



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Lisa Karcher, Planner II

**DATE:** February 15, 2008

**SUBJECT:** Plan Case No. 2061-S-08, Preliminary Plat for Wisley Inn/Super 8 Motel First Subdivision

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**Introduction and Background**

The applicant, Khalid Hussain, is requesting preliminary plat approval for the Wisley Inn/Super 8 Motel First Subdivision. The preliminary plat, which encompasses 2.99 acres to be divided into two lots, is located immediately southeast of the I-74/Lincoln Avenue interchange. The property is zoned B-3, General Business. A Super 8 Motel currently occupies the site.

The subject property is currently known as Lot 1 of the Replat of Lot 2 of the Lincoln Centre Subdivision. The Replat of Lot 2 of the Lincoln Centre Subdivision was completed in 1997 to further subdivide Lot 2 into two lots to facilitate the construction of a motel on Lot 1. The remaining lot was occupied by the Lincoln Commerce Centre building. This building still exists today.

The applicant is proposing to now divide Lot 1 of the Replat of Lot 2 into Lot 11 and Lot 12. Lot 11 will be occupied by the existing Super 8 Motel and Lot 12 is anticipated to be occupied by the future Wisley Inn.

**Discussion**

*Land Use, Zoning, and Comprehensive Plan*

The subject property is bounded on the north by Kenyon Road (interstate frontage road) and I-74, to the east by Killarney Street, to the south by the Lincoln Commerce Centre and to the west by the Urbana Garden Family Restaurant. There is a motel on the subject property. The subject property as well as the surrounding property is zoned B-3, General Business. Motels are permitted by right in the B-3 Zoning District. The 2005 Urbana Comprehensive Plan identifies the subject property as appropriate for “*Regional Business*”. Motels are considered regional businesses. The proposed Wisley Inn/Super 8 Motel First Subdivision is therefore consistent with both the 2005 Urbana Comprehensive Plan Future Land Use Map #3 and with the existing zoning designation for the property.

### *Access*

Access to the proposed subdivision will be via two public streets. Lot 11, which the Super 8 Motel currently occupies, will continue to have access from Killarney Street. Lot 12, which is immediately west of Lot 11, does not have frontage on Killarney Street. Killarney Street ends in a cul-de-sac at the northwest boundary of Lot 11. Access to Lot 12 will be from Kenyon Road. Kenyon Road is situated perpendicular to the Killarney Street cul-de-sac. The applicant will be responsible for removing and reconstructing the northern end of the cul-de-sac on Killarney Street and installing new pavement to connect Killarney Street with Kenyon Road.

### *Drainage*

Stormwater runoff will be detained within the subdivision by an existing detention basin that is located on the eastern boundary of the Lot 11. The existing stormwater detention pond was constructed as part of the Replat of Lot 2 of the Lincoln Centre Subdivision in 1997 and was only designed for the development of the Super 8 Motel site. The applicant will be responsible for reconstructing the existing stormwater detention basin to accommodate the existing and proposed development on both Lot 11 and Lot 12. A stormwater management plan will be submitted and reviewed by the Urbana Public Works Department as required by the Subdivision and Land Development Code.

### *Sanitary Sewer*

The subject property is currently served by an 8-inch sanitary sewer that runs from Killarney Street northerly through the property occupied by the Lincoln Commerce Centre to the southeasterly boundary of subject property. The sanitary sewer was apparently not dedicated to the public as part of the subdivision process for the Replat of Lot 2 of the Lincoln Centre Subdivision. The applicant is proposing that the 8-inch sanitary sewer be converted to a public sewer. To be accepted as a public sewer, the applicant will be responsible for providing documentation on and making necessary improvements to the sewer and related manholes per the review of Public Works to ensure that the infrastructure meets the required standards to be accepted as a public sewer. In addition the applicant will be responsible for extending the sanitary sewer westerly across Lot 11 to the southeast corner of Lot 12. This segment is also proposed to be a public sewer.

### *Water*

There is an existing water main that terminates on the eastern side of the Killarney Street cul-de-sac. The applicant will be responsible for extending the water main around the cul-de-sac to Kenyon Road and along the south side of Kenyon Road to the westerly boundary of the proposed subdivision. The extension of the water main will allow for the applicant to have adequate service to provide required fire protection and water to Lot 12.

The Illinois American Water Company has submitted the following comments:

- 1) The proposed detention basin is on top of the existing service lines to the Super 8 Motel. The service lines (fire and domestic) may need to be relocated.
- 2) The main extension shown to feed Lot 12 will need to be sized by Illinois American Water to meet the demands of the new motel.
- 3) A Highway Permit will also be needed because the proposed water main extension is in the I-74 right-of-way.

The applicant's engineer of record, Berns, Clancy and Associates, has indicated that the applicant will be able to comply with the Illinois American Water Company comments.

### *Sidewalks*

Section 21.37 of the Urbana Subdivision and Land Development Code requires the installation of sidewalks in commercial developments. The applicant will be responsible for constructing a 5-foot wide sidewalk from the existing sidewalk at the Killarney Street cul-de-sac along the easterly boundary of Lot 11 to the northerly boundary of Lot 11 and then continuing southwesterly along the south side of Kenyon Road to the westerly boundary of the proposed subdivision.

