



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: September 15, 2008

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Airport Storage Center") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended denial of the Zoning Amendment on this development at its September 8, 2008 meeting with a vote of 3-1, citing that the flat roofs are not consistent with prior approvals for mini storage facilities in the City, including those approved for this very site with this same applicant back in 2002.

Background: The applicant, Century Development, LLC, has filed an application requesting approximately 3.34 acres of land be rezoned from B-1, Community Business District, to B-2(P), Planned General Commercial District for a proposed mini storage facility and office. The property is located at 8520 East Highway 50.

The applicant proposes to construct 6 mini storage buildings (totaling 41,400 sq. ft.) and a 5,000 sq. ft. office on site. The project will include construction of an asphalt parking lot. The existing access point off of East Highway 50 will remain. The proposed buildings require a total of 20 parking spaces. The applicant has provided 23 parking spaces, including 1 handicap accessible spaces located near the entrance to the office building.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The storage buildings will be constructed of a combination of masonry and EIFS with pitched roofs.
- 2) The City of O'Fallon and the applicant will enter into a sewer recapture agreement with the developer to install a gravity sewer line to serve the Airport Storage Center and to open up a large development area on East Highway 50.

- 3) The three rental trailers displayed in the front of the site must be parked in an orderly manner and only within the designated parking pad. Signage (such as banners) may not be attached to the trailers. The 5 rental trucks and trailers stored at the rear of the site must be kept in the designated area and may not obstruct the drive aisles.
- 4) Sidewalk easement will be 6 ft in width.
- 5) The eastern property line will be fenced with an extension of the decorative picket fence used in the front of the property around the northeast corner, and then a 6 ft high or 8 ft high with a 3 ft setback maintenance-free vinyl privacy fence will extend to the southeast corner in accordance with the landscape buffer requirements.