



City of Rochelle

420 N 6th Street
P.O. Box A
Rochelle, IL 61068
Tele: (815) 562-6161
Fax: (815) 562-3888

TO: David Plyman, City Manager
FROM: Kip Countryman
Building Inspector
DATE: June 4, 2013
SUBJECT: Case PZC-5-13 Murphy Oil PUD-C Gas Station

Applicant: Murphy Oil USA, Inc.
Location: 390 Coronado Drive
Zoning: PUD-C Planned Unit Development Commercial
Comprehensive Plan: Planned Unit Development Commercial
Lot Size: 50,094 square foot/ 1.15 Acres

Summary

On June 3, 2013 the Planning and Zoning Commission reviewed the petition of Murphy Oil for the 24 hour gas station and convenience store at Lighthouse Point Wal-Mart Addition Development. The Petitioner is requesting a special use for a 24 hour gas station convenience store along with a special use for outside sales of ice, propane, and an air vacuum unit. The planned Unit Development in Lighthouse Point Wal-Mart Addition proposed a gas station as part of the development but the general standards and criteria for the PUD-C shall be authorized by city council. A representative from Murphy Oil was present and gave a presentation to the P&Z commission and stated that they had complied with all city staff comments to this point.

RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission found the applicant Murphy Oil will meet the general standards for the PUD-C in the Lighthouse point Wal-Mart addition development and recommended **Approval** subject to:

- 1) City staff comments are addressed in regards to the engineering, utilities, building and site plan review.

VOTE: 5-0