
Sponsored by: Council Members Smith and Epps

**AN ORDINANCE APPROVING A FINAL PLAN FOR STRAWBERRY FARMS WITH
RESPECT THERETO; SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.**

WHEREAS, an application has been filed for final plan approval for the property hereinafter described pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon; and

WHEREAS, the application has been reviewed and considered by the Planning and Zoning Commission of the City, which conducted a public hearing thereon after due notice as required by law, and the Commission has recommended approval to the City Council; and

WHEREAS, the City Council held a public hearing with respect to the application and this Ordinance after due notice as required by law and all relevant reports, information, comments and recommendations have been duly considered; and

WHEREAS, the City Council also finds, determines and declares that the proposed final plan meets the intent of Chapter 400 of the O'Fallon Code of Ordinances and all the standards specified for final plans pursuant to Sec. 400.236.10(A)(1) through (3) of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The property was rezoned upon adoption of Ordinance 7153 to R-1/PUD Single Family Residential District Planned Unit Development and is hereinafter described as:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT MARKING THE SOUTHWEST COMER OF U.S. 1766; THENCE ALONG THE SOUTH LINE OF SAID U.S. SURVEY 1766, NORTH 66 DEGREES 23 MINUTES 11 SECONDS EAST, A RECORD DISTANCE OF 2356.79 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE DEPARTING THE SOUTH LINE OF U.S. SURVEY 1766 NORTH 23 DEGREES 32 MINUTES 36 SECONDS WEST, 1298.27 FEET TO A SPIKE IN THE CENTERLINE OF MEXICO ROAD; THENCE ALONG SAID CENTERLINE NORTH 81° 16' 28" EAST 136.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT 198.31 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 622.58 FEET AND INCLUDED ANGLE OF 8 DEGREES 15 MINUTES 00 SECONDS; THENCE SOUTH 80 DEGREES 28 MINUTES 32 SECONDS EAST, 421.45 FEET TO A POINT; THENCE SOUTH 80 DEGREES 24 MINUTES 18 SECONDS EAST, 353.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT OF 269.73 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 852.38 FEET AND AN INCLUDED ANGLE OF 18 DEGREES 07 MINUTES 51 SECONDS; THENCE SOUTH 62° 16 MINUTES 27 SECONDS EAST, 530.11 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT 219.52 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 1084.31 FEET AND AN INCLUDED ANGLE OF 11 DEGREES 36 MINUTES 00 SECONDS; THENCE SOUTH 73 DEGREES 52 MINUTES 26 SECONDS EAST 12.39 FEET TO AN IRON

PIPE ON THE SOUTH LINE OF U.S. SURVEY 1766; THENCE DEPARTING THE CENTERLINE OF MEXICO ROAD AND ALONG THE SOUTH LINE OF U.S. SURVEY 1766, SOUTH 66 DEGREES 23 MINUTES 11 SECONDS WEST 1655.10 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF O'FALLON, MISSOURI, A MUNICIPAL CORPORATION BY THE GENERAL WARRANTY DEED DATED DECEMBER 2, 1988 AND RECORDED AUGUST 23, 1989 IN BOOK 1282 PAGE 1423.

SECTION 2: Pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon, the following Final Plan for the property described in Section One, above, is hereby approved, subject to the terms, conditions and further procedures and approvals specified by the Ordinances of the City of O'Fallon and the additional terms and conditions set forth in Section Three, below, to wit: the Final Plan specified on that document entitled "Strawberry Farms Final Plan" as prepared by Volz, Inc. and dated November 18, 2024, consisting of Sheets FP1, FP2, FP 3, FP4, FP 5, FP 6 and FP 7 filed in the offices of the O'Fallon Department of Planning and Development. A reduced copy of the cover page of the approved Final Plan is attached hereto as Exhibit A for ease of reference only. The official copy referenced above on file with the Department shall govern.

SECTION 3: The Final Plan approval provided above permits for site improvements and permits for construction of other improvements, are expressly conditioned upon and made subject to the following terms and conditions:

1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code.
2. The line-of-sight exhibit shows the car sitting in the crosswalk. Revise to have the car behind the stop bar (2' behind the crosswalk). This may put the monument sign within the line of sight.
3. Work with Staff to determine if a right or left turn lane or accelerate/decelerate lanes are required per Chapter 15 of the Traffic Management Policy.
4. Remove easement to the City over the private storm sewer.
5. The trees under the power lines and the trees located in the front yards should not exceed 25' at mature height.
6. The double area inlet behind lot 47 will be private as well as the pipe to area inlet between 47 and 48.
7. Trees need to meet planting guide from Ameren.
8. Show 10' wide utility easement behind the Mexico Road right of way.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: December 19, 2024

Second Reading: December 19, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 19TH DAY OF DECEMBER, 2024.



