



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

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

**Date:** February 3, 2014

**Subject:** P2013-07: Joe's Place, Planned Use – 1<sup>st</sup> Reading

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**List of committees that have reviewed:** The Planning Commission reviewed this application at its January 14, 2014 meeting and unanimously recommended it for denial. The Community Development Committee reviewed this application at its January 27, 2014 meeting and unanimously recommended it for approval.

### **Background**

Stauder Group, LLC has filed an application requesting approval to operate an adult daycare at 1032 Hartman Lane. The parcel would be rezoned from SR-1B(P) Planned Single-family Residence Dwelling District and MR-1(P) Planned Two-, Three-, and Four-Family Residence District to "O-1 (P)" Planned Office District. The proposal is for the site will be developed in two phases with a building for the adult daycare and associated parking and landscaping.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

The project has two issues that will need to be addressed by the City Council; design of the building and the landscaping berm along the northern property line. The items were not discussed by the Community Development Committee, but were identified in the Plan Commission Project Report.

1. Previous submittals of the building elevations provided a stone base along both side elevations and most of the rear elevation. However, due to cost of the development, the rock base was eliminated. As a result, the building design would not be consistent with the City's Commercial Design Handbook. The building does not provide for 360° architecture in regards to the fact that the stone base does not extend around all sides of the building that are visible from the right-of-way. Additionally, buildings are recommended to be 50 percent stone, brick, stucco, or wood lap/fiber-cement siding. The building elevations indicate the building will be constructed primarily of higher end vinyl siding. Staff recommends the stone base be extended around the base of the building to make the facility more consistent with the City's Commercial Design Handbook.

2. The plan provides a note that a structural buffer fence or berm per O'Fallon code to be determined after earth volumes and pricing. Staff is recommending the petitioner provide the berm option to meet the structural buffer requirement on the northern property line.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation**

Staff did not recommend the project, unless the Council decided amending the Comprehensive Plan. If the Council amends the Comprehensive Plan to Office / Service, then Staff would recommend the project with the following conditions:

1. Incorporate the guidelines of the Commercial Design Handbook by providing a stone or brick base on the side and rear elevation of the building to meet the standards of 360° architecture and providing for a mixture of building materials.
2. Provide a structural buffer along the northern property line that consist of berms, fencing and landscaping.