



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: May 25, 2005

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Stone Bridge Master Planned Development" Parcel Numbers 03-36.0-300-023 and 03-36.0-300-024) –
Second Reading

List of committees that have reviewed: The Community Development Committee reviewed the petition at their May 23, 2005 meeting. It was discussed by the Committee if any conditions could be placed on the type of single-family housing to be built. Staff noted that since the development is part of a planned use, conditions could be placed on the type of material, style or construction of the single family development. Staff was directed to work with the developer and draft a condition(s) to include building elevations and typical floor plans for the single family homes. The developers initially stated they would provide materials and building design similar to the Stonebridge villas – it was recommended that the ordinance be amended to reflect consistency with the villa design and construction. The Committee voted 3-yes, 0-no, to amend the ordinance approving the Stone Bridge Master Planned Development to include building elevations and typical floor plans for the construction of the single family residences.

Legal Considerations, if any: None

Budget Impact: None

Staff recommendation: Staff recommends approving the petition with the following conditions:

1. The villa development shall include minimum 25' front and 25' rear yard setbacks, minimum 15' utility easements along the front and rear property lines, a street with a minimum pavement width of 30' in a 54' City right-of-way and a sidewalk on both sides of the street.
2. The single-family residential development shall provide a street stub along the west side of the development to accommodate a future street connection to Hartman Lane.
3. The development shall include a secondary access to Hartman Lane, which shall consist of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, which shall be constructed as part of the first phase of the development. This entrance shall be for emergency access only at this time.

4. The church shall comply with the Planned Use Ordinance and be required to submit a preliminary development plan for approval showing their proposed site plan prior to any city approvals of the church.

5. All grading, street, and utility construction shall be done in a single phase for the entire planned development.

6. Both the single family and the villa development shall be constructed in accordance with the attached exhibits provided by the developer. The building types, materials, and floorplans proposed by the developer shall be substantially as provided in the attached exhibits.