



City of Rochelle

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TO: David Plyman, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: January 17, 2012

SUBJECT: Case PZC-11-11 Creekside Subdivision Unit 1 Amendment to Preliminary Planned Unit Development Plat and Plan and Final Planned Unit Development Plat and Plan (Public Hearing)

Applicant: Creekside Land Holdings, LLC

Location: North of the intersection of 20th Street and Flagg Road

Zoning: PUD-R

Comprehensive Plan: Low Density Residential / Open Space

Lot Size: 19.4 Acres

Summary

On December 5, 2011 the Planning and Zoning Commission held a public hearing on a petition by Creekside Land Holdings, LLC to amend the Preliminary Plat and Plan of the Kings Crossing Planned Unit Development(PUD) and for approval of the Final PUD Plan and Plat for the Creekside Unit 1 subdivision which is a 23 lot subdivision. The location of the proposed development is north and west of the San Gabriel Senior Housing Development on 20th Street.

Preliminary PUD Plat and Plan Amendment

The Commission reviewed the proposed preliminary plat and plan which is a 23 lot subdivision with 22 lots designated for single family residential and on lot that will provide a 5.9 acre lot for a potential assisted living facility. The current PUD plan indicates this area for park land.

The proposed subdivision would have access would be off of 20th Street onto Creekside Drive. Creekside drive would be constructed with a 31 foot back to back street on a 60 foot right-of-way with 4 foot sidewalks. At the end of Creekside Drive staff is recommending the construction of a temporary turn around to be used until lot 23 develops and provides a way for vehicles to turn around. The Planning and Zoning Commission concurred with staff on the recommendation. Parkway trees would be

planted on the lots on easements. Water would be obtained for a water main on 20th Street and the main would be looped to a well on the High School property. Sewer would be provided from a lift station constructed by the northeast corner of the San Gabriel Development. The lift station would be sized to accommodate the development of the Elementary School property in the future. Stormwater management would be handled by the reconfiguring of the existing detention pond along 20th Street, the construction of a new detention pond just west of the San Gabriel assisted living facility and also a new detention pond north of the High School property.

A multi-use path would be constructed along the west side of 20th street from Flagg Road to the entrance shown to the high school property.

Final PUD Plan and Plat

The Planning and Zoning Commission concurred with staff that the Final PUD Plat and Plan conforms to the submitted Preliminary PUD Plat and Plan which is under consideration. The 22 single family lots vary from .272 to .534 acres. Minimum lots widths are 80 feet. Setbacks will be 25 feet for the front and rear yards and 8 feet for a side yard. Lot 23 is 5.9 acres and is similar in size to the lot that the San Gabriel facility is in and should provide enough space for a similar facility to be constructed. There was no one in the audience that gave testimony for or against the petition.

RECOMMENDATION

After review of the fact of the petition and public hearing, the Planning and Zoning Commission recommended **approval** of the amendment to Preliminary Planned Unit Development Plat and Plan for the Kings Crossing Planned Unit Development and Final Planned Unit Development Plat and Plan for the Creekside Subdivision Unit 1 subject to:

- 1) Final Engineering being approved by staff.
- 2) The Final Plat being modified where necessary from staff comments prior to recording.
- 3) Stormwater management plan being approved by staff.
- 4) Posting of required surety prior to the recording of the Final Plat.
- 5) That a temporary turn around that is approved by staff be constructed at the end of Creekside Drive.