Bill Hennessy
Presiding Officer

Attest:

Bess Bacher
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 19TH DAY OF DECEMBER, 2024.

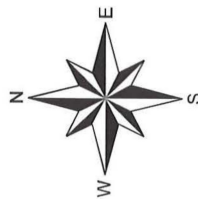


Bill Hennessy
Bill Hennessy, Mayor

Attest:

Bess Bacher
Bess Bacher, City Clerk

Approved as to Form:
Kevin M. O'Keefe
Kevin M. O'Keefe, City Attorney



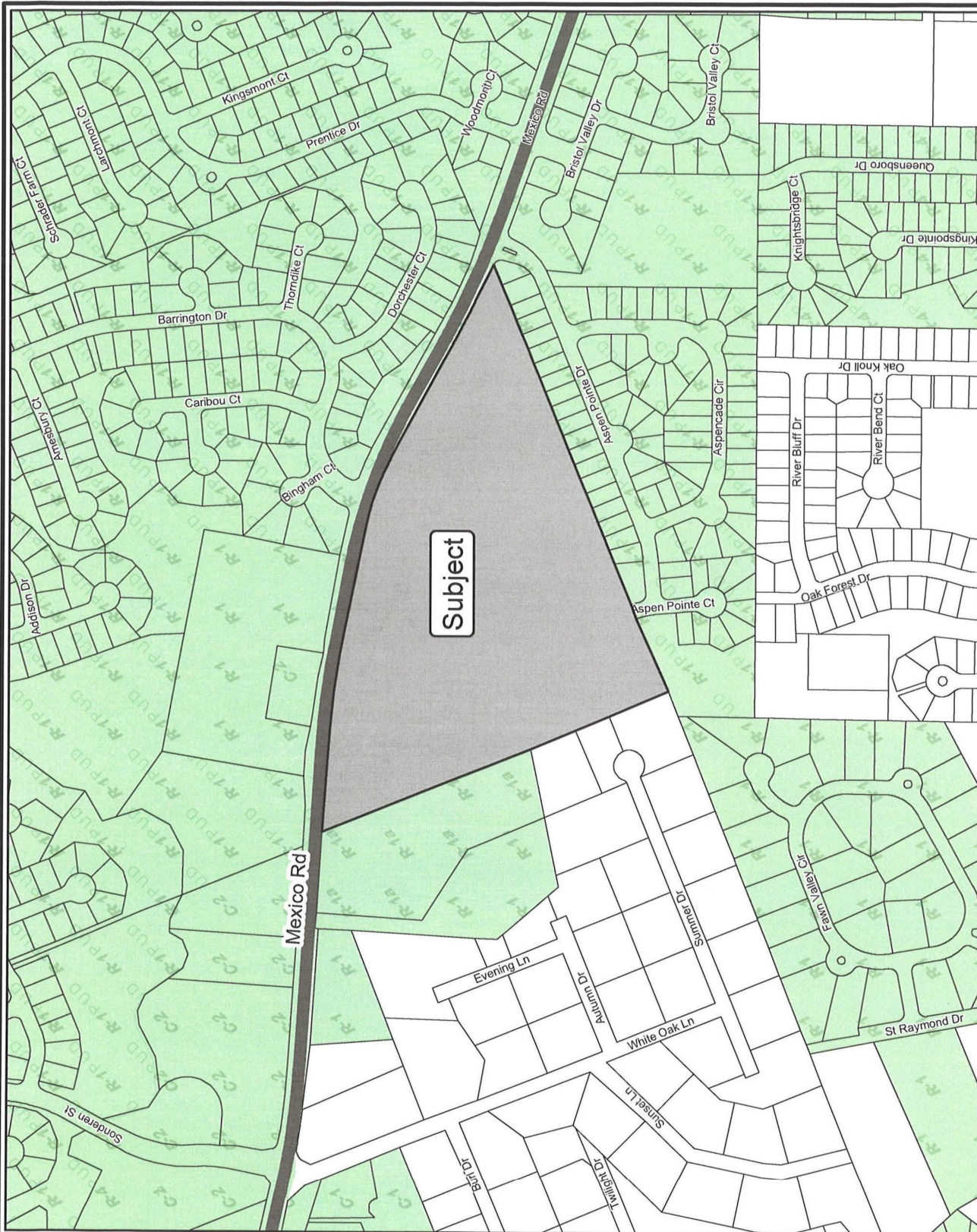
0 150 300 450
Ft

Legend

 Subject Property Location

R-1 Area Zoning Designation

 O'Fallon City Limits



8265 Mexico Road

A TRACT OF LAND BEING PART OF U.S. SURVEY 1766,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI,
8265 MEXICO ROAD
ST. PETERS, MO. 63376
"R-1" SINGLE FAMILY RESIDENTIAL
PLANNED UNIT DEVELOPMENT

1. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE CITY OF GALLFOLLY.
2. TOWNSHIP MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF GALLFOLLY RESOURCE REQUIREMENTS AND DISCHARGED AT AN ANTEQUATED LANDFILL DISCHARGE POINT.
3. STORMWATER AND WATER QUALITY WILL BE PROVIDED IN A NEW LAKE LOCATED IN THE NORTHWEST PORTION OF THE SITE.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE TO BE DETERMINED ONLY. LOCATION SHALL BE DETERMINED ON THE IMPROVEMENT PLANS.
5. GRADING SHALL BE PER CITY OF GALLFOLLY DISORDER.
6. IF ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL BE NEEDED TO PROCEED WITH THE CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.
