



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Lisa Reime, Planner
Walter Denton, City Administrator

Date: December 27, 2004

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "O'Fallon Professional Park, Lot 2" Parcel Number 04-31.0-107-022) – **First Reading**

List of committees that have reviewed: Due to cancellation of the Dec. 27 Community Development Committee meeting, it was not reviewed. However, background materials were distributed to committee members last week in case there are any questions or concerns.

Background:

The applicant, NG Investments, LLC, Mark Halloran, has filed an application requesting to rezone approximately 5.17 acres from A, Agricultural District, to O-1(P), Planned Office District, for the purpose of developing a planned office park. The property is located along the north side of Pierce Boulevard, east of North Green Mount Road in O'Fallon, and consists of Lot 2 of O'Fallon Professional Park. The proposed office park will consist of up to seven (7) detached buildings, ranging in size from 4,680 square feet to 8,000 square feet. The proposed total square footage of all buildings will be 51,180 square feet. The applicant may attach some buildings, but the maximum square footage of office space may not exceed 51,180 square feet. The parcel will contain 210 parking spaces, including seven (7) handicap spaces. There is an existing ditch, located in the southern portion of the property, which the applicant is proposing to relocate to the east property line. Buffer yards are required along the north and east property lines.

The Planning Commission recommended approval of the O-1(P) zoning for the property with the following conditions:

- The applicant will need to submit detailed landscaping plans, lighting plan and sign design plans.
- The applicant will be required to install an earth berm and landscaping along Pierce Boulevard and buffer yards along the north and east property lines.
- The applicant may attach some buildings, but the maximum square footage of office space may not exceed 51,180 square feet.
- All buildings will be constructed using 100% masonry exteriors with angled or hipped rooflines.
- A sidewalk will be required along the entire length of Pierce Boulevard.
- A cross access easement will need to be recorded across the parking areas connecting Lot 1 to Lot 2 of O'Fallon Professional Park.

- A minor subdivision will be required which will show all proposed easements and lot configurations.
- The final storm water plan design will need to be submitted with the improvement plans for the development and will need to be approved by staff.
- The buffer yards along the north and east property lines shall include a mixture of evergreen and deciduous trees to provide more dense vegetation where appropriate.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with the conditions listed above.