



City of Rochelle

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TO: David Plyman, City Manager

FROM: Chris Limas, AICP
Community Development Director

DATE: December 6, 2011

SUBJECT: Case PZC-14-11 Preliminary Planned Unit Development and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe – A Planned Unit Development “Second Addition” (Public Hearing)

Applicant: Spring Creek Development Group

Location: North side of Illinois Route 38 west of the intersection of North Pointe Street and Coronado Drive.

Zoning: PUD-C

Comprehensive Plan: General Commercial

Subdivision Size: 10.21 Acres

Summary

On December 5, 2011 the Planning and Zoning Commission held a public hearing in regards to a petition by the Spring Creek Development Group for the approval of a Preliminary Planned Unit Development and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe – A Planned Unit Development “Second Addition” The Lighthouse Point “Second Addition” development is located on the north side of Illinois Route 38 west of the intersection of North Pointe Street and Coronado Drive just east of the new Wal-Mart store and was an unsubdivided area when the Lighthouse Point Wal-Mart Addition was approved.

Preliminary PUD Plat and Plan Amendment

As shown on the Preliminary Plat and Plan for this development, the development is a four lot subdivision. Lot 7 has access off of Coronado Drive between Grand Pointe Drive as does lots 8, 9 and 10 which is shared access. Lot 10 also has access off of an access drive to the north and North Pointe Street to the east. The Commission agreed with staff that these access locations were appropriate.

As part of the Preliminary Plan approval the petitioner must indicate what uses they want as part of the approval. The petitioner has indicated that they would like to be allowed to develop the site with any uses listed in the B-2, Highway Commercial zoning district. The Planning and Zoning Commission had concerns over allowing all B-2 uses such as a bus lot, a public transportation terminal and a taxi cab office, but after deliberation it was determined that the uses they did not like most likely would not be constructed their due to the cost of the site and the size of the proposed lots. Other questionable B-2 uses that require a special use permit would still have to go through the public hearing process and be approved by the City Council. They have also requested no variances from the current Rochelle Municipal Code.

The public improvements such as streets and utilities have been installed with the Wal-Mart Addition except for streetlights.

Final PUD Plan and Plat

The Commission reviewed the Final PUD Plat and Plan and found that it conforms to the submitted Preliminary PUD Plat and Plan which is under consideration. The Commission also agreed with staff that the building setback line along North Pointe Street on lot 7 should be 50 feet as are the rest of the setback lines for the lots along North Pointe Street.

There was no one for the public that testified for or against the petition.

RECOMMENDATION

After deliberation of the facts of the petition, the Planning and Zoning Commission found that the request was appropriate and recommended **approval** of the Preliminary Planned Unit Development and Final Planned Unit Development Plan and Plat for the Lighthouse Pointe – A Planned Unit Development “Second Addition” subject to:

- 1) The building setback line along North Pointe Street on lot 7 should be 50 feet.
- 2) Each individual site plan for each lot be approved administratively.
- 3) All required land improvements including streetlights be installed.
- 4) Final Engineering being approved by staff.
- 5) The Final Plat being modified where necessary from staff comments prior to recording.
- 6) Stormwater management plan being approved by staff for each lot.
- 7) Posting of required surety prior to the recording of the Final Plat.
- 8) Access points for lots to be approved by staff during final site plan review of each lot.
- 9) Lot shall be developed according the current Rochelle Municipal Code at the time of site plan approval for each lot.
- 10) That all of the B-2 Highway Commercial permitted uses be allowed in this development. B-2 special uses will still have to go through the special use permit process.

VOTE: 6-0 to Approve