

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 Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District for the property described as:

**A/K/A: 2530, 2710, 2720 South Main Street
PIN: 11-34-182-015, 11-34-326-007, 11-34-326-008, 11-34-326-006**

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 Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District at 2530, 2710, 2720 South Main Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff’s review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. 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:___
Wilkins:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A PLANNED USE DEVELOPMENT FOR AN RV AND
FIFTH WHEEL ONLY COMMUNITY
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2530, 2710, 2720 SOUTH MAIN 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 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.