



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Rob Kowalski, Planning Manager

DATE: September 3, 2004

SUBJECT: Plan Case No. 1871-A-03: Request to revise an approved Planned Unit Development (PUD) for the Prairie Winds Subdivision located on the south side of Colorado Avenue approximately 394 feet east of Philo Road.

Introduction & Background

In December 2003 the Urbana Plan Commission recommended approval of an annexation agreement with John Hingtgen and Virgil Naugle and a development proposal by Paul Tatman for a Planned Unit Development (PUD) on a 31-acre tract commonly referred to as the "Golladay Tract" on the south side of Colorado Avenue extended. The development, called Prairie Winds, was approved having three primary components. The first component on the west end of the site featured a 70 to 75-unit Senior Retirement Center. The second component directly east of the Senior Retirement Center featured 38 residential condominiums in a series of duplex and four-plexes. All of the condominiums would be situated around the interior perimeter of a private loop road called Prairie Winds Circle. The final component of the development featured a 29-lot single-family subdivision at the east end of the site as the property abuts the Stone Creek Subdivision. Public infrastructure for the development includes the completion of Colorado Avenue to Stone Creek Boulevard along with two new local level roadways to allow access to the single-family residential subdivision.

Subsequent to the approval for the PUD in December 2003 the property was annexed into the City of Urbana and a subdivision plat was approved for the site. The subdivision was approved with one lot for the Senior Retirement Center, a second lot for the condominiums and the private road, and 29 additional lots for the single-family subdivision. The lots for the Senior Retirement Center and condominiums comprise the boundary of the PUD approval. The single-family subdivision was not a component of the PUD approval and is not under new consideration at this time.

After further analysis of the engineering and marketing of the PUD the developer has determined that changes are necessary to the originally approved layout. It has been determined by the Zoning Administrator that the changes are significant enough to warrant review by the Plan Commission and City Council. The changes proposed only affect the condominium portion of the PUD. At this time there are no changes proposed to the Senior Retirement Center layout.

The approved annexation agreement for the development stipulates that any substantial change proposed to the PUD shall be reconsidered by a public hearing with the Plan Commission and final approval shall be given by the City Council.

Issues and Discussion

Original Approval

Attached to this report is the approved layout for the residential condominium portion of the PUD. The approved layout provides for a private street to be accessed from Colorado Avenue. This private street would create a loop throughout the condominium complex and would also serve as access to the Senior Retirement Center. The road was proposed to be private because it is the desire of the developer to secure the development and provide limited access. Nevertheless, the road will be built to city standards. The originally approved PUD plan identified 38 condominiums within seven four-plexes and five duplexes. All of the four-plex and duplex buildings were proposed to back-up to a stormwater detention feature in the middle of the PUD and all of the units would be located around the interior of the private loop road.

The approved PUD plan also identified a large cul-de-sac to be built at the southwest portion of the loop road in order to provide an additional turn-around facility.

Proposed Revision

The main change proposed at this time involves the design and arrangement of the condominiums. The developer has decided to eliminate the concept of the four-plex buildings and replace them with duplexes. The concept of the private loop road and the stormwater detention feature has not changed although there would be 17 duplex buildings around the interior of the loop road as opposed to the five duplexes and seven four-plexes (12 buildings). It is also proposed that four duplex buildings be established on the exterior of the loop road at the southwest corner of the development. These four duplex buildings (eight units) would also access Prairie Winds Circle and they would be designed similar to the other duplexes. The total number of units for the condominium development is proposed to increase from 38 to 42 units.

The new proposed arrangement of buildings requires Prairie Winds Circle to be slightly re-aligned at its southwest section. It is also proposed that the cul-de-sac be eliminated since it has been determined by Urbana Public Works and the Fire Department that it is not necessary for vehicle access or turn-around purposes.

Analysis of Proposed Change

The developer has indicated that the desired change in the layout evolved when final engineering

was completed for the stormwater detention basin. This final engineering indicated that the shape and depth of the basin needed to be slightly larger and deeper than originally anticipated. This reduced the amount of space available between the basin and the loop road at its southwest location to build the larger four-plex buildings. It was also determined at this time from a marketing perspective that the duplex units would be more marketable than the four-plex units.

The more significant change involves the proposal to add the four duplex buildings on the south side of the loop road along the Eagle Ridge Subdivision property line. Although this change is not expected to create any problems for the new development in terms of density, traffic flow or demand on public services or infrastructure, the units are located closer to neighboring properties than originally anticipated.

