



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Kevin Garcia, Planner II

DATE: May 15, 2015

SUBJECT: Plan Case 2256-PUD-15 & Plan Case 2257-PUD-15: 101 West Windsor Road, a request by Clark-Lindsey Village, Inc. for preliminary and final approval for a residential mixed use Planned Unit Development.

Introduction

Clark-Lindsey Village, Inc. has submitted an application for preliminary and final approval for a residential mixed use planned unit development (PUD). Application approval would allow construction of three one-story residential buildings, each with 12 assisted living units; an addition to the existing main building, which would include installation of an indoor pool; an addition to the existing building to increase the size of the Laing Dining Room; and an addition to the existing building to increase available office space. The applicant requests that two waivers be granted to allow a) narrower streets than are required, and b) parking in the required front yard setback.

The property, located at 101 West and 201 East Windsor Road, is just under 27 acres and is located on the southeast corner of Windsor Road and Race Street. The entire property is zoned R-3, Single- and Two-Family Residential and has been developed in accordance with previous PUD approvals in 1973 and 2013. Clark-Lindsey Village is a continuing care retirement community with independent living units, licensed sheltered care units, and a licensed skilled care nursing facility all on one campus, under single ownership and management. It was developed as a PUD with preliminary approval for the entire site in 1973 and final approval for the first phase in 1976. The first phase was built and opened in 1978. The second phase was approved in 2013 and has been partially constructed. Because approval of the preliminary PUD for this portion of the site has technically expired and the site plan has changed, both Preliminary and Final approvals are being requested at this time.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development. Although not explicitly stated by ordinance, review is typically processed in separate applications considered sequentially by the Plan Commission and City Council. In this case, the applicant is updating a recently approved Preliminary PUD, which established the overall design concept for the entire property. City staff believes that in this case considering the Preliminary and Final PUD applications concurrently is appropriate. The same process was followed in 2013 when Clark-

Lindsey Village sought, and was granted, concurrent approval of Preliminary and Final PUD applications to add townhomes to the northeastern portion of the site.

Background

Continuing Care Retirement Community Concept

Clark-Lindsey Retirement Village is a not-for-profit housing provider for the elderly, which follows the continuing care retirement community (CCRC) model. CCRCs offer a tiered approach to senior housing, also known as “aging in place”. When an individual joins a CCRC, they do not purchase or rent their housing, but instead hold membership in a campus of housing options based on the level of care necessary. For residents, this means that they can choose to live in independent units when less personal care is needed, but when assistance with everyday activities becomes necessary, they can transition into assisted living or nursing care facilities on the same campus.

Clark-Lindsey currently has approximately 250 residents in 132 independent living units (apartments), 19 licensed sheltered care (assisted living) beds, and 83 licensed skilled care (nursing) beds. Onsite amenities for residents include a restaurant-style dining room, recreation areas, an exercise room, a small grocery store, a beauty shop, a library, and a crafts room. Additional Clark-Lindsey Village services for residents include transportation to supermarkets and other destinations, as well as on-site banking services. Residents of the proposed residential units would have full access to Clark-Lindsey's existing amenities. For more information on Clark-Lindsey Retirement Village, please visit www.clark-lindsey.com.

Previous Approvals

Plan Case No. 914-PUD-73 (1973 Preliminary PUD approval)

This case was a preliminary PUD application. The preliminary development plan was approved by City Council on August 6, 1973 by Resolution No. 7374-R13. The preliminary plan included two phases. Phase I is located on what is now Lot 1 and was built in the late 1970s with minor deviations from the original plan. Phase II is located on what is now Lot 2 and consisted of 84 townhouse units. See Exhibit I for a copy of the 1973 preliminary site plan. The current application would develop the southwestern portion of Phase II/Lot 2 and add additions to Phase I/Lot 1 buildings.

Plan Case No. 959-PUD-75 (1976 Final PUD approval, Phase I)

This case consisted of an annexation, a rezoning, and a final development plan for Phase I. Ordinance Nos. 7677-57, 7677-58, and 7677-59 were approved on December 6, 1976. The final development plan for Phase I was amended twice. The first amendment reduced the number of required parking spaces to allow for the addition of carports. The second amendment allowed a temporary structure, which had been used as a model unit, to be converted into a maintenance office and equipment storage building.

Plan Case No. 1252-PUD-87 (1987 Amendment to Final PUD approval, Phase I)

This case was a further amendment to the final development plan for Phase I and allowed for the expansion and renovation of the healthcare center. The amendment allowed 12 new sheltered care (assisted living) beds and 4 new skilled care (nursing) beds. The renovation converted

double rooms to private rooms and added a physical therapy room, an arts & crafts room, a laundry room, and a nurses' lounge. It was approved by Ordinance No. 8687-96 on June 15, 1987.

