



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Bruce K. Walden, Chief Administrative Officer

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

DATE: January 11, 2007

SUBJECT: Plan Case No. 2005-S-06, Revised Preliminary Plat and Revised Final Plat of The Pines at Stone Creek Commons Subdivision

Introduction

On July 17, 2006, the Urbana City Council approved Ordinances 2006-07-100 and 2006-07-101 to approve the Preliminary Plat and the Final Plat of The Pines at Stone Creek Commons. The Atkins Group, LLC is now requesting City Council approval for a revised Preliminary Plat, and revised Final Plat for The Pines at Stone Creek Commons Subdivision.

This development is located in the northern half of the existing Stone Creek Commons development at the southeast corner of Windsor and Philo Roads in south Urbana. (See Exhibit "A")

There are a number of minor changes to the vision for this commercial development that changed the layout enough to necessitate a return to City Council for approval. The most significant change is the addition of the existing Stone Creek Commons detention basin lot into the Pines platted area in order to facilitate commercial lot frontage directly on the pond. The lot including the basin adds approximately 5 acres to the area of the plat. The petitioners decided to add the lot so that the adjacent borders of two lots in the Pines could be reconfigured.

The original Preliminary Plat encompassed 16.15 acres on eight lots. The revised Preliminary Plat encompasses 21.31 acres on eight lots. The original Final Plat encompassed 10.37 acres on five lots and so left part of the development area from the original Preliminary Plat for completion in later phases. The revised Final Plat encompasses the entire 21.31 acres on eight lots so that it will now include the entire Preliminary Plat area without the need for phasing.

Minor revisions to a Preliminary Plat that has been previously approved by the Plan Commission can be approved by the City Council without the need to return the case to the Plan Commission when there are no new waivers proposed.

Background

In April 1997, the Urbana City Council approved an annexation and development agreement with the Atkins Group that included areas within the proposed Pines subdivision. The agreement was primarily directed toward the Stone Creek golf course development area but it also addressed zoning, storm water detention, and other issues related to the 40 acre area south of Windsor Road that was then known as “the Rose Tract” and which is now called Stone Creek Commons.

In 2006 when the Pines at Stone Creek development came to the Plan Commission and City Council it also included a rezoning case. The proposal was to rezone a small portion of land just west of the existing drainage basin from R-4, Medium Density Multiple Family Residential to B-3, General Business. The rezoning moved an existing B-3 / R-4 zoning boundary southwards to conform to the south side of the future Boulder Drive right-of-way where it will connect to Philo Road. Due to the future configuration of Boulder Drive the rezoned property is more logically a component part of the Pines commercial development on the B-3 zoned property than the R-4 zoned property further south. The City Council passed the rezoning in Ordinance 2006-06-102 at the same time as the original Preliminary Plat and Final Plat of the Pines.

Discussion

The original plats were transmitted for review to outside agencies and no significant comments were made at that time. The revised plats have also been provided to the outside agencies for informational purposes. The plat has been reviewed and found acceptable by City Planning staff and the City Engineer.

Land Use and Zoning

The northern half of the Stone Creek Commons commercial and office development is zoned B-3 General Business, including the area proposed for the Pines Preliminary Plat and Final Plat. South of the proposed Pines subdivision are tracts of the future Stone Creek Commons office park. Those areas are zoned R-4, Medium Density Multiple Family Residential and are not included in the Pines subdivision.

The split between the zoning of B-3 General Business in the north and R-4 multi-family residential to the south was addressed in the annexation agreement and it created a transition from higher intensity commercial uses in the northwest corner near Philo and Windsor roads and low intensity office uses to the south and east which are closer to the existing residential subdivisions of Myra Ridge and Deerfield Trails.

The revised Pines subdivision plats are consistent with the 2005 Comprehensive Plan Future Land Use Map designation and current zoning in the area.

Access

Access to the subdivision will be accommodated via public streets and private access drives. The original plan called for two shared public access drives entering the development from Philo Road. The revised plat reduces the number of shared public access drives to one. The second access point

from Philo Road will be a private service drive for use only by employees of Lot 301. (See Exhibit “L”).

Additional access to Stone Creek Commons will be from Boulder Drive (an existing public road) which begins at Windsor Road and winds to the south. The extension of Boulder Drive will eventually be completed around the detention lake with an outlet to Philo Road bordering the south end of the proposed subdivision. (See Exhibit “L”) In the original Preliminary Plat a stub of Boulder Drive from Philo Road was included as part of the development. The Philo Road / Boulder Drive stub is not be included in the revised Preliminary Plat and Final Plat.