During the public hearing for the original proposal there was considerable public comment relating to the setback and screening of the Senior Retirement Center and more specifically, the proposed parking lot on the south and west sides of the building. The final approval included requirements to provide additional landscape screening along the south and west sides of the parking lot for the Center. There was not, however, any specific language adopted relating to screening or setbacks of the loop road and/or condominium units. According to the original plans the loop road would have been setback approximately 75 feet from the property line to the south. The new proposal would situate the four duplex units approximately 20-25 feet back from this same property line.

With any Planned Unit Development proposal the Plan Commission and City Council have the latitude to establish greater requirements than ordinarily required in the Urbana Zoning Ordinance for the purpose of ensuring compatibility. However, in the R-2 zoning district the Urbana Zoning Ordinance technically only requires a 10-foot rear yard setback for the duplexes that are proposed to back-up to single-family residential uses in the Eagle Ridge Subdivision. The proposal exceeds the requirements of the Urbana Zoning Ordinance in this respect.

The Urbana Zoning Ordinance requires a five-foot landscape buffer to be provided in the rear yard of developments zoned multi-family when they abut development zoned single-family. Ordinarily this type of development would have been zoned multi-family since there are multiple duplex units on one lot. However, it was made clear during the original proposal that the surrounding neighborhoods would not be supportive of multi-family zoning for the parcel and therefore the developer elected to use the Planned Unit Development provisions of the Zoning Ordinance which allowed the condominium development while keeping the property zoned single-family. Because of this arrangement, the property remains zoned R-2, Single-Family Residential and a five-foot landscape buffer between the duplexes and homes in Eagle Ridge is not technically required. Nevertheless, as a condition of approval for the Planned Unit Development the Plan Commission and City Council can elect to require some type of screening. It should be noted that the developer still intends to provide fencing along the perimeter of the site as part of the development concept to keep the development secure. At this time it has not been determined exactly what type of fencing the developer intends to install.

Staff feels the newly proposed layout of the condominiums keeps with the overall spirit and intent of the original development concept and will not create any capacity problems for the development. It is also the opinion of staff that although the newly proposed condominiums on the south side of Prairie Winds Circle are situated closer to neighboring properties than originally proposed, the rear yard setback still exceeds the requirements of the Urbana Zoning Ordinance. The proposed setback distance of the duplexes to the single-family homes to the south also exceeds the setback that is typically established for far more intense multi-family developments adjacent to single-family residential uses in other areas of the City. Nevertheless, should the Plan Commission elect to recommend additional mitigation measures, an appropriate condition of approval could be to require either opaque fencing or additional landscape screening along the rear of the four duplex units.

Summary of Staff Findings

1. The proposed layout revisions to the originally approved Planned Unit Development for the condominium portion of the Prairie Winds development are generally consistent with the PUD approval granted in December 2003.
2. The addition of four extra condominium units (38 to 42) for the development will not create any additional burdens on the public services or infrastructure in the area.
3. Although the four newly proposed duplex buildings on the south side of Prairie Winds Circle would be situated closer to the adjacent single-family residential development to the south than originally proposed, the setback will still greatly exceed the requirements of the Urbana Zoning Ordinance.
4. Although not required by the Urbana Zoning Ordinance, additional screening along the south property line of the development site along the rear yard setback of the four duplex buildings would help mitigate any potential incompatibilities of development between the proposed duplexes and existing single-family development to the south.
5. The proposed rezoning would not be detrimental to the overall public health, safety or general welfare.

Options

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 1871-A-03, the Plan Commission may:

- a. forward the proposed changes to the originally approve Planned Unit Development to the City Council with a recommendation for approval.
- b. forward the proposed changes to the originally approve Planned Unit Development to the City Council with a recommendation for denial.
- c. forward the proposed changes to the originally approve Planned Unit Development to the City Council with a recommendation for approval with recommended modifications.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward Plan Cases No. 1871-A-03 to the Urbana City Council with a recommendation for **approval** as presented.

