



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Laurel Lunt Prussing, Mayor

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

DATE: August 2, 2007

SUBJECT: Plan Case No. 2046-S-07, Final Plat of Washington Square Second Subdivision located on the east side of the 1100 block of Philo Road

Introduction and Background

Edward Salfelder, Sr. and Edward Salfelder, Jr. are requesting approval for a subdivision of property they own on the east side of the 1100 block of south Philo Road. The subject property is a 2.54-acre tract of vacant property that has a zoning designation of B-3, General Business District.

On July 16, 2007 by Ordinance 2007-07-086 the City Council approved the Preliminary Plat for this subdivision. In accordance with Urbana Subdivision and Land Development Code section 21-15.C the Final Plat is now presented directly to the City Council as it is in substantial conformity to the Preliminary Plat and there are no new waiver or deferral requests.

Discussion

The proposed development will create two lots for commercial development and an outlet containing a detention basin for stormwater runoff from the two lots. It is anticipated that Lot 1 will be occupied by a Family Dollar store and that Lot 2 will be marketed for future commercial development.

The 2005 Urbana Comprehensive Plan identifies this tract as appropriate for “*Community Business*” intended to serve the immediately adjacent neighborhoods. The proposal appears to be generally consistent with the 2005 Urbana Comprehensive Plan and is consistent with the existing zoning classification for the parcel.

Access

Access to the site will be from new driveways to Philo Road. Lot 1 will have two access drives and Lot 2 will be permitted one driveway. There will be a cross access agreement to allow circulation between lots. Urbana Public Works Department has reviewed the proposed location of driveways and found them acceptable.

The subject property no longer requires access from the north via Washington Square and as a condition of approval of the preliminary plat the developers agreed to construct a paved “hammerhead” turn around at the southern terminus of the Washington Square public right-of-way when they construct improvements to Lot 1. (See attached Preliminary Plat)

Drainage

Stormwater runoff will be detained on site in the outlot detention basin. A stormwater management plan will be submitted and reviewed by the Urbana Public Works Department as required by the Subdivision and Land Development Code.

Utilities

The plats have been reviewed by the appropriate agencies for utilities. Necessary utilities will be provided to the site. The final plat will delineate all the appropriate easements for utilities.

Deferrals and Waivers

On July 16, 2007 in Ordinance 2007-07-086 the City Council approved a deferral of the requirement to immediately construct a sidewalk on the east side of Philo Road subject to the condition that:

The construction of sidewalks on the property is deferred until the City Engineer determines there is a need for them and the then owners / developers shall construct them within six (6) months of written notice by the City Engineer that they are required to do so.

Also approved was a waiver of the requirement to construct roadway improvements for Philo Road. The approved waiver and deferral are noted in the attached draft ordinance approving the final plat. It is noted on the plat that the deferred sidewalk must be installed when determined necessary by the City Engineer. There are no new waiver or deferral requests with the Final Plat.

Summary of Findings

1. The proposed Final Plat for the Washington Square Second Subdivision is consistent with 2005 Urbana Comprehensive Plan land use and roadway designations for the site.
2. The proposed Final Plat would allow for the establishment of new commercial uses on the subject property to serve the adjacent neighborhoods.
3. The proposed Final Plat would be consistent with existing zoning designations for the site.
4. The proposed Final Plat is in substantial conformity to the Preliminary Plat approved by Ordinance 2007-07-086.

5. With the exception of the waiver of roadway improvements to Philo Road, and a deferral of sidewalk construction on the subject property, both granted by Ordinance 2007-07-086, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options with regard to the Final Plat:

- a. Approve the Final Plat of Washington Square Second Subdivision; or
- b. Deny the Final Plat of Washington Square Second Subdivision. In the case of denial the City Council must make findings of how the proposed subdivision does not meet the requirements of the Subdivision and Land Development Code.

Staff Recommendation

Staff recommends the City Council **APPROVE** the Final Plat of Washington Square Second Subdivision with the conditions that:

- a) The petitioners will construct a paved “hammerhead” turn around at the southern terminus of the Washington Square public right-of-way when they construct improvements to Lot 1.
- b) The construction of sidewalks on the property is deferred until the City Engineer determines there is a need for them and the then owners / developers shall construct them within six (6) months of written notice by the City Engineer that they are required to do so.

Prepared by:

Paul Lindahl, Planner I

cc:

Edward Salfelder, Sr. and
Edward Salfelder, Jr.
706 Jeffery Lane
Mahomet, IL 61853

Westmore Realty Group, LLC
Shawnee National Properties Attn: Pat Boehler
335 Consort Drive
St. Louis, MO 63011

Vegrzyn, Sarver and Assoc., Inc.
Attn: Wesley Meyers
P.O. Box 3697
24 E. Green Street Suite 18
Champaign, IL 61826

Joseph Pavia
123 W. Main St.
P.O. Box 987
Urbana, IL 61803

Attachments:

Draft Ordinance approving Final Plat of Washington Square Second Subdivision
Location and Aerial Map
Proposed Final Plat of Washington Square Second Subdivision
Approved Preliminary Plat of Washington Square Subdivision

