



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 "Cowden Storage Building" Parcel Number 03-25.0-101-021) – **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 applicants, Dennis and Linda Cowden, have filed an application requesting to rezone one parcel of vacant land (approximately 5,000 square feet) from B-2, General Business District, to B-2(P), Planned General Business District, for the purpose of constructing a storage building for their personal use. The subject property is located along the west side of Carbon Hill Road, north of the Frontage Road. The proposed storage building is 30' by 80' or a total of 2,400 square feet in size. The east and north elevations of the storage building will include sliding doors for entry into the storage building. The applicant is proposing to construct a framed building with vinyl lap siding and an asphalt shingled roof with a slight pitch. No parking spaces or lighting is required, since the storage building is for personal use and not available or open to the public. The driveway area must be paved with an all weather surface. Buffer yards are not required since the surrounding property is zoned B-2.

The Planning Commission recommended approval of the B-2(P) zoning for the property with the following conditions:

- The storage building will be frame construction with exterior vinyl lap siding and a shingled roof.
- The driveway area must be paved with an all weather surface.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval with the conditions listed above.