



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Director

**DATE:** January 2, 2014

**SUBJECT:** Plan Case 2218-PUD-13 & Plan Case 2219-PUD-13: 704 E Windsor Road, A request by Gary Olsen on behalf of Verdant Prairies, LLC for preliminary and final approval for a Residential Planned Unit Development.

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### **Introduction**

Gary Olsen, on behalf of Verdant Prairies LLC, has submitted an application for preliminary and final approval for a residential planned unit development (PUD) per Section XIII-3 of the Urbana Zoning Ordinance for a 4.01-acre parcel at 704 E. Windsor Road. Application approval would allow construction of 15 one-story attached townhouse units, 16 two-story attached townhouse units and a three-story 15-unit apartment building. The applicant is simultaneously applying for preliminary subdivision approval for Verdant Prairies Villages Subdivision.

The subject property, site of the former Windsor Swim Club, is located northeast of the intersection of South Anderson Street and East Windsor Road and totals 174,691 square feet in area. The property is zoned R-3, Single and Two-Family Residential and has been vacant since 2009 when the Windsor Swim Club closed. The property is now owned by Verdant Prairies LLC. A PUD was approved for this site in 2012 by Ordinance No. 2012-04-035. The applicant had to substantially revise the site plan in order to respond to financing and marketing conditions, resulting in the need for new PUD approvals.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD requires review and approval of both a Preliminary and Final PUD. Although not dictated by ordinance, review is typically processed as separate applications considered sequentially by the Plan Commission and City Council. In this case, the applicant is refreshing a previously approved Final PUD, meaning that the planning concept is already well established. Based on the facts specific to this case, both the Preliminary and Final PUD applications are being processed concurrently. The Preliminary Subdivision Plat is also being considered concurrently. At their December 19, 2013 meeting, the Urbana Plan Commission voted five to zero to forward all three cases to City Council with a recommendation for approval.

## **Background**

### **Description of Proposed Project**

The applicant is proposing to construct Verdant Prairies Village, a residential planned unit development, on the subject site. The proposal allows for a maximum of 46 dwelling units, consisting of three one-story five-plexes, two eight-unit attached two-story row houses, and one four-story 15-unit apartment building. The five-plexes and the row houses would be individually-owned zero lot line properties and the apartment building would provide 15 rental units. The site will be accessed from Windsor Road with a cul-de-sac, which will be dedicated as a public street. A five-foot wide sidewalk will be provided all along the exterior of the site, connecting to public sidewalks in the northwest corner of the site and along Windsor Road. The sidewalk will also connect to the interior of the site on the east and west property lines. The proposal includes 145 parking spaces, provided in private garages and surface spaces. If all 46 units are built, this would allow two spaces per unit with an additional 53 spaces for guests. A total of 28 bicycle parking spaces will also be provided between two locations for the development. The proposal includes a dry detention basin to manage storm water. Street lighting will primarily be low wattage, focused downward to avoid light intrusion. General and landscaping lighting will also be primarily low wattage LEDs, including at entry doors and garages. The project, if approved, would be developed in phases, based on market demand.

According to Table V-I, Table of Uses in the Urbana Zoning Ordinance, a residential planned unit development is allowed in the R-3, Single and Two-Family Residential Zoning District, subject to the regulations and procedures specified in Article XIII of the Urbana Zoning Ordinance.

### **Previous PUD Approvals**

#### *Plan Case 2146-PUD-11 (Preliminary PUD Approval) & 2146-M-11 (Rezoning)*

This case consists of a rezoning application and a preliminary PUD application for the project. At that time the subject site was zoned CRE, Conservation, Education, Recreation. The applicant received approval for a requested a rezoning to R-3, Single and Two-Family Residential and preliminary PUD approval for a residential planned unit development with a maximum of 48 condominiums, consisting of up to one single-family residence, three duplexes, four fourplexes, and two twelve-unit condominium buildings, as well as a club house . The rezoning request and the preliminary development plan were approved by City Council on June 20, 2011 by Ordinance Nos. 2011-06-056 and 2011-06-057, respectively.

#### *Plan Case 2172-PUD-12 (Final PUD Approval)*

This case was a final PUD application for the project described under Plan Case 2146-PUD-11. (Ordinance No.2012-04-035 attached, Exhibit F). The approval was passed by City Council on April 2, 2012. Final PUD approval for the residential planned unit development was granted with a waiver for maximum building height.

### **Comparison with Previous Approvals**

The current proposal is similar to the preliminary and final development plans approved in 2011 and 2012 which proposed up to 48 condominiums, consisting of up to one single-family residence, three duplexes, four fourplexes, and two twelve-unit condominium buildings, as well as a club house. The primary difference between the earlier approvals and the current applications is that the earlier plan was based on the construction of condominiums, whereas the current plan is for 31 zero-lot-line

townhouses and one 15-unit rental apartment building. The reason the applicant is requesting these revisions is due to difficulties securing funding for construction of condominiums. One of the results of the 2008 housing crisis is that financing has become much more difficult for condominium development in the local market. Because of this, the applicant has revised the development plan from all condominiums to 31 zero-lot-line single-family homes and 15 rental apartment units. These revisions along with reapproval of the PUD will allow the project to move forward with construction.

**Adjacent Land Uses, Zoning and Comprehensive Plan Designations**

The subject property has frontage on Windsor Road east of Anderson Street. The area to the north, east, and west of the property is residential in nature, with both single family residences and duplexes. The zoning in the surrounding area is mainly R-3, Single and Two-Family Residential, although directly north of the subject property are five lots zoned R-2, Single-Family Residential. The Urbana corporate limits run along the south side of Windsor Road, adjacent to the subject property. The parcel to the south of the subject property (known as the Pell Farm) is zoned Champaign County AG-2, Agriculture and is used for agricultural purposes.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single & Two-Family Residential	Vacant	Residential – Suburban Pattern
North	R-2, Single-Family Residential R-3, Single & Two-Family Residential	Single-Family Dwellings	Residential – Suburban Pattern
South	Champaign County AG-2, Agriculture	Agriculture	Mixed Residential – Suburban Pattern
East	R-3, Single & Two-Family Residential	Single-Family Dwellings Duplexes	Residential – Suburban Pattern
West	R-3, Single & Two-Family Residential	Duplexes	Residential – Suburban Pattern

**Comprehensive Plan**

The Comprehensive Plan designations for the subject site and the surrounding properties are consistent with the zoning and land use in this area in that the subject site and the neighborhood to the north, east, and west are designated as “Residential – Suburban Pattern.” The Comprehensive Plan defines “Residential – Suburban Pattern” as follows:

*Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development:*

*Suburban Pattern of Development*

*A pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs*

*should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.*

The area to the south of the subject site at the Pell Farm is designated as “Mixed Residential – Suburban Pattern” in the Comprehensive Plan. The notation for this area in Future Land Use Map #14 (Exhibit C) states the following: ‘Condos, Apartments, and Zero-lot line development designed around park and businesses; denser development along Windsor Road.’

The following Comprehensive Plan Goals and Objectives support the proposed residential planned unit development:

**Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.**

*Objectives*

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

**Goal 3.0 New development should be consistent with Urbana’s unique character.**

*Objectives*

- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a “sense of place.”

**Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.**

*Objectives*

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

**Goal 5.0 Ensure that land use patterns conserve energy.**

*Objectives*

- 5.2 Promote building construction and site design that incorporates innovative and effective techniques in energy conservation.

**Goal 6.0 Preserve natural resources (including air, water, and land) and environmentally sensitive areas in the community.**

*Objectives*

- 6.1 Protect groundwater and surface water sources from flood and storm-related pollution.

**Goal 13.0 Capitalize on Urbana’s unique heritage as a community with a mix of urban and small-town features.**

*Objectives*

- 13.4 Promote the beautification of Urbana through both public and private developments.

**Goal 14.0 Increase Urbana’s inventory of trees.**

*Objectives*

14.2 Promote appropriate tree plantings in new development to contribute to the urban forest.

**Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.**

*Objectives*

15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.

**Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.**

*Objectives*

16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

**Goal 17.0 Minimize incompatible land uses.**

*Objectives*

17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

**Goal 18.0 Promote infill development.**

*Objectives*

18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

**Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.**

*Objectives*

19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.

19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

**Goal 20.0 Encourage the development of new “planned neighborhoods.”**

*Objectives*

20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.

20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.

20.3 Promote compact and contiguous development of new neighborhoods along the High Cross Road, Windsor Road, and East Airport Road corridors.

**Goal 36.0 Protect both developed and undeveloped areas from increases in runoff and localized flooding.**

*Objectives*

36.1 Protect life and property from storm and floodwater damage.

36.2 Reduce the impacts of development on stormwater conditions through regulations, including appropriate provisions for detention and conveyance.

## Discussion

The proposed PUD consists of the construction of 15 townhouses in three one-story five-plexes, two two-story eight-plexes, and one 15-unit four-story apartment building, providing a range of housing choices for the market. The townhouses will include two parking spaces each, and the apartment building has 23 parking spaces provided at grade. In addition, the development will include a five-foot wide sidewalk around the perimeter of the site which will connect to a public sidewalk in the northwest corner of the site and along Windsor Road. Development of the site will include elimination of the existing drive off of Windsor Road and construction of a new drive in the western portion of the property line along Windsor Road. The drive will enter the site as a divided roadway and then access a circular one-way cul-de-sac that will provide access to the five-plexes. The drive and cul-de-sac will be dedicated to the City and become a public street. There will also be a privately owned drive to access the eight-plex of row houses on the southeast portion of the site with through-access to Windsor Road for emergency vehicles only. The development will feature “green” site design and building construction, in particular modular construction. The plan includes a dry detention basin in the southern portion of the site. A detailed stormwater management plan will be submitted as part of the engineering plan approval.

The Urbana Plan Commission discussed the proposed PUD site plan at their December 5<sup>th</sup> and 19<sup>th</sup> meetings. At the December 5<sup>th</sup>, 2013 meeting, Plan Commissioners had a number of questions regarding the site plan and some suggestions for improved layouts. Topics addressed by the petitioner at the public hearing included marketing, phasing, homeowners association composition, and unit prices. In summary:

- Marketing is for varying age groups, from young professionals to empty nesters.
- Phasing will be based on sales. The northern three buildings will be developed first, then the two townhouse buildings on the southeast and southwest corners. Finally the apartment building will be constructed.
- The petitioner is recommending one homeowners association for the entire development, to be formed after one third of the units are sold (15 townhouses). This association would be responsible for maintenance of infrastructure and clearing snow from the public walkways.
- Prices for the units have not been finalized yet. The developer estimates that smaller townhouse units will be priced in the upper \$100,000’s. Larger unit prices could approach \$250,000.

The Plan Commission also had concerns about the proposed site layout; specifically that the apartment building was too close to existing duplex homes and that the row houses along Windsor Road would be too uniform in appearance. As a result of these comments, the petitioner redesigned the site to move the taller apartment building to the interior of the site. In doing so, the sixteen row house units were divided into two buildings that will now be on the east and west edge of the site, thereby avoiding a long, uniform roof line along Windsor Road. The Plan Commission also had concerns that vehicles parked in the driveways of the five-plexes would encroach into the City right-of-way. The petitioner has resolved this issue as well by reducing the width of public right-of-way along the street in the subdivision plat for the site. The Plan Commission also asked about potential tax revenues from the development. City staff has estimated that if all 46 units are built and sold the City could receive an annual tax revenue of over \$40,000 from the site. The Urbana School District could receive \$155,000 per year. At their December 19<sup>th</sup> meeting, the Plan Commission again reviewed the proposed PUD preliminary and final site plans, and voted five ayes to zero nays to forward them to City Council with a recommendation for approval.

## **PUD Ordinance Goals**

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUD's are to be reviewed for their consistency with the above general goals. The proposed Verdant Prairies PUD is consistent with goals 1, 2, 3, 5, 6, 7, and 8. The proposed PUD is a high quality, mixed residential infill development that will utilize flexible zoning standards to provide a development that is compatible with the surrounding area. The proposed development is responsive to the Comprehensive Plan as outlined in the following section. A variety of compatible building designs, materials, colors, and architectural styles will unify the overall development. The proposal includes amenities and innovations such as a recreational sidewalk and modular construction.

## **Applicability**

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as "a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses". Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Verdant Prairies PUD is a residential PUD. To be considered as a PUD, the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 4.01 acres and therefore meets the lot size criterion. The proposed Verdant Prairies PUD also meets the criteria listed below as defined by the Urbana Zoning Ordinance. Following each criteria (*provided in italics*) is analysis offered by City staff.

- a) Mixed Use – Either in the same building or with a "campus" layout, provide for a mixture of single-family, two-family, multi-family, commercial, office and/or recreational uses.

*The proposed Verdant Prairies PUD presents a plan that will provide a mixture of housing types, including owner-occupied five-plexes and row houses, and multi-family rental in a “campus” approach. The development will include a recreational walking path for the use of residents.*

- b) Conservation – Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.

*The proposal is for an energy efficient “green” community. It incorporates “green” building and site design features, including “green” construction of the modular units and low wattage lighting. In addition, “green” upgrades will be offered to the owners such as geothermal heating and solar panels.*

- c) Infill - Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration and road access.

*The proposal will result in the redevelopment of a property within an urban area that is currently vacant. The proposed PUD consists of a redevelopment plan that is consistent with the surrounding neighborhood and will provide 46 new housing units for the community.*

- d) Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

*The proposed Verdant Prairies PUD would provide a unique residential development with a mix of housing types, including five-plexes, row houses, and an apartment building. The residents will have access to shared open space. A sidewalk around the perimeter of the lot will provide recreational opportunities. The specific goals and objectives of the Comprehensive Plan applicable to the proposed PUD are detailed in a previous section.*

### **Permitted Uses**

Any agriculture, residential, public/quasi-public, or business use identified in the Zoning Ordinance by Table V-1: Table of Uses, may be permitted in a residential PUD with the exception of those uses listed in Section XIII-3.M. The proposed PUD involves a mixture of residential types, including five-plexes, attached row houses, and a multi-family building. All of these residence types are listed as residential uses in Table V-1; therefore, the proposed use is permitted.

### **Minimum Development Standards**

Planned unit developments allow developers flexibility in applying zoning and development regulations. The Zoning Ordinance requires that waiver of zoning and development regulations be expressly stated as part of a PUD approval. The petitioner is proposing a variety of waivers for lot dimensions, floor area ration, open space ratio, setbacks, building height, and access drive width. Aside from the items listed below, all other applicable zoning requirements per the Urbana Zoning Ordinance apply.

1. Minimum lot size shall be no less than 1,785 square feet.
2. Average lot width shall be no less than 17 feet.



3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide.

Although a waiver is not required for increased density, it is important to note that the proposed development would have a higher density than is generally allowed in the R-3 zoning district, but that this density is consistent with the earlier PUD approvals.

### **Criteria for Approval**

According to Section XIII-3 of the Urbana Zoning Ordinance, the Plan Commission shall determine whether the reasons outlined in the submitted application and the evidence adduced during the public hearing, justify approval based on the following criteria. (Please see Exhibits D and E for the petitioner's specific response to each question.)

- 1. That the proposed development is conducive to the public convenience at that location.*

The proposed project would be an infill development surrounded on three sides by a mature residential neighborhood. The site currently has street access and full utilities. The proposal would provide a variety of choices for the housing market including five-plexes, attached row houses, and apartments. The requirement that development plans be reviewed and approved for PUD's provides an assurance of how the site will be developed and allows for flexibility in designing a development that will be consistent with the surrounding residential uses.

The current application is a revision to a previously approved residential planned unit development. In 2011 and 2012, preliminary and final development plans were approved for this site with a similar development concept. The petitioner has revised the original development plan due to difficulties attaining funding for a condominium-based plan. The revised development plan is comprised of zero-lot-line single family homes and a rental apartment building, instead of all condominiums as in the earlier plan. The current proposal consists of 46 dwelling units, instead of the 48 included in the previous approval. However, in order to subdivide the lot to create 35 individual lots, some of the on-site amenities have been lost, such as the clubhouse, rain gardens, and the use of permeable pavement. The configuration of the subdivision does not leave sufficient commons areas to allow construction of a clubhouse and rain gardens, and the permeable pavement is no longer possible as the street will be dedicated to the City and become a public street. Although the proposed development would have benefited from these amenities, the current proposal does retain the walking path around the perimeter of the site, low-wattage LED lighting, and landscaped commons areas. The proposal is conducive to the public convenience at this location as it will redevelop a vacant lot that is in the urbanized area and is well connected to public utilities and transportation systems, and will expand the housing types available to the community.

2. *That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.*

The proposed development is a residential development on a site that was formerly used as a swim and tennis club. The site is surrounded on three sides by single-family residences and duplexes. Concerns regarding privacy and stormwater management were raised by nearby property owners at the public hearings for the previous PUD approvals and these concerns are reflected in the current site plan. The proposed PUD includes a dry stormwater detention basin and will meet City regulations regarding stormwater management. As with the previous approval, the petitioner has stated that he will work individually with adjacent property owners to determine appropriate landscaping and screening treatment when development adjacent to their property occurs and will accommodate owners whenever possible.

The final development plan illustrates elimination of the existing drive off of Windsor Road and construction of a new drive in the western portion of the property line along Windsor Road. The drive will enter the site as a divided roadway and then access a circular one-way cul-de-sac that will provide access to the five-plexes. The drive and cul-de-sac will be dedicated to the City and become a public street. There will be a privately owned drive to access the row houses on the southeast corner with emergency vehicle access to Windsor Road to accommodate fire engines.

The PUD has been designed to maximize compatibility with the adjacent properties by providing for a gradation of building heights, with one-story buildings on the northern portion of the site adjacent to existing single-family residences. The buildings would increase in height as you move through the site from north to south, with the tallest buildings along Windsor Road acting as a sound and visual barrier between the interior of the site and Windsor Road. The proposed street layout provides additional protection for adjacent property owners as the street is contained entirely within the site.

The proposed development will not be injurious or detrimental to the surrounding area or to the public welfare. The proposed PUD will be required to meet City regulations regarding lighting, stormwater management, and traffic design and flow.

3. *That the proposed development is consistent with goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.*

As noted previously, the proposed PUD is responsive to the following goals of the 2005 Urbana Comprehensive Plan:

- Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.
- Goal 3.0 New development should be consistent with Urbana's unique character.
- Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.
- Goal 5.0 Ensure that land use patterns conserve energy.
- Goal 6.0 Preserve natural resources (including air, water, and land) and environmentally sensitive areas in the community.

- Goal 13.0 Capitalize on Urbana’s unique heritage as a community with a mix of urban and small-town features.
- Goal 14.0 Increase Urbana’s inventory of trees.
- Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.
- Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- Goal 17.0 Minimize incompatible land uses.
- Goal 18.0 Promote infill development.
- Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
- Goal 20.0 Encourage the development of new “planned neighborhoods.”
- Goal 36.0 Protect both developed and undeveloped areas from increases in runoff and localized flooding.

*4. That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

As noted previously, the proposed Verdant Prairies PUD is consistent with goals 1, 2, 3, 5, 6, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance. The proposed PUD is a high quality, mixed use infill development that will utilize flexible zoning standards to provide a development that is compatible with the surrounding area. The proposed development is also responsive to the above-listed goals in the Comprehensive Plan. A variety of compatible building designs, materials, colors, and architectural styles will unify the overall development. The proposal includes amenities and innovations such as landscaped open areas and a recreational sidewalk.

*5. That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

Table XIII-2 of the Urbana Zoning Ordinance (attached as Exhibit G) lists recommended design features for PUD’s. One of the criteria for approval of a final development plan is to illustrate how a proposed PUD is responsive to recommended design features. The following design features have been noted by staff as being incorporated in the final development plan:

Transition Area – the buildings on the northern portion of the site and adjacent to existing single-family residences are one-story in height to maximize compatibility with the adjacent properties. The buildings would increase in height as you move through the site from north to south, with the tallest building along Windsor Road acting as a sound and visual barrier between the interior of the site and Windsor Road. In addition, a dry stormwater detention basin is included along the southern portion of the site which will not only provide environmental benefits, but will also serve as a transition between the residences and Windsor Road.

Lighting – the plans specify low-wattage LED lighting.

