



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: April 27, 2005

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Stone Bridge Master Planned Development" Parcel Numbers 03-36.0-300-023 and 03-36.0-300-024) –
First Reading

List of committees that have reviewed: The Community Development Committee reviewed the petition at their April 25, 2005 meeting and voted to forward the petition to the City Council with a recommendation to approve by a vote of 2-yes, 3-no. No conditions were recommended by the Committee in the event that the City Council would approve the petition.

Background:

Original Proposal - In November 2004, John Holthaus, Stone Bridge Villas, LLC, filed an application requesting approximately 33.44 acres of land be rezoned from A, Agricultural District, to MR-1(P), Planned Two, Three and Four-Family Residence Dwelling District. The original development proposal included a residential development consisting of condominiums, or villas, marketed to retirees and pre-retirees. The plan included the construction of 38 buildings; 34-4 unit villas, 4-2 unit villas and a clubhouse, for a total of 144 dwelling units. The units ranged in size from 1,321 square feet of living space to 1,856 square feet of living space, and each unit included an attached two-car garage. The percentage of lot coverage for the development was 22.89%. The net density of the development was 4.65 dwelling units per acre. The development included 19.83 acres of open space and flood plain located on the eastern portion of the property.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, January 11, 2005, meeting and voted 1- yes, 6 – no, to recommended approval with the conditions as outlined in the project report prepared for that public hearing. Two persons representing Central School and several residents from the immediate area voiced concern at the public hearing. Concerns largely centered on the density of the development and impact on traffic and the Central School District.

Staff recommended approval of the project with the conditions outlined in the project report prepared for the January hearing. Although staff recommended approval, staff had two major concerns with the development. The property included 200' of frontage along Hartman Lane and the parcel was a "flag lot", which is not ideal for development as a subdivision because of potential limitations regarding cross-access and connectivity with adjacent properties and limited accessibility to public roadways. It was noted that the tract needed future access to Frank Scott Parkway, as well as to the undeveloped acreage north of the subject property. Secondly, staff recommended at that time to the developer that

the pavement width be a minimum of 26' for the private streets within the development instead of 24' as proposed by the applicant. Cambridge Condos and Villas at Hearthstone, which are similar projects to Stone Bridge Villas, were approved with 24' pavement width and on-street parking is of concern within these developments. The City's new subdivision ordinance requires a minimum of 26' pavement in residential developments with no on-street parking.

Following the January 11, 2005 public hearing, Mr. Holthaus modified his preliminary development plan to address concerns raised at the public hearing. The revised plan addressed staff's concern of a lack of interconnectivity between the villas development and adjoining property through cross access easements and also the pavement width of the private streets. All internal streets were modified from a 28' wide typical to a 30' wide typical street section which would allow parking on both sides. The revised plan incorporated a 30' wide private street from Hartman Lane to the east and loops within the development. Along the east side of the development a 30' wide private street was added from the north property line to the south property line which would serve as the connectivity between the development and property to the north and south. The revised plan eliminated the need for any variances from the rear and front yard setbacks. The development included minimum 25' front and rear yard setbacks and minimum 15' utility easements along the front and rear yards. The revised plan reduced the density of the development from 4.65 dwelling units per acres to 4.22 D.U.A. A D.U.A. of 4.22 would be considered medium-density residential development. Staff's recommendation was approval of the Planned Use and Preliminary Site Plan with the one condition, that a traffic study be conducted to evaluate the need for a turn lane on Hartman Lane to serve this development.

At the January 24, 2005 Community Development Committee meeting, the Committee discussed the lack of sidewalks within the development, the access point from Hartman Lane and how it could be coordinated with the future development of the property to the north, the density of the development and the 30' wide private streets proposed for the development. The Committee voted 4-0 to take the zoning petition to the City Council for 1st Reading without a recommendation from the Committee.

Following the Community Development Committee, John Holthaus informed staff that he was working with individuals to develop the 33.0 acres north of the villas development to coordinate access, utilities, interconnectivity between properties, and to address issues raised at the public hearing and the Community Development Committee meeting. He subsequently withdrew his original petition.

