



MEMORANDUM

To: Mayor Graham
City Council

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

Date: July 28, 2004

Subject: Ordinance No. ____: An Ordinance Annexing Certain Territory to the City of O'Fallon, St. Clair County, Illinois (Shoppes at Green Mount) containing in total approximately 36.63 Acres. (Parcel Number 03-36.0-200-010 and 03-36.0-200-011)

Ordinance No. ____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Use Development known as "Shoppes at Green Mount" (Parcel Number 03-36.0-200-010 and 03-36.0-200-011))

Resolution ____: A Resolution Approving and Accepting the Preliminary Plat of the Shoppes at Green Mount Subdivision by the City of O'Fallon, Illinois

Resolution No. ____: A Resolution Authorizing the Mayor to Sign a Annexation Agreement With O'Fallon Development Group, LLC. ((Parcel Number 03-36.0-200-010 and 03-36.0-200-011)).

List of committees that have reviewed: This item has been on hold until the applicants closed on the ground, thereby becoming fee simple owners of the subject property. The closing is scheduled to take place on Friday, July 30, at which time the property can be annexed and the SSA initiated.

The Community Development Committee reviewed this application previously and recommended the project unanimously at its meeting held on June 15, 2004.

Background:

The applicant, O'Fallon Development Group, LLC, is proposing to annex and rezone 36.63 acres from County Agriculture to B-1 Community Business. The project also consists of a Preliminary Plat to divide the land into 14 development lots ranging from 0.64 acres to 13.7 acres in area, and one outlot for detention purposes. This project will participate in a special assessment district to help finance the cost of infrastructure and roadway improvements. The applicant will implement unified development controls which will include consistent streetscapes, common lighting, joint signage along Interstate 64, and landscaping of the regional detention area. The development will also provide gateway enhancements at the intersection of Green Mount Road and Regency Park/Pierce Boulevard with a divided entryway with landscape median and development signage.

The Planning Commission reviewed this project at their March 9, 2004 hearing and recommended approval with a vote of 8-2 with conditions outlined in the project report. Main discussion centered on

conformance with the Comprehensive Plan and access points. A more detailed account of the Planning Commission hearing is contained in the memo to Community Development dated March 16, 2004.

The Committee had previously reviewed the project, and there were several items that needed to be addressed, which included:

- a) A Special Service Area (SSA) for a traffic signal and roadway, lighting, water, and sewer improvements will be created. The SSA will enable the developer to finance the public improvements through the issuance of bonds to be repaid by the owners of the commercial lots through an additional property tax on the parcels in the development. The City will sponsor the bonds but will have no financial obligation for their repayment nor will we have future financial liability resulting from their issuance.
- b) Development of an overall sign package for the tract, with signage to not exceed the height of the Dierberg's signs along the Interstate.
- c) Buffering, landscaping, lighting, and other design aspects of the development
- d) Requirement for cross-access between lots
- e) Establishment of general zoning and platting requirements for the tract; a revised preliminary plat was submitted showing the modification of lot 2 into 2 and 2A facing Greenmount Road and a reduction in the size of the detention pond to create a separate development lot along I-64. The pond as shown will be sufficient to handle stormwater runoff from this development.
- f) Traffic management requirements for the development, to include a traffic study for the intersection re-design and signalization of Pierce.

Access:

The Committee had discussed access to and within the subdivision. In the annexation agreement the following access is proposed:

- a) one access point aligning with Aladar Street designed for full access;
- b) one access point aligning with the northern entrance of the O'Fallon Assembly of God Church to be right-in, right-out access only.
- c) Regency Park Boulevard, which aligns with Pierce Boulevard as shown on the Preliminary Plat. This intersection will be signalized, and a preliminary traffic study is being completed by TWM. This study will recommend improvements for further design in the intersection design study that will determine the design of the signal, turning lanes, etc. It is anticipated that a de-celeration lane will be constructed on Greenmount Road heading south to facilitate entry into the development.
- d) Cross access easements shall be provided between lots as required by the City on the Final Plat.
- e) Entrances off of Regency Park Drive shall not be closer than one hundred twenty-five (125) feet apart unless mutually agreed between the parties.

Zoning on Lots 1,2, and 2A:

Lots 1 and 2 have now been revised to include a third proposed office lot, thereby creating Lots 1, 2, and 2A. At the last Community Development meeting, the applicant stated that an interested office builder is looking into buying these office lots. These three lots are proposed for O-1P zoning, which will restrict the uses on these three lots to office and business service uses. Several residents were initially present to protest the traffic that would be generated by the development. The applicant worked through the issues and subsequently agreed to change their zoning request on these three

lots from B-1P to O-1P to help minimize impacts on these neighboring homeowners. With the zoning on these three lots being O-1, the proposed land use will be consistent with the City's Comp Plan.

Signage:

Monument signage of up to 60 square feet on each lot and one (1) additional monument sign each on Outlot A and Lot 11 is proposed, in a size, type and manner not to exceed that of those presently located in the Dierberg's Shopping Plaza in Shiloh, Illinois; and one monument sign of up to thirty foot (30') in height located on Lot 4, which is the entrance to the development. The developer and City agree and acknowledge that the City's grant of the above sign variance is in exchange for Developer's agreement to restrict and prohibit all other free standing signage along Illinois Interstate 64.

Legal Considerations, if any: None

Budget Impact: No dollars are to be expended by the City for the development. There is anticipated a significant enhancement to the City budget due to increased retail sales from the developed property. There is no estimate on the amount at this time.

Staff recommendation: Approval with conditions outlined in the attached project report and as modified by the CD Committee.