Street Lighting – street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – there is currently an access drive on the western end of the Windsor Road frontage. The final development plan shows the elimination of this drive and the construction of a new drive in the western portion of the lot along Windsor Road. This will lead to a circular one-way cul-de-sac that will

provide access to the five-plexes and the apartment building. The drive and cul-de-sac will be dedicated to the City and become a public street. There will be a privately owned drive to access the row houses on the southeastern portion of the site. There is a public sidewalk on Windsor Road along the southern property line of the site. The final development plans include a sidewalk along the west, north, and east property lines, with access points into the center of the site from both the west and the east sidewalks. Pedestrians can also access the site from the northwest corner of the property, where the proposed sidewalk will connect to an existing public sidewalk that leads from the site to Scovill Street.

Internal Connectivity – a five-foot wide sidewalk has been provided along the west, north, and east sides of the site, connecting to the public sidewalk along the south side, and with access to the center of the site.

Bicycle Parking – bicycle parking is included at two locations on the site, northeast and northwest of the apartment building. Twenty-eight spaces will be provided in total.

Tree Preservation – the plan indicates that healthy indigenous trees will be preserved when possible, in addition to the additional trees planted as part of the development.

Open Space Provision – the plan includes landscaped open spaces in the central commons area, around the perimeter walking path, and around the detention basin along Windsor Road.

Passive Recreation – the perimeter sidewalk mentioned above will provide opportunities for passive recreation.

Architectural Consistency – the final plan includes a variety of compatible building designs, materials, colors, and architecture that will unify the overall development. The buildings will be primarily brick on the front elevation, with hardi-board siding (a cement fiberboard that resembles wood clapboards) on the side and rear elevations. The trim will also be made of hardi-board. The apartment building will use a stone trim at the corners to produce a quoin effect. Architectural details will be repeated in each of the buildings, helping to unify the development.

Architectural Design – the proposal includes energy efficient design and building construction, and materials. The proposed development will utilize modular construction, which is inherently “green” because of its construction methods and use of exterior wall spray foam insulation.

## **Summary of Findings**

1. A previous PUD development plan was approved for this site on April 2, 2012 by Ordinance No. 2012-04-035, which included approval for up to a total of 48 dwelling units.
2. Verdant Prairies LLC has submitted a preliminary and a final development plan to allow the construction of a residential planned unit development for 704 E Windsor Road. The proposed development allows for a total of 46 dwelling units, consisting of 15 one-story townhouses, two two-story row house eight-plexes, and one four-story apartment building with a total of 15 units.

3. The applicant has submitted a preliminary plat for Verdant Prairies Village with subdivision ordinance waiver requests for concurrent review.
4. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets all four of the following criteria: a) Mixed Use, b) Conservation, c) Infill, and d) Unique Development.
5. The proposed development is consistent with the general goals of a PUD. The proposed PUD is a high quality, mixed use infill development that will utilize flexible zoning standards to provide a development that is compatible with the surrounding area.
6. The proposed development is consistent with the Comprehensive Plan. The proposed development is responsive to goals 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, 18, 19, 20, and 36 in the Comprehensive Plan.
7. The proposed preliminary Development Plan for the Verdant Prairies PUD includes zoning standards that vary from the standards established in the Urbana Zoning Ordinance pertaining to minimum lot size and width, maximum floor area ratio, minimum open space ratio, minimum setbacks, maximum building height for the fifteen-unit apartment building, and parking for Lot 118.
8. The proposed preliminary development plan incorporates the following recommended design features: transition area, lighting, street lighting, access, internal connectivity, bicycle parking, tree preservation, open space, passive recreational facilities, architectural consistency and architectural design.

## **Options**

City Council has the following options regarding Plan Case No. 2218-PUD-13 (Preliminary PUD):

1. Approve the Preliminary Development Plan as submitted; or
2. Approve the Preliminary Development Plan, including any conditions; or
3. Deny approval of the Preliminary Development Plan as submitted.

City Council has the following options regarding Plan Case No. 2219-PUD-13 (Final PUD):

1. Approve the Final Development Plan as submitted; or
2. Approve the Final Development Plan, including any conditions; or
3. Deny approval of the Final Development Plan as submitted.

## **Recommendation**

At their December 19, 2013 meeting, the Urbana Plan Commission voted five ayes to zero nays to forward Case No. 2218-PUD-13 (Preliminary PUD) to the City Council with a recommendation for **APPROVAL**, with the following waivers:

1. Minimum lot size shall be no less than 1785 square feet.

2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide.

At their December 19, 2013 meeting, the Urbana Plan Commission voted five ayes to zero nays to forward Case No. 2219-PUD-13 (Final PUD) to the City Council with a recommendation for **APPROVAL** with the waivers listed above.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: PUD Preliminary & Final Applications  
Exhibit E: Proposed Site Development & Architectural Drawings  
Exhibit F: Ordinance No. 2012-04-035  
Exhibit G: Zoning Ordinance Table XIII-2  
Exhibit H: Draft Minutes from December 5<sup>th</sup> and 19<sup>th</sup> Plan Commission Hearings

cc: Gary Olsen, AIA, Olsen + Associates Architects, 3121 Village Office Place, Champaign, IL 61822  
Bryan Bradshaw  
Brant Muncaster

ORDINANCE NO. 2014-01-010

**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT**

(704 E Windsor Road / Verdant Prairies Village - Plan Case No. 2218-PUD-13)

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, proposes to establish a residential planned unit development (PUD) for property known as 704 E Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, the applicant has previously been granted approval for a planned unit development known as Verdant Prairies Condominiums by Ordinance No. 2012-04-035; and

WHEREAS, the applicant has submitted a revised preliminary development plan for the proposed Verdant Prairies Village PUD identifying these eight requested waivers from the Zoning Ordinance:

1. Minimum lot size shall be no less than 1785 square feet.
2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide; and

WHEREAS, after due publication, the Urbana Plan Commission on December 5<sup>th</sup> and 19<sup>th</sup>, 2013 held a public hearing concerning the proposed preliminary development plan and voted 5 ayes and 0 nays to forward the case to the

Urbana City Council with a recommendation to approve the preliminary development plan for the Verdant Prairies PUD along with approval of the requested waivers; and

WHEREAS, the approval of the preliminary development plan, with the waiver outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A preliminary development plan for the Verdant Prairies Villages PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E Windsor Road including the approval of the following waivers:

1. Minimum lot size shall be no less than 1785 square feet.
2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide.

LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then south along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim club Co. property, as per deed



recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

Permanent Parcel No.: 93-21-21-357-024

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:

NAYS:

ABSTAINS:

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

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
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 \_\_\_\_\_, 2014 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (704 E Windsor Road / Verdant Prairies Village - Plan Case No. 2218-PUD-13) 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 \_\_\_\_\_, 2014 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 \_\_\_\_\_, 2014

(SEAL)

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

ORDINANCE NO. 2014-01-011

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT**

(704 E Windsor Road / Verdant Prairies Village -  
Plan Case No. 2219-PUD-13)

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, proposes to establish a residential planned unit development (PUD) for property known as 704 E Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, the applicant has previously been granted approval for a planned unit development known as Verdant Prairies Condominiums by Ordinance No. 2012-04-035; and

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, has submitted a final development plan that is consistent with the revised preliminary development plan; and

WHEREAS, the final development plan includes a request for the following waivers:

1. Minimum lot size shall be no less than 1785 square feet.
2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide; and

WHEREAS, after due publication, the Urbana Plan Commission on December 5<sup>th</sup> and 19<sup>th</sup>, 2013 held a public hearing concerning the proposed final development plan and voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the preliminary development plan for the Verdant Prairies PUD with approval of the requested waivers; and

WHEREAS, the approval of the final development plan, with the waivers outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A final development plan for the Verdant Prairies PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E Windsor Road including the approval of the following waivers:

1. Minimum lot size shall be no less than 1785 square feet.
2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide.

LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then south along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the

Northeast corner of the Windsor Swim club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

Permanent Parcel No.: 93-21-21-357-024

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:

NAYS:

ABSTAINS:

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

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

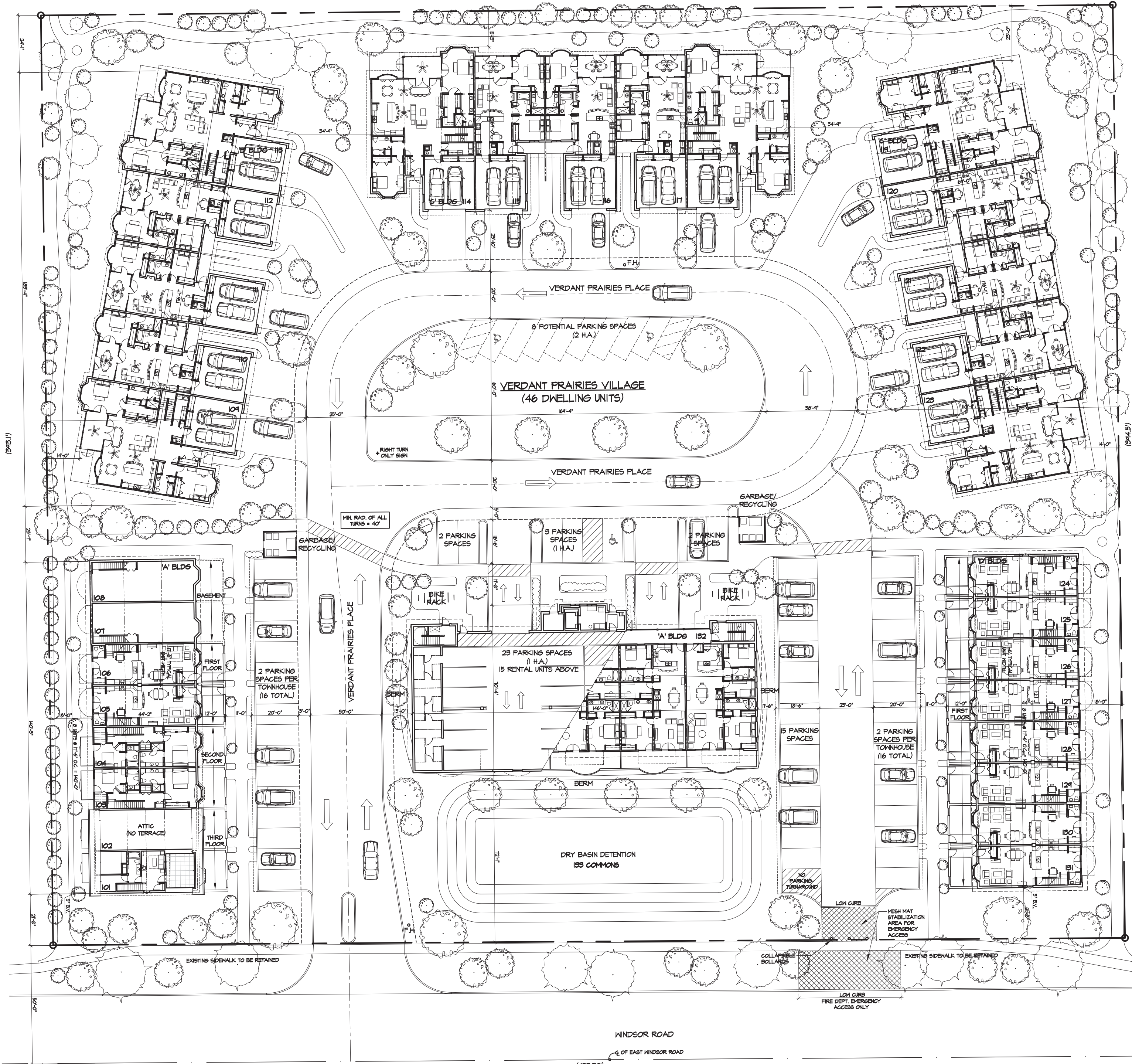
**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

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 \_\_\_\_\_, 2014 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (704 E Windsor Road / Verdant Prairies Village - Plan Case No. 2219-PUD-13) 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 \_\_\_\_\_, 2014 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 \_\_\_\_\_, 2014

(SEAL)

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



**CONSTRUCTION PHASES**

**PHASE ONE**  
 NORTH HALF OF SITE  
 - THREE FIVE VILLA UNITS  
 - WEST TO EAST SIDE OF SITE

**PHASE TWO**  
 SOUTHEAST & SOUTHWEST CORNERS OF SITE  
 - EIGHT TOWNHOUSE UNITS EACH (16 TOTAL)  
 - SOUTH TO NORTH SIDE OF SITE

**PHASE THREE**  
 SOUTH MIDDLE OF SITE  
 - FIFTEEN APARTMENT UNITS  
 - THREE STORIES OF UNITS OVER  
 ON GRADE PARKING

**PARKING CRITERIA**

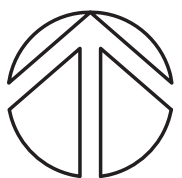
DEDICATED PARKING BLDG	ENCLOSED	OPEN	S.A.
A	0	16*	0
B	10	10	0
C	10	16*	0
D	0	16*	0
E	22	0	0
ONSITE POTENTIAL	0	21	1
SUBTOTAL:	52	64	4

\*OPTIONAL GARAGE ENCLOSURE OR CARPORT COVER

TOTAL SPACES ON SITE = 145 (INCLUDES 8 POTENTIAL SPACES)

NO. OF SPACES PER UNIT = 3.15

ONSITE BICYCLE PARKING = 28 @ (2) BIKES PER RACK



**VERDANT PRAIRIES VILLAGE**  
**SITE PLAN**

SCALE: 1" = 30'-0"  
 DATE 12-15-2013 O+A JOB# 1303

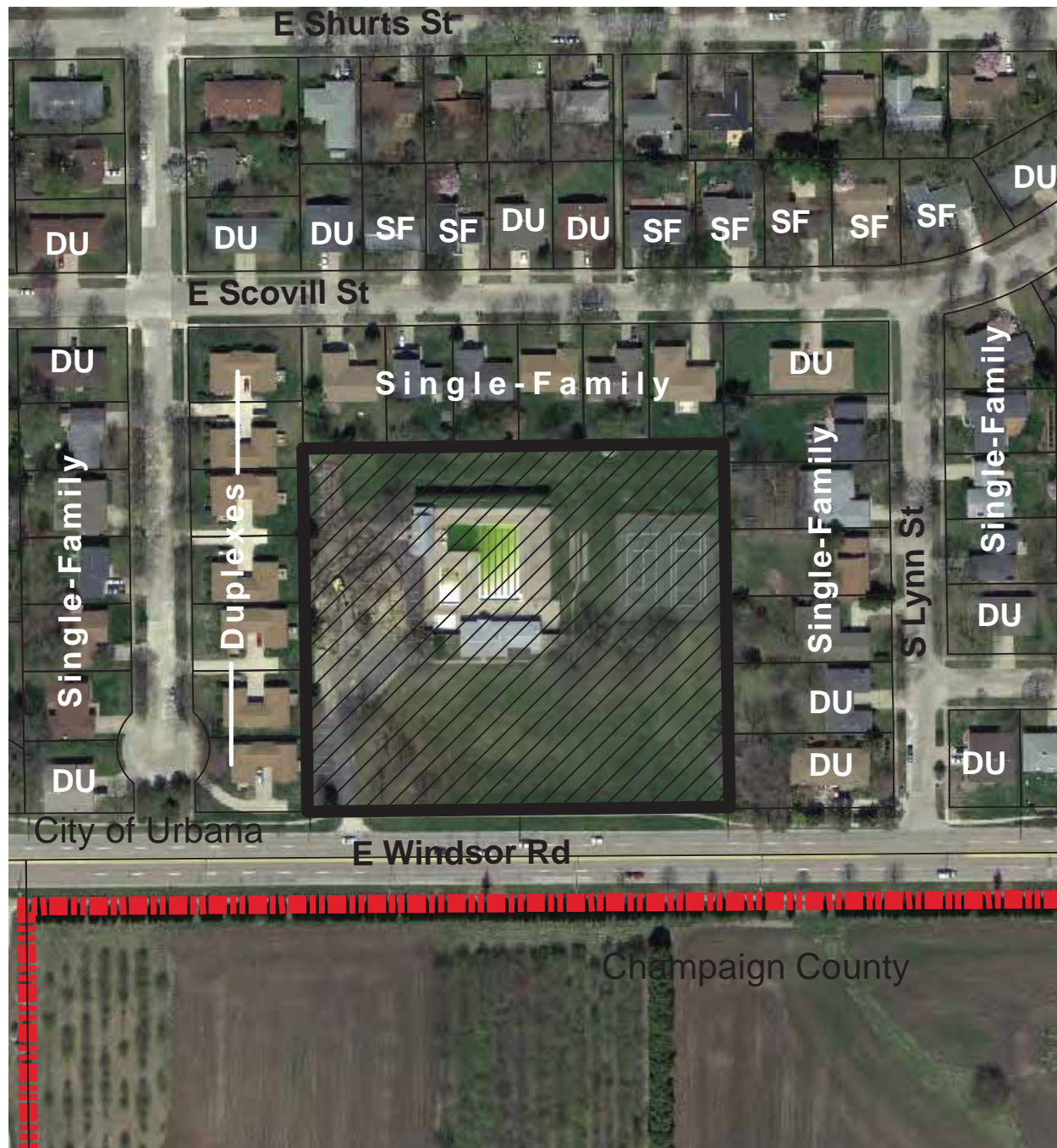


URBANA, ILLINOIS



**OLSEN + ASSOCIATES**  
 Architecture • Development • Planning  
 321 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 217-369-3463

# Exhibit A: Location & Land Use Map

F



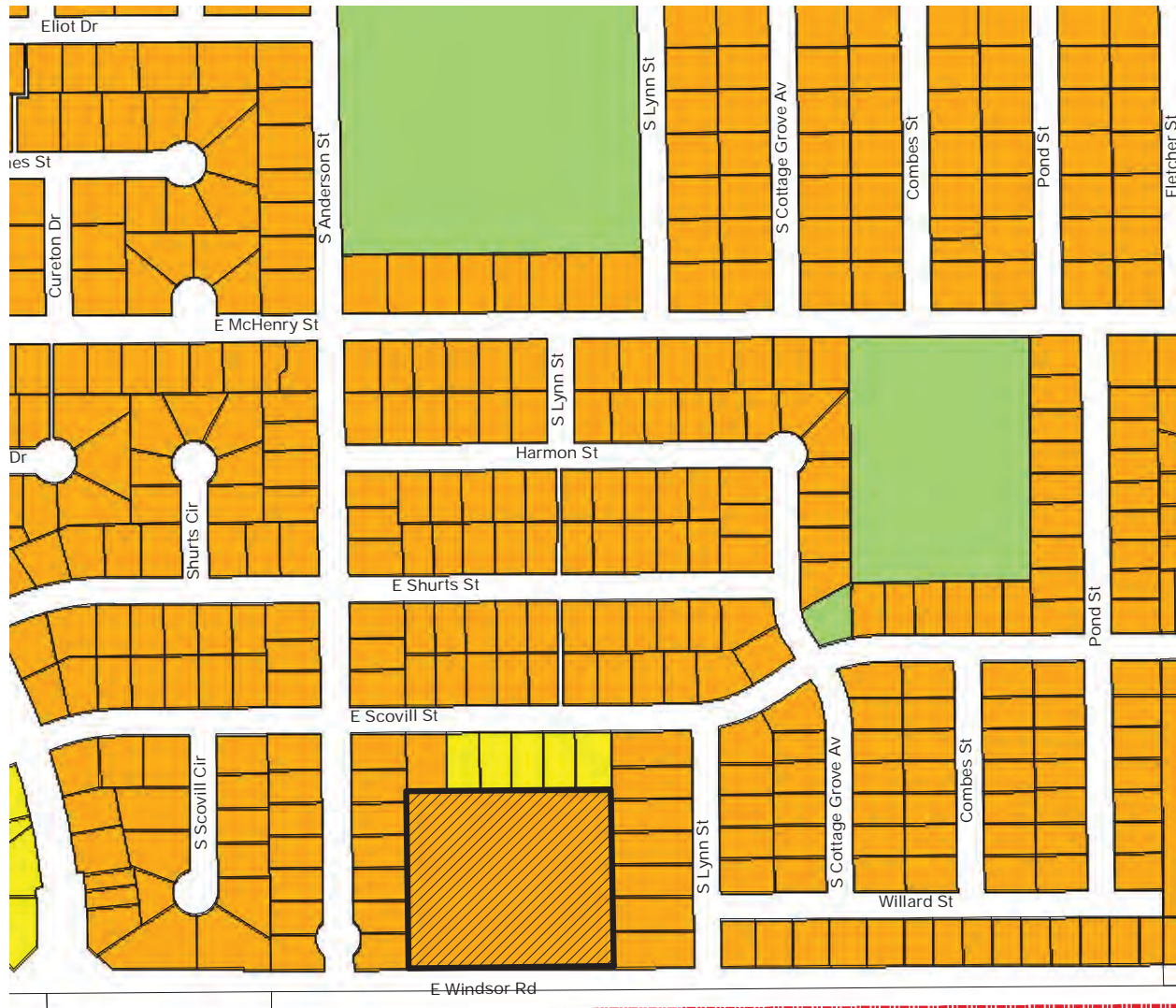
Case: 2218-PUD-13 & 2219-PUD-13  
 Subject: Preliminary & Final PUD Applications  
 Location: 704 E Windsor Rd, Urbana  
 Petitioner: Verdant Prairies, LLC

