

## **ARTICLE VII PLANNED RESIDENTIAL DEVELOPMENT**

### **SECTION**

#### **700 PLANNED RESIDENTIAL DEVELOPMENT**

Planned Residential Developments may be permitted in all Residential Districts by a Special Use Permit in accordance with the provisions of this Article.

##### **700.1 General Purpose**

The Planned Residential Development Special Use Permit is developed in order to:

- A. Encourage unique design and site planning of land areas through the use of criteria which, when properly implemented, allows for certain flexibility and density bonuses;
- B. Permit and foster condominium developments in accordance with the provisions of the "Condominium Property Act," effective June 1963, as amended, State of Illinois; and
- C. Provide an administrative procedure and standards to facilitate and utilize imaginative design and subdivision technology which may necessitate variation to traditional yards, setbacks, lot shapes and sizes while allowing the orderly development of land areas that may not lend themselves to standard lot creation through the subdivision process.

##### **700.2 Permitted Uses**

Unless otherwise provided in this Ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered in a Planned Residential Development, except for permitted uses listed in the district in which the Planned Residential Development is applied for. Overall dwelling unit density must conform with the underlying zoning district.

##### **700.3 Applicant and Application**

The applicant for a Planned Residential Development Special Use Permit shall conform with Sec. 1603.2 of this Ordinance.

##### **700.4 Preapplication Conference**

Each prospective applicant shall confer with the Zoning Officer in the preparation of the application prior to the submission of such application. At this conference, the following basic information and data shall be considered:

- A. The boundaries of the property;
- B. Existing easements and covenants affecting the property;
- C. Land characteristics, such as natural drainage, wetland areas and wooded areas;
- D. Existing development characteristics, such as surrounding streets, existing buildings, available sewer, water and other utilities; and
- E. The proposed development, including the location and extent of the various types of residential uses, their size, height and building footprint, parking facilities, landscaping and buffering, vehicular access and circulation, parks, playgrounds, and other community facilities.

### **700.5 Preliminary City Staff Review**

The Zoning Officer shall review the proposed Planned Residential Development with staff of the Public Works Department, Fire Department, Legal Department and Building Department, and prepare a review response to the application within fifteen (15) days of the Pre-application Conference.

### **700.6 Filing Procedure**

After receipt of a written report from the Zoning Officer, the applicant may file for a Special Use Permit. All procedural rules in regard to the filing of a Special Use Permit shall be the same as in the case of a regular zoning application, except where the terms of this section are more restrictive, then this section shall govern.

### **700.7 Application for a Planned Residential Development Special Use Permit**

An application for a Planned Residential Development Special Use Permit shall be filed on a form provided for this purpose in the Zoning Office. The application shall consist of:

- A. Overall development plans showing:
  - 1. All information and data required by the Subdivision Ordinance of the City of Rockford for tentative plats;
  - 2. Kind, location, bulk and capacity of proposed structures and uses;
  - 3. Proposed finished topography;
  - 4. Engineering and improvement plans;
  - 5. Provisions for automobile parking and loading;
  - 6. Provisions for ingress and egress from the site, internal circulation, and emergency vehicle access and circulation.
  - 7. Provisions for sidewalks and/or bikeways;
  - 8. Plan for buffering adjacent land areas; and
  - 9. Seventeen (17) copies of each of the required plans.
  
- B. Written statement of facts explaining in detail the proposal and justifying the project at this location. Included also will be the proposed provisions for service, maintenance and continued protection of the Planned Residential Development and adjoining territory.

The application shall include such other pertinent information as the Zoning Officer shall prescribe in accordance with Sec. 1603.2 but, to promote efficiency and minimize expense, the Zoning Officer may provide for the serial submission of portions of the application.

### **700.8 Zoning Officer Review**

The Zoning Officer shall review the overall design of the proposed Planned Residential Development as it relates to the natural and man-made features in the immediate and surrounding area. The Zoning Officer shall recommend to the Zoning Board of Appeals and City Council the maximum density (dwelling units per net acre) and height which should be permitted that is consistent with the character of the surrounding development. In establishing the maximum density and height, due consideration shall be given to the maximum density and height permitted in adjacent Residential Districts, and to the actual density and height of the surrounding residential area where such exists. A Planned Residential Development site may be divided into two (2) or more parts with densities and heights determined for each part if such division will improve the total character of the development and make it more compatible with the general development of the area. The Zoning Officer may recommend an award of a maximum of twenty percent (20%) density bonus from maximum dwelling unit density of the underlying zoning district based on excellence in design of a proposed Planned Residential Development according to the following Performance Standards.

