BLOOMINGTON PLAT COMMITEEE **CASE #: DP-01-23**
STAFF REPORT **DATE: March 6, 2023**
Location: 1841 W. Ezekiel Drive

PETITIONER: Regency Consolidated Residential, LLC
2417 Fields Drive, Champaign, IL

CONSULTANT: Smith Design Group
1467 W Arlington Drive, Bloomington

REQUEST: The petitioner is requesting secondary plat amendment of Summit Woods Phase 3 to change the street name of S. Ezekiel Drive to S. Breaking A Way.

CHANGES SINCE FIRST HEARING: At the first hearing the Plat Committee pointed out several items on the proposed plat that needed to be adjusted prior to recommending approval. These included additional drainage easements, adding the Parks Department as an owner on the owner certification, adjusting the street directional shown on the new street name, and adjustment of the width of the access easement through the site. All of those changes have been incorporated on the revised plat.

REPORT: The property is located at 1841 W. Ezekiel Drive and is within the Sudbury Planned Unit Development. Surrounding zoning includes Residential Medium Lot (R2) to the west, the Woolery Planned Unit Development to the south, and other properties within the Sudbury PUD to the north. This property is located on Parcel O of the Sudbury PUD.

The Plan Commission approved a final plan (PUD-21-19) to develop the site with 130 multi-family dwelling units. A final plat (DP-33-19) was approved for Phase 3 of the development for a two lot subdivision to plat and create this parcel. With that plat, the right-of-way for the north/south extension of Ezekiel Drive was platted and the street name for that section was approved. Previous sections of Ezekiel Drive to the east were platted with previous phases of development within Parcel O. This section of Ezekiel Drive stubs into Parcel N of the Sudbury PUD to the north and would be extended when the adjacent parcel develops.

The petitioner is requesting to amend the approved secondary plat for Phase 3 to change the street name of S. Ezekiel Drive to S. Breaking A Way. There is an easement, which functions as a private road, through the multi-family development that is named Breaking A Way for addressing purposes. That easement also connects to a private drive through Woolery PUD that is also named Breaking A Way. This name change would allow this section of road to carry north the same name used to the south. There are no addresses or buildings that have been addressed off of the section of road proposed to be renamed.

SECONDARY PLAT REVIEW: The Plat Committee shall review the secondary plat petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

i. Compliance with this UDO

ii. Compliance with Other Applicable Regulations
iii. Compliance with Utility, Service, and Improvement Standards
iv. Compliance with Prior Approvals

PROPOSED FINDING: The petition meets all of the requirements and standards of the UDO and the approved primary plat. The only change to the existing secondary plat would be the name of the street segment. This plat meets all of the requirements of the UDO, no variances or waivers are required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. There are not any prior approvals that would prevent this name change.

CONCLUSION: This proposal would only change the name of the platted street, no other changes to any of the lots or improvements within the right-of-way are proposed or approved. The proposed name change would create a uniform street name for the vehicular access as it moves north from the Woolery Development to the south and extends through this site.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve plat amendment of DP-01-23 with the following conditions:

1. This amendment approves the name change for the section of roadway indicated in the packet from S. Ezekiel Drive to S. Breaking A Way. No other changes to the approved final plan or public improvements are requested or approved.