission)**

Interstate 74 interchange access as Urbana grows to the east and south.

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**Page 35. Goal 6.0. Add new Objective between 6.2 and 6.3 – renumber (Chynoweth)**

Encourage the county and forest preserve to acquire and develop publicly accessible natural areas along north High Cross Road to conserve this area and allow the general public to appreciate it.

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**Page 35. Goal 7.0. Add Objective 7.3 (Chynoweth)**

Redevelop parts of the Boneyard Creek to provide natural and public amenities.

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**Page 37. Goal 12.0. Revise Objective 12.1 (Chynoweth)**

Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

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**Page 37. Goal 12.0. Add Objective 12.5 (Roberts)**

Preserve and maintain brick sidewalks and streets which are unique to Urbana’s older neighborhoods consistent with the city’s Brick Sidewalk Plan.

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**Page 42. Goal 22.0. Revise (Chynoweth)**

Increase the vitality of downtown Urbana as identified in the Downtown Strategic Plan and Annual Action Plan.

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**Page 42. Goal 22.0. Add the new objectives 22.7, 22.8, and 22.9 (Chynoweth)**

22.7 Pursue redevelopment of the North Broadway corridor.

22.8 Promote visible, outdoor activity in downtown

22.9 Pursue the development of a permanent outdoor public square and performance/event space.

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**Page 47. Goal 30.0. Add Objective 30.8 (Alix)**

Support regional, state and federal efforts to promote high-speed and standard-speed intercity passenger rail connections serving Champaign-Urbana.

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**Page 75. Future Land Use Map #2 (Plan Commission)**

Change language pertaining to interchange access as follows:

Improve interstate interchange access at High Cross Road, Cottonwood Road or 1800E to serve growth south of the interstate. Future study will determine appropriate location.

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**Page 83. Future Land Use Map #10 (Roberts)**

Change annotated language pertaining to development on edge of downtown.

Add the following language in its place:

Encourage development closer to downtown core that reflects the neighborhood plan when adopted identifying compatible growth opportunities while preserving the low density residential quality of the neighborhood. Neighborhood Plan to determine appropriate boundaries and desired development.

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**Page 84. Future Land Use Maps #9 and #11 & Appendix “B” (Chynoweth)**

Revise the future land use maps to show the “Residential” future land use classification instead of “Institutional” for the existing residential uses on the north side of Iowa Street and the south side of Washington Street east of Race and west of the current school district owned properties. (see attached map)

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**Page 85. Future Land Use Map #12 (Plan Commission)**

Replace annotated language pertaining to Orchard Downs with the following:

*Coordinate with the University on Long Range Master Planning for the Orchard Downs Tracts as a Planned Development. Master Planning should address the following:*

- *Relationship and compatibility of new development to surrounding areas*
- *A mix of residential densities that include both single-family and multi-family*
- *The scale and extent of potential supporting neighborhood businesses*
- *Provisions for community open space and links to open space amenities*

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**Page 94. New Implementation Program Item (Roberts)**

Maintain a program to rebuild and re-lay deteriorating brick sidewalks in Urbana, identifying on an annual basis streets to receive renewal. Establish a regular maintenance program for Urbana’s brick sidewalks.

Type of Strategy: 15 year plan adopted in 1998

Related Goals/Objectives: 1.0, 2.4, 11.2, 12.1, 12.4, 12.5, 22.6, 42.5, 46.0, 46.1, 46.2, 47.0

Related Maps: 8, 9, 10 (See also the city brick sidewalk map (2/15/99 B.K.K.) (also Map fig, J. Capital Improvement Plan, 2004)

Timing: Ongoing (15 year Master Plan)

Responsible City Agencies: Public Works

Other Responsible Entities: n/a

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**Page 98. Implementation Program Item (Plan Commission)**

*Coordinate with the University redevelopment site plans for the Orchard Downs and Pomology tracts that are consistent with the Future Land Use Maps and achieve the goal of providing taxable development in the City of Urbana while complementing the character of surrounding areas.*

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**Page 102. Implementation Strategy, Fourth strategy listed. (Plan Commission & Wyman)**

Study potential roadway projects identified on the Mobility Map to determine necessity, design, location and function, economic and environmental and ecological impact.

