



**Community Development
Building Division**

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TO: Planning and Zoning Commission

FROM: Kip Countryman
Building Inspector

DATE: June 7, 2016

SUBJECT: Case PZC-5-16 Seldal Properties LLC

Applicant: Seldal Properties LLC

Location: Seventh Avenue

Zoning: Multi- Family High Density Residential

Comprehensive Plan: High Density Residential

Lot Size: 90,000 square feet / 2. acres

Summary

On June 6, 2016 the Planning and Zoning Commission reviewed the petition of Seldal Properties LLC to re-subdivide 2 acres. The Petitioner submitted a preliminary and final plat of subdivision to re-subdivide 3 lots on seventh avenue east of north Second Street, and west of Caron road to one lot, and to include an out lot to the west for storm water detention. The petitioner is requesting to develop two multifamily buildings on lot one. The petitioner has submitted a preliminary and final plat showing the locations of the buildings on one lot, and provided storm water detention on the out lot.

The current use of the property is Multi- Family Residential; it is surrounded by an Industrial use on the south, Multi-Family Residential on the West, and Multi-Family Residential on the North.

According to Section 86-35, 86-37, 86-44, and 86-46 of the Rochelle Municipal Code in regards to development of a preliminary and final plat, the Planning and Zoning Committee must review the submitted plats, and give a recommendation or disapproval to the Rochelle City Council.

RECOMMENDATION

After review of the facts of the case, the Planning and Zoning Commission finds that the use is consistent with the developed area, the future land use plan, the petitioner has proposed the proper off street parking, interior parkway, and buffer yards to screen the property from the surrounding properties, and is recommending Approval of the preliminary and final plat 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.