 Subject Property  
 Corporate Limits

Prepared 11/13/13 by Community Development Services - rpn



# Exhibit B: Zoning Map




City of Urbana





Champaign County



Case: 2218-PUD-13 & 2219-PUD-13  
 Subject: Preliminary & Final PUD Applications  
 Location: 704 E Windsor Rd, Urbana  
 Petitioner: Verdant Prairies, LLC

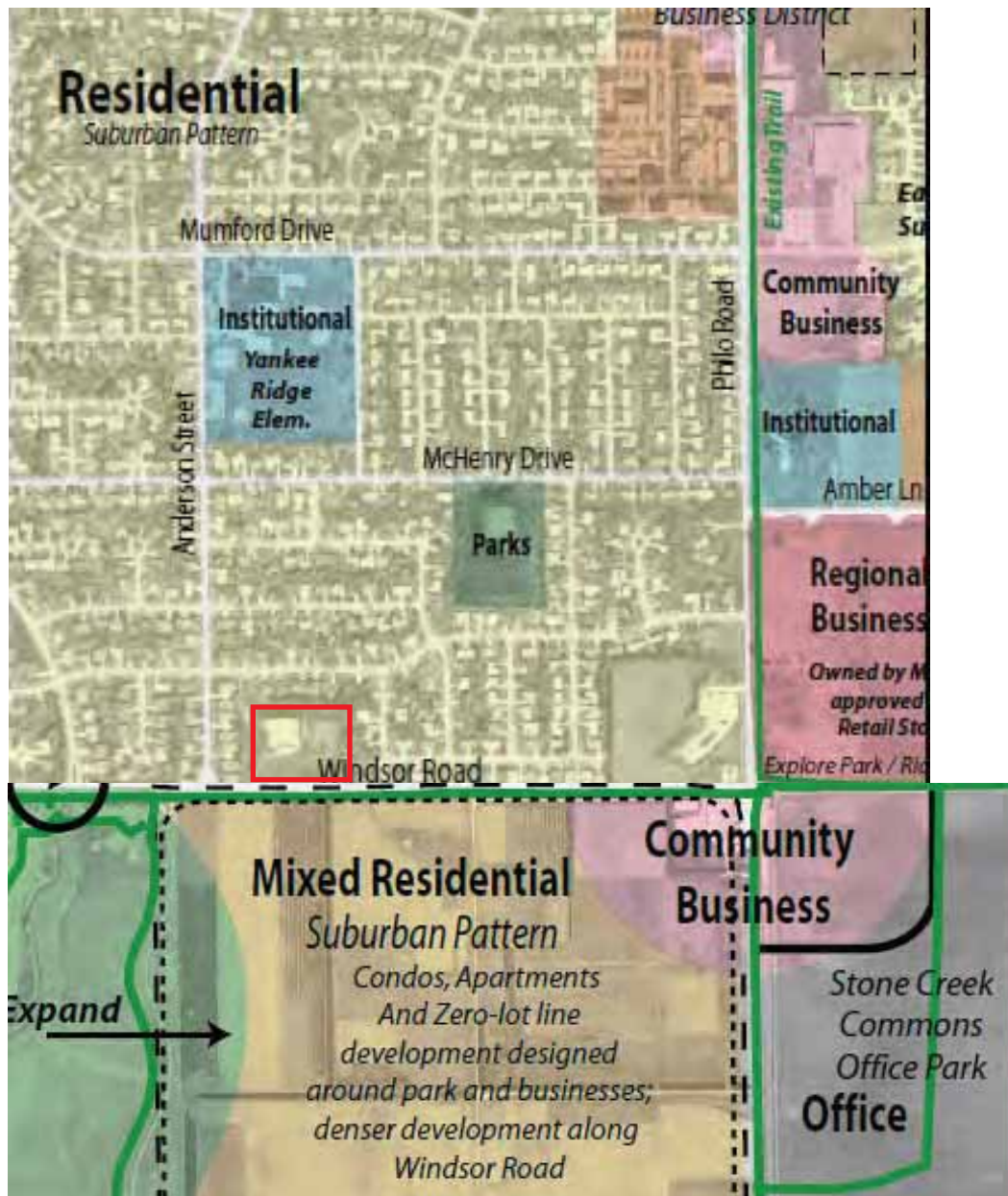
 Subject Property

 Corporate Limits

-  CRE
-  R1
-  R2
-  R3

# Exhibit C: Future Land Use Map

F



Source: 2005 Comprehensive Plan, Future Land Use Maps 13 & 14



Case: 2218-PUD-13 & 2219-PUD-13  
Subject: Preliminary & Final PUD Applications  
Location: 704 E Windsor Rd, Urbana  
Petitioner: Verdant Prairies, LLC

 Subject properties

Prepared 11/13/13 by Community Development Services - rpn



Application for a  
Planned Unit Development  
Preliminary Development Plan

Plan  
Commission

**APPLICATION FEE - \$350.00**

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

**PLEASE DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY**

Date Petition Filed \_\_\_\_\_ Plan Case No. \_\_\_\_\_

Fee Paid - Check No. \_\_\_\_\_ Amount: \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

**1. APPLICANT CONTACT INFORMATION**

Name of Applicant(s): **VERDANT PRAIRIES, LLC** Phone: **217-359-3453**  
Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**  
Email Address: **OLSENARCHITECTS@GMAIL.COM**  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

**2. OWNER INFORMATION**

Name of Owner(s): **VERDANT PRAIRIES, LLC** Phone: **217-359-3453**  
Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**  
Email Address: **OLSENARCHITECTS@GMAIL.COM**  
Is this property owned by a Land Trust?  Yes  No  
*If yes, please attach a list of all individuals holding an interest in said Trust.*

**NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership.**

**3. PROPERTY INFORMATION**

Name of Planned Unit Development: **VERDANT PRAIRIES VILLAGE**  
Address/Location of Subject Site: **704 E. WINDSOR RD., URBANA, IL 61801**  
PIN # of Location: **93-21-21-357-024**  
Lot Size: **4.097 ACRES**  
Current Zoning Designation: **R-3: SINGLE AND TWO-FAMILY RESIDENTIAL**

Current Land Use (*vacant, residence, grocery, factory, etc*): **VACANT - FORMER SWIMMING POOL CLUB**

Proposed Land Use: **RESIDENTIAL SUBDIVISION**

Present Comprehensive Plan Designation: **RESIDENTIAL – SUBURBAN LAND USE DESIGNATION**

How does this request conform to the Comprehensive Plan? **THE PROPOSED INFILL RESIDENTIAL DEVELOPMENT WILL PROVIDE A VARIETY OF HOUSING TYPES THAT WILL BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOODS.**

Legal Description: **SEE ATTACHED**

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#### 4. CONSULTANT INFORMATION

**Name of Architect(s): GARY L. OLSEN, AIA, OLSEN + ASSOCIATES ARCHITECTS** Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

**Name of Engineers(s): BRYAN BRADSHAW, PE, BKB ENGINEERING, INC.** Phone: **217-531-2971**

Address (*street/city/state/zip code*): **301 N. NEIL ST, SUITE 400, CHAMPAIGN, IL 61820**

Email Address: **BBRADSHAW@BKBENG.COM**

**Name of Surveyor(s): BRYAN BRADSHAW, PLS, BKB ENGINEERING, INC.** Phone: **217-531-2971**

Address (*street/city/state/zip code*): **301 N. NEIL ST, SUITE 400, CHAMPAIGN, IL 61820**

Email Address: **BBRADSHAW@BKBENG.COM**

**Name of Professional Site Planner(s): GARY L. OLSEN, AIA, OLSEN + ASSOCIATES ARCHITECTS** Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

**Name of Attorney(s): MARC R. MILLER - MILLER & HENDREN, LLP** Phone: **217-352-2171**

Address (*street/city/state/zip code*): **30 E. MAIN ST., #200, CHAMPAIGN, IL 61820**

Email Address: **MRM@MHLAWOFFICE.COM**

## 5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes  No      Date of Preliminary Conference: **9/4/2013 AND 9/12/2013**

Type of PUD proposed: *(See Section XIII-3.A for descriptions of the following.)*

Residential       Commercial       Mixed Use       Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use.* Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation.* Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill.* Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development.* Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

*Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)*

**THE PROPOSED VERDANT PRAIRIES VILLAGE PUD ALSO MEETS ALL FOUR OF THE CRITERIA DEFINED IN THE URBANA ZONING ORDINANCE. THE PROPOSED PUD WILL BE AN INFILL DEVELOPMENT, SURROUNDED ON THREE SIDES BY A MATURE NEIGHBORHOOD AND WITH FULL STREET AND UTILITY ACCESS. IN ADDITION, IT WOULD PROVIDE A VARIETY OF HOUSING TYPES, THEREBY MEETING THE MIXED USE CRITERIA, AND WOULD INCORPORATE GREEN BUILDING TECHNIQUES AND SITE DESIGN FEATURES, THEREBY MEETING THE CONSERVATION CRITERIA. THE PROPOSED PROJECT WOULD ALSO FURTHER SPECIFIC GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN, DETAILED BELOW.**

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Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
- i) To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

*(Attach additional sheets if necessary)* **THE PROPOSED VERDANT PRAIRIES VILLAGE PUD IS CONSISTENT WITH GOALS A, B, C, E, G, AND H. THE PROPOSED PUD IS A HIGH QUALITY, MIXED USE INFILL DEVELOPMENT THAT WILL UTILIZE FLEXIBLE ZONING STANDARDS TO PROVIDE A DEVELOPMENT THAT IS CONSISTENT WITH THE SURROUNDING AREA. THE PROPOSED DEVELOPMENT IS RESPONSIVE TO MANY OF THE GOALS OF THE COMPREHENSIVE PLAN INCLUDING PROVIDING A VARIETY OF HOUSING TYPES, PRICES AND DESIGNS. A VARIETY OF COMPATIBLE BUILDING DESIGNS, MATERIALS, COLORS, AND ARCHITECTURAL STYLES WILL UNIFY THE OVERALL DEVELOPMENT. THE PROPOSAL INCLUDES AMENITIES SUCH AS MULTIPLE LANDSCAPED COMMONS AREAS AND A**

**RECREATIONAL WALKWAY AROUND THE ENTIRE SITE INCLUDING  
DIRECT ACCESS TO SCOVILL STREET TO THE NORTH AND WINDSOR ROAD  
TO THE SOUTH.**

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Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

*Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)*

A. SEE ATTACHED

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B. \_\_\_\_\_

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C. \_\_\_\_\_

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D. \_\_\_\_\_

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Does the proposed development plan involve a zoning map amendment?  Yes  No  
*If yes, please describe:*

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Does the proposed development plan involve a subdivision plat?  Yes  No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

**SEE ATTACHED**

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**5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:**

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
- A conceptual site plan with the following information:
  - Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
  - Proposed land uses, building locations, and any conservation areas.
  - Existing and proposed streets, sidewalks, and multi-use paths.
  - Buffers between different land uses.
- Any other information deemed necessary by Secretary of the Plan Commission.

**NOTE:** *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



## LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the Northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then South along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim Club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the Northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

## Waivers / Variances:

Zoning Ordinance

1. Minimum lot size shall be 6,000 square feet (table VI-3). A variance is requested to allow a lot size no less than 1850 square feet.
2. Average lot width shall be 60 feet (table VI-3). A variance is requested to allow a lot width no less than 16 feet.
3. Maximum floor area ratio shall be 0.40 (table VI-3). A variance is requested to allow a floor area ratio as necessary to construct the PUD as generally presented.
4. Minimum open space ratio shall be 0.40 (table VI-3). A variance is requested to allow a minimum open ratio as necessary to construct the PUD as generally presented.
5. Minimum front yard setback shall be 15 feet (table VI-3). A variance is requested to allow a front yard setback of no less than 7 feet and no less than 1.5 feet for Lot 134.
6. Minimum side yard setback shall be 5 feet (table VI-3). A variance is requested to allow a side yard setback of no less than 1.5 feet for lot 118.
7. Minimum rear yard setback shall be 10 feet (table VI-3). A variance is requested to allow a rear yard setback of no less than 1.5 feet for lots 118 to 134.

Subdivision Ordinance

1. Waive Sec. 21-36. (A) (2) Each buildable lot within a new development shall be adjacent to public street. Lots 118 to 125 are not contiguous to a public right-of-way. These lots contain vehicle access via a private alley ingress-egress easement and pedestrian access via commons lot located along the north and south frontage of the lots.
2. Section 21-42 (B) (5) (d) It is unlawful for any person to construct or cause to be constructed any drainage facility for the purpose of the detention or retention of water within a distance of ten (10) feet plus one-and-one-half (1 1/2) times the depth of any drainage facility adjacent to the right-of-way of any public highway. A variance is requested to construct a stormwater detention basin with the 50-year high water elevation of the basin no less than 8 feet from the right-of-way line.
3. Waive Sec. 21-37. (A) (1) Sidewalks shall be provided on both sides of each street in residential developments. A proposed sidewalk is located around the perimeter of the site and across the interior of the site. The proposed sidewalk within the development far exceeds the ordinance requirements in total length. A variance is requested only for the location of the sidewalk.

4. Sec. 21-37. (B) (7) The width of the access portion of the lot connecting to the street shall be a minimum of twenty (20) feet. A variance is requested to allow a frontage length of no less than 16 feet.
5. Waive Sec. 21-39. (C) No private alleys will be permitted. A 20 foot wide private alley is proposed for this development and will meet or exceed all Urbana requirements for a public alley.

#### Justifications

All waivers became necessary as the project evolved from a condominium project to a zero-lot line subdivision. Because of the higher costs to develop an infill project, it became necessary to retain the same number of units for the new subdivision as were in the approved Condominium PUD. The high costs associated with demolition of the vacant pool club need to be distributed throughout the 47 units to make the project economically feasible.

The higher densities within the privately owned lots enabled larger shared open spaces for the enjoyment of the overall community.

## TABLE XIII-2 COMMENTARY:

Transition Area – the zero-lot line units on the north and east portion of the site (adjacent to the existing single family residences) are one-story in height to maximize compatibility with the adjacent properties. The apartment building is located in the southwest portion of the site closest to the entrance off Windsor Road and adjacent to the existing duplex properties.

Lighting – the plans specify low-wattage LED lighting.

Street Lighting – the proposal states that street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – the plans include a public pedestrian walkway access to Scovill Street, as well to the existing sidewalk on Windsor Road. A public cul-de-sac is provided for vehicle access.

Internal Connectivity – a five-foot wide sidewalk has been provided along the west, north, and east sides of the site, connecting to the public sidewalk along Windsor Road and at the northwest corner of the site. Internal pedestrian circulation is excellent.

Bicycle Parking –bicycle parking is included in the preliminary development plan in multiple locations on the site.

Tree Preservation – the plan indicates that healthy indigenous trees will be preserved when possible.

Open Space Provision – the preliminary development plan includes landscaped open spaces within the middle of an oversized cul-de-sac. It is anticipated this will be utilized as a formal and informal gathering place for the enjoyment of the neighborhood. A dry detention basin is also provided and can be utilized as open space.

Passive Recreation – the perimeter / interior sidewalks and open landscaped cul-de-sac area will provide opportunities for passive recreation.

Architectural Consistency & Design – A variety of compatible building designs, materials, colors, and architecture will unify the overall development. In addition, the proposal includes energy efficient design and building construction, as well as materials.



Application for a  
Planned Unit Development  
Final Development Plan

Plan  
Commission

**APPLICATION FEE - \$250.00**

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News Gazette.

**DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY**

Date Petition Filed \_\_\_\_\_ Plan Case No. \_\_\_\_\_

Fee Paid - Check No. \_\_\_\_\_ Amount: \_\_\_\_\_ Date \_\_\_\_\_

**1. APPLICANT CONTACT INFORMATION**

Name of Applicant(s): **VERDANT PRAIRIES, LLC** Phone: **217-359-3453**  
Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**  
Email Address: **OLSENARCHITECTS@GMAIL.COM**  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

**2. OWNER INFORMATION**

Name of Owner(s): **VERDANT PRAIRIES, LLC** Phone: **217-359-3453**  
Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**  
Email Address: **OLSENARCHITECTS@GMAIL.COM**  
Is this property owned by a Land Trust?  Yes  No  
*If yes, please attach a list of all individuals holding an interest in said Trust.*

**NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership**

**3. PROPERTY INFORMATION**

Name of Planned Unit Development: **VERDANT PRAIRIES VILLAGE**  
Address/Location of Subject Site: **704 E. WINDSOR RD., URBANA, IL 61801**  
PIN # of Location: **93-21-21-357-024**  
Lot Size: **4.097 ACRES**  
Current Zoning Designation: **R-3: SINGLE AND TWO-FAMILY RESIDENTIAL**  
Current Land Use (vacant, residence, grocery, factory, etc): **VACANT - FORMER SWIMMING POOL CLUB**

Proposed Land Use: **RESIDENTIAL SUBDIVISION**

Legal Description: **SEE ATTACHED**

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**4. CONSULTANT INFORMATION**

**Name of Architect(s): GARY L. OLSEN, AIA, OLSEN + ASSOCIATES ARCHITECTS** Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**  
Email Address: **OLSENARCHITECTS@GMAIL.COM**

**Name of Engineers(s): BRYAN BRADSHAW, PE, BKB ENGINEERING, INC.** Phone: **217-531-2971**

Address (*street/city/state/zip code*): **301 N. NEIL ST, SUITE 400, CHAMPAIGN, IL 61820**  
Email Address: **BBRADSHAW@BKBENG.COM**

**Name of Surveyor(s): BRYAN BRADSHAW, PLS, BKB ENGINEERING, INC.** Phone: **217-531-2971**

Address (*street/city/state/zip code*): **301 N. NEIL ST, SUITE 400, CHAMPAIGN, IL 61820**  
Email Address: **BBRADSHAW@BKBENG.COM**

**Name of Professional Site Planner(s): GARY L. OLSEN, AIA, OLSEN + ASSOCIATES ARCHITECTS** Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE, CHAMPAIGN, IL 61822**  
Email Address: **OLSENARCHITECTS@GMAIL.COM**

**Name of Attorney(s): MARC R. MILLER - MILLER & HENDREN, LLP** Phone: **217-352-2171**

Address (*street/city/state/zip code*): **30 E. MAIN ST., #200, CHAMPAIGN, IL 61820**  
Email Address: **MRM@MHLAWOFFICE.COM**

**5. PLANNED UNIT DEVELOPMENT REQUIREMENTS**

Has a preliminary development plan for the proposed PUD been approved within the last twelve months?  Yes  No

Date City Council Approval: **CONCURRENT**

Ordinance No.:

Does the Final Development Plan substantially conform to the approved Preliminary Development Plan? In what ways does it differ? (*Attach additional sheets if necessary*)

**NO**

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Does the proposed development plan involve a zoning map amendment?  Yes  No  
If yes, please describe: \_\_\_\_\_

Does the proposed development plan involve a subdivision plat?  Yes  No

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the preliminary development plan approval stage or approval is requested now at the final development plan approval stage. *(Attach additional sheets if necessary)*

A. SEE ATTACHED

\_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

D. \_\_\_\_\_

**6. CRITERIA FOR APPROVAL**

Explain how the proposed development is conducive to the public convenience at the proposed location.

THE DEVELOPMENT WILL UTILIZE A TRACT OF LAND THAT HAS BEEN VACANT SINCE 2009 TO CREATE A HIGH QUALITY, MIXED USE RESIDENTIAL COMMUNITY.

Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

THE SUBDIVISION ROADWAY, SIDEWALK AND STORMWATER DETENTION

**FACILITIES WILL BE DESIGNED TO MEET OR EXCEED CITY OF URBANA ORDINANCES.**

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Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and polices.

