

• **URBANA CORRIDOR DEVELOPMENT STANDARDS** •
CITY OF URBANA • PREPARED BY MSI • ADOPTED JUNE, 30 2005

1

2

3

(

(

(

**URBANA CORRIDOR DEVELOPMENT STANDARDS
CITY OF URBANA, OHIO**

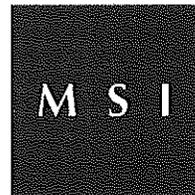
Adopted pursuant to Ordinance No. 4200 to create the Urbana Corridor Overlay and adopt the Urbana Design Standards, as passed by the Council of the City of Urbana at its meeting held June 30, 2005. Approved by the Mayor on June 30, 2005, and effective July 30, 2005.

CITY OF URBANA
Roberta Moore, Mayor

DIRECTOR OF ADMINISTRATION
Patricia Richards

ZONING INSPECTOR
Ken Watkins

Prepared By:
Myers-Schmalenberger, MSI
462 South Ludlow Alley
Columbus, Ohio 43215
p: (614) 621-2796
f: (614) 621-3604



ACKNOWLEDGEMENTS:

Corridor Design Standards

Steering Committee:

Martin Reich

Bill Bean

David Richards

William Edwards

Matt Humble

Pat Richards

Roberta Moore

Ken Watkins

Mike Heintz

Urbana City Officials:

Roberta Moore, Mayor

Pat Richards, Director of Administration

Ken Watkins, Zoning Inspector

Mike Heintz, City Engineer

John Miller, Asst. City Engineer

Urbana City Council:

Earl Evans

Dave Swihart

Al Evans

Steve Moore

Ruth Zerkle

Robert Thorpe

Marty Hess

Larry Lokai

Urbana Planning Commission:

Martin Reich

Bill Bean

David Richards

William Edwards

Matt Humble

Pat Richards

Roberta Moore

MSI Staff:

Keith Myers, Principle

Chris Hermann, Director of Planning

Matthew Hansen, Planner

Erin Prosser, Planner

Aron Fraizer, Planner

Chris Kimbrell, Landscape Architect

Benjamin McCoy, Landscape Architect

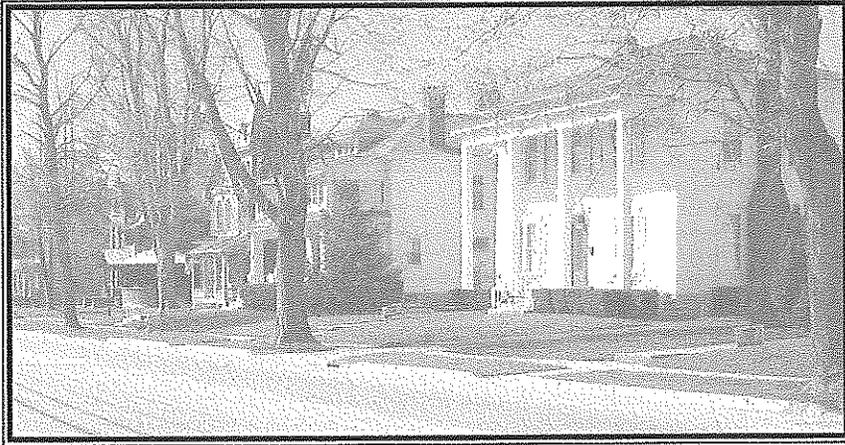
Charles Benick, Landscape Architect

Leigh Anne Whacter, Intern

C.

C.

C.