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**Page 105. Implementation Strategy, Second strategy listed. (Plan Commission)**

Support the goals and objectives of the Long Range Transportation Plan developed by CUUATS

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**Page 108. Appendix E: Mobility Map text. First paragraph, fifth sentence. (Plan Commission & Wyman)**

Future roadway projects to ensure a connected transportation network require additional study to determine necessity, design, location and function, economic and environmental and ecological impact.

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**Appendix E: Mobility Map (Plan Commission and Wyman)**

Revise the Mobility Map to generally illustrate the following points. See attached copy of revised map.

- Reword language in the middle text box on the bottom of the map and say “Potential Projects” instead of “Future Roadway Extensions”. Reword the description beneath this title to read as follows ; “Projects identified as needing additional study to determine necessity, design, location, function, economic and environmental and ecological impact.”
- Change the symbol for the potential extension of Olympian Drive from Cunningham Avenue to High Cross Road to a brown triangle. Revise the stated intention for this

symbol in the middle legend to read as follows: “Olympian Drive termination at U.S. Route 45 or continuation to High Cross Road”.

- Remove the brown symbol for the University Avenue/I-74 interchange area and illustrate three new symbols (shown as blue stars) for interstate interchange alternatives at University Avenue/High Cross Road, Cottonwood Road, and 1800E. Revise the explanation of these symbols in the middle legend box to read as follows: “*Interstate 74 interchange alternatives when needed as Urbana grows east. High Cross Road, Cottonwood Road, 1800E.*” Also include with this explanation the following text: “*Consideration of interchange alternatives to include: Rural Residential development area, ecological areas, horizontal and vertical alignments of intersecting roads and desired land use patterns*”.



The following revisions to the Draft plan were presented and discussed at the March 28, 2005 Urbana City Council Committee of the Whole meeting but were continued to the April 4, 2005 Urbana City Council meeting for further consideration. The origin of the revision is in parentheses.

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**Page 44. Goal 27.0 Add Objective 27.5 (Alix)**

Preserve and promote opportunities for rail access for existing and future industrial users in East Urbana.

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**Page 81. Future Land Use Map #8 (Patt)**

Extend the “Residential” designation of the area from Illinois to Washington westward to include the area between Busey and Lincoln Avenues.

Remove the text “Continue to use future land uses identified in Downtown to Campus Plan (see Appendix A). Further study ‘Lincoln-Busey Corridor’ to determine optimal land uses and potential reuse/redevelopment of specific properties.”

Replace item #2 under “Strategies for Neighborhood Stability” which states “Further Study Lincoln-Busey Corridor to determine appropriate land uses” with “Continue to use future land uses identified in Downtown to Campus Plan.”

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**Page 82. Future Land Use Map #9 (Patt)**

Extend the “Residential Urban Pattern” north of Ohio westward to include the area between Busey and Lincoln Avenues.

Remove the text “Continue to use future land uses identified in Downtown to Campus Plan (see Appendix A). Further study ‘Lincoln-Busey Corridor’ to determine optimal land uses and potential reuse/redevelopment of specific properties.”

Replace item #2 under “Strategies for Neighborhood Stability” which states “Further Study Lincoln-Busey Corridor to determine appropriate land uses” with “Continue to use future land uses identified in Downtown to Campus Plan.”

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**Page 90. Implementation Program (Patt)**

Remove the strategy “Study zoning and land use along the Lincoln Avenue/Busey corridor from Illinois Street south to Ohio Street to determine appropriate future land use designations and appropriate opportunities for adaptive reuse and redevelopment.”