There are existing shared use bike paths on the south side of Windsor Road and the east side of Philo Road which the developers intend to connect to the sidewalks within the subdivision.

Drainage

A stormwater study and plans for runoff and detention were originally completed as part of the preliminary plat of Stone Creek Commons in 1998. The existing detention lake was designed at that time to accommodate storm water from future development including the areas under consideration in this proposed subdivision. Storm sewers will be installed to drain into the lake.

Utilities

The original plats have been reviewed by the appropriate agencies for utilities. All the necessary utilities are available either within or adjacent to the site along Boulder Drive, Philo Road or Windsor Road. The revised Final Plat indicates the location of easements necessary to accommodate the extended utilities.

Waivers

Several waivers were granted as part of the annexation and development agreement that brought the property into the city. The waivers apply to the Stone Creek residential development around the golf course north of Windsor Road and are not of particular to this plat application. No new waivers are requested.

Public Improvements

Detailed site engineering plans including grading, sewer and pavement structures have been submitted as part of the building permit process and will be reviewed by Urbana Public Works engineering staff. All development will be required to conform to Subdivision and Land Development code regulations.

Summary of Findings

1. The proposed revised Preliminary Plat and Final Plat of The Pines at Stone Creek Commons would be consistent with Comprehensive Plan Future Land Use designations for the site.
2. The proposed revised Preliminary Plat and Final Plat would be consistent with existing zoning designations for the site.

3. The proposed revised Preliminary Plat and Final Plat meet the requirements of the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options for this case:

For the *revised* Preliminary Plat of The Pines at Stone Creek Commons Subdivision the City Council may:

- a. Approve of the proposed revised Preliminary Plat, or
- b. Deny the proposed revised Preliminary Plat. If denied the City Council must state specific findings whereby the plat was found to be deficient.

For the Final Plat of The Pines at Stone Creek Commons Subdivision;

- c. Approve the proposed Final Plat.
- d. Deny the proposed Final Plat. If denied the City Council must state findings whereby the plat was found to be deficient.

Staff Recommendation

Staff recommends approval of the both the revised Preliminary Plat of The Pines at Stone Creek Commons and the Final Plat of The Pines at Stone Creek Commons in Plan Case 2005-S-06.

Prepared by:

Paul Lindahl, Planner I

Attachments:

Draft Ordinance approving the revised Preliminary Plat of The Pines at Stone Creek Commons
Draft Ordinance approving the Final Plat of The Pines at Stone Creek Commons
Schematic Site Diagram
Proposed revised Preliminary Plat of The Pines at Stone Creek Commons
Proposed Final Plat of The Pines at Stone Creek Commons
Original approved Preliminary Plat of The Pines at Stone Creek Commons
Original approved Final Plat of The Pines at Stone Creek Commons

Cc:

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Creek subdivision\REVISED cc memo and ordinances\REVISED pines at stone creek Sub CC memo v4 final.doc

ORDINANCE NO. 2007-01-012

An Ordinance Approving A REVISED Preliminary Subdivision Plat
(Pines at Stone Creek Commons - Plan Case No. 2005-S-06)

WHEREAS, in Ordinance 2006-07-100, the Urbana City Council, on July 17, 2006, voted (6-0) to approve the Preliminary Plat of The Pines at Stone Creek Commons; and,

WHEREAS, The Atkins Group has submitted a Revised Preliminary Subdivision Plat for The Pines at Stone Creek Commons in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Revised Preliminary Plat of The Pines at Stone Creek Commons 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 Revised Preliminary Plat of The Pines at Stone Creek Commons is generally consistent with the City of Urbana 2005 Comprehensive Plan; and,

WHEREAS, The Revised Preliminary Plat of The Pines at Stone Creek Commons meets the requirements of the Urbana Subdivision and Land Development Code; and,

WHEREAS, The City Engineer has reviewed and approved the Revised Preliminary Plat of The Pines at Stone Creek Commons; and,

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

Section 1. The Revised Preliminary Plat of The Pines at Stone Creek Commons 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 _____, 2007.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2007.

Laurel Lunt Prussing, 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 _____, 2007, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Revised Preliminary Subdivision Plat (The Pines at Stone Creek Commons - Plan Case No. 2005-S-06)" 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 _____, 2007, 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 _____, 2007.

