



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Todd Bjerkaas, Planning Intern
Walter Denton, City Administrator

Date: June 21, 2004

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "**Preferred Plumbing**") Parcel Number 04-29.0-206-013 – **First Reading**

Ordinance No. ____: An Ordinance Annexing Certain Territory to the City of O'Fallon, St. Clair County, Illinois (**Townsend Annexation**) containing in total approximately .321 Acres – **First Reading**

Resolution No. ____: A Resolution Approving and Accepting the Annexation Agreement of **Townsend Annexation** by the City of O'Fallon, Illinois

List of committees that have reviewed: The Community Development Committee reviewed this application and recommends denial with a vote of 5-0.

Background:

The applicant is proposing to annex and re-zone property located at 121 Behrens Drive from County SR-MH (Mobile Home) to B-2(P) (Planned General Business). The property is currently improved with an existing 5,160 square foot plumbing/office building. The applicant recently completed an expansion of the building in which he wishes to rent out as office space. The applicant is also seeking water and sewer connections through the City as a result of the annexation.

The applicant has agreed to pave and stripe existing parking lots as well as provide landscaping on the site; however, the application has not been updated to reflect these deficiencies. The Comprehensive plan shows this area as future Neighborhood Residential. Zoning the property B-2(P) would be inconsistent with the comprehensive plan. The applicant does not wish to modify the application from a B-2(P) zoning to an SR type zoning and grandfather the existing use.

The Planning Commission reviewed this project on April 13, 2004 as a B-2 zoning application and voted 5-2-2 to recommend the project for denial. A summary of the Planning Commission hearing is included in the attached memo to the Community Development Committee dated May 18, 2004 and attached to this memo.

The Community Development Committee reviewed this project on May 18, 2004 and voted 4-0 for no recommendation. The project was again reviewed by Community Development on June 15, 2004 and was given a no recommendation with a vote of 5-0.

Given the general consensus of the Planning Commission meeting and Community Development Committee meetings, staff realizes this application will most likely be denied. In the event City Council

approves this application, staff will include the following required ordinances and resolutions upon 2nd Reading:

- Zoning Ordinance
- Annexation Ordinance
- Resolution on Annexation Agreement

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Denial.