



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Lorrie Pearson, AICP Director, Community Development Services Department
Kevin Garcia, AICP, Planner II

DATE: November 7, 2019

SUBJECT: **An Ordinance Approving the Extension of Final Plat Approval
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

Background

Trinitas Development, LLC request a one-year extension to record the Union Gardens Subdivision Final Plat, which was originally approved by City Council on February 4, 2019 (Ord. No. 2019-02-013). City Council granted a 180-day extension to the original recording deadline to Trinitas on August 5, 2019 (Ord. No. 2019-08-042), which will expire on February 1, 2020.¹ Trinitas cannot record the plat until they close on the property, but they do not want to close on the property before February 2020 since they will not be able to begin construction at that time. They therefore request an extension to provide additional time to close on the property and record the plat closer to their expected start date for construction.

Discussion

To meet the current deadline to record the plat, Trinitas would need to close on the property before February. They would like additional time to record the plat for two reasons. One reason is that they do not want to take possession of the property (and record the plat) during the wintertime, because they will not be able to begin construction until the spring, when the weather is better. If they close on the property in January, they would be paying for the land for several months before they are able to do anything with it. A second reason for the extension request is that there are several other large residential projects in Champaign-Urbana that Trinitas and their investors are tracking. They believe that the other projects will be fully leased and that there will still be high demand for the planned Union Gardens development, but an extension will give them additional time to analyze the housing market and will provide them with more certainty that the demand is there for their product before they close on the property, record the plat, and start construction.

Staff does not see any drawbacks to granting the request for an extension. The additional time will provide greater assurance to the developer that there is a demand for the project, which in turn is better for Urbana. Since Union Gardens will not be built until springtime at the earliest, there is no harm in allowing more time to record the plat.

¹ February 1, 2020 is a Saturday, so the last date the plat could be recorded is January 31, 2020.

If the extension is not granted, Trinitas would be required to resubmit the Union Gardens Final Plat to proceed with the project. Processing the new plat application would require staff and outside agency review, followed by reconsideration by City Council.

Options

City Council has the following options:

- a. Approve the ordinance, approving the requested one year extension of the final plat; or
- b. Deny the ordinance, denying the requested one year extension of the final plat.

Recommendation

Staff recommends that City Council **APPROVE** a one-year extension of the final plat approval for the Union Gardens Subdivision.

Attachments: Exhibit A: Request for Extension
 Exhibit B: Location Map

cc: Kimberly Hansen, Trinitas Development LLC

ORDINANCE NO. 2019-11-065

**AN ORDINANCE APPROVING THE EXTENSION OF FINAL PLAT APPROVAL
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

WHEREAS, On February 4, 2019, the Urbana City Council approved the Final Plat for the Union Gardens Subdivision in Plan Case 2364-S-18 under Ordinance No. 2019-02-013; and,

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and,

WHEREAS, Ordinance No. 2019-02-013 was approved February 4, 2019, and signed by the Mayor on February 5, 2019; and,

WHEREAS, Ordinance No. 2019-08-042 was approved August 5, 2019, and signed by the Mayor on August 7, 2019, extending the original recording period an additional 180 days; and,

WHEREAS, the final plat for Union Gardens Subdivision has not yet been recorded with the Champaign County Recorder; and,

WHEREAS, a one-year extension of the approval for the Union Gardens Subdivision Final Plat as approved in Ordinance No. 2019-02-013, and extended in Ordinance No. 2019-08-042, has been requested.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1. Final Plat approval for the Union Gardens Subdivision, approved under Ordinance No. 2019-02-013, and extended an additional 180 days under Ordinance No. 2019-08-042, is hereby extended for an additional one-year period commencing from the expiration of the extended approval period granted by Ordinance No. 2019-08-042.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the “ayes” and “nays” being called at a regular meeting of said Council.

PASSED BY THE CITY COUNCIL this ___ day of _____, _____.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ___ day of _____, _____.

Diane Wolfe Marlin, Mayor



TRINITAS

October 15, 2019

Lorrie Pearson
City of Urbana
400 S Vine Street
Urbana, IL 61801

Dear Ms. Pearson:

Trinitas would like to request an additional 1-year extension to the extension to record the Union Gardens Final Plat, which was approved by the City of Urbana City Council on August 5, 2019. This will extend the recording deadline from January 31, 2020 to January 31, 2021. The additional extension will allow Trinitas to close on the property, record the plat, and begin construction when weather allows.

