



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: July 18, 2005
Subject: 1) Ordinance No _____: An Ordinance Annexing the Glarner Property
2) Ordinance No _____: An Ordinance Amending the Zoning of the Glarner Property

List of committees that have reviewed: At its meeting on July 11, 2005, the Community Development Committee reviewed and unanimously recommended to approve the zoning and annexation of this subdivision.

Scope: This initial action taken by the City Council is for the Zoning to B-1(P) of the Glarner Property and its Annexation into the City of O'Fallon only. The City Council approved an annexation agreement on April 4, 2005 for the property.

Background: The applicant, MSJB Investments, is proposing to rezone 5.00 acres of land currently zoned A, Agricultural in St. Clair County. The property is located northeast of the intersection of Old Collinsville Road and Milburn School Road. The applicant has no specific development proposal for the site. The property has 375 feet of frontage along Old Collinsville Road and 580 feet of frontage along Milburn School Road.

No preliminary site plan or plat is associated with this application. All future development proposals for this property will enter the Planned Use process.

The Comprehensive Plan designates the northeast corner of Old Collinsville and Milburn School to be Neighborhood Commercial. The Comprehensive Plan goes on to specify the land uses, development types, and development patterns for these Neighborhood Commercial areas intended to serve residential areas in the immediate vicinity. They are not intended to serve a larger, regional population.

The annexation agreement previously approved authorized the City to acquire up to 25' additional feet on both OCR and Milburn School Road, giving us up to 50' from the centerline of the roadways.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Approval of the Annexation and the Zoning of the land.