



City of Rochelle

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TO: Dave Plyman City Manager

FROM: Kip Countryman
Building Inspector

DATE: August 5, 2014

SUBJECT: Case PZC-8-14 Tim and Geri Hayden/ AKCK Self Storage

Applicant: Tim and Geri Hayden

Location: 1800 20th St.

Zoning: PUD-R Planned Unit Development Residential

Comprehensive Plan: Moderate Density Residential

Lot Size: 62,525 square foot / 1.15 acres

Summary

The Petitioner is requesting a major amendment to the Annexation Agreement by Re Subdividing 1.15 Acres of the original 151 Acres in the Squires Landing West Subdivision annexed into the City in 2005. The petitioner is requesting to Re Zone the property to B-2 Commercial and develop 2- 40 by 240 foot enclosed storage buildings. The petitioner is asking for a variance of setbacks of 35 feet in the front that require a 50 foot setback for Commercial business. The petitioner has submitted a preliminary and final plat showing the locations of the buildings on one lot.

The current use of the property is Agricultural; it is surrounded by 20th Street (Cemetery Residential 1) on the East, Residential PUD on the North and West, and Industrial 2 on the South.

The petitioner states that self-storage units are an auxiliary use to residential zoning but presently is only allowed in the Business and Industrial Districts.

According to Section 110-444 of the Rochelle Municipal Code in regards to development of a PUD, any proposed changes need to be recommended to Council by the Planning and Zoning Committee.

RECOMMENDATION

After reviewing the facts of the case, the Planning and Zoning Commission finds that since enclosed storage is allowed in B-2 Zoning, zoning the property to B-2 is a more suitable buffer to Residential Development than Re Zoning the property I-2.

The front building setback variance of 35 feet would be 5 feet more than the front or rear setback of a residential lot in the R-1 District which is 30 feet.

The petitioner has proposed buffer yards to screen the property from future development surrounding the property and is only asking to subdivide a small portion of the original PUD.

The Planning and Zoning Commission recommends Approval of the Preliminary and Final plat, Re Zoning the property to B-2, and granting a variance of setbacks to 35 feet for the front yard setback of 50 feet.

Approval will be subject to:

- 1.) Final Site Engineering, Landscaping and Building plans submitted.
 - 2.) City staff comments are addressed in regards to the engineering, utilities, building and site plan review.
 - 3.) Water and Sewer installation to the property or Surety posted in lieu of installing the services.
- Vote 3-1.