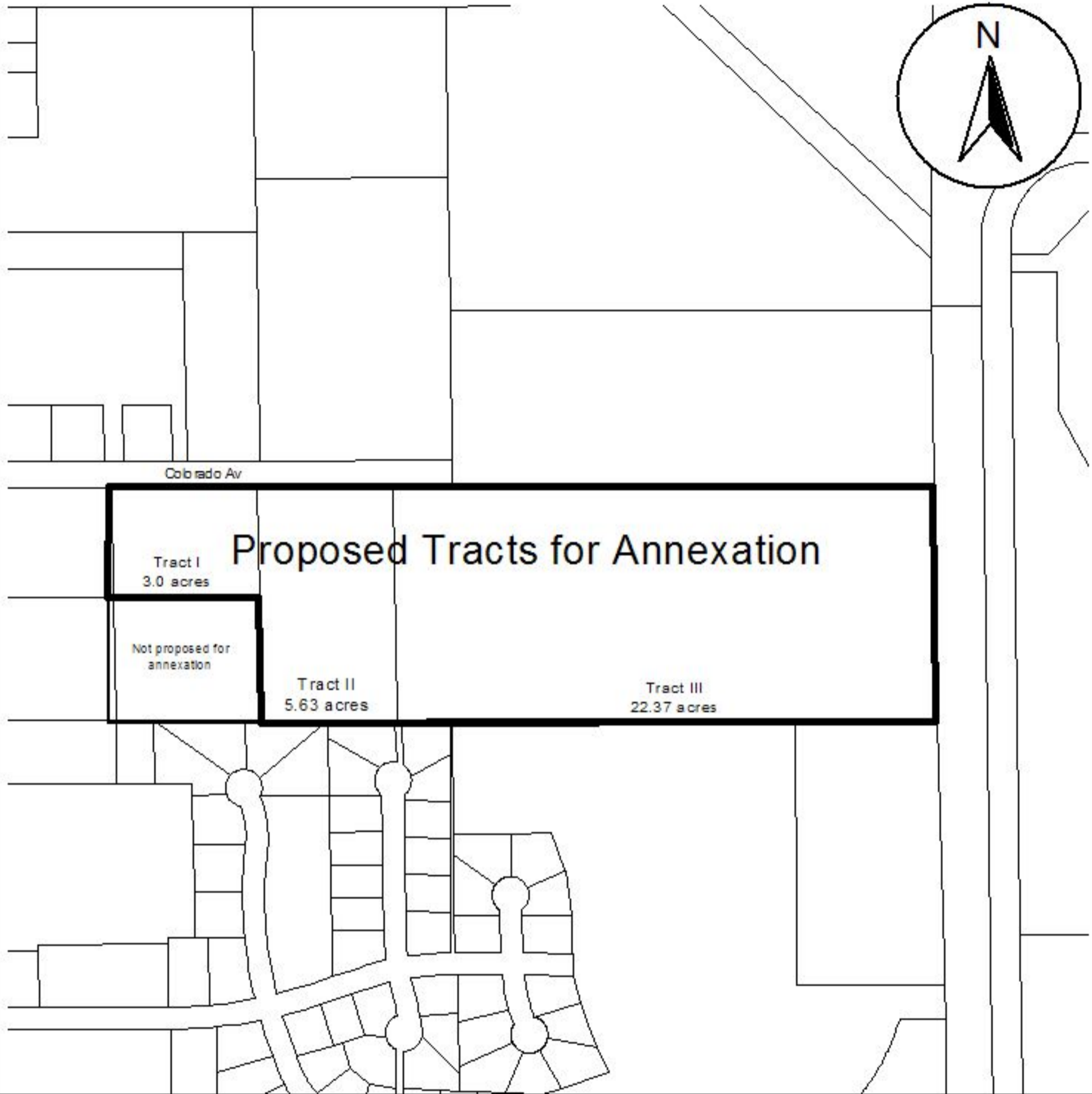
If the Plan Commission elects to impose a condition of approval to require additional screening, this condition should be specific as to the type of screening considered most appropriate.

c: Paul Tatman, Developer

Attachments:

- Exhibit A, Location Map
- Exhibit B, Aerial Photo
- Exhibit C, Originally approved PUD Development Plan (December 2003)
(Not available in digital format)
- Exhibit D, Proposed PUD Development Plan (September 2004)
(Not available in digital format)
- Exhibit E, Neighborhood Notification
- Exhibit F, Correspondence from residents at 2002 Morrow Ct.
(Not available in digital format)


Exhibit "A": Location Map



0 250 500 750 1000 Feet



Petitioner: John Hingtgen and Virgil J. Naugle
South side of Colorado Ave. east of Philo Rd.
Golliday Tract
1871-A-03 Golliday Tract Annexation Agreement
1871-M-03 Rezone from County R-2 to City B-3 General Business for Tract I
Prepared November 5, 2003 by Community Development Services - lof

 Properties Within 250+ Feet

**A more detailed
aerial map
illustrating the
layout of the
development will
be presented at the
meeting on Sept.
9th.**



**Aerial Map
Plan Case 1871-A-03
Prairie Winds Planned Unit Development (PUD)**



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning Division
400 S. Vine
P.O. Box 946
Urbana, IL 61801
(217) 384-2439

August 24, 2004

**NOTICE OF PUBLIC HEARING IN REGARD TO A PROPOSED REVISION TO A
PLANNED UNIT DEVELOPMENT (PUD)**

To Whom It May Concern:

On December 1, 2003 the Urbana City Council approved an annexation agreement and Planned Unit Development (PUD) for 31 acres on the south side of Colorado Avenue extended commonly called the "Golladay Tract". The PUD approval included a Senior Retirement Center and 38 residential condominiums centered around a private street and accessed from Colorado Avenue.