## **700.9 Performance Standards**

The number of permitted dwelling units may be increased by up to twenty percent (20%) by meeting Performance Standards as outlined, provided, however, that the percentages for each Performance Standard may be applied cumulatively and may not exceed more than twenty percent (20%).

### **A. Open Space**

1. A twelve percent (12%) density bonus for usable open space, provided it equals at least twenty-five percent (25%) of site area which is (private or public) not covered by buildings, parking and streets.
2. A six percent (6%) density bonus for dedication of a public park site according to the Official Map, and the site may be considered part of the net site area for determining dwelling units.
3. A six percent (6%) density bonus for dedication of a public school site according to the Official Map, and the site may be considered part of the net site area for determining dwelling units.
4. A ten percent (10%) density bonus for preservation and protection of at least fifty percent (50%) of existing mature trees native to the Rockford area.

### **B. Site Planning Design**

1. A two percent (2%) density bonus for designing the Planned Residential Units and street system to conform to existing topography and/or land re-contouring when necessary to provide orderly development and street layout.
2. A four percent (4%) density bonus for citing buildings and building groupings to utilize solar benefits, preserve existing woods, wetlands and environmentally sensitive areas, or to provide view corridors for the residents and general public, which may include variations in building setbacks.
3. A two percent (2%) density bonus for provision in design for usable courtyards, gardens and patios.
4. A one percent (1%) density bonus for proper consideration of sun and wind orientation.
5. A three percent (3%) density bonus for right-of-way provisions for hiking and bicycling.

### **C. Landscape Planting and Screening**

A one percent (1%) density bonus for provision of a landscaped buffer strip at least ten (10) feet wide on all peripheral lot lines with a less restricted use.

### **D. Facilities and Amenities**

1. A five percent (5%) density bonus for recreational facilities which may or may not include a golf course and occupying one (1) square foot for every five (5) square feet of residential floor area.
2. A five percent (5%) density bonus for a swimming pool (five percent [5%] for each pool, not to exceed ten percent [10%]).
3. A three percent (3%) density bonus for tennis courts and playground recreation equipment (one percent [1%] for each court or each equipped playground area).

4. A five percent (5%) density bonus for a community center building and/or club.
5. A two percent (2%) density bonus for land area for a public building site such as a fire station.
6. A three percent (3%) density bonus for provisions for pedestrian leisure facilities, such as plaza, trails, interior sidewalks, benches, etc.

**E. Traffic and Parking**

A ten percent (10%) density bonus for provision of fifty percent (50%) of required parking in an underground structure. Additional detailed plans of site improvements and proposed documents to provide security for the installation and maintenance of utilities and community facilities, and open spaces may be required from time to time to facilitate the review of the proposed Planned Residential Development. The Zoning Officer may recommend reasonable conditions regarding the layout, circulation and performance of the proposed development. The Zoning Officer may recommend approval of a variation to the zoning and subdivision standards for Planned Residential Developments which may permit private streets for unique developments that may utilize condominium development techniques, cluster housing concepts, and other imaginative and unique development methods when consistent with the purpose of this section.

The height of all accessory structures must comply with the height restrictions of the underlying zoning districts. The height of all principal structures must comply with the height restrictions of the underlying zoning district or the variable Required Setback Ratio Table below. The variable setback ratios are established to provide the necessary flexibility for high-rise developments within Planned Residential Developments while requiring setbacks that negate the potential impacts of the height of these structures on adjacent residential developments. The ratios in the table below identify the additional setback requirements beyond the minimum setbacks required by the underlying zoning district to increase building heights beyond thirty-five (35) feet. They vary by underlying zoning district, which determines dwelling unit density, and the zoning of the adjacent property. The ratios reflect the additional setbacks required versus the height of the building over thirty-five (35) feet. For example, a ratio of 5:1 requires five (5) feet of additional setback (beyond the minimum requirements) for every one (1) foot of additional building height above thirty-five (35) feet. Additional examples follow the table.