7. THIS PLAN IS NOT FOR RECORD.
8. A MINIMUM 15 YEAR, 30 MINUTE 1% FACTOR OF 2.6 CFS/ACRE SHALL BE USED

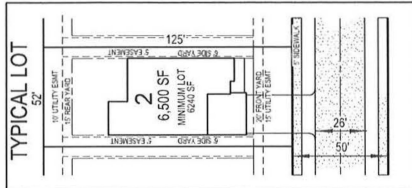
9. NO SLOPE TO EXCEED 3:1.
10. ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
11. STRAWBERRY FARMS ESTIMATED SANITARY FLOW 250 300 GALLDAY
12. ALL SANITARY LATERALS ARE SCHEDULE 40 PVC.
13. SIGNAGE (ENTRANCE MONUMENT) ARE REVIEWED AND APPROVED SEPARATELY.
14. STREETLIGHTS ARE PRIVATE
15. THE PLAN DOES COMPLY WITH ARTICLE 13 AND THE COMPREHENSIVE PLAN.
16. DECKS AND POOLS CANNOT BE BUILT IN EASEMENTS.
17. MAIL BOXES MAY HAVE A VIOLET UNIFORM TO THE CANYON

- [illegible]

20. SITE BENCHMARK, ELEV. 515.47: CUT CROSS "J52" ON CONCRETE WALK ON THE SOUTH SIDE OF MEXICO ROAD, 15.5' WEST OF THE EAST END OF THE CONCRETE WALK WHERE IT CHANGES TO ASPHALT, 5' SOUTH OF THE BACK OF CURB, 3/6" WEST OF THE CENTERLINE OF BARRINGTON DRIVE AT THE CENTERLINE OF MEXICO ROAD.

- [illegible]

22. SOURCE OF TOPOGRAPHIC INFORMATION: THE MAJORITY OF THIS SITE WAS DONE BY FIELD TOPO. TOPO FROM THE WEST PROPERTY LINE TO THE CREEK, ALONG THE WESTERN PORTION OF THE SOUTH PROPERTY LINE AND MEXICO ROAD WERE DONE USING DRONE BASED LIDAR DATA.

[illegible]

INDEX		10/30/2024	11/19/2024
FP1	FINAL PLAN-COVER	X	X
FP2	SITE & GRADING PLAN	X	X
FP3	EXISTING CONDITIONS	X	X
FP4	DETAILS-SHEETS	X	X
FP5	DETAILS-SHEETS	X	X
FP6	GRADING PLAN	X	X
FP7	SIGHT DISTANCE	X	X