### *Other Utilities and Outside Agency Review*

The proposed Preliminary Plat has been sent for review to all the appropriate agencies and utilities. It does not appear that there are any issues at this time with the exception of what has been noted in previous sections. The comment period officially ends on Tuesday, February 19, 2008. All concerns raised in the meantime will be reported by staff at the Plan Commission meeting on February 21, 2008.

### *Deferrals and Waivers*

The petitioner is not requesting any waivers or deferrals.

## **Summary of Findings**

1. The proposed Preliminary Plat for the Wisley Inn/Super 8 Motel First Subdivision is consistent with both the 2005 Urbana Comprehensive Plan Future Land Use Map #3 and with the existing zoning designation for the property.
2. The proposed Preliminary Plat meets the requirements of the Urbana Subdivision and Land Development Code.

## **Options**

Pursuant to Section 21-14 of the Urbana Subdivision and Land Development Code, City Council approval is not required for preliminary plats when there are no waivers requested. Therefore, the Plan Commission has the following options regarding the Wisley Inn/Super 8 Motel First Subdivision:

1. Approve the Preliminary Plat as presented herein; or
2. Approve the Preliminary Plat as presented, with conditions; or
3. Deny the Preliminary Plat.

## **Staff Recommendation**

Staff recommends that the Plan Commission approve the Preliminary Plat of the Wisley Inn/Super 8 Motel First Subdivision as submitted.

Prepared by:

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Lisa Karcher, Planner II

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Subdivision Plat  
Exhibit E: Subdivision Application

cc: Khalid Hussain  
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Rantoul, IL 61860

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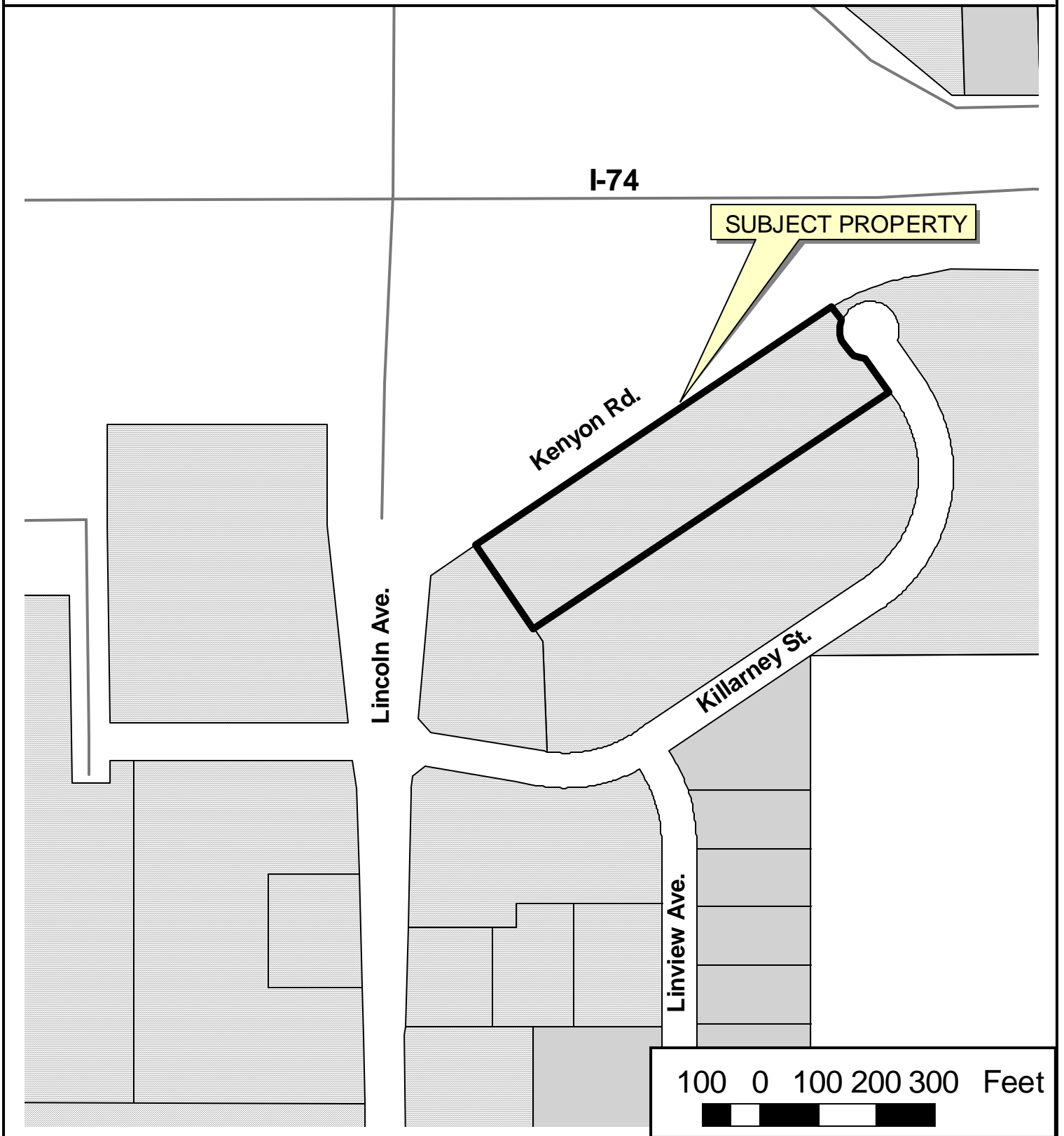
Modern Hospitality Inc.  
612 West Killarney Street  
Urbana, IL 61801