According to a memorandum to the Plan Commission dated May 15, 1987 regarding Plan Case No. 1252-PUD-87, the preliminary plan approval for Phase II had lapsed by that time and further development would require both preliminary and final plan approval. The proposal in the current application is to develop a portion of the original Phase II plan, with some changes to the layout of the buildings and the street, and to incorporate a different style of residential building than in the original plan.

Plan Case Nos. 2202-PUD-13 & 2203-PUD-13 (Preliminary and Final PUD approval, Phase II) These cases made changes to the final development plan to allow development on a portion of Phase II with changes to the layout of buildings and streets. The development added 80 townhome units for independent living accommodations to the northeastern corner of the property. The Preliminary and Final PUDs were considered concurrently and were approved by Ordinance Nos. 2013-03-023 and 2013-03-024, respectively, on March 18, 2013.

Comparison with Previous Approvals

The current proposal is similar to the preliminary development plan approved in 1973, which included townhouse units in the southwest corner of the property where the three one-story residential buildings are proposed to be built. The proposed buildings would provide assisted living accommodations for up to 12 individuals per house, and are a contemporary senior housing that would provide care in a more "home-like" setting than traditional nursing home facilities offer. In the original (1973), subsequent (2013), and current proposals, the housing would be accessed via a private, internal street. The street layout in the 2013 and current proposals differ slightly from the original in that the street will connect more directly to Race Street in the two recent proposals. (See Exhibit F for current proposed site plan, Exhibit K for the 2013 approved site plan, and Exhibit I for the 1973 preliminary site plan.)

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The Clark-Lindsey Village property has frontage on both Windsor Road and Race Street. Meadowbrook Park borders the property to the south and east. To the north across Windsor Road is the Stone Creek Church and a neighborhood with mostly single-family residences. The Urbana corporate limits run along the west side of Race Street adjacent to the property. The parcel on the west of Race Street is owned by the University of Illinois and is used for agricultural purposes.

The following table is a summary of zoning and land uses for the subject site and surrounding property. Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future
Site	R-3, Single & Two-Family Residential	Mixed Use Residential Planned Unit Development	Residential – Multi-Family
North	R-2, Single-Family Residential R-3, Single & Two-Family Residential	Church Single-Family Dwellings	Residential – Suburban Pattern
South	CRE, Conservation-Recreation-Education	Public Park	Parks
East	CRE, Conservation-Recreation-Education	Public Park	Parks
West	Champaign County AG-2, Agriculture	Agriculture	Institutional - University Natural Resource

Comprehensive Plan

The Comprehensive Plan designations for the site and the surrounding properties are consistent with the zoning and land use in this area. The site is designated as “Residential - Multi-Family”, defined as follows:

Multi-Family residential is for areas planned primarily for apartment complexes and other multi-family buildings. Located close to major centers of activity such as business centers, downtown, and campus. May include supporting business services for convenience needs of the residents. Multi-family residential areas should allow for a density buffer when transitioning to a lower-density residential area. These areas should incorporate provisions for transit service and pedestrian access.

Future Land Use Map #14 in the Comprehensive Plan includes notation that identifies the site as Clark-Lindsey Village.

The following Comprehensive Plan Goals and Objectives support the proposed residential mixed use planned unit development:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Goal 20.0 Encourage the development of new “planned neighborhoods.”

Objectives

- 20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.
- 20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.
- 20.3 Promote compact and contiguous development of new neighborhoods along the High Cross Road, Windsor Road, and East Airport Road corridors.

Goal 29.0 Develop a focused approach to economic development.

Objectives

- 29.1 Encourage supportive services and amenities that will benefit a strong civic, financial, and professional business base in Urbana.
- 29.2 Strengthen Urbana’s standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector.

Goal 31.0 Retain and expand existing businesses and industries.

Discussion

The proposed PUD includes the construction of:

- 1) Three one-story buildings, each for 12 older adults needing assisted living or skilled nursing services. Two buildings would be constructed from 2015-2017, with the third constructed from 2017-2020;
- 2) An addition to the main building, including construction of an indoor pool (2015-2017);

- 3) An addition to the existing building to increase the size of the existing Laing Dining Room (2017-2020); and
- 4) An addition to the existing building to increase available office space (2017-2020).

The housing exteriors would have fiber cement siding, asphalt shingles for the roofing material, and exterior brick chimneys. They would also contain enclosed, screened porches. Elevations are included in the application (Exhibit D/E).

