



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: October 20, 2008
Subject: Ordinance No. _____: An Ordinance Amending the City of O'Fallon, Illinois Comprehensive Plan Future Land Use Map (Parcel Number 04-27.0-300-021) – **First Reading**

List of committees that have reviewed: The Community Development Committee met on October 13, 2008 and recommended 4-1 to send the amendment to the City Council for review on 1st Reading without a formal recommendation.

Background: The applicant, City of O'Fallon, has filed an application requesting approximately 21.41 acres of land (Parcel ID No. 04-27.0-300-021) be amended from the 2006 O'Fallon Comprehensive Plan – Future Land Use Map from *Office/Service* to *Multi-Family Residential*. The subject property, Rock Springs mobile home park, is located near the northeast corner of Highway 50 and Scott-Troy Road. Rock Springs, LLC, has filed an application requesting the same 21.41 acres of land be rezoned from MR-2, Multi-Family Residential Dwelling District, to MR-2(P), Planned Multi-Family Residential Dwelling District.

Approval of the amendment is necessary prior to the approval of the Rock Springs Townhome Apartments project. Failure to approve the amendment but approve the said project will conflict with the Future Land Use Map and the approved land use.

Planning Commission Update: The Planning Commission held a public hearing on the above referenced application at their August 12, 2008 meeting. The Commission voted 6-0 to approve the Future Land Use Map Amendment.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Due to the close proximity of Interstate 64 and Highway 50, direct access to an arterial street (Scott-Troy Road), a proposed transitional use and the current multi-family residential uses on the subject property, staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map from *Office/Service* to *Multi-Family Residential*.