**An Ordinance Approving A Final Subdivision Plat
(Washington Square Second Subdivision - Plan Case No. 2046-S-07)**

WHEREAS, Edward Salfelder, Sr. and Edward Salfelder, Jr. have submitted a Final Plat of Washington Square Second Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat of Washington Square Second Subdivision is located on a 2.54 acre tract of vacant property on the east side of the 1100 block of south Philo Road, and identifies the division of the tract into two commercial lots and an outlot for a drainage basin; and,

WHEREAS, The Final Plat of Washington Square Second Subdivision is consistent with the Preliminary Plat of Washington Square Second Subdivision approved by the Urbana City Council on July 16, 2007 by Ordinance 2007-07-086; and,

WHEREAS, the Final Plat of Washington Square Second Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of the deferral and waiver previously granted with the Preliminary Plat approval; and,

WHEREAS, The Final Plat of Washington Square Second Subdivision complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Final Plat of Washington Square Second Subdivision; and,

WHEREAS, the petitioners have agreed that they will construct a paved "hammerhead" turn around at the southern terminus of the Washington Square public right-of-way when they construct improvements to Lot 1.

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

Section 1. The Final Plat of Washington Square Second Subdivision attached hereto, is hereby approved with the conditions that:

- a) the petitioners will construct a paved "hammerhead" turn around at the southern terminus of the Washington Square public

right-of-way when they construct improvements to Lot 1.

b) The construction of sidewalks on the property is deferred until the City Engineer determines there is a need for them and the then owners / developers shall construct them within six (6) months of written notice by the City Engineer that they are required to do so.

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

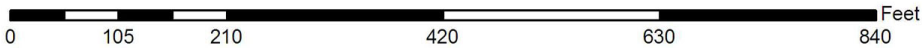
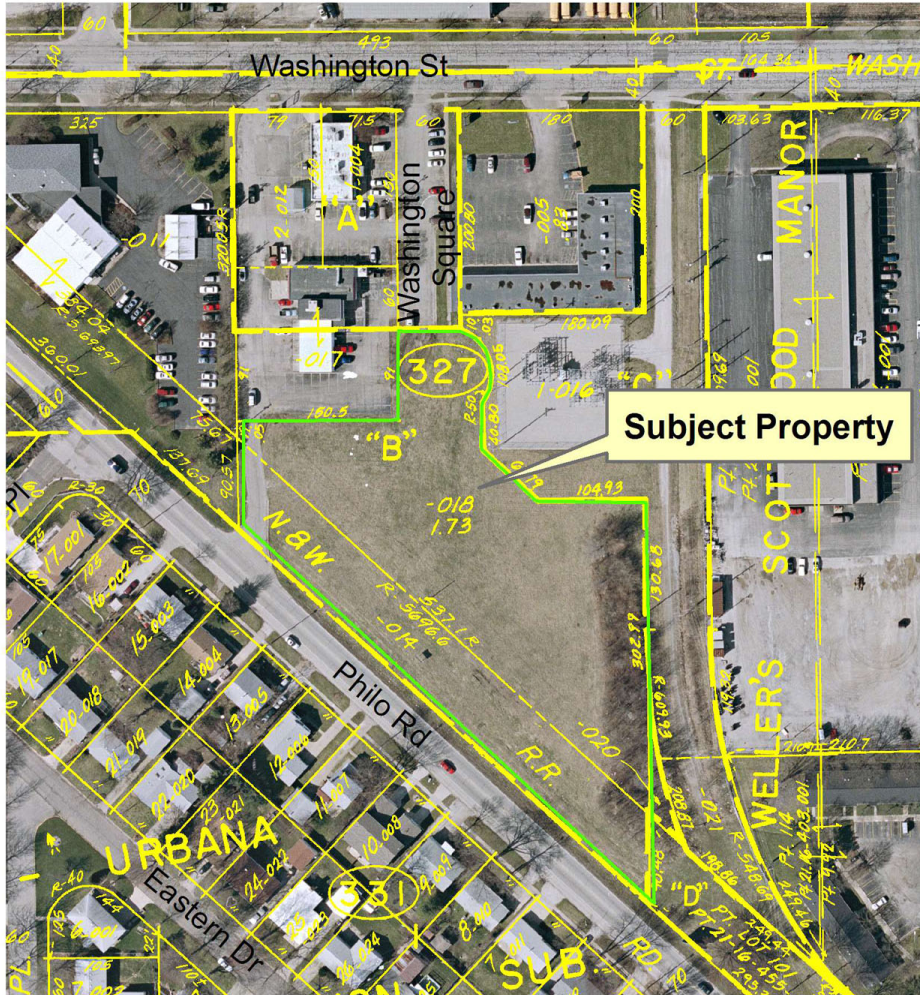
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

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 Final Subdivision Plat (Washington Square Second Subdivision - Plan Case No. 2046-S-07)" 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.

Location Map w/ Aerial Photo



Plan Case No. 2040-S-07,
Subject: Preliminary Plat for Washington Square Second Subdivision
Location: East side of the 1100 block of Philo Road
Petitioners: Edward Salfelder, Jr. and Edward Salfelder, Sr.