**THE PROPOSED PUD IS A HIGH QUALITY, MIXED USE INFILL DEVELOPMENT THAT WILL UTILIZE FLEXIBLE ZONING STANDARDS TO PROVIDE A DEVELOPMENT THAT IS CONSISTENT WITH THE SURROUNDING AREA. THE PROPOSED DEVELOPMENT IS RESPONSIVE TO MANY OF THE GOALS OF THE COMPREHENSIVE PLAN INCLUDING PROVIDING A VARIETY OF HOUSING TYPES, PRICES AND DESIGNS. A VARIETY OF COMPATIBLE BUILDING DESIGNS, MATERIALS, COLORS, AND ARCHITECTURAL STYLES WILL UNIFY THE OVERALL DEVELOPMENT. THE PROPOSAL INCLUDES AMENITIES SUCH AS MULTIPLE LANDSCAPED COMMONS AREAS AND A RECREATIONAL SIDEWALK.**

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Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.

**THE PROPOSED VERDANT PRAIRIES VILLAGE PUD WILL BE AN INFILL DEVELOPMENT, SURROUNDED ON THREE SIDES BY A MATURE NEIGHBORHOOD AND WITH FULL STREET AND UTILITY ACCESS. IN ADDITION, IT WOULD PROVIDE A VARIETY OF HOUSING TYPES, THEREBY MEETING THE MIXED USE CRITERIA, AND WOULD INCORPORATE GREEN BUILDING TECHNIQUES AND SITE DESIGN FEATURES, THEREBY MEETING THE CONSERVATION CRITERIA. THE PROPOSED PROJECT WOULD ALSO FURTHER SPECIFIC GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN, DETAILED BELOW.**

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Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design features. (*See Attached*) (*Attach additional sheets if necessary*)

- A. SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_
- B. \_\_\_\_\_  
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- C. \_\_\_\_\_  
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- E. \_\_\_\_\_  
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- F. \_\_\_\_\_  
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- G. \_\_\_\_\_  
\_\_\_\_\_

**7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

A final development plan must be submitted with this application and shall minimally contain the following materials: (*Blanks are provided to help in determining whether submission is complete*)

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
  - The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.
  - The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
  - A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).

- A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.
- A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
- The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.
- A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.
- A development schedule indicating:
  - The approximate date when construction of the project will begin.
  - The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.
  - The approximate dates when the development of each of the stages will be completed.
- Any other information deemed necessary by the Secretary of the Plan Commission.

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**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

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 Applicant's Signature

OCTOBER, 28, 2013  
 Date

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Street Lighting – the proposal states that street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – the plans include a public pedestrian walkway access to Scovill Street, as well to the existing sidewalk on Windsor Road. A public cul-de-sac is provided for vehicle access.

Internal Connectivity – a five-foot wide sidewalk has been provided along the west, north, and east sides of the site, connecting to the public sidewalk along Windsor Road and at the northwest corner of the site. Internal pedestrian circulation is excellent.

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Tree Preservation – the plan indicates that healthy indigenous trees will be preserved when possible.

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Architectural Consistency & Design – A variety of compatible building designs, materials, colors, and architecture will unify the overall development. In addition, the proposal includes energy efficient design and building construction, as well as materials.

## ATTACHMENT B: PROPOSED PUD DESCRIPTION

The approach to the Verdant Prairies Village north of Windsor Road in Urbana, Illinois, is a divided roadway located near the southwest corner of the site that leads to a simple one way, east-west cul-de-sac on the north half of the site that connects to all villas, townhouses, apartments, and parking areas of Verdant Prairies Village.

The site slopes approximately 4' from the centerline of the north property line to major drainage inlets along the Verdant Prairies Place drive to the dry storm water detention basin adjacent to the south property line. All site roads, driveways, exterior parking areas, and walkways shall be concrete.

The former Windsor Swim Club site will be the home to forty-six (46) dwelling units. The overall size, mass and height of each unit type will start on the north half of the site as fifteen "zero lot line" single story villas. Further south and east are sixteen "zero lot line" two story townhouses between Verdant Prairies Place on the west and the property line on the east. One, three story 15 unit apartment building with underbuilding parking and elevator access is located on the southwest corner of the site, just north of Windsor Road and west of Verdant Prairies Place drive. These taller townhomes and apartment building will act as a sound and visual barrier between the north half of our site and Windsor Road. They also will serve to enclose the rest of the site from Windsor Road, a major east-west corridor on the south side of the twin cities in Champaign County. The lower villa homes are located on the naturally higher ground elevations on the north and the taller structures are located on the lower elevations on the south.

Street lighting will be generally low wattage and will be focused downwards to the site. All street lighting will be coordinated with the City Engineer to maximize safety and visibility and to minimize intrusion into private areas. General and landscape lighting shall be primarily low wattage LED with each entry door and garage door to have a minimum of one exterior light.

A five foot wide pedestrian walkway will surround the entire site. This walkway shall also connect to the existing walkway near the northwest corner of the site and to the public sidewalk adjacent to the south property line. At several locations along the east and west property lines, landscaped walkway intersections will lead into the center of the site to conveniently provide varied walking paths to bring you through the site and back home more efficiently.

Parking for 130 spaces shall be provided in private garages, and on open parking spaces. Assuming all forty-six (46) dwelling units are constructed, each dwelling unit would have access to an average of 2.83 parking spaces, or say, two spaces per dwelling unit and thirty-eight (38) additional spaces for visiting family and friends.

Parking for bicycles will be located to the north of the townhouse units at two locations and east of the south stairwell of the apartment building.

## ATTACHMENT C: PUD NARRATIVE

Verdant Prairies Village (VPV) will be a very energy efficient, "green" community. Early in the planning process we actually discussed calling our development GREEN ACRES. As many know, Olsen+Associates Architects-Planners was the first architect to bring a major construction alternative to all wood frame buildings that are planned to be four stories or less in height. A project that we named, Verdant Prairies Apartments, 606 E. Stoughton, Champaign, IL, is now the tallest, modular frame residential structure in the Midwest. This apartment building was completed in mid-August 2011. On our site, close to Wright Street and the University of Illinois Engineering Campus, we are able to accommodate ninety-six students. We expect to have about the same number of residents living on our 4+ acre VPV site when it has been totally built out.

All of our dwelling units shall be built as modular components of the total residence. Each module goes through approximately eighteen (18) different stages of construction in our "modular" partner's plant which is located approximately 90 minutes west of Champaign. Each phase of work is coordinated and inspected by an "in house" phase foreman and also a third party inspector hired by the Owners. By the end of each module's journey through the plant, not only is the framing and structural system complete, but all other required systems, including mechanical, electrical, fire alarm, plumbing, and fire suppression, are also completed within the module before it driven on a flatbed trailer to the site. It is also typical that most interior finishes such as drywall on walls and ceilings, painting, flooring, doors, trim, built-in cabinetry and kitchen appliances, bathroom fixtures, ceiling lights, etc., are all installed in the plant. On the exterior walls of each module, windows, exterior doors, sheathing, Tyvek, and siding are also typically installed. When all modules for each residence are complete they are sent to the site, fully wrapped with heavy, striated fiberglass protective sheeting, and ready to be set on a prepared concrete foundation over a crawlspace or full basement.

Although this type of construction is inherently "green" because of its construction methods and exterior wall spray foam insulation, it also is a system adaptable to choices the future Owner may choose as upgrades. For instance, gas heating and air conditioning shall be included in the base cost of the new home, however, electric heating, heat pumps, geothermal, and solar sources shall all be considered as additional options to discuss with the architect. Solar collectors will be installed as Owner desired options on south facing roofs. Modular construction will allow the homes to be built better, faster, greener, and to be less expensive to buy and live in over time.

A variety of compatible building designs, materials, colors, and architecture will unify the overall development and create a pleasant setting for living, working, and playing together as a community. Wherever possible, healthy, indigenous trees and foliage will be left in place. A three phase landscaping plan will be designed for the site. The first phase of site landscaping will commence in conjunction with the completion of construction and sale of the fifth dwelling unit in the northwest corner of the site. During the landscape design of each walking path, the Owners of the properties which are adjacent to our property will have an opportunity to review our plans and improve them in a way that will be



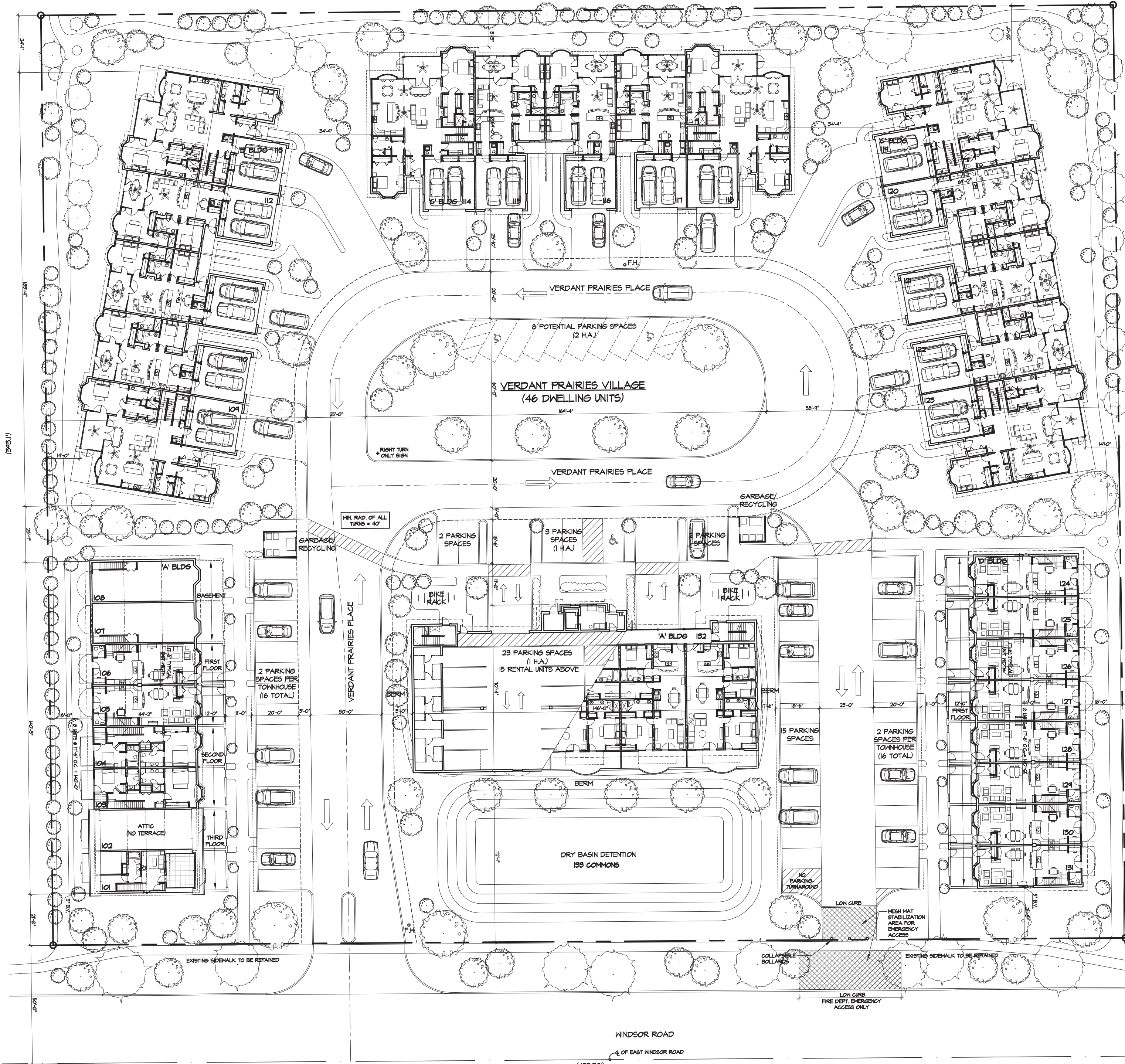
approved by both parties. We want all neighbors to welcome this new community to the neighborhood, and we also want our neighbors to have an enhanced environment to live adjacent to because of our Verdant Prairies Village development.

ATTACHMENT D: Conceptual Site Design Narrative

Verdant Prairies Village (VPV) is committed to providing Low Impact Design (LID) solutions that will control runoff and pollution from the site. Fifteen percent (15%) of the total site area is dedicated for active infiltration of storm water.

The entire VPV site will be landscaped with native plantings that are durable, long-lived perennials and are naturally adapted to local growing conditions.

Storm water best management practices will be carefully utilized during construction to reduce pollutant loads and concentration and prevent downstream erosion. Structural controls such as silt fencing, inlet protection, straw wattles and concrete washout areas will be implemented. Site construction will be staged to allow the existing entrance and parking lot to be used to prevent tracking of soil on adjacent streets.



**CONSTRUCTION PHASES**

**PHASE ONE**  
 NORTH HALF OF SITE  
 - THREE FIVE VILLA UNITS  
 - WEST TO EAST SIDE OF SITE

**PHASE TWO**  
 SOUTHEAST & SOUTHWEST CORNERS OF SITE  
 - EIGHT TOWNHOUSE UNITS EACH (16 TOTAL)  
 - SOUTH TO NORTH SIDE OF SITE

**PHASE THREE**  
 SOUTH MIDDLE OF SITE  
 - FIFTEEN APARTMENT UNITS  
 - THREE STORIES OF UNITS OVER  
 ON GRADE PARKING

**PARKING CRITERIA**

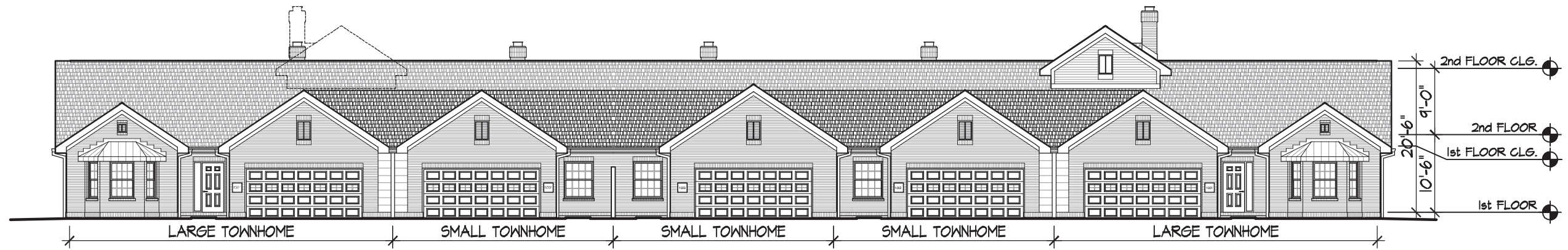
DEDICATED PARKING BLDG	ENCLOSED	OPEN	S.A.
A	0	16*	0
B	10	10	0
C	10	16*	0
D	0	16*	0
E	22	0	0
ONSITE POTENTIAL	0	21	1
SUBTOTAL:	52	64	4

\*OPTIONAL GARAGE ENCLOSURE OR CARPORT COVER

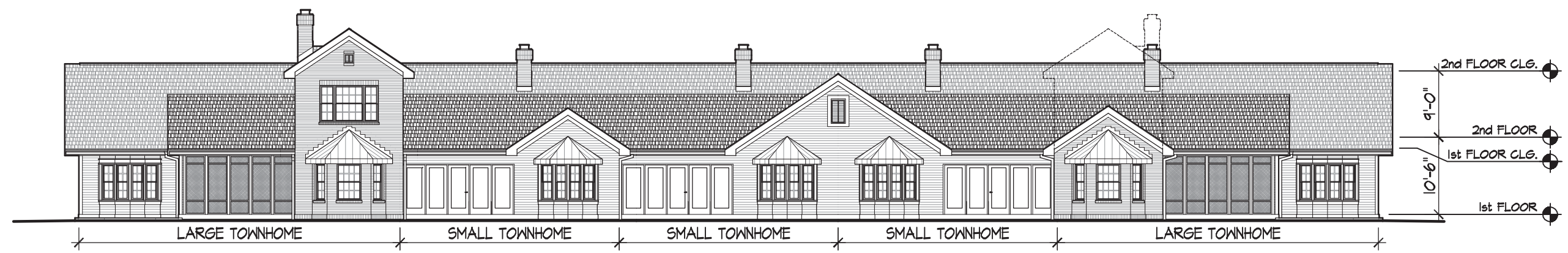
TOTAL SPACES ON SITE = 145 (INCLUDES 8 POTENTIAL SPACES)

NO. OF SPACES PER UNIT = 3.15

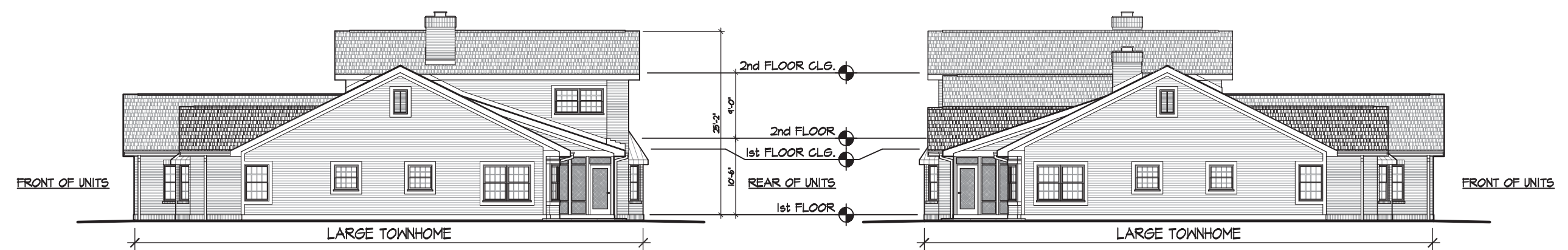
ONSITE BICYCLE PARKING = 28 @ (2) BIKES PER RACK



**FRONT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

**SIDE ELEVATION**

**FIVE UNIT ELEVATIONS**  
**VERDANT PRAIRIES VILLAGE - VILLAS**  
 SCALE: 1/16" = 1'-0" DATE 12-27-2013

**OLSEN+ASSOCIATES**  
 Architecture ■ Development ■ Planning  
 3121 VILLAGE OFFICE PLACE ■ VILLAGE AT THE CROSSING  
 CHAMPAIGN ■ ILLINOIS ■ 61822 ■ 217-359-3453





# FRONT ELEVATION

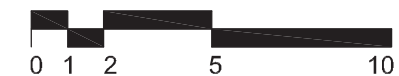
(with 2nd floor option on End Villa Unit)



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## VERDANT PRAIRIES VILLAGE - VILLAS

SCALE: 3/16" = 1'-0" DATE 12-27-2013





# REAR ELEVATION

(with 2nd floor option on End Villa Unit)

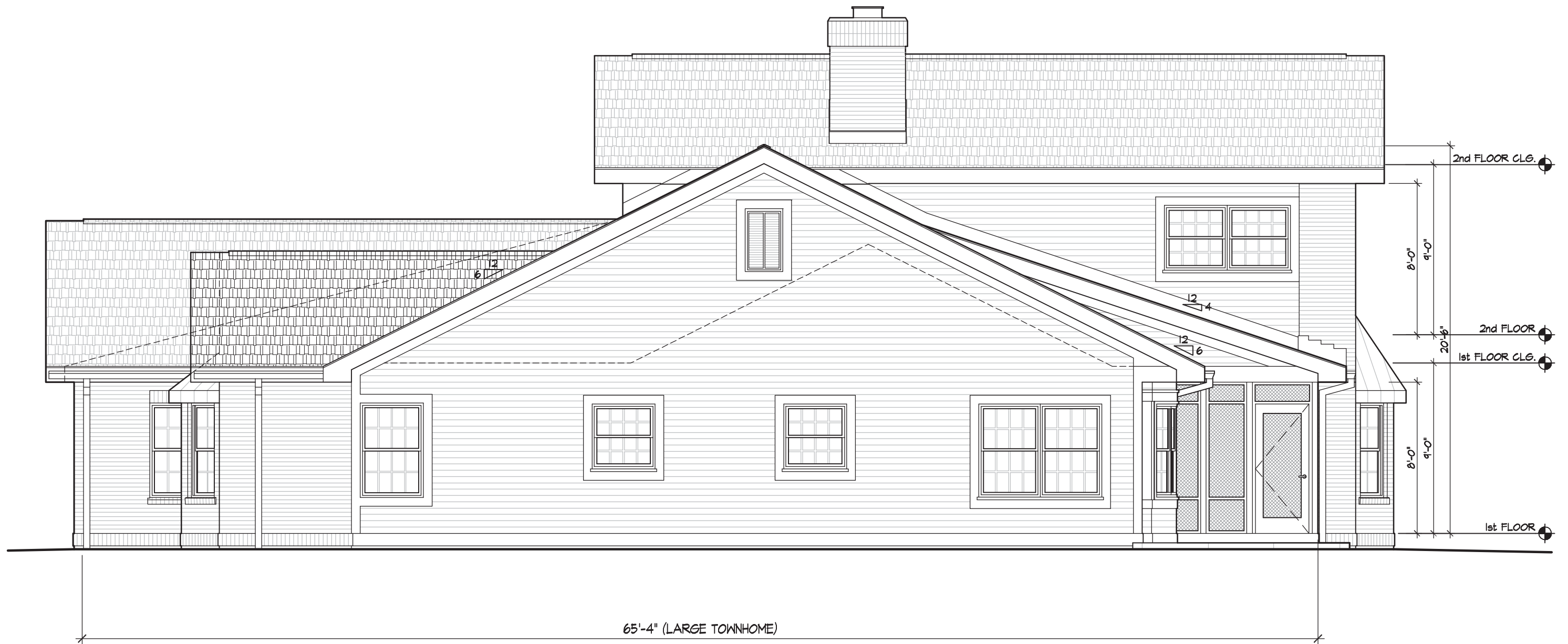
## VERDANT PRAIRIES VILLAGE - VILLAS

SCALE: 3/16" = 1'-0" DATE 12-27-2013



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# SIDE ELEVATION

(with 2nd floor option on End Villa Unit)

