



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Rebecca Bird, Planner I

**DATE:** July 16, 2010

**SUBJECT:** Plan Case No. 2130-T-10: Request by the Zoning Administrator to amend XI-15.J.1.B of the Urbana Zoning Ordinance to add 504½ and 506 E. Elm Street to the East Urbana Design Review District.

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### **Introduction**

On January 20, 2009, the Urbana City Council established a Design Review Board to administer design review in designated areas. The City currently has two design review districts: (1) the Lincoln-Busey Corridor, created at the same time as the Design Review Board; and (2) the East Urbana Design Review District, created on June 7, 2010 (Ordinance No. 2010-06-044).

The Urbana Zoning Administrator is now requesting to amend Urbana Zoning Ordinance Section XI-15.J.1.B to add 504½ and 506 E. Elm Street to the East Urbana Design Review District. Should the request be approved, these two properties would be subject to future design review as part of the East Urbana Design Review District. Within this district, future construction other than for single-family residences would need to conform to design guidelines enacted for the district.

### **Background**

On June 7, 2010, the Urbana City Council created, by Ordinance No. 2010-06-044, a design review district in the northwest portion of the Historic East Urbana Neighborhood and adopted, by Ordinance No. 2010-06-045, a design guidelines manual. The design review district is a transition area of multi-family zoning located between downtown and the predominantly single-family residential Historic East Urbana Neighborhood. Design review is intended to ensure that future development in the district is compatible with the adjacent neighborhood.

The proposed amendment is a result of comments received both from the public and from the Plan Commission during the process of creating the East Urbana Design Review District. On May 6, 2010, the Plan Commission held a public hearing to discuss the proposed district. During the Plan Commission's discussion, one of the Commissioners suggested including 504½ and 506

E. Elm in the proposed district to provide continuity on the 500 block of East Elm and to provide an important buffer between Main Street and the residential neighborhood. Staff explained that the two properties had not been included in the proposed district as the boundaries followed the boundary between the “Central Business” and “Residential – Urbana Pattern” future land uses shown in the 2005 Comprehensive Plan’s future land use map for the area.

At their May 20, 2010 meeting, the Plan Commission further discussed the merits of adding the two properties to the district. Following discussion, the Plan Commission voted six ayes and zero nays to request that the East Urbana Design Review District boundaries be amended to include 504½ and 506 East Elm Street. Through the proposed Zoning Ordinance text amendment, the Zoning Administrator is following up on this request.

## **Issues and Discussion**

The proposed amendment would add 504½ and 506 East Elm Street to the East Urbana Design Review District, removing the “notch” in the design review district boundary in the 500 block of East Elm. While this addition is not strictly consistent with the division between downtown and the residential neighborhood in the future land use map for the area (Exhibit C), it is consistent with the existing zoning of the two parcels. The design guidelines are intended to ensure that new duplexes and apartment buildings are compatible with the single-family character of the neighborhood. Both of the parcels are in the R-4, Medium Density Multiple Family Residential zoning district, which allows duplexes and apartment buildings as a permitted use. 504½ East Elm Street is a single-family house (see Exhibit D for photographs). 506 East Elm Street is a five-unit apartment building (see Exhibit D for photographs).

On September 15, 2008, the City Council approved two ordinances regarding the 500 block of East Elm Street. The first ordinance amended the designations in the 2005 Comprehensive Plan future land use map for 502, 504, and 508 East Elm Street from “Central Business” to “Residential – Urbana Pattern” (Ordinance No. 2008-09-115). The second ordinance rezoned 502, 504, and 508 East Elm Street from R-5, Medium High Density Multiple-Family Residential, to R-3, Single-and Two-Family Residential (Ordinance No. 2008-09-116).

The proposed changes to Section XI-15.J.1.B are identified below (changes underlined, and highlighted on map). As part of this amendment, the map below has been revised to include the subject properties in the East Urbana Design Review District.

