

# River Creek Lofts

July 16, 2020

# Zoning & PUD Process

- Article 7 covers “Amendment Procedures” and Article 14 covers regulations governing the “Planned Development District”
- As part of the Planned Unit Development (PUD) process from Article 14, the Village Planning Commission is required to conduct a public hearing for the Preliminary Development Plan (PDP). The notice of the hearing is required to be published in the newspaper at least fifteen (15) prior to the hearing. Also, all property owners within 300 feet of the PUD boundary receive notice of the public hearing.
- Village Council is required to hold a public hearing for the zoning map amendment and PDP.

# River Creek Lofts

- On February 14, 2020, Calfee, Halter & Griswold, LLP, on behalf of River Creek Lofts, LLC, submitted a zoning map amendment application and a Preliminary Development Plan (PDP) for the property at 1771 Mason-Morrow-Millgrove Road.
- A Planning Commission public hearing was originally set and advertised for March 24<sup>th</sup>, 2020 and notices were sent out to the affected property owners, but, due to COVID-19 & with the concurrence of the Applicant, was postponed.
- The public hearing was eventually re-scheduled for May 19<sup>th</sup>

# River Creek Lofts- cont'd

- On May 19<sup>th</sup>, the Planning Commission held the public hearing in the Council Chambers with the public given the opportunity to comment on the proposed development.
- After closing the public hearing, the Planning Commission voted to recommend the approval of the zoning map amendment and approval of the PDP with the following conditions:
  - 1. Allow height requirement raised to 64'-0" for this development;
  - 2. Allow the buffer zone to be reduced to 30' from the required 40';
  - 3. Completion of traffic study & incorporate results into approval;
  - 4. Meet Village & FEMA floodplain permitting requirements; and
  - 5. Address the questions/comments of the Union Township Fire Dept.

# River Creek Lofts – Council action

- On May 21<sup>st</sup>, per Resolution No. 2020-20, the Council set the public hearing for June 25<sup>th</sup> with the notice being published on May 25<sup>th</sup> and going out to the surrounding property owners.
- The public hearing was held “in-person” on June 25<sup>th</sup> & the public given the opportunity to comment on the development.
- The ordinances for approval of the zoning map amendment and PDP were presented on June 25<sup>th</sup> for the 1<sup>st</sup> reading with subsequent 2<sup>nd</sup> & 3<sup>rd</sup> readings at the Council meetings on July 2<sup>nd</sup> & 9<sup>th</sup>.

# River Creek Lofts – Council action-cont'd

- The Village has fulfilled all of the requirements, including public participation, for the approval of a zoning map amendment and preliminary development plan for River Creek Lofts, LLC, per Articles 7 & 14 of the Village Code.