Automobile access to the site would use existing connections to Windsor Road and Race Street, with one new connection to Race Street at the southwestern portion of the property. The new connection would generally conform to the approved general site plan that was adopted as part of the PUD in 2013 (see Exhibit K). This new private road would eventually extend northeast to link up with Berns Drive, which was constructed to serve the townhomes approved in 2013 in the northeast corner of the property. The road would then provide internal access across the property.

The site plan that was initially submitted with the application (Exhibit D/E) differ slightly from the amended site plan now under consideration. In an effort to preserve existing trees that the residents have deemed extremely important, to calm vehicular traffic, and to make the area safer and more pleasant for pedestrians, the initial site plan proposed the private street to be 21 feet wide, with travel lanes between nine and ten feet wide. The Urbana Subdivision and Land Development Code requires that private roads with no on-street parking be at least 26 feet wide. The Public Works and Fire Departments expressed engineering and emergency access concerns about allowing a private road of only 21 feet wide. After meeting with City staff to discuss the proposed site plan and the concerns about the road width, the applicant's architect submitted revised plans, which include a 25 foot wide road. The City Engineer and the Fire Department have reviewed the updated plans for the proposed private street and have indicated that they would support granting a waiver to allow a 25 foot wide road.¹

Waivers Requested and Staff Analysis

The applicant requests two waivers in this case:

1. *Street Width Waiver*

The *Urbana Subdivision and Development Code* requires that private streets with no on-street parking be at least 26 feet wide. The initial site plans indicated that the private street would be 21 feet wide, to better preserve old, large trees on the site, to calm traffic, and to generally create a more pedestrian-friendly and safer walking environment. After consulting with City staff and addressing concerns of the Public Works and Fire Departments, the applicant has updated the proposed site plans to widen the street to 25 feet wide. Twenty-five feet is still narrower than required, so a waiver of the street width requirement is needed. The City has approved 25-foot wide private streets for other subdivisions in the past. City staff supports the granting of this waiver.

2. *Parking in a Required Yard Waiver*

In the R-3 zoning district, parking in a required front yard is prohibited. The applicant requests a

¹ Road dimensions are back-of-curb to back-of-curb. The drivable part of the roadway would be roughly one foot less than the dimensions reported (e.g. a 21 foot wide road would have 20 feet of drivable pavement).

waiver to allow parking in the required front yard. The applicant has agreed to install a landscape buffer to screen the parking from Race Street if the waiver is granted. According to the Urbana Zoning Ordinance², where parking in a required yard is permitted, the parking must be at least three feet from the property line if screening is required. The site plans indicate that the minimum distance the parking lot would be from the property line is 3 feet, 3 inches, which would exceed the 3 foot minimum to install required screening. The parking would also match the existing parking lot to the north adjacent to Race Street and would provide access to the new residences for visitors and staff. City staff is therefore supportive of the waiver request, as long as landscaping is installed to screen the parking lot from Race Street.

PUD Ordinance Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUD's are to be reviewed for their consistency with the above general goals. The proposed expansion of the Clark-Lindsey Village PUD is consistent with goals 1, 2, 3, 5, 6, 8, and 9. The proposed PUD is a high quality residential mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. In particular, the extensive landscaping on the site will complement the landscaping at the adjacent Meadowbrook Park. The proposed development is also responsive to goals in the Comprehensive Plan as listed above.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as "a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses". Planned unit developments can be residential, commercial, mixed use, or industrial. Clark-Lindsey Village is an existing residential mixed use PUD. The current application will allow a further phase in the development of Clark-Lindsey Village. To be considered as a PUD,

² Section VIII-4.G

the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 26.89 acres and therefore meets the lot size criterion. The proposed PUD also meets the criteria listed below as defined by the Urbana Zoning Ordinance. Following each criterion is an analysis by City staff (*provided in italics*).

- a) Mixed Use – Either in the same building or with a “campus” layout, provide for a mixture of single-family, two-family, multi-family, commercial, office and/or recreational uses.

The existing Clark-Lindsey Village PUD offers a mixture of housing types, including independent living apartments, townhomes, and assisted living and nursing care facilities. The proposed expansion will add an additional housing type to those already offered – “Green Houses”³, assisted living units that provide elder care in a “home-like” setting. The different housing types are in a “campus” setting, with a range of residential, recreational, and low-intensity retail and personal services provided for the use of all residents. The continuing care retirement community model followed by the not-for-profit agency works on a membership basis, rather than fee simple ownership or tenancy. This model dictates that Clark-Lindsey Village be operated as a campus with multiple buildings on single lots and a variety of complementary uses on one property.