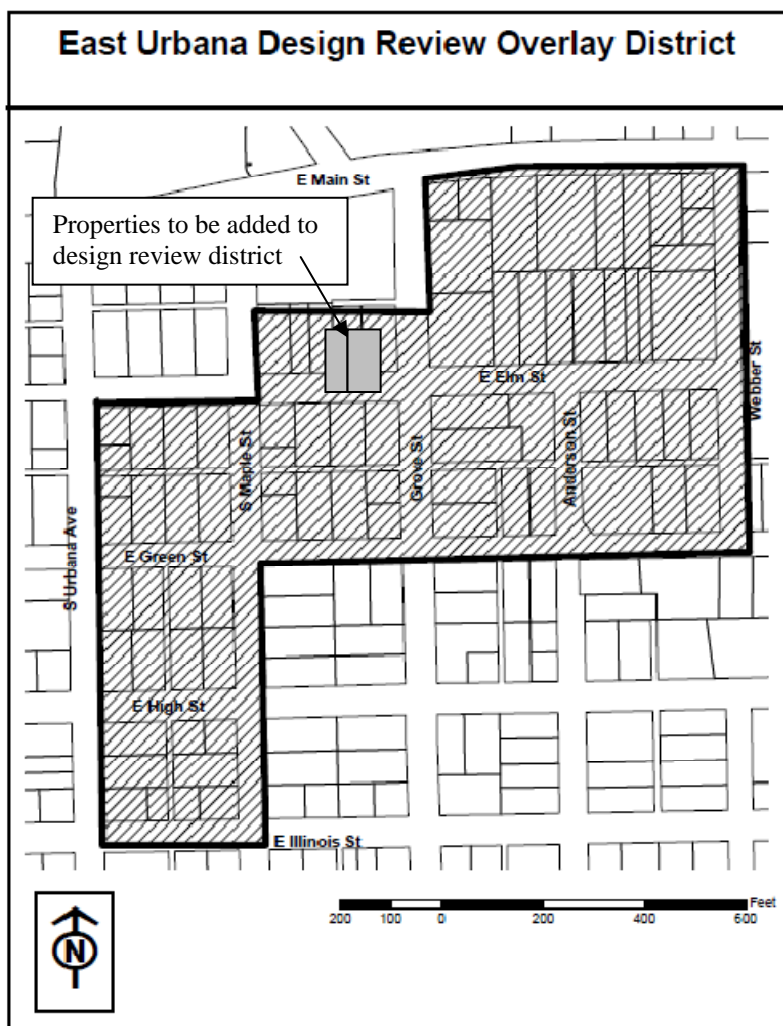
### *J. Design Review Overlay Districts and Adopted Design Guidelines*

1. Design review overlay districts with their associated design guidelines shall be adopted under separate ordinances. The City of Urbana’s Community Development Services Department shall make design guidelines available for public review and distribution. A design review overlay district shall be created by adopting a design guidelines manual for a specific geographic area.

“Adopted design guidelines” as referred to herein are the design guidelines associated with a design review overlay district, as adopted by ordinance.

The following, adopted under separate ordinances, are the design overlay districts in the City of Urbana and have adopted design guidelines manuals:

- A. *Lincoln-Busey Corridor Overlay District*. Bounded by Illinois Street to the north, Busey Avenue to the east, Pennsylvania Avenue to the south, and Lincoln Avenue to the west. The Lincoln-Busey Corridor Design Overlay District was created by Ordinance No. 2009-01-005. The Lincoln-Busey Corridor Design Guidelines were adopted, on January 20, 2009, under Ordinance No. 2009-01-004.
- B. *East Urbana Design Review Overlay District*. Generally bounded by South Urbana Avenue, East Elm Street, Grove Street, East Main Street, South Webber Street, East Green Street, South Maple Street, and East Illinois Street, as more particularly illustrated below. The East Urbana Design Review Overlay District was created by Ordinance No. 2010-06-044 and amended under Ordinance No. 2010-XX-XXX, and the East Urbana Design Guidelines were adopted under Ordinance No. 2010-06-045 and amended under Ordinance No. 2010-XX-XXX.



2. Any new design guidelines, as well as proposed amendments to adopted design guidelines, shall be considered by the Urbana Plan Commission in the form of a public hearing. The Plan Commission shall forward a recommendation on any proposed amendments to the Urbana City Council for final action.

