



PROJECT REPORT

TO: Planning Commission
FROM: Jennifer Howland, Senior City Planner
DATE: October 27, 2009
PROJECT: P2009-17: Crocker Development Planned Use Rezoning

Location: 8670 U.S. Highway 50, East
Applicant: William Crocker
Owner: (same)
Submitted: September 28, 2009

Project Summary

The applicant, William Crocker, has filed an application requesting approximately 0.66 acres of land be rezoned from B-1, Community Business District, to B-2(P), Planned General Commercial District for a proposed commercial storage building and access lot for Comm Squad. The property is located at 8670 U.S. Highway 50, East.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: I	North: industrial
East: unincorporated	East: commercial
South: unincorporated	South: agriculture
West: unincorporated	West: agriculture

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Business/Industrial Park*, which is consistent with the proposed project.

Zoning Ordinance and Planned Use Ordinance: The proposed commercial storage building and access lot are subject to Article IX Planned Uses of the Zoning Ordinance and require a development plan. The property is also subject to the B-2, General Commercial District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 8.03 and 8.04 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Planning and Zoning Department.

Discussion Points/Issues

Land Use

Comm Squad is a telecommunications contractor. The existing office building and garage on the north side of the subject property is used for the business office. A commercial storage building and paved area will be added to the rear of the property to be used for storage of Comm Squad fleet vehicles. The subject property is identified as *Business/Industrial Park* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The use of the property will not change. The subject property is surrounded by agricultural uses to the west and south, and commercial and industrial uses to the east and north.

Traffic Circulation/Parking

Ingress and Egress: The storage building will be accessed via an existing curb cut off of Highway 50. Although the curb cut is not on the subject property, the applicant has a recorded ingress/egress easement for this access point. The applicant will be required to obtain permission from IDOT to use the curb cut, and he may be required to improve the curb cut to 24 ft wide and obtain permission from the property owner to the west to do such improvements. The applicant will be responsible for coordinating these improvements with IDOT.

Parking: No parking stalls are required for the proposed storage building, but the applicant will be required to construct the paved areas in accordance with City requirements for materials and thickness, and the new paved area must be curbed. The applicant may use residential mountable curb for the western side of the paved area, but he must use vertical concrete curb for the remainder of the paved area.

Utilities and Drainage

A drainage swale will be provided in the rear of the property to handle the runoff from the new paved area and building. A cut in the curb around the parking lot will serve to slow the discharge of storm water into the swale.

The site is served by a septic system. The plans do not show the location of the leach field. Staff was concerned that the applicant intended to pave over the leach field, making it difficult to maintain the septic system. The plans now show that the septic system will be relocated as necessary to avoid the pavement. The applicant must obtain approval from St. Clair County Public Health for his development plan as it relates to the existing septic system.

The applicant does not require water service for the proposed accessory building.

The closest fire hydrant to the proposed storage building exceed the maximum distance of 400 ft. Therefore, the applicant will be required to install a fire hydrant on the north side of East Highway 50 across the street from the subject property to serve his proposed storage building.

Building Elevations

The applicant proposes constructing a 3,840 sq. ft. metal-sided building with a pitched roof. The building will architecturally match the existing storage building on site. The proposed building is considered an accessory structure; therefore, a metal-sided building is permitted. The proposed height of the building is 23 ft, which exceeds the maximum allowable accessory structure height by 3 ft. Because the building has a pitched roof, which lessens the average height of the building, and because the building is already in possession of the applicant, staff recommends approval of a variance to the accessory structure height.

Signage

No signage is proposed as part of this application. Any future signage will require a Sign Permit and must meet the requirements of Article 12 "Sign Regulations" of the City of O'Fallon Zoning Code.

Landscaping & Buffer Requirements

The applicant will be required to install one tree at 50 ft intervals around the new paved area.

Because the surrounding properties to the west, south and east are identified as "*Business/Industrial Park*" on the Future Land Use Map, the Director has waived the requirement to install a landscape buffer around the proposed development (Section 13.090).

Hours of Operation

Hours of operation will be 7:00 a.m. to 6:00 p.m.

Review and Approval Criteria: Section 9.050 of Article IX "Planned Uses" lists several criteria for evaluating planned uses. As presently designed:

- Does the proposed project meet all applicable zoning standards set forth in the O'Fallon Zoning Regulations in regards to site development? *Answer: The project meets all applicable zoning standards.*
- Is the proposed development designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? *Answer: The proposed development is designed to be operated to protect the public health, safety and welfare.*
- Does the development of this parcel, as presently shown impede the normal and orderly development and improvement of the surrounding property, or impair the use, enjoyment, or value of neighboring properties? *Answer: The development will not impede the normal and orderly development and use of the surrounding property.*
- Does the site accommodate the building, parking, and drives with appropriate open space and safe, easy ingress and egress? *Answer: The site accommodates the building, parking, and drives with appropriate open space and safe, easy ingress and egress.*
- Does the proposed development meet the area-bulk requirements set forth in the B-2 district regulations? *Answer: The proposed development does not meet the area-bulk requirements set forth in the B-2 district. The proposed accessory structure height exceeds the maximum allowable by 3 ft.*

Staff Recommendation

Staff recommends approval of the project with the following conditions:

- 1) A variance is granted to the maximum height of an accessory structure to allow a height of 23 ft.
- 2) One deciduous tree must be planted at 50 ft intervals around the proposed paved area.
- 3) Provide a letter of authorization from IDOT to access the curb cut to the west of the subject property. In addition, the applicant must improve the curb cut to IDOT specifications and obtain any necessary approvals from the adjacent property owner.
- 4) Obtain approval from St. Clair County Public Health for development plans as it relates to the existing septic system.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Narrative
- Attachment 4 – Preliminary Site Plan
- Attachment 5 – Building Elevations