



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: June 7, 2004

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "Waterfall Business Park" Parcel Number 03-36.0-300-006) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed this application and recommends approval. The Committee had no comments on the application.

Background:

The petitioner, Scott Martin, has filed an application (Attachment 1) requesting a zoning change for 2.69 acres along the north side of Frank Scott Parkway, west of the Green Mount Lakes Apartments, on parcel # 03-36-0-300-006 from the current "A" Agricultural district to a restricted "B-1(P)" Planned Community Business District. The proposed use is for four (4) buildings. The site is proposed for minor subdividing into four lots. Lot 1 (retail) is proposed at 0.72 acres, Lot 2 (office) is 0.73 acres, Lot 3 (office) is 0.71 acres, and Lot 4 (retail) is proposed at 0.52 acres. The property will be restricted to specific light-retail and office uses as detailed in the project report.

To maintain an effective and consistent development, covenants and maintenance agreements shall be required to insure uniform access to and maintenance of all parking, driving, landscaping, and drainage areas. Cross access shall be required between all lots within the development and with all adjoining parcels.

Planning Commission reviewed the project and recommends approval 9-0 with conditions outlined in the attached project report. A more detailed account can be found on the attached memo to Community Development dated May 18, 2004.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with conditions (see project report).