## Summary of Findings

1. The Urbana City Council on April 11, 2005 adopted Ordinance No. 2005-03-050, the Urbana Comprehensive Plan, which plan identifies the Historic East Urbana Neighborhood as a sensitive area needing development protections.
2. The Historic East Urbana Neighborhood Association Neighborhood Plan, accepted by the Urbana City Council on January 8, 2007, identified incompatible redevelopment as an issue and includes as a goal developing design guidelines for new in-fill construction and remodeled structures within the Historic East Urbana.
3. On January 20, 2009, the Urbana City Council passed Ordinance No. 2009-01-005 to amend the Urbana Zoning Ordinance to enable design review and create the Design Review Board.
4. On June 7, 2010, the Urbana City Council passed Ordinance Nos. 2010-06-044 and 2010-06-045 to create a design review district in the northwest corner of the Historic East Urbana Neighborhood and adopt associated design guidelines.
5. On May 20, 2010, the Plan Commission voted six ayes and zero nays to request that the East Urbana Design Review District boundaries be amended to include 504½ and 506 East Elm Street.
6. The request to amend XI-15.J.1.B of the Urbana Zoning Ordinance to add 504½ and 506 E. Elm Street to the East Urbana Design Review District would follow up on a request from the Plan Commission and improve the district's boundaries.

## Options

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 2130-T-10, the Plan Commission may:

- a) Forward this case to the City Council with a recommendation for approval;
- b) Forward this case to the City Council with a recommendation for approval, as modified by specific changes; or
- c) Forward this case to the City Council with a recommendation for denial.

## 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 Urbana Plan Commission recommend **approval** of the proposed text amendment to the Zoning Ordinance, as presented herein.

Attachments:       Exhibit A: Location Map  
                          Exhibit B: Zoning Map  
                          Exhibit C: Future Land Use Map  
                          Exhibit D: Photos  
                          Exhibit E: Written Communications

Cc:                    Jason Knauff, 1306 Briarcliff Dr, Mahomet, IL 61853  
                          Ronald Hartke, 1906 Ridge Park Rd, Urbana, IL 61802