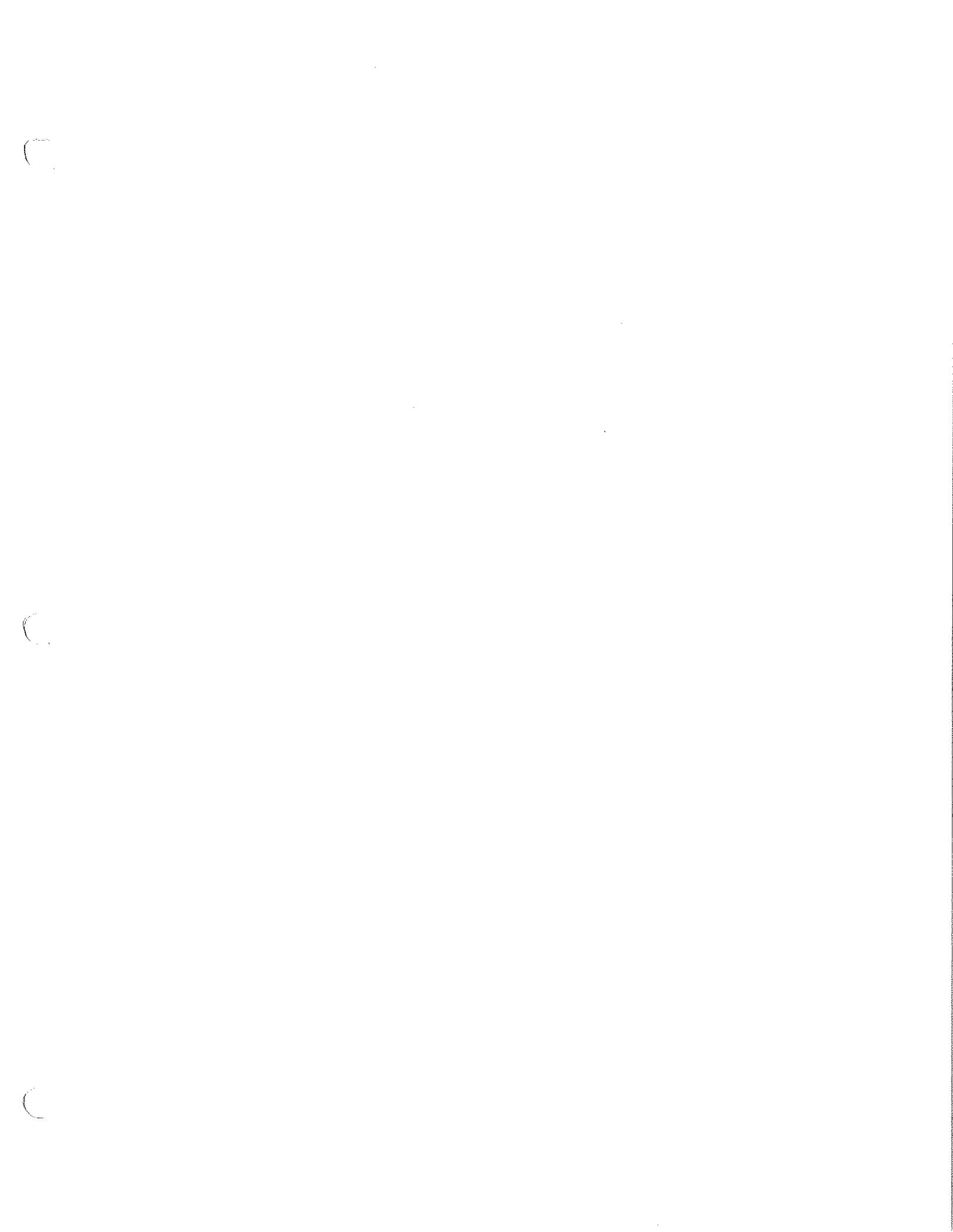


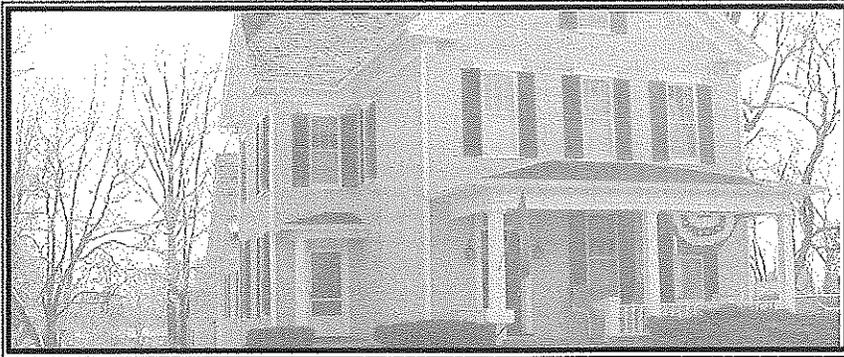
URBANA CORRIDOR DEVELOPMENT STANDARDS

•
CITY OF URBANA
PREPARED BY MSI
JUNE 2005 • DRAFT

TABLE OF CONTENTS

Introduction	9
Design Standards	13
A. Site Development	
B. Buildings	
C. Parking	
D. Signs	
Appendix	55





