



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: January 13, 2005

Subject: Ordinance No.____: An Ordinance approving Shoppes at Green Mount Subdivision (**1st READING**)

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Monday, January 10, 2005 and gave their approval.

Background:

- Applicant: O'Fallon Development Group, LLC
- Subdivision consists of 37.4 acres and is located north of I-64 and west of North Green Mount Road.
- Shoppes at Green Mount consists of 14 commercial/office lots and an Outlot (Lot 14). Lots 1, 2, 2A are zoned O-1 (P) and Lots 3-13 and Outlot 14 are zoned B-1(P).
- Proposed use for Outlot (Lot 14) is 50' by 50' leased space by the City and a flag pole/tower to be constructed by Sprint.
- The subdivision includes the extension of Regency Park Drive to N. Green Mount Road.
- The Final Plat and Improvement Plans will need to be revised to reflect the intersection design at Green Mount Road which is being prepared by TWM.
- The project will need to receive a permit from the Corp of Engineers which has been applied for but has not been received as of this date.
- Final Plat is consistent with the approved Preliminary Plat.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the final plat for the subdivision.