# Exhibit A: Location Map



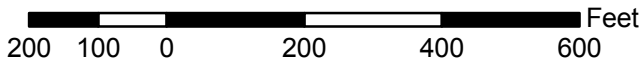
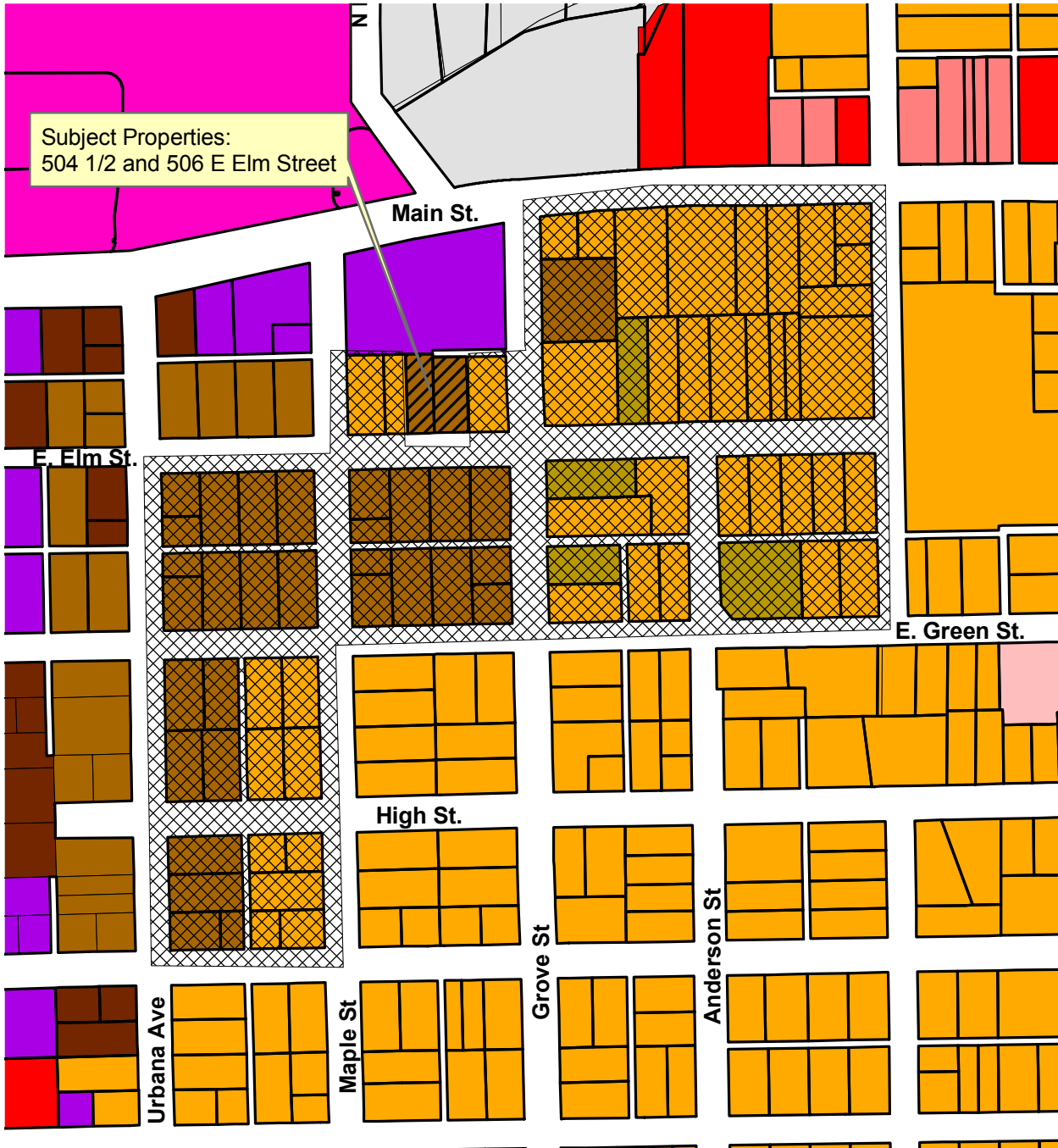
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Plan Case: 2130-T-10  
 Subject: An application to amend Section XI-15.J.1.B to add 504 1/2 and 506 E. Main St. to the East Urbana Design Review District  
 Location: 504 1/2 and 506 E. Main St  
 Petitioner: Urbana Zoning Administrator

