

# **Development Narrative**

## **Frank Scott Lakeside Apartments**

**Balke Brown Associates  
1146 Frank Scott Parkway East  
O'Fallon, Illinois**

This proposed development is on the north side of Frank Scott Parkway East and 2,000 feet west of Green Mount Road. The existing land is gently rolling cropland consisting of 25.04 acres. The existing ground elevations range from 538 along the east line of the property to 521 at the west line of the property.

Two separate uses for this development are proposed. The north portion is 20.13 acres consists of high end apartments called the Frank Scott Lakeside Apartments. This project will be a unique development to the St. Louis Metro area, know as a "Big House" development. It will be developed to look like a residential subdivision of big homes which allows renters to reside in a more home-like neighborhood environment. The "Big House" is the new generation of apartments. The units offer direct access garages, enclosed stairs, no open corridors or breezeways, fire places, patios and balconies, additional storage, and other site amenities. The apartments will consist of twenty 2-story, 10-14 unit apartment buildings and a community clubhouse.

This development is going to utilize sustainable design features which lend themselves to the "Big House" concept. The project utilizes recyclable materials, native adaptive planting areas, minimizing impervious areas (pavement reduction), water quantity and quality controls, and utilization of a well for irrigation.

To maintain the feel of a neighborhood subdivision, this project wants to maximize green space, landscaping, and site amenities. The site will include 45% open/green spaces (including the lake). It also will provide an abundance of site amenities, including a walking trail, recreational lake with waterfall and fountains, clubhouse with outdoor swimming pool, putting green, and educational nature trails through the flood plain riparian corridor.

The current zoning for this site is MR-2(P)-Planned Use in a Multi-Family District. A new MR-2(P) is proposed. The O'Fallon Comprehensive Plan allows for a density of 10 units per acre. This equates to an allowable density of 201 units. The proposed density for this development is 232 units which is less than the zoning code density for this site of 324 units. The proposed lot coverage will be 19% which is less than the 30% maximum allowable and the proposed floor area ratio will be 0.27:1 which is better than the ¾:1 ratio allowed.

The south portion of the site consists of 4.91 acres for commercial development. The commercial development will consist of approximately 28,767 square feet of

retail/commercial space. The proposed uses for the multi-tenant commercial development will have 8,000 sf of restaurant with potential for a drive thru and 20,767 sf of retail. The current zoning for this site is B-1(P) Community Business Planned Use. A new B-1(P) is proposed.

The proposed utility infrastructure for the development will include water and sanitary sewer main extensions to provide service for each lot and building. Electric and telephone service infrastructure will be installed in designated easements to provide access to units and buildings. Storm sewers and low impact design concepts will be used in conjunction with a dual purpose lake for storm water management. This lot is also obligated by plat to provide detention for the future development of Lot 26 that is within the same watershed. A detention easement currently exists for this additional detention requirement and will be revised based on the detention of this development. The proposed wet lake/detention basin will store storm water and release it at the existing flow rate through the use of outfall control measures.

Access to the site will be provided via Fountain Lakes Drive. The existing entrance will be modified with infrastructure improvements of a traffic signal, a westbound right turn lane and an eastbound left turn lane. The traffic study has been approved by St. Clair County Highway Department and the Intersection Design Study is currently under review.