Revised Proposal - On February 18, 2005, John Holthaus and Reverend Casey applied to rezone the two, 33.0 acre parcels from A, Agricultural District, to MR-1(P), Planned Two, Three and Four-Family Residence Dwelling District, and SR-1B, Single-Family Residence Dwelling District and submitted the Stone Bridge Master Planned Development. The villa portion of the plan was revised a third time following the public hearing of the Planning Commission.

The revised proposal, presented to the Planning Commission, included a residential development consisting of condominiums, or villas, marketed to retirees and pre-retirees to be developed on Parcel #1 (the parcel to the south). The plan included the construction of 32 buildings; 31-4 unit villas, 1-2 unit villas and a clubhouse, for a total of 126 dwelling units. The villa units were not changed in size or quality from the original proposal. The applicant proposed constructing a 30' wide public street in 42' of City right-of-way and a 4' sidewalk on one side of the street. They requested a variance from the City's requirement of 54' of right-of-way to 42' of right-of-way. This development is similar to the original proposal submitted by Mr. Holthaus. The original proposal included 144 villa units, 24' private streets and no sidewalks within the development.

The revised Stone Bridge Master Planned Development also included a single-family residential subdivision to be developed on Parcel #2 (the parcel to the north). The plan included the construction of 62 single-family dwelling units on lots with a minimum lot size of 10,000 square feet. The size of the dwelling units proposed ranged in size from 1,800 sq. ft. to 2,400 sq. ft. The construction of these homes will be wood frame construction, architectural shingles, brick and siding. The applicant is proposing to construct a 30' wide public street in 54' of City r-o-w and 4' sidewalks on both sides of the street as required by the subdivision ordinance. The revised plan reduced the density of the development from 4.22 dwelling units per acres to 2.81 D.U.A., and the percentage of lot coverage was reduced from 17.76%. A D.U.A. of 2.81 would be considered low-density residential development.

The Development Plan will also provide five (5) acres of land for a third use - a community church. The proposed church will be a 20,000 sq. ft. facility and a parking lot. The construction of the church will match the construction of the villas and the single-family residential lots. The church will be required to come before the Planning Commission and the City Council when they are farther along with their plans to receive zoning approval. The property reserved for the church will provide the Stone Bridge Master Planned Development with a secondary access onto Hartman Lane. This secondary entrance will be constructed during the first phase of the development in order to provide secondary emergency access to the development.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, April 12, 2005 meeting. The Commission voted 2 - yes and 6 - no, to recommend approval with the following conditions:

1. The villa development shall include minimum 20' front and 20' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 42' City right-of-way and a sidewalk on one side of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.

Following the public hearing, the developer revised the villa portion of the Master Plan. The density of the villas has been further reduced to 110 villa units and no variances would be required for the revised development plan. The revised plan further reduced the overall density of the development from 2.81 dwelling units per acres to 2.59 D.U.A., and the percentage of lot coverage was reduced from 17.76% to 16.5%. A D.U.A. of 2.59 would be considered low-density residential development. All streets with the single-family subdivision and the villa development will meet City standards and will be public streets. Both the single family development and the villas development would meet the new Subdivision Ordinance regulations recently adopted by the City Council. The developer has submitted a proposal which outlines the revisions to the plan.

The Community Development Committee reviewed the petition at their April 25, 2005 meeting and voted to forward the petition to the City Council with a recommendation to approve by a vote of 2-yes,

3-no. No conditions were recommended by the Committee in the event that the City Council would approve the petition.

In addition, a petition was received protesting the rezoning, which was signed by owners of at least 20% of the frontage directly opposite the frontage of the property to be rezoned. In accordance with Section 8.05 of the City Code, the zoning amendment shall not be passed except by a favorable vote of 2/3 of the aldermen, or 10 votes of the 14 votes.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Staff recommends approving the petition with the following conditions:

1. The villa development shall include minimum 25' front and 25' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 54' City right-of-way and a sidewalk on both sides of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development. This entrance shall be for emergency access only at this time.
4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.
5. All grading, street, and utility construction shall be done in a single phase for the entire planned development.