



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** December 21, 2009  
**Subject:** **Annexation of the Territory (SECOND READING) and Annexation Agreement for Regency Park Corporate Campus Development – (RESOLUTION)**

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**List of committees that have reviewed:** The Community Development Committee voted 5-ayes, 0-nays, to recommend approval to the full City Council of the 2<sup>nd</sup> Reading on the Annexation and the Resolution approving the Annexation Agreement.

**Background:** The items to be considered for vote of the Council on Dec 21, 2009, will be a resolution approving the Annexation Agreement and a Second Reading on the Annexation of the property. The annexation area includes 36.14 acres of unincorporated land surrounded by the City of O'Fallon located west of Greenmount Road and north of Regency Park Drive. The property is currently zoned Agriculture in St. Clair County, and will remain as such until rezoned by the City of O'Fallon.

The next steps proposed to be taken after the annexation include rezoning the newly annexed land and associated development as a planned use, approving a preliminary plat, and approving a TIF District for a mixed use development having "B-1(P)" Planned Community Business District and "O-1(P)" Planned Office District zoning for this approximately 68-acre proposed development known as Regency Park Corporate Campus. The applicant proposes approximately 613,720 sq. ft of Class "A" office space and 24,700 sq. ft of retail/restaurant space, for a total of approximately 638,420 sq. ft of buildings within the development.

**Legal Considerations, if any:** None

**Budget Impact:** None as related to the annexation. The budget impact will result if a TIF is subsequently agreed to and enacted.

**Staff Recommendation:** Staff recommends approval of the annexation agreement and the annexation of the property.