# Exhibit A: Location and Existing Land Use Map






**Plan Case:** 2061-S-08  
**Subject:** Preliminary Plat for Wisley Inn/Super 8 Motel First Subdivision  
**Location:** SE of I-74/Lincoln Avenue Interchange  
**Petitioner:** Khalid Hussain

# Exhibit B: Zoning Map



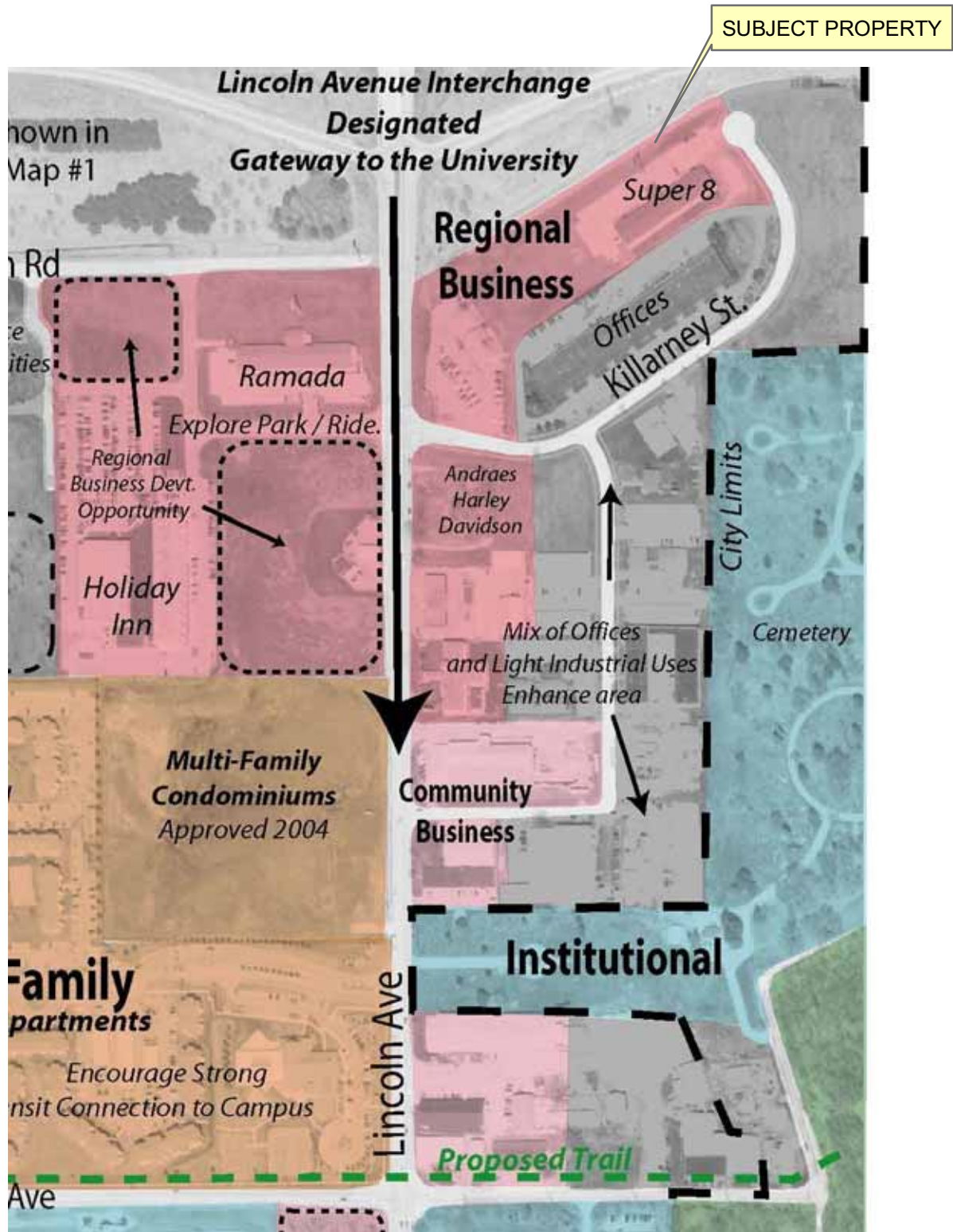
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*Prepared 02/08 by Community Development Services - Ikk*

-  IN - Industrial
-  B3 - General Business
-  R4 - Medium Density Multiple-Family



# Exhibit C: Future Land Use Map



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