

The following code deviations are requested to implement green design concepts and promote a warmer residential development over the traditional commercial feel of most multi-family developments.

- **BUFFERS Section 13.070 O'Fallon Zoning Code**
Code requirement: 10' structural buffer - 6' fence or 3' fence on berm
Deviation Request: 20' natural buffer
Justification: a 20' natural buffer will provide a more natural and aesthetically pleasing buffer relative to a structural buffer. The natural buffer will coordinate with the upscale, environmentally friendly, green intent of the project.
- **PARKING STALL Section 11.080B O'Fallon Zoning Code**
Requirement: 10' x 19'
Deviation Request: 9' x 18' (on 58% of provided parking)
Justification: We are providing the required number of parking spaces, but are requesting to decrease the pavement per space on 282 of the parking spaces (58%). The other 202 parking spaces are in compliance with the code. Parking space size reduction will increase green space and landscaped areas to promote the warmer feel of a neighborhood subdivision. The green space will be increased by 7,896 SF. Additionally, this code deviation will increase pervious area to promote infiltration into soil and minimize storm water runoff. Decreasing storm water runoff will protect the streams and drainage ways within the community from erosion and pollutants. The storm water runoff will decrease by 1.2 cfs.
- **RIPARIAN CORRIDORS Section 13.140 O'Fallon Zoning Code**
Code requirement: Development within the "y" zone shall be limited to non-structural or natural storm water management strategies, non vehicular circulation systems, or dedicated open space.
Deviation Request: 15% development within the "y" zone.
Justification: The increased natural storm water controls that are being implemented on this project will offset the minimal development within the "y" zone.
- **SCHEDULE AREAS AND BULK REGULATIONS Section 2.04(e) O'Fallon Zoning Code**
Code requirement per Comprehensive Plan: 10units/acre (201 units)
Deviation Request: 11.5 units/acre (232 units)
Justification: The density is slightly over the recommendation of 10 units/acre in the O'Fallon Comprehensive Plan. The proposed density is 11.5 units/acre. The proposed density is under the existing Green Mount

Lakes density, and it is under the density requirement in the O'Fallon Code Section 2.04 (e) for MR-2 of 1 unit/2,700 sf. (*16 units/acre or 324 allowable units). This site was previously approved for 201 units and 32 buildings. This project has a slightly higher density at 232 units, but has 20 buildings and provides 14,000 sf more green space than the previous project.

- **WELL DRILLING Section 52.008**
Code Requirement: No wells can be drilled within City Limits
Deviation Request: Drill a well to replenish the lake so it can be used for irrigation without significant water level fluctuation. The well will not be used for potable domestic water.
Justification: Promote potable water conservation
- **TWO (2) SIGNS ON ONE NON-RESIDENTIAL LOT Section 12.060A (1a)**
Code Requirement: Each Non-Residential Zoning Lot shall be permitted to have one (1) Freestanding Sign.
Deviation Request: Locate two (2) Freestanding Signs on the Commercial Lot, one for the commercial development and one for the residential development (Frank Scott Lakeside Apartments).
Justification: The residential development is not located adjacent to Frank Scott Parkway, but behind a proposed commercial development. It will be critical for identification and marketing to have an additional sign along Frank Scott Parkway.
- **PERMANT SIGN ADVERTISING ACTIVITY NOT RELATED TO THE ZONING LOT Section 12.080A (2)**
Code Requirement: All temporary and permanent signs advertising any commercial activity not related to the Zoning Lot on which such Sign is located, unless otherwise protected by law.
Deviation Request: Locate two (2) Freestanding Signs for Residential Development, one on site and one-off site, located on Commercial Zoning Lot.
Justification: The residential development is not located adjacent to Frank Scott Parkway, but behind a proposed commercial development. It will be critical for identification and marketing to have an additional sign on the commercial lot along Frank Scott Parkway.