A public hearing will be held by the Urbana Plan Commission on **Thursday, September 9, 2004 at 7:30 P.M.** in the Urbana City Council Chambers to consider a change to the approved PUD. A change to the general layout and total number (38 to 42) of condominiums is proposed (see maps attached). The requested change from the original approval has been determined to be significant enough to warrant consideration by the Plan Commission and Urbana City Council.

You have been sent this notice because you are a nearby property owner. The Urbana Plan Commission welcomes your comments at the public hearing, or in writing if received prior to the hearing. If you have any questions about the request or would like additional information, please do not hesitate to contact me at 384-2440.

Sincerely,

Rob Kowalski, AICP
Planning Manager

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2440, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360. If you have any questions concerning this request, please contact my office at (217) 384-2440.

Cc: Urbana Plan Commission
Urbana City Council
Paul Tatman

LUBITZA NENADOV
2004A EAGLE RIDGE CT
URBANA, IL 61802

ROGER AND NELDA CONRAD
2004B EAGLE RIDGE CT
URBANA, IL 61802

JILL VAN VOORST
2004C EAGLE RIDGE CT
URBANA, IL 61802

CATHY RUTLEDGE
2004D EAGLE RIDGE CT
URBANA, IL 61802

CAMILLA MORTON
2002A EAGLE RIDGE CT
URBANA, IL 61802

JOHN COMER
2002B EAGLE RIDGE CT
URBANA, IL 61802

SALLY CLARK
2002C EAGLE RIDGE CT
URBANA, IL 61802

WILLIAM AND EVELYN PARKS
2002D EAGLE RIDGE CT
URBANA, IL 61802

WANDA ADAMS
2001A EAGLE RIDGE CT
URBANA, IL 61802

IRENE KINK
2001B EAGLE RIDGE CT
URBANA, IL 61802

BETTY BALDAROTTA
2001C EAGLE RIDGE CT
URBANA, IL 61802

MARY JANE NEWMAN
2001D EAGLE RIDGE CT
URBANA, IL 61802

BETTY MCCLURG
2003A EAGLE RIDGE CT
URBANA, IL 61802

ROY AND MARGERY KELLER
2003B EAGLE RIDGE CT
URBANA, IL 61802

NORMA PETERS
2003C EAGLE RIDGE CT
URBANA, IL 61802

ROBERT AND DANA HANNAH
2005A EAGLE RIDGE CT
URBANA, IL 61802

THERESA ZAPP
2005B EAGLE RIDGE CT
URBANA, IL 61802

LILLIAN FAUST
2005C EAGLE RIDGE CT
URBANA, IL 61802

STANLEY AND PAT PAUL
2005D EAGLE RIDGE CT
URBANA, IL 61802

BETTY LYON
2007A EAGLE RIDGE CT
URBANA, IL 61802

FRED AND BETTY WIRT
2007B EAGLE RIDGE CT
URBANA, IL 61802

KATHARINA AIKIN
2007C EAGLE RIDGE CT
URBANA, IL 61802

MYRON AND LOUISE STIPP
2009A EAGLE RIDGE CT
URBANA, IL 61802

MARGARET TSIANG
2009B EAGLE RIDGE CT
URBANA, IL 61802

CURRENT RESIDENT
2006B EAGLE RIDGE CT
URBANA, IL 61802

CURRENT RESIDENT
2008A EAGLE RIDGE CT
URBANA, IL 61802

CURRENT RESIDENT
2006A EAGLE RIDGE CT
URBANA, IL 61802

CURRENT RESIDENT
2008B EAGLE RIDGE CT
URBANA, IL 61802

VENABLE<ROBERT
1912 KENNETH ST
URBANA, IL 61802

URBANA<PARK DIST
303 W UNIVERSITY
URBANA, IL 61801

TROXELL,JR.<JACK B
1904 ROBERT DRIVE
CHAMPAIGN, IL 61821

NAUGLE<VIRGIL J
1900 S PHILO RD
URBANA, IL 61801

GRACE<UNITED METH
2004 PHILO ROAD
URBANA, IL 61801

MORGAN<BARBARA & ZUKOSKI
2002 MORROW CT
URBANA, IL 61802

WEBSTER<MICHAEL & MARGARE
2001 MORROW CT
URBANA, IL 61802

WIMMER<RAYMOND C.
2003 MORROW CT.
URBANA, IL 61802

THIES<JOHN & TERESA
2005 MORROW
URBANA, IL 61802

Resident
2006 MORROW CT
URBANA, IL 61802

ATKINS<CLINTON
2805 S BOULDER DR
URBANA, IL 61802