- b) Conservation – Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.

The property borders Meadowbrook Park and is landscaped such that it can be seen as a visual extension of the park for use by its residents. The grounds are impressively landscaped and include professionally designed gardens, focal points, and mature trees signed with botanical identification markers. This phase will preserve the landscaped areas surrounding the existing buildings.

- c) Infill - Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration and road access.

The proposal will allow for development within an urban area that is currently undeveloped. The proposed PUD provides for a development plan that is consistent with the surrounding neighborhood and will provide 36 new housing units for the community.

- d) Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

The existing PUD provides a unique residential development for seniors, allowing them to

³ “Green House” is a term for a new type of assisted living facility designed by the Green House Project. In this context it does not refer to a building used to grow plants or a building designed to be “green”, i.e. environmentally-friendly. For more information, please visit <http://www.thegreenhouseproject.org/>.

“age in place”. If the proposal is approved, Clark-Lindsey Village will be able to offer residents more assisted living options in a more “home-like” setting. All residents have access to shared recreational facilities and landscaped open space. A network of sidewalks provides additional recreational opportunities.

Permitted Uses

The proposed PUD is considered a residential mixed use PUD consisting of a mixture of residential types. Per the Urbana Zoning Ordinance, all of these residence types are permitted uses in a residential PUD.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. The applicant requests a waiver of the minimum street width requirements for the private street that will be built on the property. The waiver would help minimize the impact of the development on several important trees on the site. The minimum allowable width for a private street is 26 feet wide, according to the Urbana Subdivision and Land Development Code. The applicant requests that they be allowed to construct a private street that is 25 feet wide.

The applicant also requests a waiver to construct a parking lot in the required front yard. The lot will provide parking adjacent to the assisted living homes and be screened from Race Street through the use of shrubs.

The subject site is in the R-3 zoning district. The maximum allowable building height for R-3 is 35 feet. The proposed residential buildings would have a maximum height of less than 23 feet. The maximum floor area ratio (FAR) allowed is 0.40. The existing FAR is approximately 0.29. With the expansion proposed in this application, the FAR would be approximately 0.35. The minimum open space ratio (OSR) allowed is 0.40. The existing OSR is approximately 0.71. With the expansion proposed in this application, the OSR would be approximately 0.65. The proposed site plans meets all minimum setback requirements.

Criteria for Approval

According to Section XIII-3 of the Urbana Zoning Ordinance, the Plan Commission shall determine whether reasons outlined in the submitted application and the evidence presented during the public hearing, justify approval based on the following criteria. (Please see Exhibits D and E for the petitioner’s specific response to each question.)

1. *That the proposed development is conducive to the public convenience at that location.*

The proposed development would be an expansion of the existing Clark-Lindsey Village, a continuing care retirement community (CCRC). When Clark-Lindsey Village was first conceived in the early 1970s, it was always intended that the community would expand at a later time. The preliminary PUD application was approved with a site plan that included construction of townhouses similar to those proposed in this application. Although the approval has since lapsed, the current application reflects the next phase in Clark-Lindsey Village’s original plan. The proposal is conducive to the public convenience at this location as it will expand the housing types Clark-Lindsey is able to offer the community and will take advantage of all of the existing

amenities.

2. *That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.*

The proposed development is an expansion of an existing CCRC. The existing buildings were designed and located with additional expansion in mind. The subject property is adjacent to Meadowbrook Park to the east. The proposed development is designed to have a minimal impact on the neighboring park by having one-story buildings on the southwestern portion of the site. The proposed development will not be injurious or detrimental to the surrounding area or to the public welfare. The proposed PUD, if approved, will have to meet City regulations regarding lighting, stormwater management, and traffic design and flow, except in cases where a waiver has been approved.

3. *That the proposed development is consistent with goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and polices.*

The proposed PUD is responsive to the following goals of the 2005 Urbana Comprehensive Plan:

- Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.
- Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.
- Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.
- Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- Goal 18.0 Promote infill development.
- Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
- Goal 20.0 Encourage the development of new “planned neighborhoods.”
- Goal 29.0 Develop a focused approach to economic development.
- Goal 31.0 Retain and expand existing businesses and industries.

4. *That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

The proposed expansion to the Clark-Lindsey Village PUD is consistent with goals 1, 2, 3, 5, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance. The proposed PUD is a high quality residential mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. In particular, the extensive landscaping on the site will complement the landscaping at the adjacent Meadowbrook Park.

