

Rockport– Comprehensive Guide Plan Amendments

1. Revise the guidance stating that commercial retail uses are “preferred to be located along County Road 42.”
 - The City’s draft Mixed-Use Business Campus Ordinance (“MU-BC”) states, “[c]ommercial retail uses shall be located upon a parcel adjacent and oriented to [CSAH] 42, unless the City Council approves upon a showing of good cause.” See MU-BC 155.---(B), p. 5 of the October 2024 draft.
 - It was represented to Rockport that this directive comes from the Comprehensive Guide Plan Update, which states in relevant part, “[s]uch uses should generally be located along County Road 42.” See Comprehensive Guide Plan, Section 4, p. 29. This language in the Comprehensive Guide Plan is permissive in nature stating a preference. Therefore, the MU-BC Ordinance should properly reflect the “preference” for that location.
 - Rockport is also requesting that the “mix of uses in the MBC district” references be removed including removing the following percentages associated with the MBC district (also Section 4, p. 29 and references to these percentages in Economic Development Chapter (6)):
 - 55-60% office
 - 10-20% light industrial/manufacturing
 - 10% office warehouse/showroom
 - 5% commercial and retail uses
 - Rockport is requesting that the Guidance be updated to state the City’s “**preference**” for locating commercial retail uses along CSAH 42, rather than stating those uses “shall” be located along CSAH 42, without City Council approval “upon a showing of good cause.” And removing the percentages associated with the MBC district.
2. Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport’s property west of the future Johnny Cake Ridge Road. Specifically:
 - Rockport’s request is for Rockport property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. In the Comprehensive Guide Plan, the City did not differentiate between those parcels east and west of future Johnny Cake Ridge Road. Rockport believes these properties will

develop differently and is requesting that the City differentiate between those large parcels for purposes of the Comprehensive Guide Plan and specifically the City's use of Figure 4.2 to describe uses on those parcels.

- Simply put, Figure 4.2 is out of date, having been completed in August 2017. With Covid-19 pandemic in 2020, the uses, particularly the “Corporate Campus” and “Office” markets have been detrimentally impacted. As it relates to the Rockport parcels west of future Johnny Cake Ridge Road, Rockport believes that the “Office” use, among other described uses, and the City’s suggested “Density” or F.A.R. Range Goals” are not consistent with current use trends or market data. Accordingly, Rockport is requesting that references related to Figure 4.2 be removed from and not apply to Rockport’s property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. Instead, Rockport intends to market its property consistent with Rockport proposed revisions to the MU-BC draft ordinance currently being reviewed by the City.
 - Further, Rockport never intended to use this blob plan to develop the site. Additionally, this blob plan was reviewed by industry experts who determined that other uses and more flexibility when developing the site is recommended.
 - Finally, this blob plan was compiled as a discussion tool with a national developer, who eventually rejected it, after determining it was **not** economically viable. This developer walked away from further discussions with Rockport and this plan was scrapped. Providing further evidence that the City’s reliance on Figure 4.2, particularly for those parcels west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) East of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2, is not reasonable and is likely arbitrary and capricious.
3. Add the land use “Industrial,” to Area “C” in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property **east** of future Johnny Cake Ridge Road. Specifically:
- Rockport’s request is for Rockport property south of County State Aid Highway 42, east of future Johnny Cake Ridge Road, north of 155th Parkway, west of English Avenue, north of 152nd Street and west of County State Aid Highway 31 (Pilot Knob Road), described as Area “C” on Figure 4.2.
 - Figure 4.2 should be updated to include “Industrial” in area “C.”