URBANA CORRIDOR
DEVELOPMENT STANDARDS

•
INTRODUCTION

INTRODUCTION

Purpose of Design Standards

The Urbana Corridor Standards will serve as an example for property owners to improve their individual portion of the corridor, thereby creating a more successful and better functioning corridor for all. These standards will assist and inspire property owners in their redevelopment efforts and establish a base level of what is expected by the city. In addition, these standards will aid the fair and consistent review of applications by the Planning Commission. Successful implementation of design standards has been a key in maintaining or revitalizing commercial corridors around the region and across the country. This set of standards will enable those that wish to redevelop or renovate portions of the corridor to establish a quality character that will define Urbana. The standards in these standards are intended to approach new development and redevelopment of the corridor in a reasonable and economically responsible way while focusing on improved site design and architecture. The standards will enable the city to establish a identifying character while extending this quality for the overall betterment of Urbana's corridors and of the city of Urbana.

The proposed standards call for quality development to be established as such standards are established for Urbana's historic downtown. The implementation of these standards will serve as the catalyst for these several important improvements:

- *Ensuring economic sustainability along the entire corridor:* As the character of Urbana is continued and maintained along the corridor through the design standards businesses will be encouraged to locate and stay in Urbana. These businesses will become entrenched in the community resulting in a stable economic backbone for the community.

- *Quality, cohesive appearance/image:* By maintaining standards for the siting of structures, building architecture and streetscape improvements, the entire corridor will improve and establish areas of high-quality development

- *High quality of life:* The design, location, appearance, and accessibility of development in the corridor will affect the community's quality of life by contributing to a better pedestrian environment, encouraging other modes of transportation, and providing additional social opportunities.

Corridor Development Goals

The following goals were expressed by the Steering Committee in order to direct the creation of this document and the standards contained herein.

Goals:

- Create standards that can create an easy review process.
- Create standards that encourage redevelopment and proper design.
- Make Urbana's corridors a pedestrian-friendly and aesthetically pleasing place to be where people wish to stroll along the street, shop, visit, and relax.
- Improve pedestrian connectivity throughout the corridors.
- Improve vehicular circulation within each site and along the corridor and intersecting roads.
- Attract new businesses and improve existing ones along the corridors.
- Encourage a mix of uses, including residential, on the corridor.
- Encourage investment in infrastructure and area improvements.
- Improve overall urban design quality.
- Create gateways to Urbana's historic downtown.

Design Standards Overview

The design standards address the following components of development along designated corridors in Urbana per Map1:

- Site Development
- Buildings
- Parking
- Signs

The standards apply to new development or redevelopment in the study area. These standards are intended to result in development that is good for the community and businesses.

Urbana's gateway corridors can have varying degrees of development patterns. Some portions of the corridor are more urban and can be characterized by smaller development lots, buildings, and setbacks. There are also less urbanized development patterns that exist in the outer extents of the corridors. This development pattern is characterized by larger sized lots, buildings, and increased setbacks. Providing a single set of standards for all development patterns is challenging and not practical to apply to the entire corridor.

Essentially, the corridors can be divided to subareas, to which appropriate standards can be applied. Four development subareas have been established.

- Development Subarea A - General Urban
- Development Subarea B - Transitional Urban
- Development Subarea C - City Edge
- Development Subarea D - Residential
- Development Subarea E - Institutional

Each corridor shall have established subareas referenced in the Appendix A of these Standards. The standards can be broken down into two sets of standards: those that apply to all subareas, and specifically tailored to a development subarea. General requirements shall be observed in addition to the tailored subarea development

standards. Individual development subarea standards are listed separately. These usually proceed after the general standards for all subareas in each subject.

The development pattern that should result one that is creates a pleasing streetscape, provides opportunities for pedestrian users, and provides a continuation of a quality built environment from the downtown Urbana core extending to the corridors.

Standards Planning and Adoption Process

The design standards planning and adoption process began in March 2005.

Plan Review Process

The design standards apply to any modifications that occur to a site within the Corridor planning area. These modifications would need to receive Environmental Review Approval from the Urbana Planning Commission.

In order to receive approval for modifications to the site, the property owner would need to show the Urbana Planning Commission that the site modifications are in accordance with the standards.

C

C

C