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**Page 106. Appendix A (Patt)**

Remove



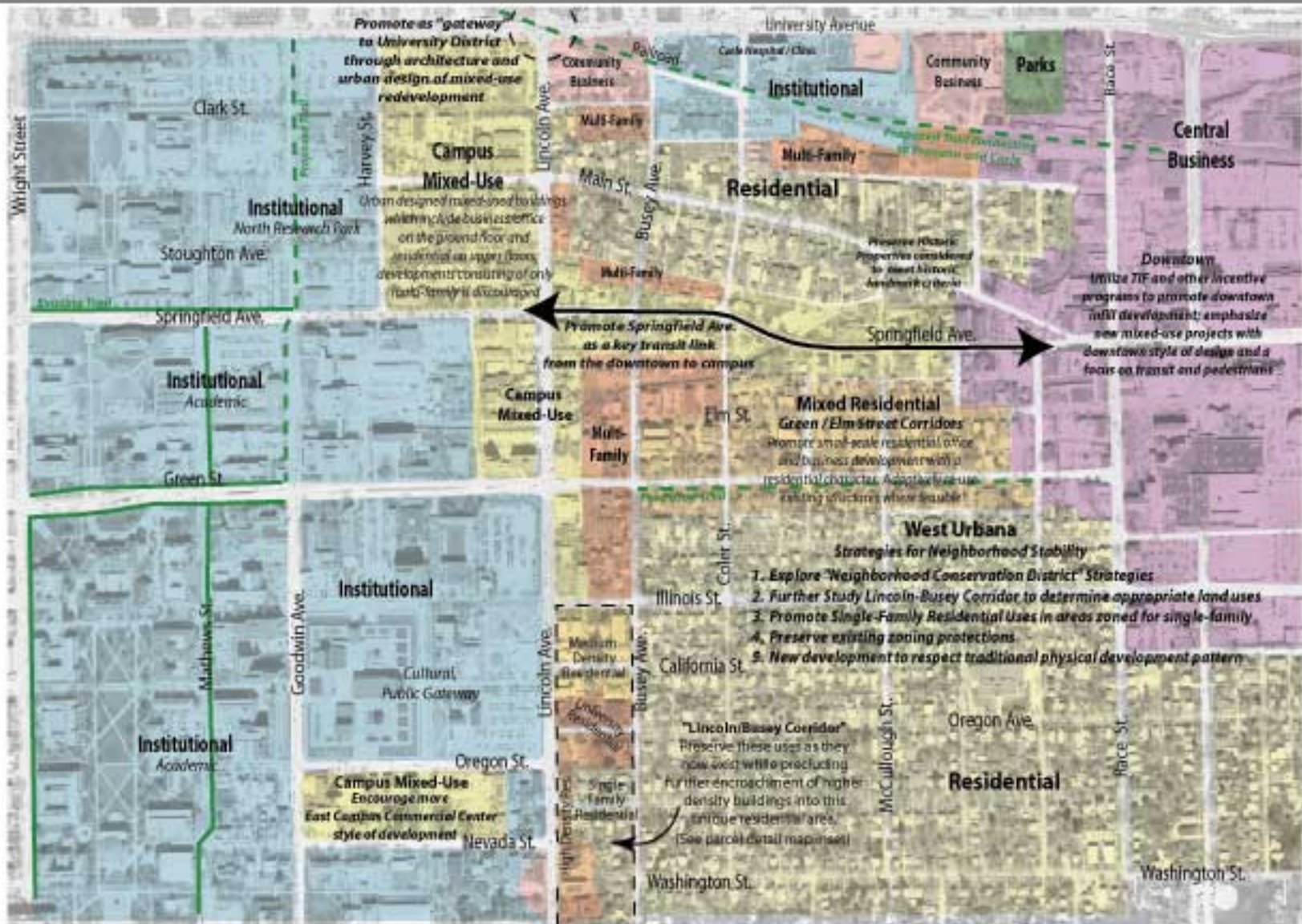


## West Urbana (North Half)

**DRAFT**

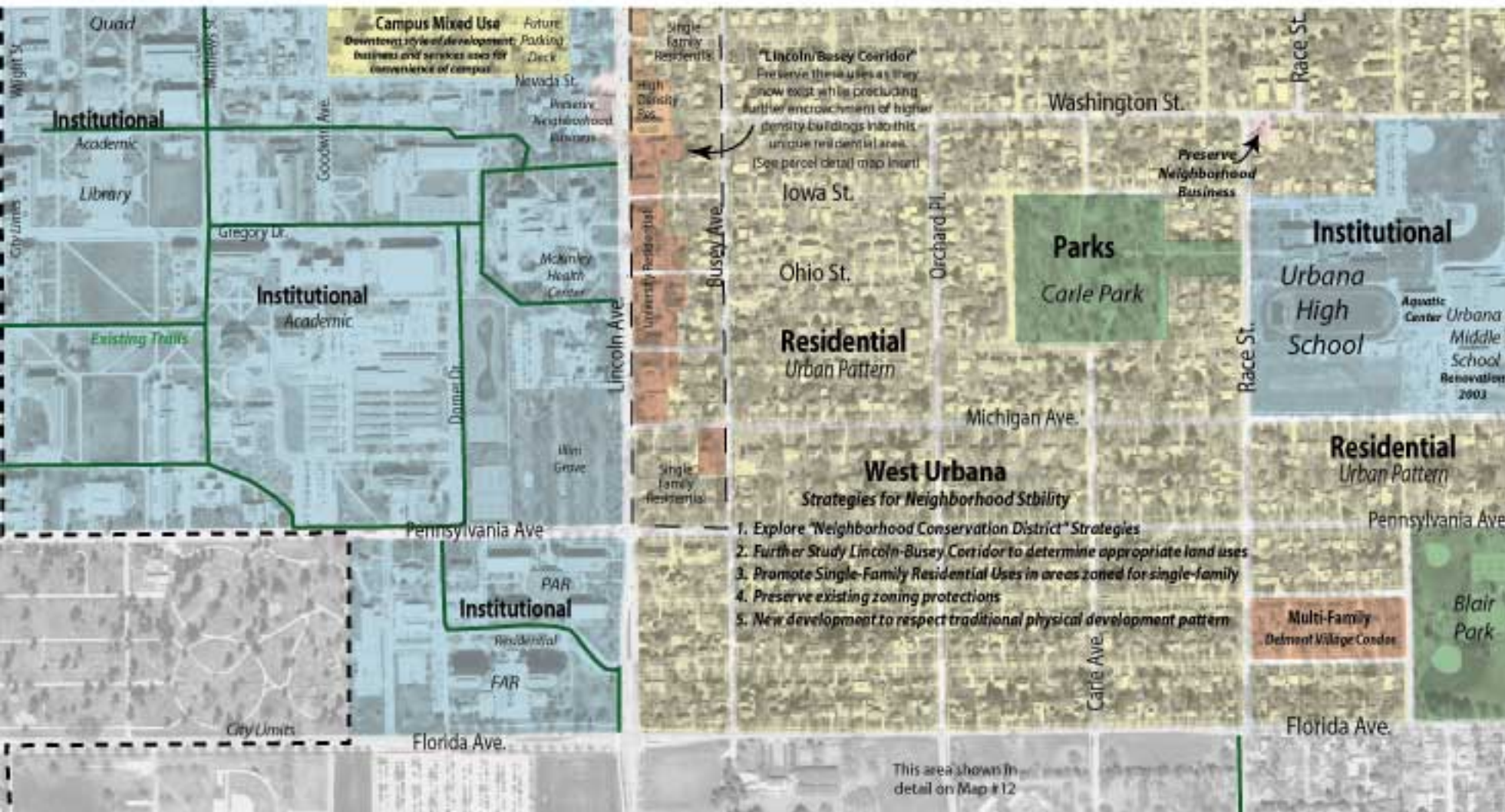
March 29, 2005

Map Created by City of Urbana  
Community Development Services Dept.





**West Urbana  
(South Half)**



**"Lincoln/Busey Corridor" Inset  
Future Land Use Map by Parcel**

