



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Rob Kowalski, AICP, Planning Manager

DATE: April 29, 2005

SUBJECT: Plan Case No. 1931-S-05, Preliminary Plat for Water's Edge Subdivision located at the northwest corner of High Cross Road / IL Route 130 and Stone Creek Boulevard.

Introduction

C & C Properties Illinois, LLC is requesting Preliminary Plat approval for a 79-lot development to be called Water's Edge Subdivision located on an undeveloped 27.33-acre parcel at the northwest corner of High Cross Road / IL Route 130 and Stone Creek Boulevard. The parcel was originally part of the Stone Creek Subdivision approved back in 1997 under an annexation agreement with The Atkins Group. The development will include a mix of residential uses including single-family detached homes, two-unit common-lot-line homes, and multi-family residential buildings (see attached map). The property was zoned R-5, High Density Multiple Family Residential when it was annexed into the City of Urbana in 1997.

Background

The existing 27.33-acre parcel was originally planned as part of the Stone Creek Subdivision in 1997. The overall planning for Stone Creek Subdivision in 1996-1997 (then called Rosewood Subdivision) was to include areas for both multi-family and single-family land uses. This lot was chosen to be zoned R-5, Multiple Family given its close proximity to both High Cross Road and the commercial use of TK Wendl's to the north. The zoning offers a good transition from commercial to single-family uses. In 1997 Stone Creek Subdivision Phase I was recorded which dedicated right-of-way for Stone Creek Boulevard and created single-family lots surrounding the 27.33-acre parcel. To date Stone Creek Subdivision has been developed with single-family uses, although there is both common-lot line and multi-family development along Amber Lane immediately west of the subdivision. Water's Edge will feature construction

similar to these developments. C & C Properties Illinois, LLC is also the developer of Amber Pointe Apartments on Amber Lane.

Discussion

Land Use & Zoning Designations

The site is currently vacant although a large wet detention basin exists on the parcel as needed for drainage purposes for this parcel and Stone Creek Subdivision. The proposed development will feature the detention basin as an amenity. As mentioned, the site has been zoned multi-family since it was annexed in 1997. The development proposes a mix of single-family, common-lot line and multi-family development, all of which are permitted by right in the R-5 Zoning District. The majority of Stone Creek Subdivision to the west and south is zoned R-2, Single Family Residential. Immediately north is TK Wendl's which was recently annexed into the City of Urbana and is zoned B-3, General Business. The annexation agreement for TK Wendl's stipulates a reduction of the outdoor activities that typically create incompatibilities with residential uses. The development proposes the multi-family development as a transition between TK Wendl's and the lower density single-family uses.

The 2005 Urbana Comprehensive Plan identifies this tract as appropriate for *Multi-Family Residential* which assumes primarily apartment development. The developer proposes a less intense mix of residential uses in order to transition into the single family uses of Stone Creek Subdivision. This is a development pattern that is preferred by the developers of Stone Creek Subdivision (The Atkins Group) and reportedly by the residents of the subdivision. Prior to preliminary plat submittal, C & C Properties conducted neighborhood meetings with residents to present their proposal and answer any questions that Stone Creek Subdivision residents had. The proposal appears to be generally consistent with the 2005 Urbana Comprehensive Plan and is consistent with the existing zoning classification for the parcel.

Access

Water's Edge Subdivision will take access from the existing Stone Creek Boulevard which was constructed as a collector level roadway with a wide median that will feature a multi-purpose bicycle path to be constructed this summer. The development features four local level roadways all 28-feet wide that will provide access to all the residential lots. Two cul-de-sacs are proposed due to constraints on the site including the existing detention pond and the limited access state route IL 130 / High Cross Road. The proposed street width of 28-feet is less than the required 31 feet identified in the Urbana Subdivision and Land Development Code. However, 28 feet has been consistently used in new development and offers a wide enough roadway facility for two way traffic and parking on one side.

Sidewalks are proposed within the development as shown on the attached Sidewalk Plan Map. The Urbana Subdivision and Land Development Code requires four-foot sidewalks on both sides of all streets within residential development. The Developer proposes an alternative sidewalk

plan that deviates from the strict requirements of the code but provides a more beneficial layout considering the unique features of the site. As shown on the map, a sidewalk is proposed on most street frontages as well as around the existing detention basin. The walk around the basin is intended to function as both an amenity for residents as well as for the practical means of homeowners to access other areas of the development. With the alternative sidewalk plan, all lots would still have direct access to a sidewalk and a walking trail amenity would also be provided. The plan also identifies a mid-block walk between Lots 10 and 11 and three access points to a future multi-use path on High Cross Road / IL Route 130. Under the existing annexation agreement for the Stone Creek Subdivision development, the developer is not obligated to provide a sidewalk along High Cross Road. This facility will need to be provided by the City of Urbana at some point in the future. High Cross Road is planned for a multi-use path in the Comprehensive Plan.

