



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** June 5, 2006

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Shoppes at Green Mount – Lot 6" Parcel Number (03-36.0-203-007) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their May 22, 2006 meeting and gave their approval of the project with the following comments:

*Cross Access:* Because of the joint access nature of the private road along the east, south, and west boundaries of Lot 6, the approval of this Planned Use shall be conditioned on the establishment of a cross-access easement and perpetual joint maintenance agreement between the owners of Lots 4, 5, 6, and 13.

*Architecture:* At the Community Development Committee meeting, the applicant presented a revised set of rendered building elevations. Staff has since reviewed these elevations and finds them acceptable as it pertains to the intent of the Planned Use ordinance and Comprehensive Plan for this sub-area. The applicant revised the drawings to show a clock tower feature in the southwest corner of the site and gables on the end tenant spaces to provide vertical relief to the building. The architect now shows the use of quikbrik, which is a dyed, masonry unit similar in appearance to brick, as the rear façade's finish material. Lastly, the architect insured the committee that all rooftop mechanical units would be screened from view by the front, side, and rear parapets.

*Landscaping:* The applicant also presented the committee with a rendered landscaping plan of the revised site plan. The applicant incorporated a landscaped median midway through the parking lot to break up or segment the 280+ parking spaces. The development still meets the required parking ratios for the site. The landscaping shall require perpetual maintenance as shown in the attached landscape plan. The plan is still deficient in evergreen landscaping along the west property line. Approval will be conditioned upon a landscaping plan showing these evergreens to be approved by Planning & Zoning.

#### **Background:**

The applicant, Walpert Properties, has filed an application requesting amendment to the existing B-1(P) Planned Community Business District zoning of approximately 6.25 acres of land located at 455 Regency Park Drive. The proposed development is located at the northwest intersection of Green Mount Road and Interstate 64. The applicant intends to construct seven (7) single story retail buildings totaling approximately 58,120 square feet of tenant space. Buildings A–D will front the

parking area and back onto the retention pond while buildings E-G will face the parking lot and back onto I-64 and its westbound ramp. The configuration results in a lot coverage of more than 21 percent.

Vehicular access to the site is provided through three proposed access points from Regency Park Drive. Several points of access into the site exist along the private road on the east property line. The private road provides access to the National City Bank property and Lot 5. For the site's potential uses and the square footage devoted to those uses, a total of 301 parking spaces are required for the site. 13,704 sq. ft. of space may be devoted to a restaurant, requiring 123 parking spaces while the remaining 44,416 sq. ft. will require 178 parking spaces for a total of 301. The preliminary development plan provides for 301 parking spaces. Landscaping, including tree plantings, shrubs and perennials/annuals, have been provided around the perimeter of the development and within interior parking islands and endcaps as shown on the landscape plans. An off-site, joint use detention pond is located west of the site for stormwater runoff and is faced by the rear of buildings A-D.

The front façades of each building will be composed primarily of EIFS, glass, and stone trim. Corniced parapets line all facades of each building. Primary customer access into the building will be from the parking lot. The rear facades are shown as dyed, quikbrik masonry units. The architect has placed stone trim and architectural treatments in the rear, equivalent to the front facades.

The Planning Commission reviewed this project at their May 9, 2006 meeting and voted 4 ayes and 0 nay to recommend approval of the Zoning Amendment and Preliminary Site Plan of the Lot 6 Shoppes at Green Mount Development with conditions modified from the project report. A copy of the Planning Commission project report is attached and the list of conditions follows:

1. Addition of evergreens along the west property line to provide a year round buffer between I-64 and the rear building facades.
2. Addition of parking median midway through the parking lot planted with trees every 50', shrubs, and perennials/annuals, consistent with the rest of the landscape plan.
3. Improvement to the vertical relief of the buildings in the form of a clock tower, hipped roofs, or other acceptable vertical feature.
4. Staff recommends that instead of the block material proposed that architectural split faced block, with integrated color dye, be used for the façade and rear materials.
5. Establishment of joint maintenance agreement between Lots 4, 5, 6, and 13 for the private road.

Condition items 2, 3 and 4 have been met with the revised plans. The ordinance will include conditions for items 1 and 5.

**Legal Considerations, if any:** None

**Budget Impact:** None.

**Staff recommendation:** Staff recommends approving the petition with the Community Development Committee's conditions listed above.