

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 53XX East State Street
PIN: 12-28-101-007, 12-28-101-008, 12-28-101-009

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District at 53XX East State Street.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing additional pedestrian circulation easements along the proposed road to East State Street and along the existing circulation easement to the west.
3. Submittal of a civil engineering plan for staff's review and approval.
4. Submittal of a stormwater management plan for staff's review and approval.
5. Submittal of a detailed landscaping plan for staff's review and approval.
6. Submittal of Planned Unit Development final plat for staff's review and approval.
7. Must develop buildings in accordance with proposed elevations submitted as Exhibit G.
8. All conditions must be met prior to establishment of use.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Bonne:	Ayes:___	Nays:___	Absent:___
Bell:	Ayes:___	Nays:___	Absent:___
Torina:	Ayes:___	Nays:___	Absent:___
Neal:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Neal

Aprel Prunty

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT
CONSISTING OF A MIXED-USE DEVELOPMENT OF 350 RESIDENTIAL DWELLING UNITS WITH LOWER
LEVEL PARKING,
COURTYARD WITH OPEN SPACE AND RECREATIONAL FACILITIES AND THREE, FREE-STANDING
COMMERCIAL BUILDINGS
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 53XX EAST STATE STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the C-2 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the C-2 District in which it is located.