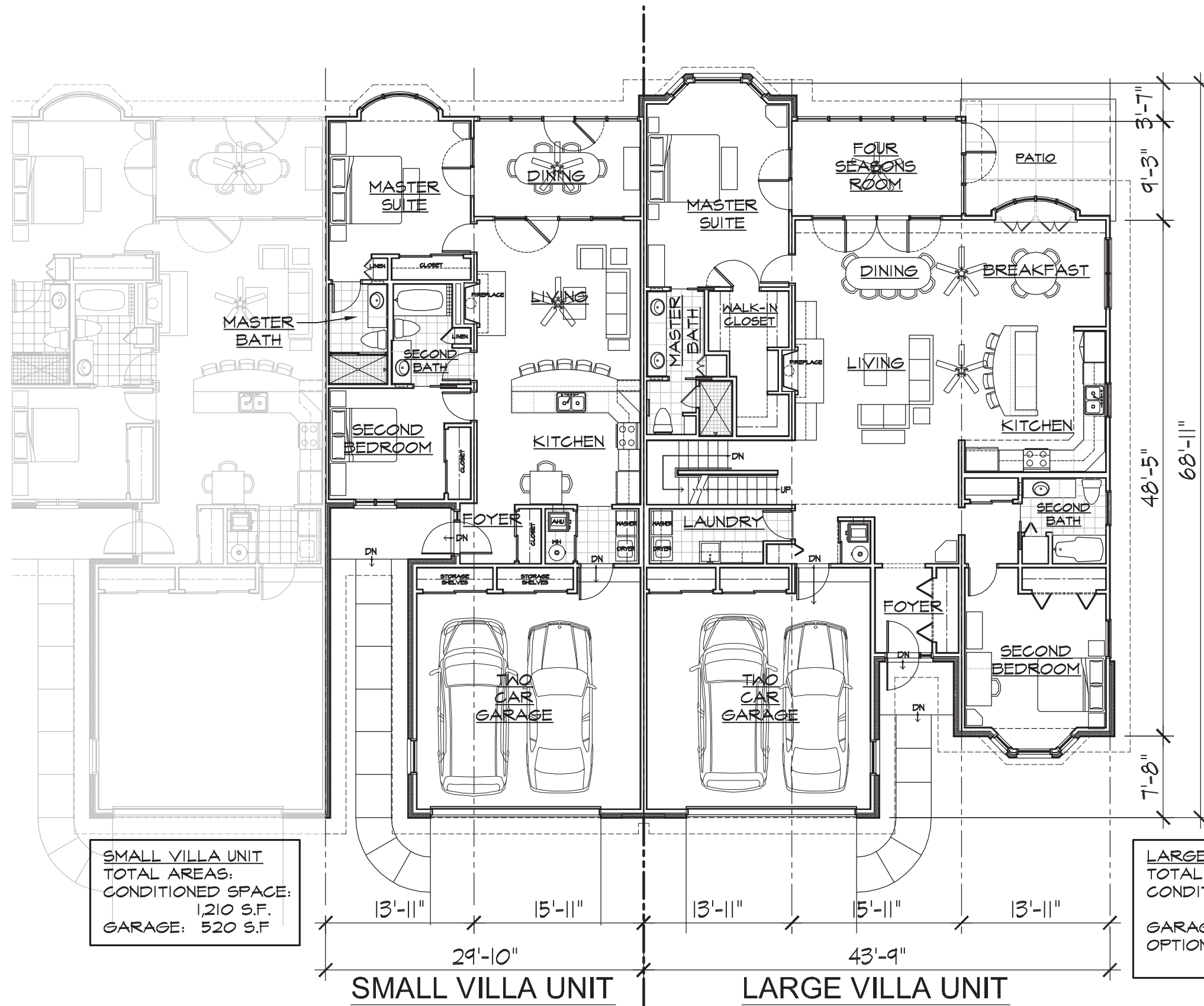
## VERDANT PRAIRIES VILLAGE - VILLAS

SCALE: 3/16" = 1'-0" DATE 12-27-2013



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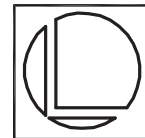




# TYPICAL LARGE & SMALL VILLA FIRST FLOOR PLANS

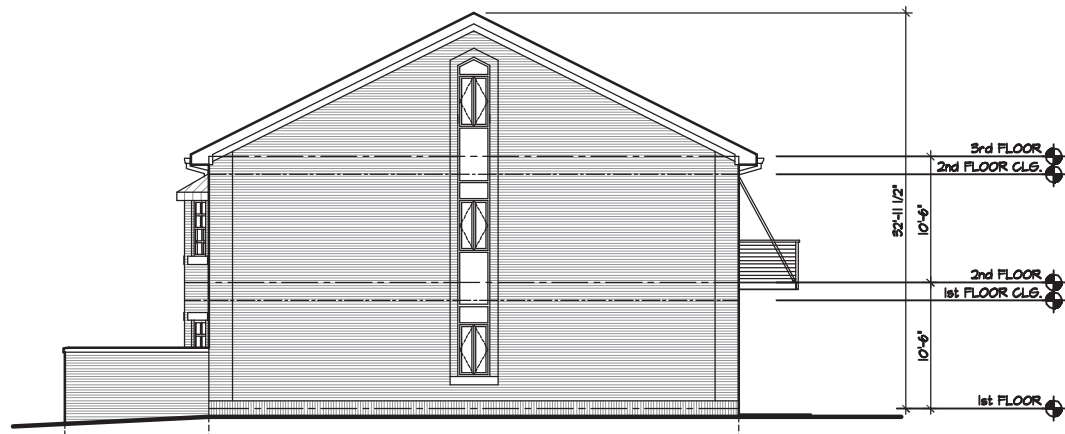
## VERDANT PRAIRIES VILLAGE - VILLAS

SCALE: 3/32" = 1'-0" DATE 12-27-2013

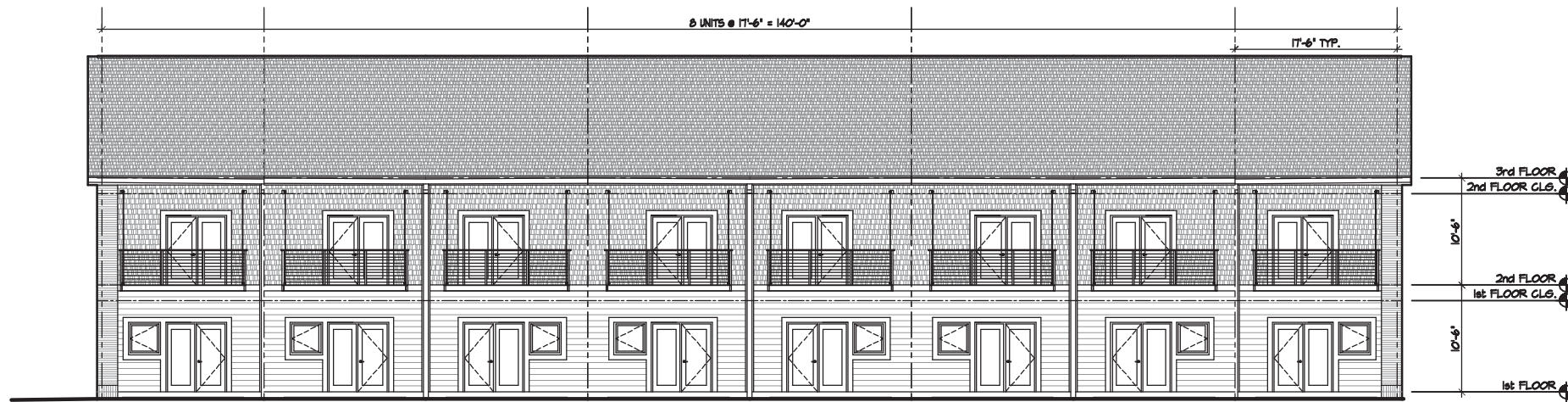


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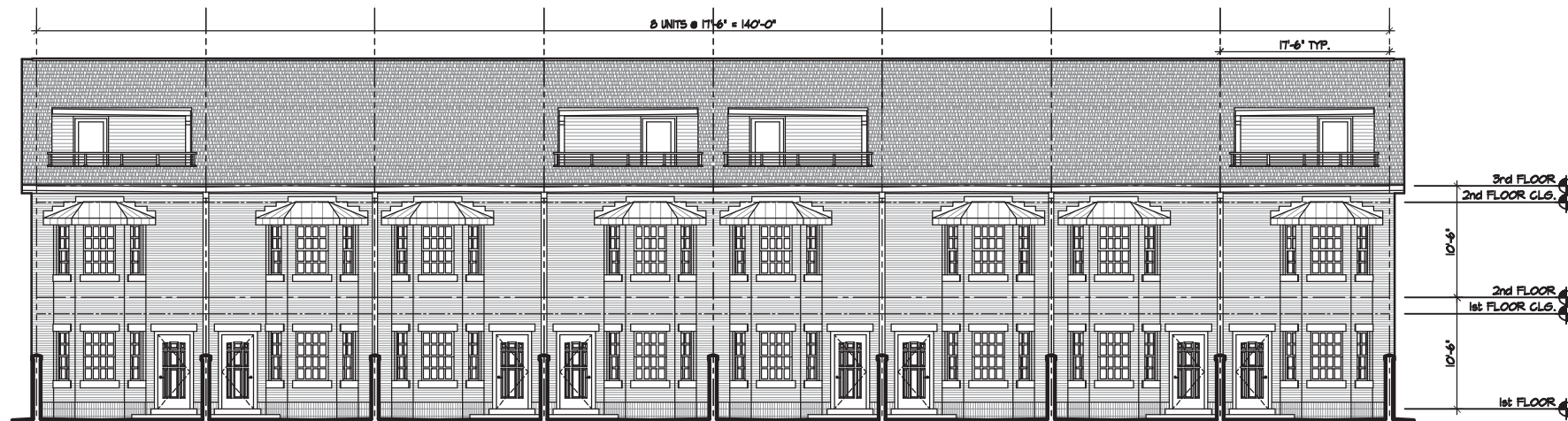




SIDE (SOUTH) ELEVATION



REAR ELEVATION

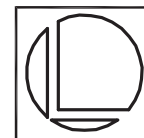


FRONT ELEVATION

# EIGHT UNIT ELEVATIONS

## VERDANT PRAIRIES VILLAGE - TOWNHOUSES

SCALE: 1/16" = 1'-0" DATE 12-27-2013



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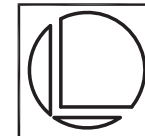




# PARTIAL FRONT ELEVATION & BRICK FENCE

## VERDANT PRAIRIES VILLAGE - TOWNHOUSES

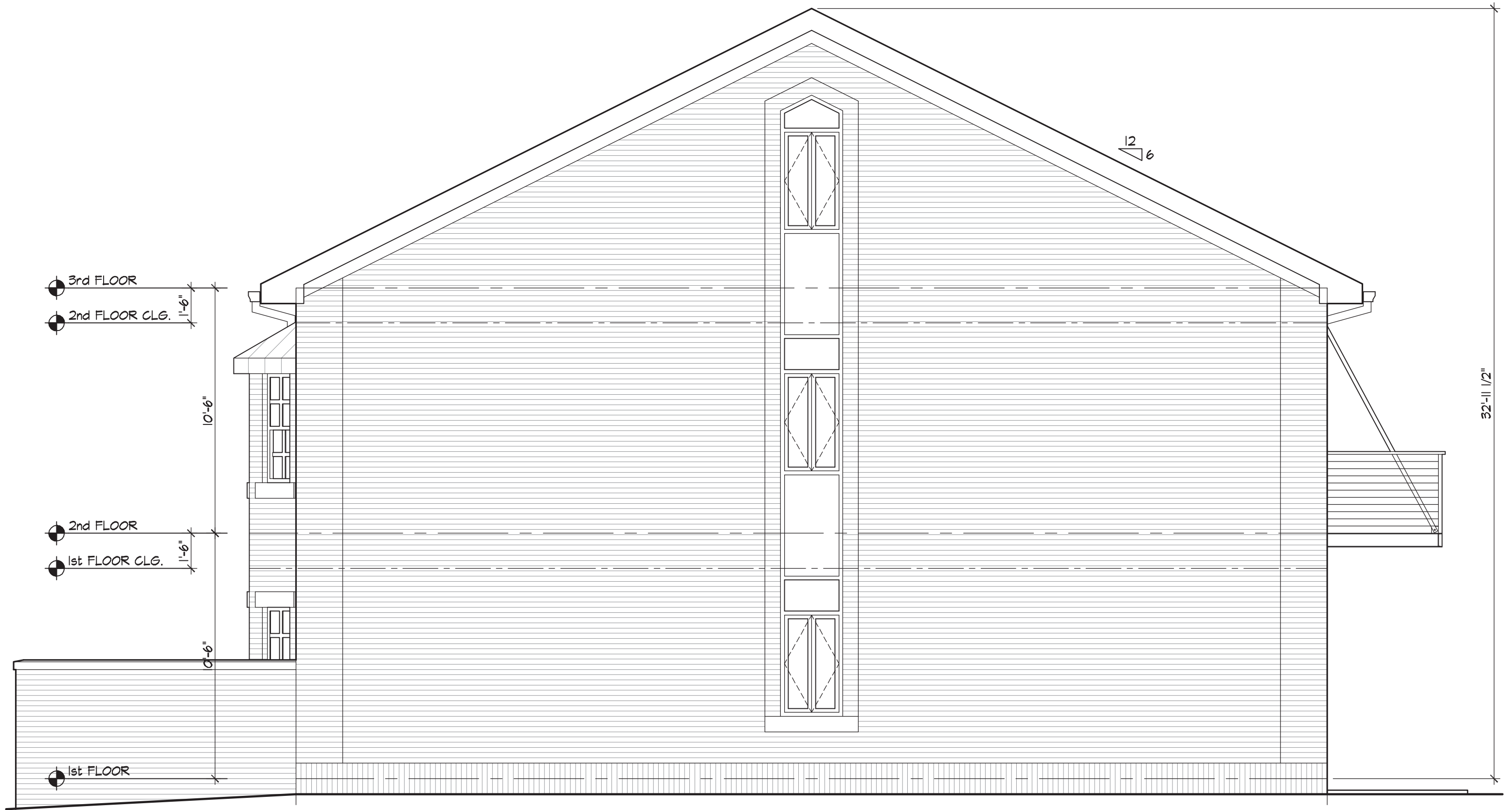
SCALE: 1/4" = 1'-0" DATE 12-27-2013



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# SIDE (SOUTH) ELEVATION - EAST UNITS

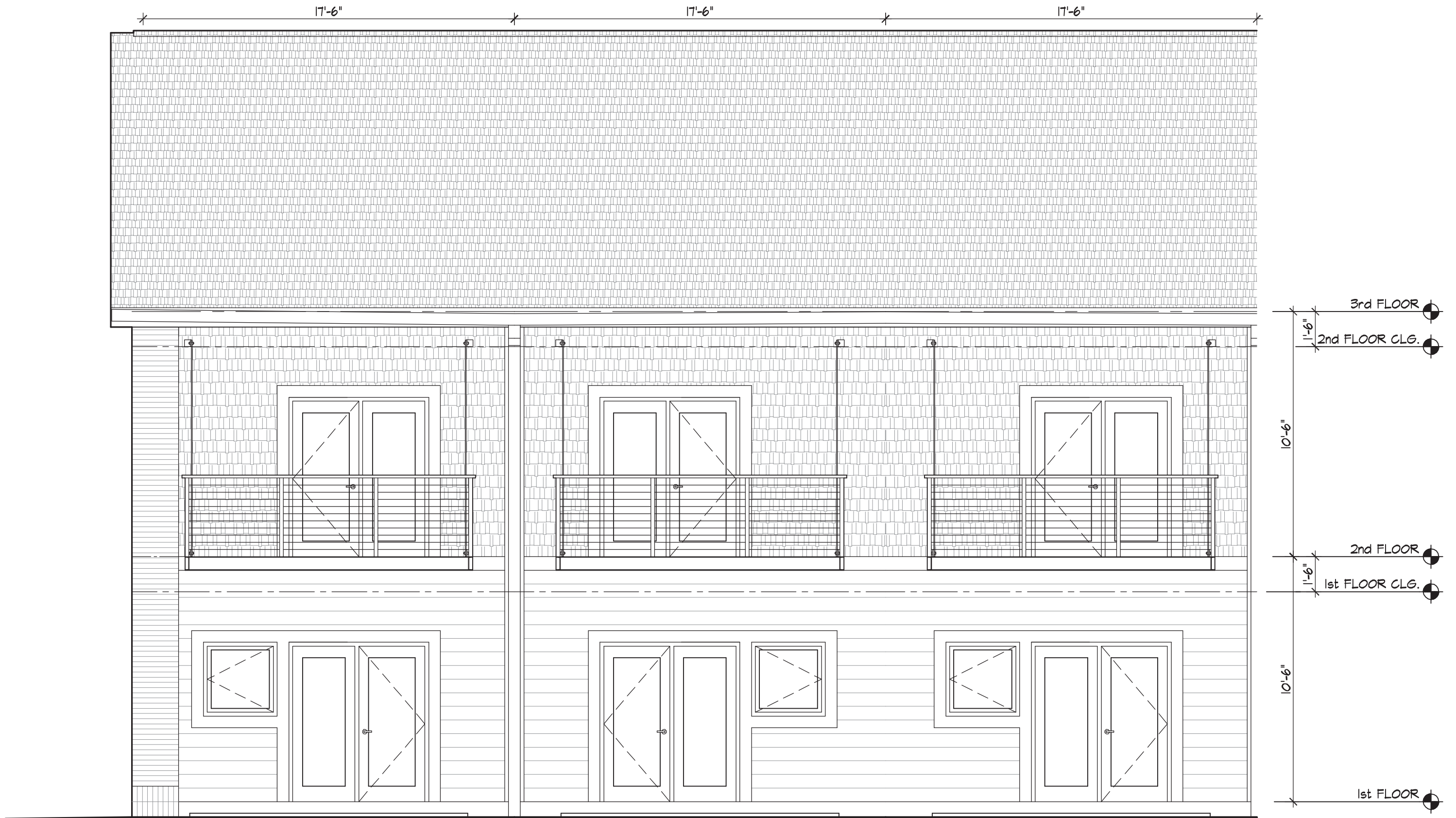
## VERDANT PRAIRIES VILLAGE - TOWNHOUSES

