



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: The Urbana Plan Commission

FROM: Rob Kowalski, AICP, Planning Manager

DATE: November 14, 2003

SUBJECT: Plan Case No. 1839-S-02, Combination Preliminary and Final Plat of Sunny Estates Subdivision

Introduction

Ray Campo is requesting both preliminary and final plat approval for Sunny Estates Subdivision. The subdivision is proposed at 2506 East Washington Street and will contain 28 single-family residential lots. The project will be an infill development on East Washington Street on a vacant 6.8 acre tract of property. All of the lots will front on a single north/south local street and would be developed for single-family residential use.

Background

The initial request to subdivide was first submitted in the summer of 2002. At that time, the property was not annexed into the City of Urbana. An annexation of the property was completed in the spring of 2003 although subdivision approval was not presented to the Plan Commission. The developer choose to delay the request for subdivision approval until final engineering plans could be completed ensuring the drainage of stormwater can be accommodated on the site. At this time Public Works Engineering staff, has approved the final stormwater drainage plans and construction on the homes is expected to commence in the spring. The developer is currently installing the necessary infrastructure at this time.

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

The site has never been developed. To the east and west is the Scottswood Subdivision which contains single-family homes built approximately 50 years ago. To the north is the Surbana

Mobile Home Park. To the south is the Prairie Green and Rainbow Apartment developments. None of the property to the north, east or west are within the Corporate limits of Urbana although the site is contiguous to the south across Washington Street.

The site was annexed and zoned R-2, Single Family Residential. Property to the north, east and west is zoned R-2 in the County while the development across Washington Street to the south is zoned R-4, Multi-Family Residential. The proposed subdivision is consistent with the requirements of the Urbana Zoning Ordinance which require a minimum of 6,000 square foot lots with a minimum width of 60 feet. The homes proposed will be required to meet all of the specific developmental regulations pertaining to setbacks, height, floor area ratio and open space ratio.

The 1982 Comprehensive Plan illustrates the future use of the site as “Low Density Residential”. The proposed subdivision is entirely consistent with the Comprehensive Plan land use and roadway designations for the site.

Access

The development proposes perhaps the only possibly roadway configuration based on the size and shape of the parcel. The developer will extend Sunny Lane northward from Washington Street to the property to the north. At the request of the City, the roadway will end in a dead-end rather than a cul-de-sac. This was requested so there exists the possibility of connecting to Illinois Street to the north if the mobile home park is ever redeveloped and Illinois Street is connected from its eastern and western stubs. A waiver request has been made to allow a reduction in the street width from 31 to 28 feet.

Pedestrian access will be accommodated with sidewalks along both sides of Sunny Lane. This is required by the Urbana Subdivision and Land Development Code.

Drainage

The site has traditionally presented challenges for drainage. The property lies lower than surrounding development and has historically collected a fair amount of runoff from the Scottswood Subdivision. In order to meet the city codes for drainage, the stormwater must be collected and adequately channeled along the rear of lots 15-28 and outlet to an existing storm sewer on the south side of Washington Street. In order to effectively drain the site, some modifications have been made to the storm sewer on Washington Street. As a related project, the Scottswood Drainage Project will provide stormwater detention on the Park District property west of Scottswood Subdivision. This project will help relieve flooding in the Scottswood Subdivision which will in turn relieve the amount of runoff being collected by this site in heavy rain events.

Utilities

The plats have been reviewed by the appropriate agencies for utilities. Considering the location of the site, providing utilities does not present a problem. The developer has requested a waiver of the Subdivision and Land Development Code to allow power service connections for each home to be above ground. The reason for the request is related to the location of the existing utilities adjacent to the site. Currently, overhead power poles traverse the rear yards of the homes that back up to the site on the west and east. The developer has requested the ability to provide above ground service connections consistent with how they are provided for the rest of the Scottswood Subdivision. This is typically not an issue for most new subdivisions that are built in areas where all utilities are currently underground. Considering the location of this development and the unique circumstances of the existing power utilities, the City Engineer has consented to the waiver request.

Waivers

The developer is requesting two individual waivers from the Subdivision and Land Development Code. The following waivers are requested:

1. Waiver from Table A to allow the reduction of the pavement for Sunny Lane to be 28 feet instead of 31 feet.

Today's consensus is that streets should be narrower in residential subdivisions because this leads to slower traffic speeds and safer pedestrian conditions. This waiver request is consistent with the request granted for most new subdivisions.

2. Waiver from Section 21-43 required all utilities to be placed underground and to allow power service connection to be above ground.

See summary above.

According to the Urbana Subdivision and Land Development Code, the petitioner must justify the granting of a waiver from strict compliance with the Code by showing that the waiver meets the following criteria. These criteria are identified and discussed below:

1. There are conditions of topography or other site specific reasons that make the application of any particular requirement of the Land Development code unnecessary or, in some cases perhaps, even useless;
 - *The size of the parcel offers only one potential roadway layout for Sunny Lane. The street will be a dead-end and will not accommodate through traffic. Therefore, a narrower street width is justified.*

- *The parcel is surrounded by overhead power utilities. To supply overhead service connections would be consistent with the service connections for all the surrounding development.*
2. The granting of the waivers would not harm other nearby properties;
 - *The granting of the waivers should not be harmful to neighbors.*
 3. The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;
 - *The granting of the requested waivers should not cause any harm to the public health, safety and welfare of the community and would not be contrary to the objectives and goals set forth in the Comprehensive Plan.*

Summary

1. The proposed project can be considered infill development because there is existing residential development in all directions.
2. The proposed Preliminary and Final Plat would be consistent with Comprehensive Plan land use and roadway designations for the site.
3. The proposed Preliminary and Final Plats would be consistent with existing zoning designations for the site.
4. The proposed Preliminary and Final Plat would allow for the establishment of a new local street that can potentially connect with Illinois Street in the future thus completing a better network of streets for the Scottswood Subdivision.
5. With the exception of the proposed waivers for street width and burial of utility lines, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
6. The requested waivers to allow a 28-foot wide street and overhead power service connections should not pose a negative impact to the neighborhood.

Options

The Plan Commission has the following options in this case:

- a. forward this case to City Council with a recommendation for approval of the proposed Preliminary and Final Subdivision Plats of Sunny Estates, along with the requested waivers; or
- b. forward this case to City Council with a recommendation for denial of the proposed Preliminary and Final Subdivision Plats of Sunny Estates, along with the requested waivers.

Staff Recommendation

Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary and Final Plats of Sunny Estates Subdivision along with the requested waivers.

c: Ray Campo
Brendan Daly, HDC

Attachments: Location Map
 Proposed Preliminary and Final Plats

Exhibit "A": Location Map



1839-S-02
Sunny Estates Subdivision

0 250 500 Feet



Sunny Estates Subdivision



City Boundary