



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: April 19, 2010
Subject: **Resolution No.**_____ A Resolution Determining That Proposed Home Elevations For Stonebridge Estates Are Considered "Minor Changes" Pursuant to the Provisions of the City's Planned Use Ordinance and the Agreements and Provisions Attached Hereto.

List of committees that have reviewed: The Community Development Committee reviewed and voted 3-0 to consider the proposed single family home elevation proposed by Dettmer Homes as "Minor Changes" according to the Planned Use Ordinance. The applicant, Scott Dettmer, has coordinated review of his house elevations with representatives of the Stonebridge Villa HOA, who have stated they are supportive of his proposal and would not object to these proposed homes being built in the Estates.

Background:

The applicant, Scott Dettmer with Dettmer Homes, is requesting clarification from the City Council regarding new single-family home elevations he is proposing to construct at Stone Bridge Estates, which is located in the same Planned Development as Stone Bridge Villas on Hartman Lane. The original Planned Development approved by Council granted that certain single-family home elevations would be built in the Estates. These were homes proposed to be built by the owner of the project at that time, Rev Casey, who has since relinquished ownership of the single family Estates lots through foreclosure on the development by the bank. To date, no homes have been built at Stone Bridge Estates, although the infrastructure is in place to begin building immediately.

Scott Dettmer has been building homes as part of a family business that has been in operation for over 30 years. Dettmer Homes is currently building in Missouri (St. Peters, O'Fallon, St. Charles County) and in Shiloh. Mr. Dettmer proposes building single-family homes in the Estates; however, his home elevations are not the same exact ones originally approved by the City Council in the Planned Development. The CD Committee did review them and have determined they are consistent with the original approvals and recommend them to the full Council for approval.

The purpose of this Resolution is to approve the new elevations proposed by Mr. Dettmer as being consistent with the Council's original intent regarding the design of homes within the Estates, and would consequently be considered as "Minor Changes" pursuant to the City's Planned Use Ordinance. The elevations being proposed by Mr. Dettmer, are attached.

Legal Considerations, if any: Dale has reviewed the Resolution and details of the proposal.

Budget Impact: None.

Staff Recommendation: Staff recommends approval of the Resolution as proposed.