SCALE: 1/4" = 1'-0" DATE 12-27-2013



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# PARTIAL REAR ELEVATION

## VERDANT PRAIRIES VILLAGE - TOWNHOUSES

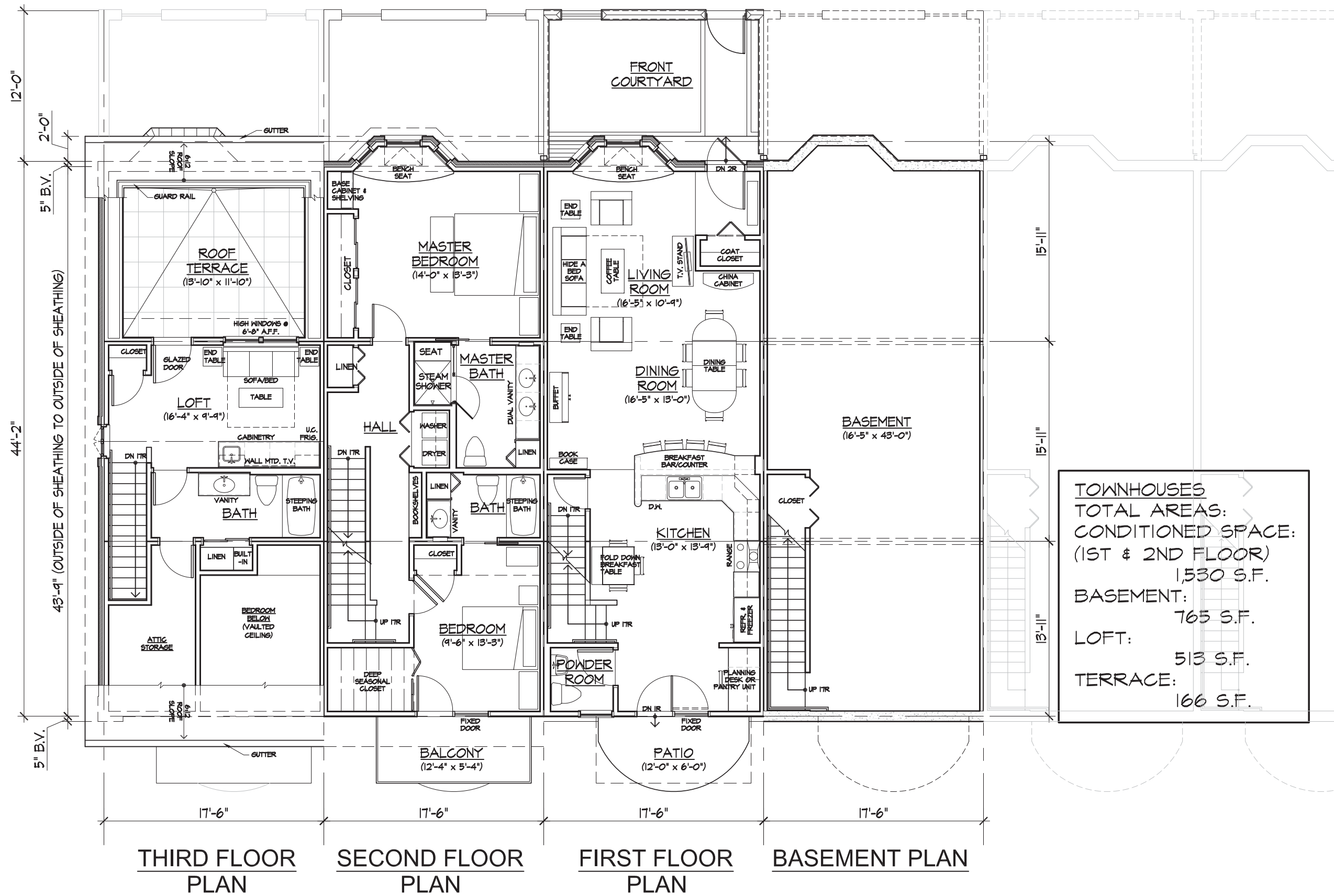
SCALE: 1/4" = 1'-0" DATE 12-27-2013



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TOWNHOUSES	
TOTAL AREAS:	
CONDITIONED SPACE:	(1ST & 2ND FLOOR)
	1,530 S.F.
BASEMENT:	765 S.F.
LOFT:	513 S.F.
TERRACE:	166 S.F.

# FOUR UNIT PLAN - SHOWING THIRD FLOOR (LOFT) THRU BASEMENT

## VERDANT PRAIRIES PLACE - TOWNHOUSES

SCALE: 1/8" = 1'-0" DATE 12-27-2013



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# FRONT (NORTH) ELEVATION

## VERDANT PRAIRIES PLACE APARTMENTS

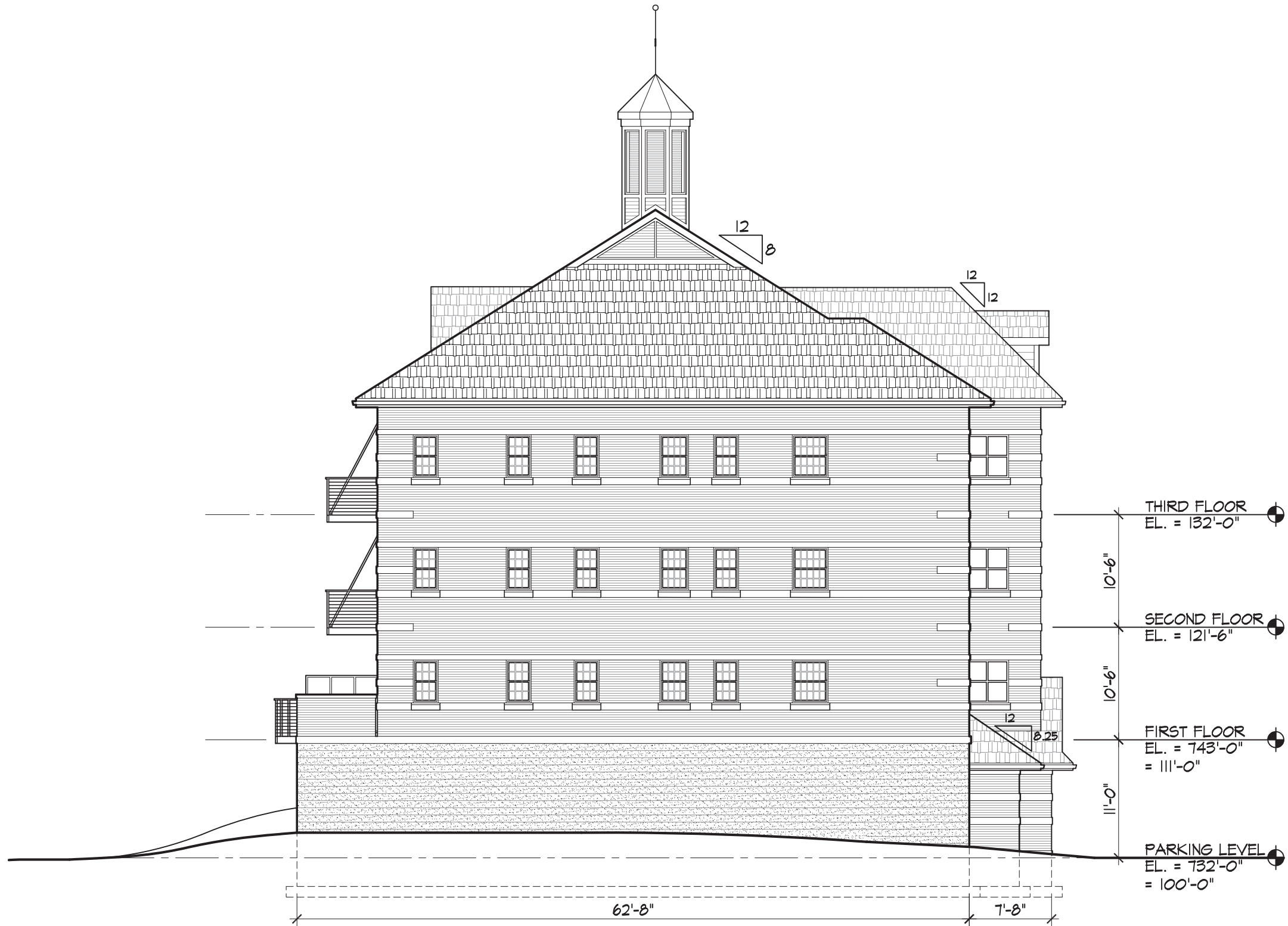
SCALE: 3/32" = 1'-0" DATE 12-27-2013



**OLSEN + ASSOCIATES**  
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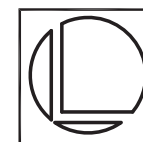




# SIDE ELEVATION

## VERDANT PRAIRIES PLACE APARTMENTS

SCALE: 3/32" = 1'-0" DATE 12-27-2013



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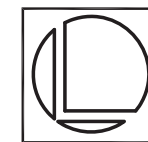




# REAR (SOUTH) ELEVATION

## VERDANT PRAIRIES PLACE APARTMENTS

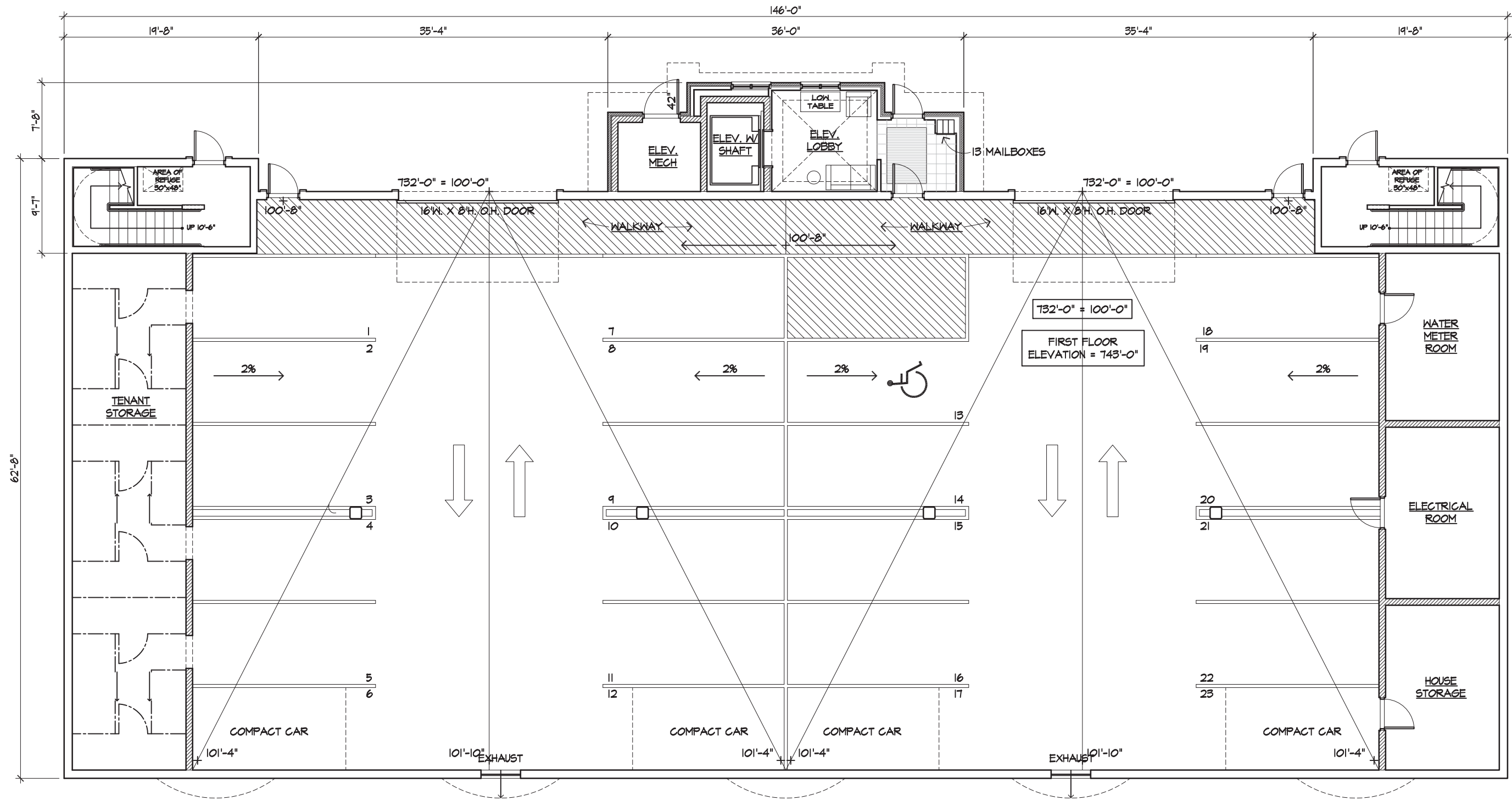
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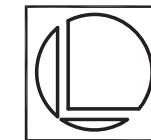
**OLSEN + ASSOCIATES**  
 Architecture • Development • Planning

3121 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 217-369-3483

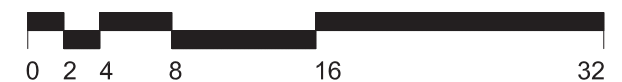




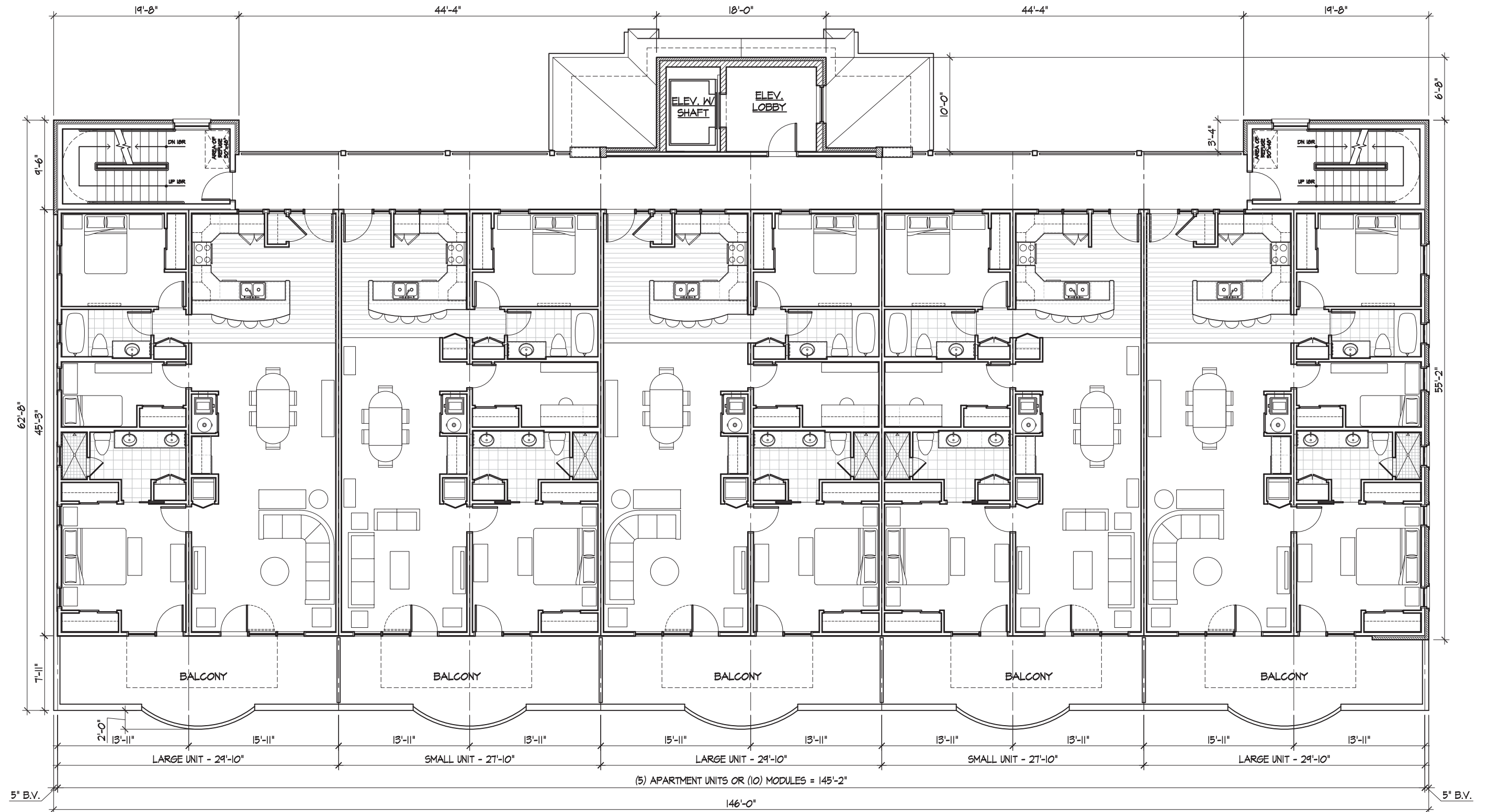
**GRADE PARKING LEVEL**  
**VERDANT PRAIRIES PLACE APARTMENTS**  
 SCALE: 3/32" = 1'-0" DATE 12-27-2013



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# TYPICAL FLOOR PLAN (LEVELS 1-3)

## VERDANT PRAIRIES PLACE APARTMENTS

SCALE: 3/32" = 1'-0" DATE 12-27-2013

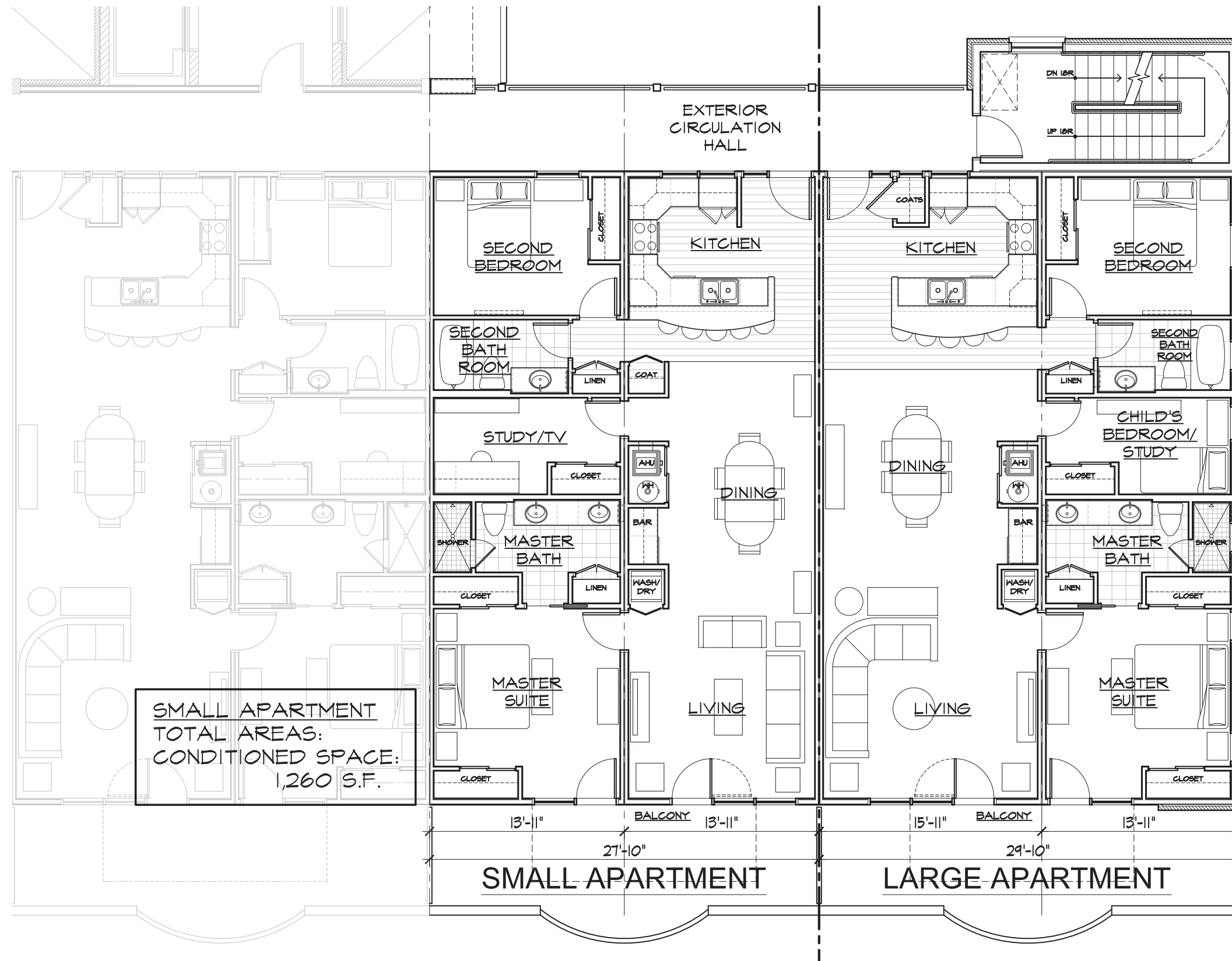


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0



SMALL APARTMENT  
 TOTAL AREAS:  
 CONDITIONED SPACE:  
 1,260 S.F.

