

ITEM 4 CASE #10-04-PD – HOLD PUBLIC HEARING REGARDING A PLANNED DEVELOPMENT AND CONSIDER A RECOMMENDATION REGARDING AN ORDINANCE

Receive public input regarding a request for a Planned Development of BBB & C RR Survey, A-204, Tracts 5 and 5D; J. Doss Survey, A-441, Tracts 3C, 4A1, 4A1A, 4B, 4B1, 4B2, 4C, 5, 6, 6A, 6A1, 6A2, 6B, 6B1, 6B1A, and 6B2; and J. Havins Survey, A-685, Tracts 2A and 3 from PD 1812 (Planned Development 1812) zoning to PD (Planned Development) zoning and consider a recommendation regarding an Ordinance. This property is located on the west side of Highway 121, between Glade Road and Mid-Cities Boulevard.

Vice Chairman Mennis opened the public hearing.

Chris Barker, Director of Planning and Development, gave a brief description of the case. The applicant, Glade 121 LP, is requesting approval of a Planned Development for an approximately one hundred ninety-three (193.322) acre mixed-use commercial/residential development to be known as Glade Parks. The location of the proposed development is commonly known as the former Harrington property and is situated on the west side of State Highway (S.H.) 121. The project is generally located between Cheek Sparger Road (south), S.H. 121 (east), Heritage Avenue (west) and the Heritage Towne Crossing Development (north), on property that is currently zoned PD 1812 (Planned Development 1812). The Planning and Zoning Commission voted 6-0 on April 15, 2008, to recommend approval of the current Glade Parks Planned Development Zoning. On May 13, 2008, the City Council approved Ordinance Number 1812, establishing the existing Glade Parks Planned Development zoning. That action created a standalone Glade Parks Planned Development zoning district, with the Gateway 121 district as the underlying zoning, establishing permitted land uses and development standards. The PD Standards were intended to ensure the provision of a quality planned development over time. The Planned Development District was designed to encourage and permit a wide range of integrated land uses within a framework of streets and alleys of a scale conducive to pedestrian activity. The intent was to accommodate a range of compatible land uses, mixing employment opportunities with residential, retail, and service uses. The District emphasized control over the scale and urban form of each building -- building setback, size, and height -- as well as the relationship of development to the street, street landscaping, and other characteristics. Since the approval of the Glade Parks Planned Development zoning district, our community, region, state and nation has experienced dramatic and unprecedented economic hardships. The demand for certain uses and users along the corridor has substantially changed. The project has stalled and construction has not ensued. In an effort to encourage successful development, the applicant is seeking to amend the original Glade Parks Planned Development zoning district, in an effort to respond to the changed economic environment while holding steadfast to the original vision and quality development standards.

The proposed amendments will allow for the following:

- The introduction of certain commercial entitlement within the existing residential subdistricts. This has been accomplished by amending the Permitted Use Table (Section 4.2) to allow certain commercial uses within the previous Urban Residential and Townhome Residential subdistricts. Commercial development in these subdistricts is required to be in conformance with the existing Glade Parks Commercial development standards (Section 3, subsection 7.2) of the document. Additionally, these residential subdistricts have been renamed Urban Residential/Commercial and Neighborhood Residential/Commercial to accurately reflect this entitlement.
- The introduction of a Single Family Detached product and lot type within the existing Townhome Residential subdistrict. This has been accomplished by amending the District Development Standards lot table (Section 6.3) by adding lot type D, adding a minimum side yard of 5 feet to lot type D (Section 6.3.1.2) and graphical representation of lot type D to Exhibit K. All other current district development standards for this subdistrict will remain unchanged.
- Section 2.3, detailing conditions for the release of building construction permits for the initial phase of residential construction has been eliminated in its entirety.
- Permitted Use Table regulations and special conditions dealing with Oil and Gas Extraction, Transient Dwellings and Telecommunications facilities (antennas and towers) have been updated to reflect current city code. Additionally, minor updates have been made to the Glade Parks Commercial column of the table under institutional and educational facilities requiring an SUP for some of these uses previously permitted by right.
- The introduction of Eating Establishments containing a drive-through has been allowed under very certain conditions and specific locations. This has been accomplished through the addition of special condition 4.2.1.2 to the Permitted Use Table.
- A medium pylon sign has been added to the sign standards (Exhibit BB) and Sign Locations Map (Exhibit CC) has been updated to reflect the introduction of these signs and allow for an additional two large pylon signs along the SH 121 freeway frontage. Additional references to Article VI of the Unified Development Code (City signage regulations) were added.
- Exhibits within the document have been updated to reflect these changes as needed.

It is important to note that the amended Glade Parks Planned Development Document does not contain any revisions to the quality standards currently contained within the

entitled zoning. The amended Glade Parks Planned Development Document holds fast to the original vision and quality standards of the project.

Chris Barker stated the applicant's representative, Zach Knutson, was available for any questions.

Zach Knutson, 4949 Harrison Avenue, Rockford, Illinois, thanked city staff for all their help in this process and their dedication to the project. The change will accommodate necessary requirements for mixed use development in today's market after the economic decline. None of the design standards have been changed that were envisioned within the prior Planned Development.

Vice Chairman Mennis asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Portugal stated she is in support of the case if the amended Planned Development holds fast to the original vision and the quality standards of the project.

Commissioner Zahn made a motion to approve case #10-04-PD. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Brown

Nays: None

Abstention: None

The motion carried (5-0-0)