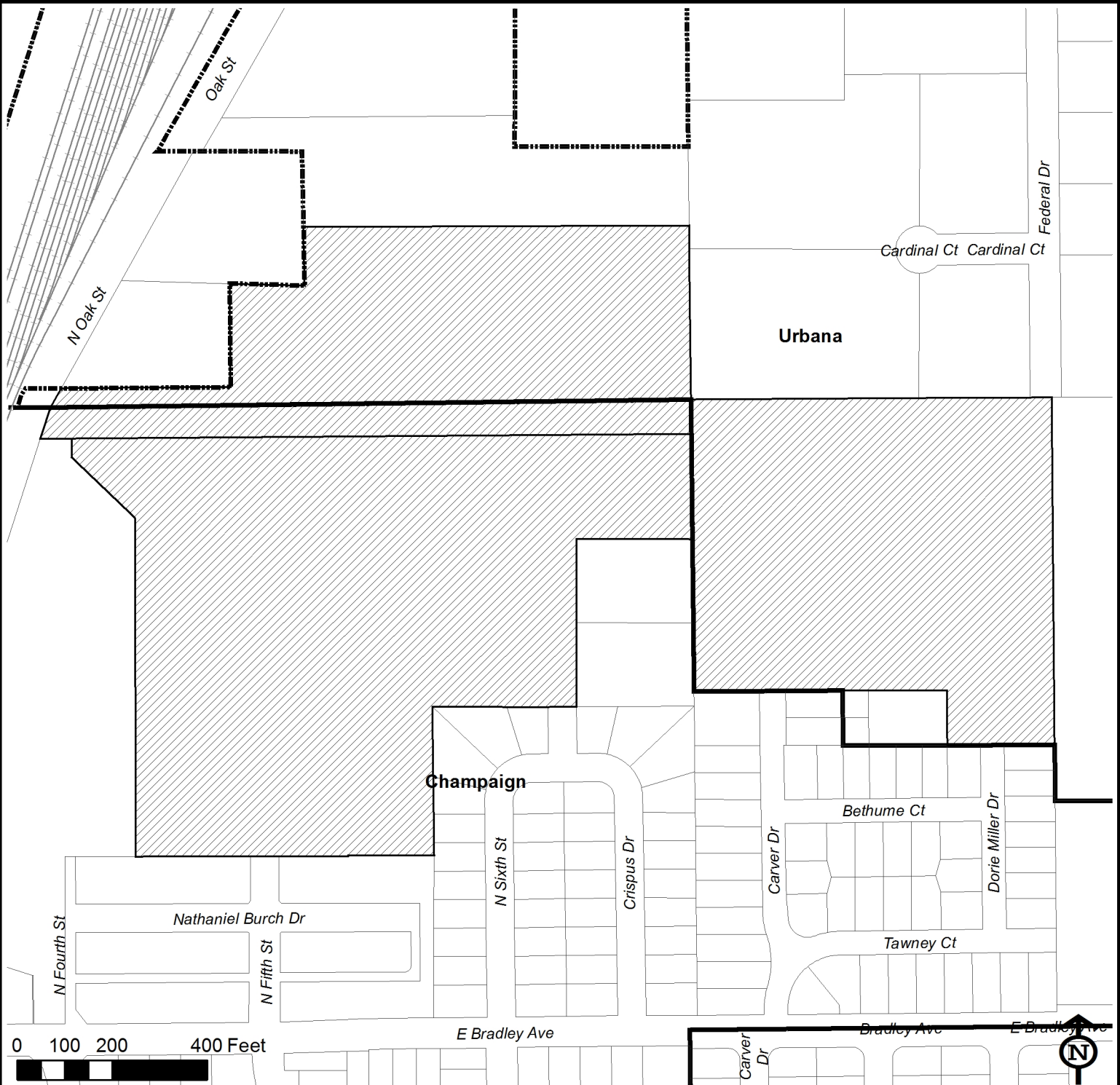
If you need any additional information regarding this request, please contact me at khansen@trinitas.ventures.

Sincerely,


Kimberly L. Hansen

Kimberly L. Hansen
Manager, Design & Development
Trinitas Ventures

Exhibit B - Location Map



Subject: Final Plat Extension Request
Address: North of Carver Drive, East of Oak Street
Petitioner: Trinitas Development LLC

 Subject Property