LARGE APARTMENT  
 TOTAL AREAS:  
 CONDITIONED SPACE:  
 1,350 S.F.

13'-11" BALCONY 13'-11"  
 27'-10"  
 SMALL APARTMENT

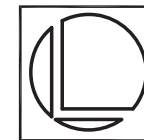
15'-11" BALCONY 13'-11"  
 29'-10"  
 LARGE APARTMENT



# TYPICAL LARGE & SMALL APARTMENT PLANS

VERDANT PRAIRIES PLACE APARTMENTS

SCALE: 3/32" = 1'-0" DATE 12-27-2013



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EIGHT TOWNHOUSE UNIT

VERDANT PRAIRIES PLACE APARTMENTS

EIGHT TOWNHOUSE UNIT



**SOUTH SITE ELEVATION - VIEW FROM WINDSOR ROAD**  
VERDANT PRAIRIES VILLAGE



**OLSEN + ASSOCIATES**  
Architecture • Development • Planning  
301 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSINGS  
CHAMPAIGN • ILLINOIS • 61822 • 317-389-3463





**ENLARGED UNIT ELEVATIONS**  
**VERDANT PRAIRIES VILLAGE - VILLAS**

**OLSEN+ASSOCIATES**  
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 302 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSINGS  
 CHAMPAIGN • ILLINOIS • 61822 • 317-569-3423





**PARTIAL FRONT ELEVATION & BRICK FENCE**  
 VERDANT PRAIRIES VILLAGE - TOWNHOUSES

**OLSEN+ASSOCIATES**  
 Architecture • Development • Planning  
 303 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSINGS  
 CHAMPAIGN • ILLINOIS • 61822 • 217-989-0403





**PARTIAL REAR ELEVATION**  
 VERDANT PRAIRIES VILLAGE - TOWNHOUSES

**OLSEN+ASSOCIATES**  
 Architecture • Development • Planning  
 300 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSINGS  
 CHAMPAIGN • ILLINOIS • 61822 • 217-399-9483





**SIDE (SOUTH) ELEVATION - EAST UNITS**  
**VERDANT PRAIRIES VILLAGE - TOWNHOUSES**



**OLSEN+ASSOCIATES**  
 Architecture • Development • Planning  
 303 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 301-989-9463





**FRONT (NORTH) ELEVATION**

**VERDANT PRAIRIES VILLAGE - VERDANT PRAIRIE PLACE APARTMENTS**



**OLSEN+ASSOCIATES**  
 Architecture • Development • Planning  
 700 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 317-559-1400







**REAR (SOUTH) ELEVATION**  
**VERDANT PRAIRIES VILLAGE - VERDANT PRAIRIE PLACE APARTMENTS**

**OLSEN+ASSOCIATES**  
 Architecture • Development • Planning  
 701 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 217-989-3463

0 2 4 8 16 32



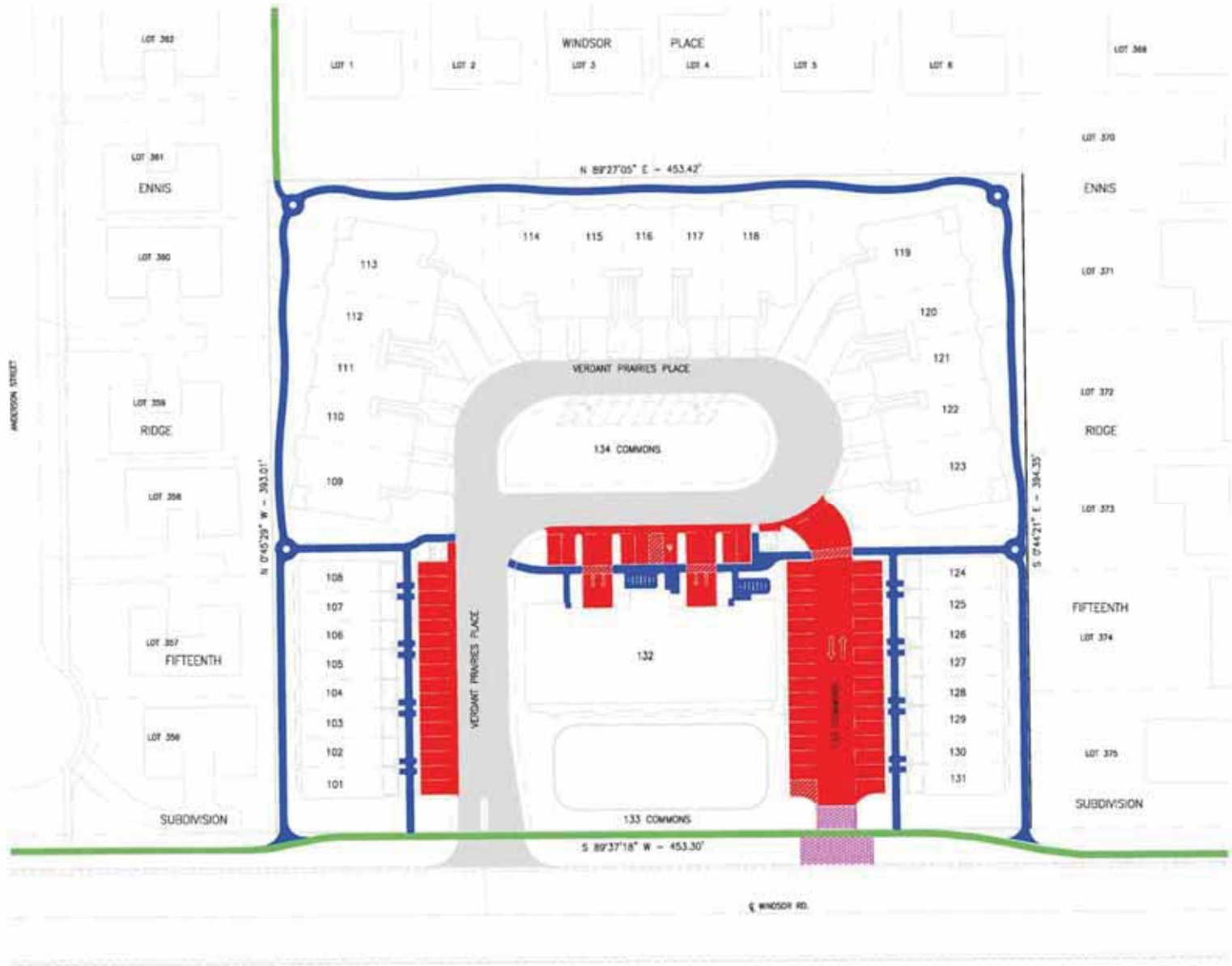
## SIDE (EAST) ELEVATION

VERDANT PRAIRIES VILLAGE - VERDANT PRAIRIE PLACE APARTMENTS



**OLSEN + ASSOCIATES**  
 Architecture • Development • Planning  
 3121 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 217-369-3453

# PAVEMENT PLAN VERDANT PRAIRIES VILLAGE



ORDINANCE NO. 2012-04-035**COPY**

## AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(704 E Windsor Road / Verdant Prairies Condominiums -  
Plan Case No. 2172-PUD-12)

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, proposes to establish a residential planned unit development (PUD) for property known as 704 E Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, a preliminary development plan for the proposed Verdant Prairies PUD was approved by the City Council on June 20, 2011 by Ordinance No. 2011-06-057 (Plan Case 2146-PUD-11) with the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked '3 Story 12 DU - Front (South) Elevation'.

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, has submitted a final development plan that is consistent with the preliminary development plan, but includes the following changes: 1) relocation of the entrances to the fourplexes; 2) the main access drive will not use permeable pavement; 3) there will be nine areas reserved for rain gardens and bioswales; 4) the two 12-unit buildings will begin at 735 feet above sea level; and 5) the access drive and the driveway median have been altered to provide better first truck access; and

WHEREAS, the final development plan includes a request for the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

# COPY

WHEREAS, after due publication, the Urbana Plan Commission on March 8, 2012 held a public hearing concerning the proposed final development plan and voted seven ayes and zero nays to forward the case to the Urbana City Council with a recommendation to approve the final development plan for the Verdant Prairies PUD with approval of one waiver; and

WHEREAS, the approval of the final development plan, with the waiver outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A final development plan for the Verdant Prairies PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E Windsor Road including the approval of the following waiver and conditions:

Waiver:

1. Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

Conditions:

1. That the petitioner work individually with adjacent property owners to determine whether they would prefer fencing or landscaping as a buffer when development adjacent to their property occurs and to install the agreed upon buffer.
2. That construction be in general conformance with the approved plans.

LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then south along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim club Co. property, as per deed

# COPY

recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

Permanent Parcel No.: 93-21-21-357-024

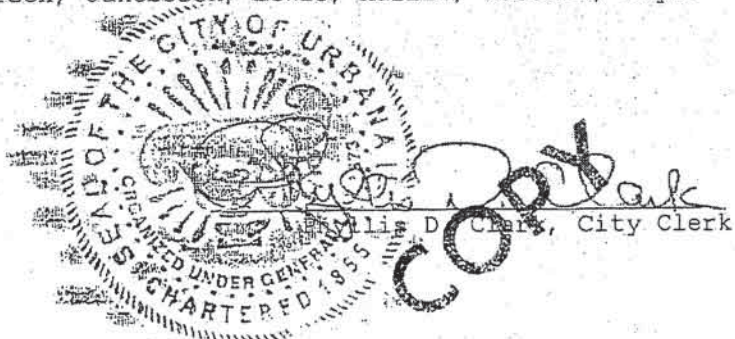
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 2nd day of April, 2012.

AYES: Bowersox, Jakobsson, Lewis, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:



APPROVED by the Mayor this 4th day of April, 2012.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor

CONSTRUCTION PHASES

**PHASE ONE**  
 22 DWELLING UNITS + CLUBHOUSE  
 PRIVATE ROADWAY & DRIVEWAYS  
 UTILITY INFRASTRUCTURE  
 SOUTH & WEST SIDE PATH & WALKWAYS

**PHASE TWO**  
 22 DWELLING UNITS  
 PRIVATE DRIVEWAYS  
 EXTEND WALKING PATH TO NORTH & EAST

**PHASE THREE**  
 'A' - ADD 4 DWELLING UNITS +  
 ENHANCEMENTS TO CLUBHOUSE  
 'B' - 0 UNITS + COVERED (5) LANE LAP  
 POOL + ENHANCEMENTS TO CLUBHOUSE  
 'C' - DO NOTHING (LEAVE GRASSY  
 FIELD W/ PERIMETER TREES)

PARKING CRITERIA

DEDICATED PARKING

BLDG	ENCLOSED	OPEN
A	23, 1 HA	22, 3 HA
B	8	8
C	8	8
D	8	8
E	8	8
F	23, 1 HA	2, 1 HA
G	8	8
<b>TOTAL</b>	<b>86, 2 HA</b>	<b>64, 4 HA</b>

TOTAL SITE ACREAGE:  
 4.01 ACRES

BUILDING FOOTPRINT TOTAL:  
 1.27 ACRES

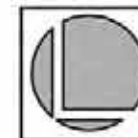
TOTAL PAVED SURFACE AREA  
 (EXCLUDING PERIMETER TRACK):  
 1.05 ACRES

LINEAR LENGTH OF PERIMETER TRACK:  
 388 FEET



**VERDANT PRAIRIES CONDOMINIUMS**

**SITE PLAN**



**OLSEN+ASSOCIATES**

Architecture • Development • Planning

3121 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING  
 CHAMPAIGN • ILLINOIS • 61822 • 217-359-3450

**TABLE XIII-2. PLANNED UNIT DEVELOPMENT RECOMMENDED DESIGN FEATURES**

General Site Design	Recommended Design Feature	Applicable PUD Type
Building Layout	Buildings should be placed in a manner that facilitates the recommended design features of this Article.	All
Transition Area	The development shall incorporate general design features from the surrounding area, including street design, building configuration, landscaping and setbacks, to ensure compatibility and to provide a transition between differing land use intensities.	All
Lighting	Lighting design, amount, angles, and placement should reduce excessive lighting and minimize negative impacts on nearby residential areas.	All
Street Lights	Street lighting approved by the City Engineer should be provided to enhance public safety and visibility.	All
<b>Pedestrian Connectivity</b>		
Crosswalks	Crosswalks through intersections of sidewalks and streets should be designed with clearly defined edges, either by contrasting paving materials or striping.	All
Connectivity	All pedestrian facilities should connect to on-street and off-street bicycle facilities, existing and planned bicycle and shared-use paths identified in the <i>Champaign County Greenways and Trails Plan</i> , the Urbana Capital Improvements Plan, and the Comprehensive Plan.	All
Transit	Adequate space for well-lit transit shelters should be provided to clearly identify bus stops. Curb cuts, bump outs, and other infrastructure should be provided as necessary to facilitate transit provision.	All
Internal Connectivity	A network of sidewalks, bicycle paths and trails should be included in a development to link buildings within a site and to the surrounding neighborhood.	All
Bicycle Parking	Bicycle racks should be placed convenient to building entrances, and under canopies whenever possible. The minimum amount of bicycle parking required is stipulated in Table VIII-1, and should be increased when necessary.	All



Vehicular Connectivity	Recommended Design Feature	Applicable PUD Type
Access	Roads and Access drives that connect to major roads should be spaced in accordance with the <i>Champaign County Access Management Guidelines</i> . The number of access points drives shall be minimized, and all access points are subject to approval by the City Engineer.	All
Internal Connectivity	The internal street system of a development should promote efficient traffic movement and be generally consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan.	All
External Connectivity	The internal street system of a development should connect to adjacent roadways to promote an efficient citywide transportation system consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan.	All
<b>Parking Areas</b>		
Permeable Parking	Where appropriate and feasible, parking areas should utilize permeable materials to minimize stormwater runoff. Any such material is subject to approval by the City Engineer.	All
Maximum Parking	The amount of parking provided should be reduced to the minimum amount required by the use, as identified in Table VIII-3, or by additional data related to parking demand.	All
Rear Parking	Parking areas should be located behind the principal structure whenever possible to encourage a more pedestrian-friendly environment.	Commercial Mixed Use Industrial
Parking Area Landscaping	The corners of parking lots, tree islands, and all other areas not used for parking or vehicular circulation should be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs, or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking	Commercial Mixed Use Industrial
Shared Parking	Design parking lots to take advantage of potential sharing among nearby commercial, office, residential, and industrial uses with differing operating hours and peak parking demand times in order to minimize the amount of parking area.	All

Landscaping and Screening	Recommended Design Feature	Applicable PUD Type
Landscape Identity	Distinct landscaping, such as prairie plantings or large caliper trees, should be used to link signage, pedestrian facilities, parking areas, drainage areas, and buildings together in order to distinguish the site. A listing of approved materials is provided in Table VI-1 and Table VI-2. Additional materials may be approved by the City Arborist.	All
Tree Preservation	Significant trees, as identified by the City Arborist, should be protected and incorporated into the development to the greatest extent possible.	All
Street Trees	Deciduous canopy street trees shall be provided along all streets in a development. Trees need not be evenly spaced, and should be placed in the landscaped area of a boulevard, or in tree wells.	All
Screening	Screening shall be required in accordance with Section VI-6 and Section VIII-3.F.	All
<b>Open Space</b>		
Open Space Provision	Open space uses, such as environmental corridors, protected natural areas, community parks, water bodies, and stormwater facilities, should be either retained or created and incorporated into the development plan as appropriate, and in accordance with the Comprehensive Plan.	All
Open Space Purpose	Open space uses should protect significant natural, cultural, and historical resources such as wooded and other natural areas, natural detention areas, vistas, drainage ways, and historic structures or properties.	All
Greenways and Trails	Provide connections to existing and planned bicycle, shared-use paths, and greenways identified in the <i>Champaign County Greenways and Trails Plan</i> , the Capital Improvements Plan, and the Comprehensive Plan.	Residential Commercial Mixed Use
Drainage Areas	Drainage areas may count as open space, but should not constitute the majority of open space. Drainage areas should be permanently accessible to the public and link to other such areas within a development.	All
Passive Recreation	Provide passive recreation areas that appeal to a wide demographic, such as off-street nature trails, sculpture gardens, community garden plots, and covered picnic areas, where appropriate in the development.	Residential Commercial Mixed Use

<b>Open Space</b>	<b>Recommended Design Feature</b>	<b>Applicable PUD Type</b>
Active Recreation	Provide areas for active recreation that appeal to a wide demographic, such as play lots and sports fields, where appropriate in the development.	Residential Commercial Mixed Use
Connected Open Space	Open space throughout the development should be linked by sidewalks, trails, or across public right-of-way in order to avoid separate isolated open space areas.	All
<b>Architectural Design</b>		
Architectural Consistency	Incorporate common patterns and architectural characteristics found throughout the development and the surrounding area, such as porches, roof types, and building massing.	Residential Commercial Mixed Use
Architectural Identity	Utilize a number of architectural features, landscaping, public art, and other methods to ensure buildings create an identity for the development.	Residential Commercial Mixed Use
Articulated Design	Buildings should look "complex and engaging," including varying roof heights and pitches, forward and back progressions, exterior trim details, outdoor living space and other decorative details and exterior materials.	Residential Commercial Mixed Use
Openings	Windows, doors and other openings should be in scale and proportionate with each other. Openings should display a consistent pattern and rhythm in order to "break up" large wall spaces.	Residential Commercial Mixed Use
Exterior Surfaces	Exterior treatment, such as brick, or siding should protect the integrity of the structure and provide an enhanced visual aesthetic to the block.	Residential Commercial Mixed Use
Fences	Walls and fences should be compatible with the architecture of the site and surrounding properties.	All
Building-Street Relationship	The principal entrance of a building should be oriented towards the street. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements should be used to define the principal entrance of a building.	Residential Commercial Mixed Use

<b>Architectural Design</b>	<b>Recommended Design Feature</b>	<b>Applicable PUD Type</b>
Garages	Garages may be located within the principal building or as an accessory building provided that the accessory building conforms to Section V-2. When possible, garages should be accessed from behind the front façade of a building.	Residential Mixed Use
Energy Efficient Construction	Whenever possible, a development should utilize building construction and site design that incorporate innovative and effective techniques in energy conservation. A development that achieves at least enough points to attain LEED "Certified" status is highly recommended.	All
Materials	Utilize exterior treatments or siding that protect the integrity of a structure and provide an enhanced visual aesthetic for the development consistent with other architectural features.	Residential Commercial Mixed Use
Accessibility / Visitability	Individual buildings should incorporate design features that encourage accessibility and visitability, such as wide doorways, bathrooms on the main floor, and "zero step" entryways.	All
<b>Signage</b>		
General Signage	The amount and type of signage in a development should be architecturally compatible with the building design and development in general, including materials, scale, colors, lighting and general character in order to promote better recognition of a specific business.	Commercial Mixed Use Industrial
Freestanding Signs	Freestanding signs should incorporate design elements, such as landscaping, strategic placement, and compatible materials, to draw attention. Monument signage (as opposed to pylon signs) is strongly encouraged when appropriate, especially near residential areas.	Commercial Mixed Use Industrial
Group Signage	Multiple businesses or shopping centers shall group signage near main access drives and utilize landscaping or other means to visually link signs to the site and building.	Commercial Mixed Use Industrial

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** December 5, 2013

**TIME:** 7:30 P.M.

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

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**MEMBER PRESENT:** Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, Bernadine Stake, Marilyn Upah-Bant

**MEMBERS EXCUSED:** Carey Hawkins-Ash

**STAFF PRESENT:** Elizabeth Tyler, Director of Community Development Services; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary; Brad Bennett, Senior Civil Engineer; Scott Tess, Environmental Sustainability Manager

**OTHERS PRESENT:** Linda Bauer, Bryan Bradshaw, Marty Grant, Richard Guerard, Tom Jordan, Darrel King, Tom Kirk, Carol McKusick, Gary and Michelle Olsen, Ryan Olsen

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**5. CONTINUED PUBLIC HEARINGS**

**Plan Case No. 2218-PUD-13 & Plan Case 2219-PUD-13: A request by Gary Olsen on behalf of Verdant Prairies, LLC for preliminary and final approval for a Residential Planned Unit Development for a 4.01-acre parcel at 704 East Windsor Road in the R-3, Single and Two-Family Residential Zoning District.**

Mr. Fitch opened these public hearings together. Mr. Engstrom gave a staff presentation to the Plan Commission. He began with a brief explanation of the proposed project and requests for approval of a preliminary and final Planned Unit Development (PUD). He stated the differences between the previous approvals for the proposed site and the proposed development. He noted the zoning, existing land use and future land use of the subject property and of the surrounding properties. He reviewed some of the goals and objectives of the 2005 Comprehensive plan that pertain to the proposed development. He reviewed the Site Plan. He discussed the nine general goals and the requirements for a planned unit development. He also discussed the permitted uses and minimum development standards. He reviewed the criteria, according to Section XII-3 of

the Urbana Zoning Ordinance which the Plan Commission should consider when making a recommendation to the City Council. He read the options for each case and presented staff's recommendation.