**TABLE 700.10(A)**  
**REQUIRED SETBACK RATIO TABLE**  
**Setback Beyond Minimum Requirements: Additional Building Height Over 35'**

Planned Residential Development - Underlying Zoning District	Zoning of Adjacent Property						
	RE	R-1	R-2	R-M	R-3	R-4	Commercial/Industrial
RE and R-1	5:1	5:1	4:1	3:1	2:1	1:1	1:1
R-2	7:1	6:1	5:1	4:1	3:1	2:1	1:1
R-M and R-3	8:1	7:1	6:1	5:1	4:1	3:1	1:1
R-4	10:1	10:1	8:1	6:1	4:1	3:1	1:1

Examples:

1. A proposed Planned Residential Development (PRD) zoned R-3 adjacent to R-1; proposed building height is 80 feet and the proposed number of apartments is 200: Requirements - 15 DUs per acre maximum in R-3, 13.3-acre site required (unless bonuses are awarded under Site Planning Design); Setback Ratio from table is 7:1; minimum required side yard setback adjacent to R-1 is 321 feet;  $6' + 7 \times (80' - 35') = 321'$ .

2. A proposed PRD zoned R-1 adjacent to R-1; proposed building height is 70' and 20 condo units are proposed: Requirements - 5.65 DUs per acre maximum in R-1, 3.5-acre site required; Setback Ratio from table is 5:1; minimum side yard setback is 181';  $6' + 5 \times (70' - 35') = 181'$ .
3. A proposed PRD zoned R-4 adjacent to R-4; proposed building height is 120' with 120 apartments proposed: Requirements - Dwelling Unit Density of 30 per acre requires 4 acres; minimum side yard setback = 261';  $6' + 3 \times (120' - 35') = 261'$ .

#### **700.11 Public Hearing**

Upon receipt in proper form of the application referred to above, the Zoning Officer shall forward to the Zoning Board of Appeals said application and recommendation in accordance with Section 1603.3 of this Ordinance. The Board shall conduct the public hearing on the proposed Planned Residential Development in accordance with Sec. 1603.3.

#### **700.12 Findings of Fact and Recommendation of the Zoning Board of Appeals**

Within sixty (60) days after the close of the public hearing on the proposed Planned Residential Development Special Use Permit, the Board shall make written findings of fact and shall submit same together with its recommendation to the City Council in accordance with Sec. 1603.5 of this Ordinance.

#### **700.13 Disposition by City Council**

Upon receipt of the recommendation of the Zoning Board of Appeals on the Planned Residential Development Special Use Permit, the recommendation shall be referred to the appropriate standing committee of the City Council. Disposition by City Council shall be in accordance with Sec. 1603.6 and the Special Use Permit shall also be subject to the provisions of Sec. 1603.7 through Sec. 1603.12 of this Ordinance.

#### **700.14 Recorded Plat Required**

A plat of subdivision shall be required. Such plat will show building lines, common land, streets, easements, and other applicable features required by the Subdivision Ordinance. All applicable procedures, standards and requirements of the Subdivision Ordinance shall be followed except those in conflict with this Section. No building permit occupancy permits shall be issued until after final approval of the Planned Residential Development Special Use Permit and recording of the subdivision plat as finally approved by the City Council.

#### **700.15 Guarantee of Completion**

Before the final approval of a Planned Residential Development Special Use Permit, the Zoning Board of Appeals, on recommendation of the Zoning Officer or on its own initiative, may recommend and the City Council may require a contract with safeguards satisfactory to the Legal Department guaranteeing completion of the public improvements within a Planned Residential Development in a period specified by the Zoning Board of Appeals, but which period shall not exceed five (5) years unless extended by City Council.

#### **700.16 Lapse of a Planned Residential Development Special Use Permit**

The approval of an application for a Planned Residential Development, including modification or renewal of such Special Use Permit, shall lapse and become void in accordance with the conditions listed in Sec. 1603.9 of this Ordinance.