5. *That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

The following design features have been incorporated into the Final Development Plan:

Transition Area – the proposed buildings would be located on the eastern portion of the site and adjacent to Meadowbrook Park. The buildings would be one-story in height to maximize compatibility with the adjacent property. The private street would be located to the west of the buildings to locate it in such a way as to have a minimal impact on the adjacent park.

Lighting – the plans specify lighting that will be focused downwards.

Street Lighting – street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – Clark-Lindsey Village has three existing full access points—one on Windsor Road and two on Race Street. The new residences will be accessed from a new drive that will be built on Race Street. The access drive was included in the plans already approved in Plan Cases 2202-PUD-13 and 2203-PUD-13. The drive will be privately-owned.

Internal Connectivity – the proposed residences would tie into an already-extensive pedestrian network on the Clark-Lindsey campus. New sidewalks would be installed to the west and north of the new buildings, with three crosswalks connecting to the facilities to the north. The new sidewalks will enhance recreational opportunities on the site by connecting to Meadowbrook Park to the south and to existing walking paths to the east, which also connect to Meadowbrook Park. The new private road will eventually connect to the new townhouse development to the northeast.

Landscape Identity – the landscaping at Clark-Lindsey Village is compatible with neighboring Meadowbrook Park. The plans include additional landscaping which will enhance Clark-Lindsey Village and the surrounding area.

Tree Preservation – the proposal has made every attempt to preserve existing trees and landscaping where possible. One of the major reasons that the initial proposal called for a narrow private street was to maximize tree preservation.

Parking – Parking will be screened from Race Street by a landscaped hedge (see Exhibit G).

Street Trees – the plan preserves existing street trees where possible and includes street trees along the new private street.

Open Space Provision – the plan includes new landscaped open spaces and retaining existing open spaces.

Passive & Active Recreation – Clark-Lindsey Village currently provides extensive opportunities for both passive and active recreation, and the proposal will increase active recreation by installing an indoor swimming pool.

Architectural Design – the residential buildings are modern designs using traditional materials.

Summary of Staff Findings

1. Clark-Lindsey Village, Inc. has submitted a preliminary and a final development plan for the proposed expansion to the Clark-Lindsey Village PUD for 101 West Windsor Road. The proposed development allows for 3 residences, an addition to the existing main building to include installation of an indoor pool, an addition to an existing building to increase the size of the Laing Dining Room, and an addition to increase available office space in an existing building. A private street to access the residences will also be built, which will be accessed from Race Street. In later phases of development, the private street will extend to the northeastern portion of the site.
2. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets at least three of the four criteria outlined in Section XIII-3.D.
3. The proposed development is consistent with the general goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
4. The application is consistent with the goals, objectives, and future land use in the 2005 Comprehensive Plan.
5. The proposed Final Development Plan, as amended by the site plan in Exhibit F, includes a waiver request to allow a private street that is 25 feet wide, which is narrower than the minimum allowable street width of 26 feet wide as established in the Urbana Subdivision and Land Development Code.
6. The proposed Final Development Plan, as amended by the site plan in Exhibit F, includes a waiver request to allow off street parking to encroach into a required front yard in the R-3 zoning district.
7. The proposed preliminary and final development plans incorporate the following recommended design features: transition area, lighting, access, internal connectivity, parking, landscape identity, tree preservation, street trees, open space, passive & active recreational facilities, and architectural design.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2256-PUD-15:

1. Recommend approval of the Preliminary Development Plan dated 4/27/15 as submitted; or
2. Recommend approval of the Preliminary Development Plan dated 4/27/15, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan dated 4/27/15 as submitted.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2257-PUD-15:

1. Recommend approval of the Final Development Plan dated 4/27/15 as submitted; or
2. Recommend approval of the Final Development Plan dated 4/27/15, including any conditions; or
3. Recommend disapproval of the Final Development Plan dated 4/27/15 as submitted.

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 the Plan Commission forward Plan Case Nos. 2256-PUD-15 & 2257-PUD-15 to the City Council with a recommendation for **APPROVAL** with the following condition:

1. That construction be in general conformance with the site plan dated 05/15/2015 as attached in Exhibit E.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: PUD Preliminary Plan Application
Exhibit E: PUD Final Plan Application
Exhibit F: Updated Site Plan (5/15/2015)
Exhibit G: Landscape Plan
Exhibit H: Pedestrian Plan
Exhibit I: Preliminary PUD Application site plan, approved 1973
Exhibit J: Phase I Final Development Plan site plan, 1976
Exhibit K: Phase II Final Development Plan site plan, 2013

cc: Ramu Ramachandran
Debra Reardanz