Mr. Otto asked who would own the perimeter sidewalk. Would it be public access? Mr. Engstrom stated that the sidewalk would be on private property; however, there would be an easement. Gary Olsen, applicant, added that sidewalk in the northwest corner is an existing easement, which he plans to continue.

Mr. Otto assumed that there is a good planning reason to have the subdivision requirements. Why should the City waive those requirements? Mr. Engstrom explained that the waivers are an artifact of the requirement for separate parcels. The proposed waivers were not needed with the previous planned unit development approval because it was all on one parcel. Mr. Otto asked why the City still has the requirements for single parcels. Mr. Engstrom replied that it is about the density and the requirements for the individual lots. Ms. Tyler added that the City offered a planned unit development because it offers special case development without rezoning or doing a different platting. Not all the regulations in the Zoning Ordinance are going to be met; however, the development regulations do not apply when it is a PUD. The City is still required to identify the areas where there are deviations from the development regulations. The developer gets flexibility on development regulations and also gets some flexibility on uses. In exchange, the City and the community gets a higher level of design, environmental features, protections for surrounding properties, and ways to deal with situations like this where you have an infill but you want to maintain a low zoning to fit in with the surrounding neighborhood.

Mr. Otto stated that there is a restricted height of 51'7" for Building 101. He asked what the sense of scale would be for the adjacent lots (Lots 356 and 357). Would they be jumping from a one-story ranch type to 51 feet? Mr. Engstrom replied that City staff would look into this.

Mr. Fell addressed Mr. Otto concern about waiving regulations that are normally required for a development. Some of the variances being requested are due to the geometry of how the development is laid out. For instance, one of the waivers is for a driveway that is 100% of the lot width. The Zoning Ordinance will only let you have a driveway that is a certain width or a certain percentage of the lot. In order to access the circle drive, the front yard is only their driveway because it is a little access. Another instance is with the townhomes to the south. An interior townhome has no side yard, so in a planning perspective, it is no different to give the end units no side yards.

Mr. Otto asked the setbacks at the end of the townhomes to the south. The streets will be deeded over to the City. Will these setbacks be deeded as well? Mr. Engstrom stated that the entire right-of-way will be deeded over to the City, which is the reason the lots cannot expand farther for deeper side yards. He estimated the setback on the west side of the south townhomes to be about 15 feet. He noted that the City could reduce the right-of-way setback in the subdivision plat approval.

Mr. Fitch reviewed the procedure for the public hearing.

Mr. Olsen introduced his team, which were as follows: Ryan Olsen, Assistant on the Presentation; and Bryan Bradshaw, of BKB Engineering, Inc.

Mr. Olsen gave a presentation on the following:

- Aerial View of Existing Site
- Aerial View of Proposed Site Plan
- Proposed Site Plan
- Villas – Five Unit Plan
- Five Unit Elevations
- Enlarged Unit Elevations
- Townhouse Unit Plan – Four Unit Plan
- Townhouses – Partial Front Elevation & Brick Fence
- Townhouses – Side (West) Elevation
- Townhouses – Partial Rear (South) Elevation
- Apartment Plans – Grade Parking Level
- Apartment Plans – Floor Plan
- Apartment Plans – Rear (West) Elevation
- Apartment Plans – Side (South) Elevation
- Apartment Plans – Front (East) Elevation
- Low Impact Design Components
- ModulArchitecture
- Examples of Modular Developments in the City of Urbana

Mr. Bradshaw presented on the following:

- Pavement Plan
- Utility Plan
- Drainage Plan – Existing Watershed Plan
- Drainage Plan – Proposed Watershed Plan

Mr. Olsen addressed an earlier question about the construction of the infrastructure. He stated that the cul-de-sac and the entry drive will be constructed by the developer and maintained by the City.

Ms. Upah-Bant wondered how many people in total could live in the proposed development. Mr. Olsen answered that there would be 46 units. Mr. Engstrom added that the legal limit for a dwelling unit is three unrelated people plus one family.

Mr. Hopkins stated that the previous PUD proposal had a strategy or theme. He assumed the proposed development will end up with a different marketing because it is a different mix of uses. He expressed concern about phasing and how the different types of units are going to be owned. Mr. Olsen said that there will be a large buffer between the townhouses and the townhomes. The plan is to build from the west side to the east side on the north half of the site. Then they plan to build four townhouse units at a time. They do not plan to build any units until they are presold.

Michelle Olsen, co-owner of the proposed property, stated that she has been doing market research, which explains the reason for constructing three different types of housing. Some baby boomers prefer to live in a villa type unit so they can down-size from what they are currently living in, not have exterior maintenance, and still have garden plots. Others prefer to rent an apartment while they decide whether they want to move into a senior living facility or purchase a smaller home closer to where their children live. The townhomes are aimed at making the proposed development more a multi-generational community. They have also been working with the bankers who advise against condominiums.

Mr. Hopkins stated that the proposed development appears to have many small pieces that would need to be managed by a homeowner's association. Mr. Olsen said that once they have about a third of the units sold, they intend to recommend the first owners to create a homeowner's association. There may end up being more than one homeowner's association because of the common areas and different types of housing.

Linda Bauer, of 709 Scovill Street, addressed an earlier question about the duplexes to the immediate west of the proposed site. They are one story. She has mixed feelings about the proposed development. She is concerned about the drainage and how dense the proposed area will be; however, she does not have a better plan. She asked what the price range would be for the proposed units. Overall, she supports the proposed development with some caveats.

Mr. Olsen replied that some units will be in the high \$100,000s. The larger units will sell for \$235,000 to \$250,000. Mr. Bradshaw added that the site will be graded so that it slopes to the south and the storm water will drain towards the detention basin.

Mr. Otto noticed that the west side of the proposed development does not show it draining to the south. Where will the water go from the roofline of the building to the west? Mr. Bradshaw explained that there will be underground drain lines from the roofs that flow south to the detention basin. Mr. Bennett added that the way the Stormwater Management Ordinance is written regarding infill development, it does not require detention to be provided for existing impervious areas before a property is demoed. It only requires current stormwater detention requirements for any increase in impervious areas.

Mr. Fitch closed the public hearing and opened the case for Plan Commission discussion and/or motion(s).

Mr. Fell asked if they should consider requiring a sidewalk around the cul-de-sac. The petitioner is not proposing one now. Mr. Engstrom replied that this will be discussed in Plan Case No. 2217-S-13, which follows this case. Every lot will have access to a sidewalk, so City staff is supportive of waiving the sidewalk requirement around the cul-de-sac. Mr. Fell commented that a person living in the middle on the north side would have to walk an extra two blocks around the perimeter of the development to get home.

Mr. Fell expressed his concern for the following: 1) The previous PUD requests did a very good job of fronting the development towards Windsor Road; however, the proposed development



application backs the long townhouse building up to Windsor Road and 2) The City approved a height waiver in the previous PUD requests for two buildings that were going to be constructed along Windsor Road away from the adjacent neighbors. The current PUD application proposes to construct a building with the height of up to 51 feet on the northern side of the lot, which will back up to the neighbors. Ms. Upah-Bant commented that it appears that the height waiver is to allow a third story. If the developer only constructed two-story buildings, then it would meet the height requirements.

Ms. Upah-Bant stated that she realized that it is a PUD; however, it makes her uncomfortable granting so many waivers. The development regulations were adopted for a reason.

Mr. Otto referred to the Site Plan in Exhibit E. He was concerned about waiving the sidewalk along the cul-de-sac. If the reason is for safety issues of pedestrians being backed into, it is always true and not unique to this development. He asked if there is enough room for the homeowner's to back their vehicles out of the garage and park it in their driveway without encroaching on the City right-of-way. Mr. Engstrom said no.

Mr. Otto stated that there is a lot to like about the proposed development and he likes the idea of infill. On the other hand, he is concerned about the number of waivers, the height issue as Mr. Fell pointed out, and the lack of clarity on what actually will be decided to the City. Mr. Engstrom stated with the exception of the proposed height of the building to the north, it is normal to waive some of the development regulations in a PUD.

Mr. Otto stated that he shared Mr. Fell's concern about the view of the building that backs up to Windsor Road. It will be a row of continuous garage doors and uninterrupted roof line that extends for the length of the building. Since it is part of the nature of a PUD for the City to be able to ask for some design features, he would like to ask that the roof be broken up with something more interesting. He wondered if it might be possible to flip the building and have the parking on the inside of the cul-de-sac. This would bring the parking to be more consistent with other parking in the development. Mr. Fitch clarified that the view would be of balconies, sliding doors, parked cars, a fence and uninterrupted roof line.

Mr. Fell asked if the City would have to maintain  $\frac{3}{4}$  of each driveway since they would be located on the right-of-way. Mr. Engstrom replied no.

Mr. Fell wondered if it would make sense as Mr. Otto suggested flipping the townhouse building so it fronts on Windsor Road. The parking would be along the public street inside the cul-de-sac rather than along a private drive. Mr. Bradshaw stated that if you flip the townhouse building and put the private drive on the north side of the building, then you have a double roadway side-by-side and would not be able to put the hammerhead turnaround in the development. If the private drive is eliminated and people back out onto the street inside the cul-de-sac, then the eastern units of the building would not front on the cul-de-sac and may be lost.

Mr. Hopkins stated he felt the same as Mr. Fell. There are opportunities to clean up some of the ambiguities of who is responsible for what and how there would be access. Mr. Fitch agreed. He stated that the height of the apartment building is too tall.

Ms. Tyler stated that if the Plan Commission wanted to they could continue the case to the next regular meeting to allow time for the members to think through some of the issues and allow the petitioner time to think about some of the comments from the Plan Commission.

Mr. Otto would like to have City staff explain why they can have a two-story building that close to the street. There are reasons why the City requires setbacks around corners whether for appearance or safety. He would like for the designers and/or engineers to explain why they could not flip the building around and move the building closer to Windsor Road so the front yard becomes the detention area.

Mr. Hopkins moved that the Plan Commission continue this case to the next meeting on December 19, 2013. Mr. Fell seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Otto	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Ms. Byndom	-	Yes			

The motion was passed by unanimous vote.

## 6. OLD BUSINESS

**Plan Case No. 2217-S-13: A request by Verdant Prairies, LLC for approval of a preliminary plat, Verdant Prairies Village Subdivision, for development of a 4.01-acre site located northeast of the intersection of South Anderson Street and East Windsor Road in the R-3, Single and Two-Family Residential Zoning District.**

The Plan Commission continued this case to the next regular meeting on December 19, 2013.

Respectfully submitted,

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Elizabeth H. Tyler, FAICP, Secretary  
Urbana Plan Commission

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** December 19, 2013

**TIME:** 7:30 P.M.

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

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**MEMBER PRESENT:** Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto

**MEMBERS EXCUSED:** Carey Hawkins-Ash, Bernadine Stake, Marilyn Upah-Bant

**STAFF PRESENT:** Elizabeth Tyler, Director of Community Development Services; Jeff Engstrom, Planner II; Rebecca Nathanson, Planning Intern; Jen Gonzalez, Community Development Staff; Brad Bennett, Senior Civil Engineer

**OTHERS PRESENT:** Bryan Bradshaw, Marcus Harris, Carol McKusick, Roger Meyer, Gary and Michelle Olsen, Ryan Olsen

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**5. CONTINUED PUBLIC HEARINGS**

**Plan Case No. 2218-PUD-13 & Plan Case 2219-PUD-13: A request by Gary Olsen on behalf of Verdant Prairies, LLC for preliminary and final approval for a Residential Planned Unit Development for a 4.01-acre parcel at 704 East Windsor Road in the R-3, Single and Two-Family Residential Zoning District.**

Mr. Fitch opened these public hearings together. Elizabeth Tyler, Director of Community Development Services, referred to the Revised Site Plan that was handed out prior to the meeting. She presented the changes made to the Site Plan reflecting comments and discussion by the Plan Commission members at their previous meeting on December 19, 2013. Changes include the following:

- Apartments being relocated further away from the residential homes in the adjacent neighborhood to the west. They will now be located in the center of the proposed development. This will give a more articulated facade from Windsor Road and will benefit scale differential with the surrounding neighborhood.

- The new plan removes the encroachments and reduces the right-of-way setbacks. The road will still be a public road and fit within a 40-foot right-of-way, which will allow for a 5-foot parkway along the side for landscaping and utilities.
- There will also be additional walkways that allow for more expansive pedestrian network.
- A private alley will be provided that egresses out onto Windsor Road. This also helps with the encroachments and will provide better proximity of parking spaces to the units. This will not be a full access. It will only be accessible from Windsor Road by emergency vehicles. The Fire Department is supportive of this change.

These changes will result in reduction or elimination of some of the waivers that the petitioner was requesting in the previous Plan Commission meeting.

Jeff Engstrom, Planner II, presented a brief update on the tax benefits that the City could get from the proposed development. After construction of the entire development is completed, the City's income tax would be about \$40,000 per year. The Urbana School District would get about \$155,000 per year.

Ms. Tyler concluded the staff report by saying that Planning staff has met with the engineer, architect and owner of the proposed site. There is good support for the revised Site Plan from the City's Planning staff as well as the City's Engineering staff and Fire Department. We are definitely interested in infill development and optional housing choices in the City of Urbana.

Chair Fitch opened the hearing up for Plan Commission questions to City staff.

Mr. Otto inquired about the height of Building A. Mr. Engstrom replied that they would be two and one-half stories or 32 feet high. The architect would be able to answer this more accurately. Ms. Tyler added that the standard height limit for single-family residential is 35 feet.

Mr. Otto asked if the rear-yard setback was conforming. Mr. Engstrom said yes.

Mr. Fell stated that site conditions often require 6 inches more in height. He asked if the City should give them a maximum height of 52 feet, seven inches. Mr. Engstrom replied that the conditions for previously approved Planned Unit Development (PUD) allowed the height to be as tall as necessary which gave them more leeway. Ms. Tyler likes the idea of giving some leeway but not leaving it open.

Mr. Fitch stated that the labels for the apartment building orientation are labelled wrong. Mr. Engstrom explained that City staff accidentally put the labels in from the previous Site Plan.

Chair Fitch explained the procedure for a public hearing and invited the audience to speak.

Gary Olson, Michelle Olson and Ryan Olson approached the Plan Commission to speak. Mr. Gary Olson thanked the Plan Commission for their comments at the previous meeting and City staff for meeting with him and his team and helping to brainstorm the improvements to the proposed PUD plan. He gave a presentation on the following:

- Aerial View of the Surrounding Neighborhoods with an inlay of the proposed Site Plan in the middle.
- Revised Site Plan – pink buildings represent two-story townhomes, the blue building represents the apartment building and the yellow buildings represent one-story townhomes
- Setbacks from Windsor Road to the townhomes and to the apartment building
- Illustration of the view from Windsor Road showing the scale of the height of the apartment building compared to the height of the townhomes.
- Various unit options planned for the development
- Quality of materials that will be used
- Townhomes Units – Layouts
- Apartment Building includes grade level parking, elevator, patios on first floor, balconies on upper levels, cathedral ceiling on third floor.
- Site Elevation and Front Elevation
- “ModulArchitecture”

Brian Bradshaw, of BKB Engineering, joined the meeting via Skype. He reviewed some of the changes made to the Site Plan. The changes include the following:

- Pavement Plan
  - *Gray:* Cul-De-Sac and Public Street (same as previously proposed)
  - *Red:* Private driveway and parking spaces. They added over a dozen public parking spaces for visitors in the revised Site Plan.
  - *Purple:* Porous pavement system that looks like grass; however, it will be able to handle large emergency vehicles
  - *Curb modifications*
  - *Blue:* Sidewalk. Adding 200 feet more of sidewalk in the revised Site Plan.
- Utility Plan works out better with new layout in that it allows them to provide a loop around the site and connect back into the 12” water main, which will improve the pressure for the fire hydrants and improve the water quality for the residents.
- Watershed Plan – stormwater basin is a different shape, but can hold the same amount of water as before

Mr. Gary Olson stated that they hoped to begin construction in the Spring of 2014.

Mr. Fell asked if they planned to berm up against the back of the apartment building with the parking vents and would this impact what happens in the basin. Mr. Olson replied the berm would level off at the bottom of the parking vents and slope down both sides.

With no further public input, Chair Fitch closed the public hearing and opened the case for Plan Commission discussion and/or motion(s).

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2218-PUD-13 to the City Council with a recommendation for approval. Mr. Otto seconded the motion.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2219-PUD-13 to the City Council with a recommendation for approval including the waivers as recommended by City staff. Mr. Otto seconded the motion.

Mr. Fell recommended a friendly amendment to the motion that the Plan Commission increases the maximum height in Waiver #7 to 52’7” because things can happen that vary the height of the building during construction. Mr. Hopkins and Mr. Otto agreed the amendment.

Mr. Fell asked if City staff was comfortable with the wording “shall be as necessary” in Waiver #3 and Waiver #4. Mr. Engstrom said yes. Ms. Tyler stated that they are trying to follow the PUD Ordinance, which asks them to call out waivers.

Ms. Byndom asked if the units were accessible to persons with disabilities. Mr. Olson responded that the apartment building units and the townhome units are handicap accessible; however, some of the townhomes have a second floor, which would be accessed by stairs.

Roll call on the motion for Plan Case No. 2218-PUD-13 was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes			

The motion was approved by unanimous vote.

Roll call on the motion for Plan Case NO. 2219-PUD-13 was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes			

The motion was approved by unanimous vote.

Mr. Engstrom stated that these two cases would be forwarded to the City Council on January 6, 2014.

**6. OLD BUSINESS**

**Plan Case No. 2217-S-13: A request by Verdant Prairies, LLC for approval of a preliminary plat, Verdant Prairies Village Subdivision, for development of a 4.01-acre site located northeast of the intersection of South Anderson Street and East Windsor Road in the R-3, Single and Two-Family Residential Zoning District.**

Chair Fitch opened this case. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He began by stating that Brian Bradshaw gave a good overview presentation during the previous Planned Unit Development (PUD) cases in terms of utilities, access, pavement and stormwater detention. He noted that City staff handed out a copy of the Preliminary Plat prior to the start of the meeting. He explained that because there are waivers

being requested by the petitioner, rather than the Plan Commission approving or denying the Preliminary Plat, they will forward the case to the City Council with a recommendation. The waivers are as follows:

- Allow seven lots to not have frontage on a public street; and,
- Allow the access portion of a lot to be less than 20 feet wide; and,
- Allow reduced right-of-way width for a public street; and,
- Allow the detention basin to be located within 8 feet of the right-of-way; and,
- Allow street with no public sidewalk; and,
- Allow a private alley

He presented staff's recommendation.

Chair Fitch opened the case up for Plan Commission questions for City staff.

Mr. Otto asked if the branch off the circle drive is considered private alley. Who would maintain this alley? Mr. Engstrom answered yes; it will be a private alley and will be maintained by the homeowner's association. There will be one homeowner's association for the entire development.

Chair Fitch explained the procedure for a public hearing and opened the case up for public input. There was none, so Chair Fitch closed the public hearing and opened the case up for Plan Commission discussion and/or motion(s).

Mr. Fell asked if the City would require an easement for the storm sewer that will run down the private alley. Mr. Engstrom replied that an easement would be required as part of the final plat.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2220-S-13 to the City Council with a recommendation for approval of the Preliminary Plat and the requested waivers. Mr. Fell seconded the motion. Roll call on the motion was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes			

The motion was approved by unanimous vote. The case will be forwarded to the City Council on January 6, 2014.

Respectfully submitted,

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Elizabeth H. Tyler, FAICP, Secretary  
Urbana Plan Commission