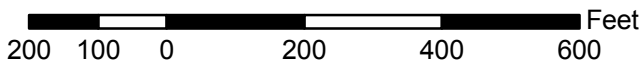
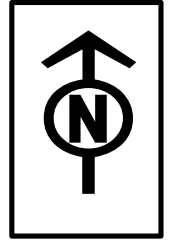
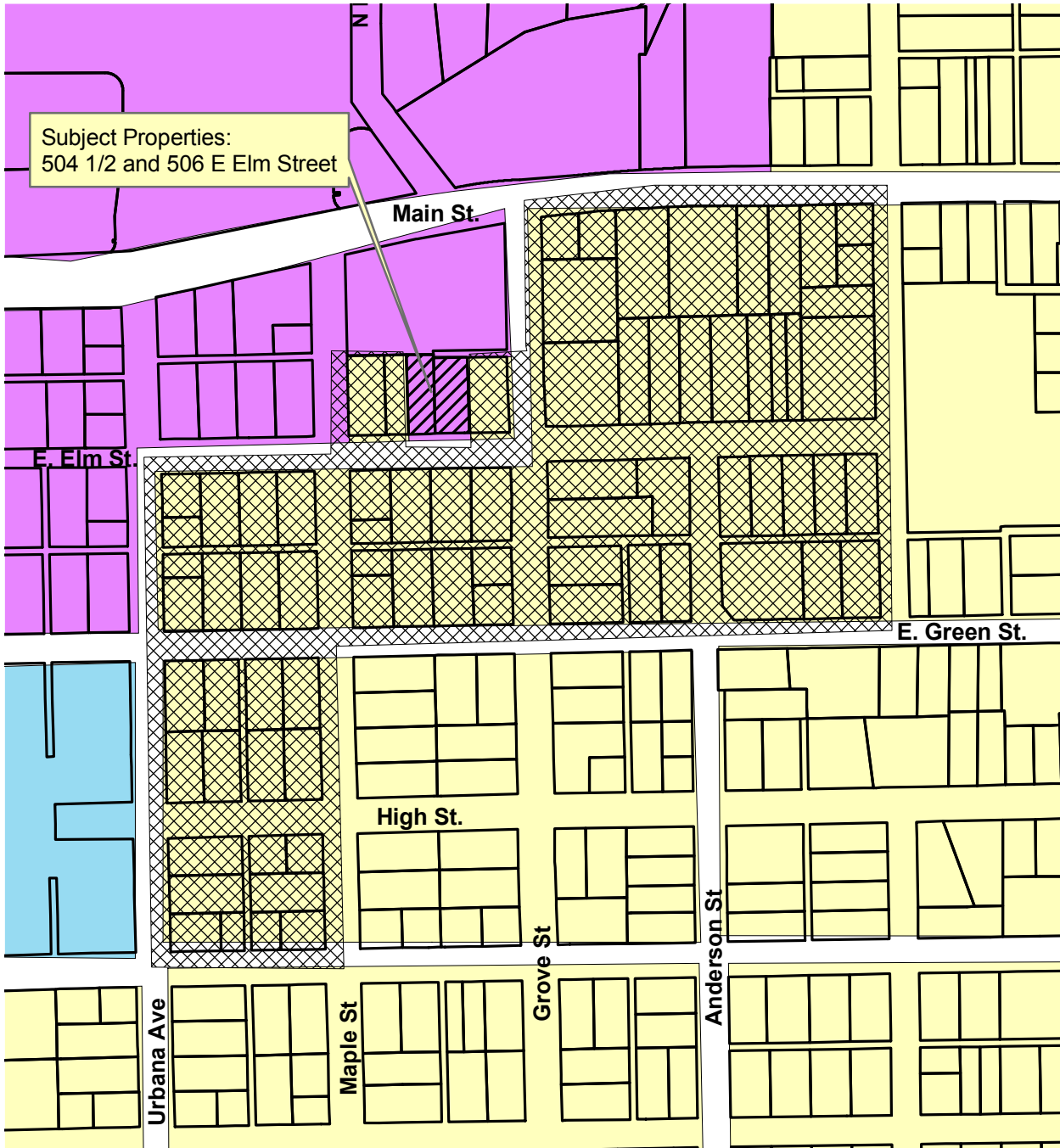
Subject Properties  
 Existing Design Review District

# Exhibit B: Zoning Map








- |                            |                                     |                                 |
|----------------------------|-------------------------------------|---------------------------------|
| R3-Single & Two Family Res | B3-General Business                 | Subject Properties              |
| R4-Med Density MF Res      | B4-Central Business                 | Existing Design Review District |
| R5-Med High Density MF Res | B4E-Central Business Expansion      |                                 |
| R6-High Density MF Res     | B2 - Neighborhood Business Arterial |                                 |

# Exhibit C: Future Land Use Map



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-  Subject Properties
-  Existing Design Review District
-  Residential
-  Central Business
-  Institutional



**Exhibit D: Site Photos**



Figure 1. 504½ East Elm Street



Figure 2. 506 East Elm Street – front façade



Figure 3. 506 East Elm Street – east elevation

Finley Comment on Plan Case No. 2130-T-10.txt

From: Jason R. Finley [jrfinley@uiuc.edu]

Sent: Wednesday, July 14, 2010 12:25 PM

To: Bird, Rebecca

Subject: Comment on Plan Case No. 2130-T-10

Hello,

I am writing to say that I SUPPORT adding 504.5 and 506 E Elm St to the East Urbana Design Review District, which I believe is important to preserving the character of the neighborhood.

Thank you,

Jason Finley

homeowner, 504 E Elm St.