



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 Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Rock Springs Townhome Apartments") – **First Reading**

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

Background: The applicant, Tyler Kratrochwill for Rock Springs, LLC, has filed an application requesting approximately 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 for the construction of a 237-unit multi-family development with amenities, including a clubhouse, pool, walking trails and several playgrounds. A total of 496 parking spaces are required for the development, including 11 handicap accessible spaces located in front of the clubhouse. The property is located near the northeast corner of Highway 50 and Scott-Troy Road. It is also located within a St. Clair County Enterprise Zone, which provides for the waiver of all sales taxes on all building and construction materials for the project if they are purchased within the state of Illinois.

The applicant proposes two access drives. The existing access point off of Scott-Troy will be redesigned into a right-in/right-out access drive and a new full access point on Scott-Troy Road will be constructed approximately 950 ft north. As required by the City, a traffic study was provided by the applicant. The City's traffic engineering consultants Crawford, Bunte & Brameier (CBB) have provided their analysis of the project, and their report is attached. Pending review by the St. Clair County Highway Department, a southbound left turn lane will be required for the full northern access drive from Scott-Troy Road per CBB's recommendation. Any improvements to Scott-Troy Road will be paid by the developer.

One of the key concerns has been the process and timeframe for dislocation of the families currently living in approximately 66 mobile homes on the parcel. Significant negotiation has been occurring for the past several weeks between the residents and the owner/developer of the property regarding relocation assistance. At the last CD meeting on October 13, the owner made an offer to pay for all relocation costs of each family who desired moving their mobile home to another location. It should be noted that the City is not party to any of these private negotiations.

It should also be noted the applicant is requesting a 4 year development timeframe for the project, rather than the 1 year, with possible 1 year extension as provided in the ordinance. A 4 year term is acceptable given the fact the developer must offer a 2 year lease to all existing tenants, per state law, which would then give them a normal 2 year development window after that.

Planning Commission Update: The Commission voted 4-2 to accept the project report and recommend approval with the following amended conditions:

1. The entire development shall be constructed in one phase.
2. An easement plat shall be recorded to vacate the existing IL Power easements throughout the property and establish a new sidewalk easement along Scott-Troy Road.
3. The developer shall adhere to and be responsible for compliance with all recommendations in the CBB traffic study.
4. If required by the St. Clair County Highway Department, a southbound turn lane on Scott-Troy Road shall be required to be constructed by the developer for the northern entrance per the recommendation of the CBB transportation study.
5. All fire hydrants shall be spaced at a minimum of 400 ft.
6. No parking shall be allowed outside designated striped parking spaces. Parking shall be prohibited on all remaining paved drives with posted "No Parking" signage and striped fire lanes.
7. All buildings shall be sound attenuated.
8. A total of \$537.51 will be collected as a fee-in lieu of park space for each residential unit at the time of the issuance of a building permit.
9. The developer shall construct the gates for the dumpster enclosures with vinyl instead of wood. Also, the concrete blocks should be dyed, not painted, with a compatible building color.
10. The developer should provide a six-foot tall berm with a 3:1 slope.
11. The developer should provide the details on the number, locations and types of playground equipment and picnic tables to be displayed within the mini-parks during the construction plan phase.
12. Both proposed freestanding signs shall be constructed on the subject property with an approved sign permit.
13. The townhomes units will be built consistent with the architectural design of the elevations attached to this report.
14. At the request of the applicant, this Planned Use approval will expire 4 years from the date of approval, rather than the standard 1 year plus 1 year extension.
15. The City's Comprehensive Plan recommends a maximum density of 10 units to the acre for multi-family projects, and the applicant has requested a density of 11.07 units per acre, which is recommended for this project, given the amenities provided.

Legal Considerations, if any: None

Budget Impact: none

Staff Recommendation: Staff recommends approval of the project with the conditions outlined above.