



CITY COUNCIL AGENDA ITEM

TO: Mayor Graham and City Council
FROM: Ted Shekell, Director of Planning and Zoning
Walter Denton, City Administrator
DATE: August 31, 2007
SUBJECT: Rasp Farm

List of committees that have reviewed: The unanimous consent of the Community Development Committee at its meeting on August 30, 2007, was to take the project forward to the full Council for presentation and consideration of the project concept. It was agreed that although the project is not ready for a First Reading, it would be reasonable to ask the Council for a sense of its direction on the suitability of the concept and whether the Council would be willing to accept the de-annexation of the parcel from the Village of Shiloh. The applicant will present a brief overview of the project and be available to answer questions from the full Council. The applicant is seeking direction from the City Council as to its desire to have the land annexed into O'Fallon and the Council's receptivity to the general concept being proposed. If the Council is willing to consider the project and annexation of the land from Shiloh at a later date on First Reading, the applicant has expressed to city staff that they would then be able to proceed with finalization of his preliminary plat as well as finish negotiations with the City on the terms of an annexation agreement.

Background: The applicant, Jeff Holland for O'Fallon Development LLC, has filed an application requesting 51.06 acres of land be rezoned from Shiloh NU, Non-Urban zoning district to SR-3(P), Planned Unit Development in the Single-Family Residential zoning district. The property is located on the east side of Lincoln Avenue, just north of Interstate 64 on property known as the "Rasp Farm."

Within the subject property, the applicant intends to create 202 single-family residential lots (original lot count was 234 lots). All lots will be a minimum of 6,000 sq. ft. in size. The development was initially planned to have four (4) access points through existing stub streets on Dartmouth, however, after a traffic study was conducted by Crawford, Bunte, and Brameier, (CBB), it was recommended that connection also be made to Lincoln and the stub to the east at Edgewood. Staff is currently recommending all four existing stub connections onto Dartmouth be made, as well as these access point on Lincoln and Edgewood. Finalization of the access points would be done during the final engineering and design phase. The eastern end of the property is the proposed location for a 4+ acre wet retention pond and a ~3.9-acre park located within the existing APZII zone of Scott Air Force Base. The project includes a few unique features, including alleys, varied front yard setbacks and meandering sidewalks. Two housing types are proposed for the project. The first is a traditional front-loaded single-family house, and the second is an alley-accessed, single-family house with a detached or attached garage.

There has been much discussion at the last several Community Development meetings regarding access, turns lanes on Lincoln, and existing traffic flow problems resulting from Laverna Evans School. The school has expressed a desire to allow an additional drop-off on the south side of their property to hopefully minimize the number of student drop-offs at the Desto entrance, and they school is also considering a re-configuration of their existing bus and parent-student drop-off locations to help reduce the existing traffic problem resulting from school drop-offs and pick-ups. Additionally, the CBB study showed a turn lane on Lincoln at the new Rasp Farm entrance would be needed, and the Dartmouth-Pierce location already meets warrants for a left turn lane. The cost and financial responsibilities for these improvements will be negotiated and outlined in the annexation agreement.

A full, detailed project scope and overview will be presented to the Council when the project details and the annexation agreement have been finalized.

Legal Considerations, if any: None

Budget Impact: To Be Determined prior to First Reading

Staff Recommendation: Staff believes the general concept is reasonable and suitable for further consideration by the Council on a future first reading after a satisfactory annexation agreement and preliminary plat are prepared by the applicant.