Drainage

Drainage has been pre-engineered for this site within the existing detention pond identified on the Preliminary Plat as Lot 55, Commons. Stormwater runoff enters this detention basin from an inlet at the southwest part of the basin and is released gradually at a “pre-development” rate through an outlet at the northeast corner of the site. Drainage is released into a large east-west ditch that extends past High Cross Road / IL Route 130.

Utilities

The plats have been reviewed by the appropriate agencies for utilities. At this time it does not appear that there will be any problems providing necessary utilities to the site. The final plat delineates all the appropriate easements for utilities.

Waivers

The Preliminary Plat identifies three waivers:

- Reduction in the required street pavement width of all local streets from 31-feet to 28-feet back-of-curb to back-of-curb;
- Reduction of the required right-of-way on Street “C” and “D” from 60 feet to 50 feet; and
- Waiver to allow an alternative sidewalk plan rather than provide a four foot sidewalk on both sides of all streets.

The granting of the waivers was considered based on meeting the following criteria:

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;
2. The granting of the waivers would not harm other nearby properties;
3. The waivers would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan;

Planning and Engineering Staff have reviewed the requested waivers and are in agreement with them. The reduction of right-of-way width is requested in order to provide slightly larger lots along these streets. The reduced width still allows for an approximately six-foot parkway strip between the curb and sidewalk which allows adequate space for street tree planting. The reduction in pavement width is preferable to wider roads which encourage speeding and create unnecessary expense and stormwater runoff. Finally, the alternative sidewalk plan offers a more convenient and logical pedestrian network for the development.

Summary

1. The proposed Preliminary Plat for the Water's Edge Subdivision is consistent with the approved annexation agreement between The Atkins Group and the City of Urbana dated April 4, 1997.
2. The proposed Preliminary Plat would be consistent with 2005 Urbana Comprehensive Plan land use and roadway designations for the site.
3. The proposed Preliminary Plat would be consistent with existing zoning designations for the site.
4. The proposed Preliminary Plat would allow for the establishment of new local level streets that will efficiently serve the development.
5. The proposed alternative sidewalk plan creates a more efficient sidewalk layout that provides necessary access to all lots as well as a walking trail amenity around the detention basin.
6. With the exception of the proposed waivers for right-of-way and street width and for sidewalks along both sides of all streets, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
7. The requested waivers 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 Plat of Water's Edge Subdivision; or
- b. forward this case to City Council with a recommendation for denial of the proposed Preliminary Plat of Water's Edge Subdivision.

Staff Recommendation

Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary Plat of Water's Edge Subdivision.

c: Chris Creek, C & C Properties Illinois, LLC
2002 Amber Lane, Urbana, IL 61802

Bill Sheridan, HDC Engineering
201 W. Springfield Avenue, Suite 300, Champaign, IL 61820

Mike Martin, The Atkins Group

Attachments: Proposed Preliminary Plat of Water's Edge Subdivision
 Preliminary Plat showing proposed land uses
 Location and Aerial Map
 Proposed Alternative Sidewalk Plan
 Approved Preliminary Plat for Stone Creek Subdivision (then called
 Rosewood)

PRELIMINARY PLAT
 WATERS EDGE SUBDIVISION
 URBANA, ILLINOIS
 A PART OF THE SE ¼, SECTION 22, T19N, R9E, OF THE 3rd PM
 CHAMPAIGN COUNTY, ILLINOIS

Multi-Family Residential

Single-Family Residential

Common-Lot Line Residential

Common-Lot Line Residential

Single-Family Residential

Land Use & Proposed Alternative Sidewalk Plan

- Proposed 4-foot Sidewalks
- Multi-Use Median Path to be built Summer 2004
- Existing Sidewalk

HDC
 ENGINEERING
 Professional Survey Firm License No. 184-00228 Expires 04/30/2009
 201 West Springfield Ave., Suite 200, Urbana, IL 61802-1446
 (217) 266-8878 Fax: (217) 266-1000

PRELIMINARY PLAT OF
 WATERS EDGE
 URBANA, ILLINOIS

PROJECT NO.	000025	TYP	
DATE	04/07/05	CHECKED	WES
DRAWN BY	LES/TEP	CHECKED	WES
INSTRUMENT		BY	REMARKS
NO.			