



City of Rochelle

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TO: Planning and Zoning Commission

**FROM: Chris Limas, AICP
Community Development Director**

DATE: March 28, 2012

**SUBJECT: Case PZC-3-12 Rochelle Community Consolidated School District 231
Final Planned Unit Development (Public Hearing)**

Applicant: Rochelle Consolidated School District 231

Location: West Side of 20th Street north of the intersection of 20th Street and Flagg Road

Zoning: Planned Unit Development – Residential

Comprehensive Plan: Low Density Residential

Lot Size: 48.99 Acres

Summary

On January 22, 2007 the City Council approved the PUD Plan and Preliminary Plat for the Kings Crossing development. This development consisted of 497.9 acres of which there were 1,342 dwelling units, 17 acres of commercial, a park site and three school sites. One of the school site was located on the west side of 20th street north of the intersection of 20th Street and Flagg Road and was designated a site for a future elementary school to be constructed by the Rochelle Community Consolidated School District 231.

The petitioner, the Rochelle Community Consolidated School District 231 is now in the process of constructing a new 72,000 square foot elementary school and has requested approval of the Final Planned Unit Development (site plan). Please note that the City has limited review power since the construction of a school is permitted through the local regional office of education (Lee/Ogle ROE) and the Illinois State Board of Education.

Site Plan

The proposed school will be located on the south half of the parcel. There will be two access points to 20th Street with the first one being on the south side of the school lining up with a proposed access drive to the Rochelle Township High School and the second

one north of the school. Parking will be located on the west, north and south side of the school.

Water will be provided from a water main along 20th Street which will connect to the water tower north of the high school and sewer will connect to the Akesson Park Lift Station also north of the high school. Stormwater management will be handled by the construction of two detention ponds on property north of the school and high school property.

RECOMMENDATION

Staff finds the proposed site plan appropriate and in conformance with the approved preliminary King Crossing PUD and is recommending **approval** of the Final PUD for the Rochelle Community Consolidated School District 231 subject to:

- 1) Final Engineering be approved.
- 2) Final Stormwater management plan be approved.
- 3) The posting of required surety.
- 4) Final landscape plan be approved by staff.