

RESOLUTION NO. 9192-R31

**A RESOLUTION DIRECTING THE ZONING ADMINISTRATOR
TO FILE A REQUEST FOR A TEXT AMENDMENT CREATING
A DOWNTOWN EXPANSION ZONING DISTRICT**

WHEREAS, it is a goal of the City of Urbana to encourage further development and redevelopment in Downtown Urbana pursuant to existing plans and programs established to promote development and redevelopment; and

WHEREAS, it is necessary to promote spin-off development from the new Federal District Court Facility in order to recover the City's investment in this project; and

WHEREAS, the B-4 (General Business) Zoning District assumes the City will provide a 100% parking subsidy; and

WHEREAS, the City has found that a 100% parking subsidy by right in Downtown Urbana via the B-4 Zoning District may no longer be necessary to promote redevelopment and that this policy is due for revision based on long-term financial considerations and land use implications; and

WHEREAS, the B-4 (General Business) Zoning District does not require setbacks for structures, signs or parking spaces; and does not require landscaped open spaces in new development; and

WHEREAS, the City has found that the lack of required setbacks and landscaped open space in the B-4 Zoning District may no longer be appropriate for new development and redevelopment in the Downtown fringe area; and

WHEREAS, development and redevelopment in the Downtown fringe area requires a greater emphasis on compatibility with surrounding land uses and neighborhoods than does Downtown core development; and

WHEREAS, the economics of Downtown redevelopment and the principles of land preservation through compact high-density development are not recognized in the more "suburban" requirements of the B-3 (General Business) Zoning District; and

WHEREAS, areas in Downtown Urbana that are now zoned B-4 in the Downtown core are appropriately zoned and should not be rezoned until after a comprehensive study is completed; and

WHEREAS, signage in Downtown fringe developments should not be at a competitive disadvantage with other B-4 developments; and

WHEREAS, the existing B-4 Zoning District may no longer be appropriate in portions of the Downtown fringe area to encourage and require compatible and appropriate new development;

NOW, THEREFORE, THE URBANA CITY COUNCIL DOES HEREBY RESOLVE TO DIRECT THE FOLLOWING:

Section 1. The Zoning Administrator shall file a request with the Urbana Plan Commission for an amendment to the text of the Urbana Zoning Ordinance to create a new zoning district which, in recognition of the statements above, provides for the following development regulations:

1. A parking requirement less than that required in the B-3 Zoning District but larger than that required in the B-4 Zoning District.
2. A minimum of 5 feet of landscaped front yard setback for both structures and parking spaces.
3. Signage restrictions similar to the B-4 Zoning District.
4. The same land uses allowed in the B-4 Zoning District.

Section 2. After the new zoning district has been adopted by the Urbana City Council following the necessary public hearings, review and recommendation by the Urbana Plan Commission and staff, the Zoning Administrator shall file a request with the Urbana Plan Commission for an amendment to the Official Zoning Map involving the Champion Federal property that was "conditionally" rezoned in Ordinance No. 8990-10 to rezone said property from the current B-4 zoning to the new zoning district.

PASSED by the City Council this 20th day of April, 1992.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 25th day of April, 1992.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

(ccB3-5.res)