0849 INDIAN HEAD INDUSTRIAL BOULEVARD.
ST. LOUIS, MISSOURI 63132

18 CHESTERFIELD TOWNE CENTER
CHESTERFIELD, MISSOURI 63005
86 530 6900 MAIN

1118 SHREWSBURY AVE.
ST. LOUIS, MISSOURI 63319
(800) 887-4173 EMERGENCY

00 NORTH MAIN
FALLON, MISSOURI 63366
95 340 2000 MAIN

901 CHOUTEAU AVE.
ST. LOUIS, MISSOURI 63103
(800) 553-7593 MAIN

1111 DORSETT RD.
T. LOUIS, MISSOURI 63114
(855) 391.7941 / 1 (877) 611.5527

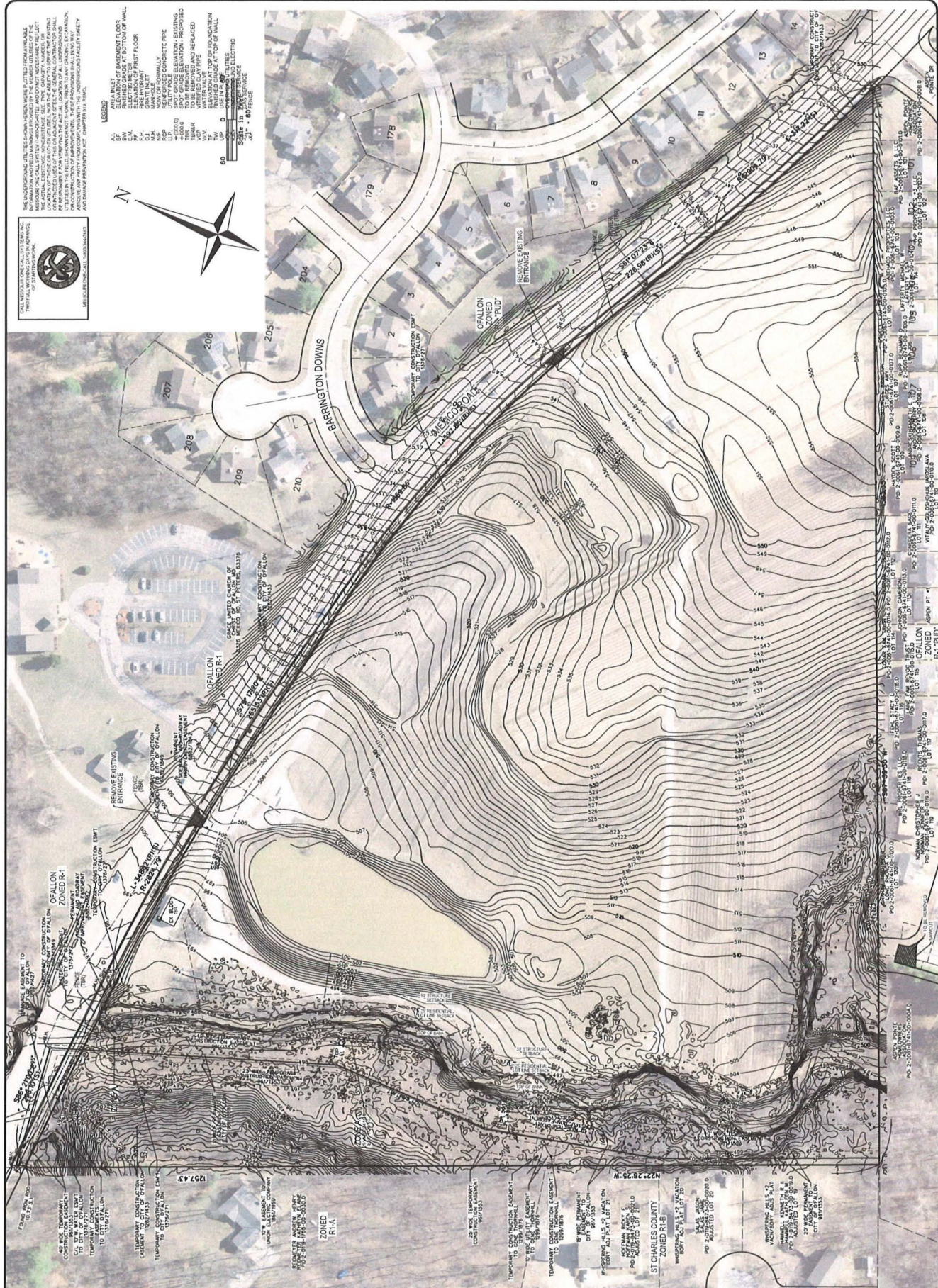
O'FALLON FIRE PROTECTION DISTRICT
11 LAURA K DRIVE, O'FALLON, MO 63366

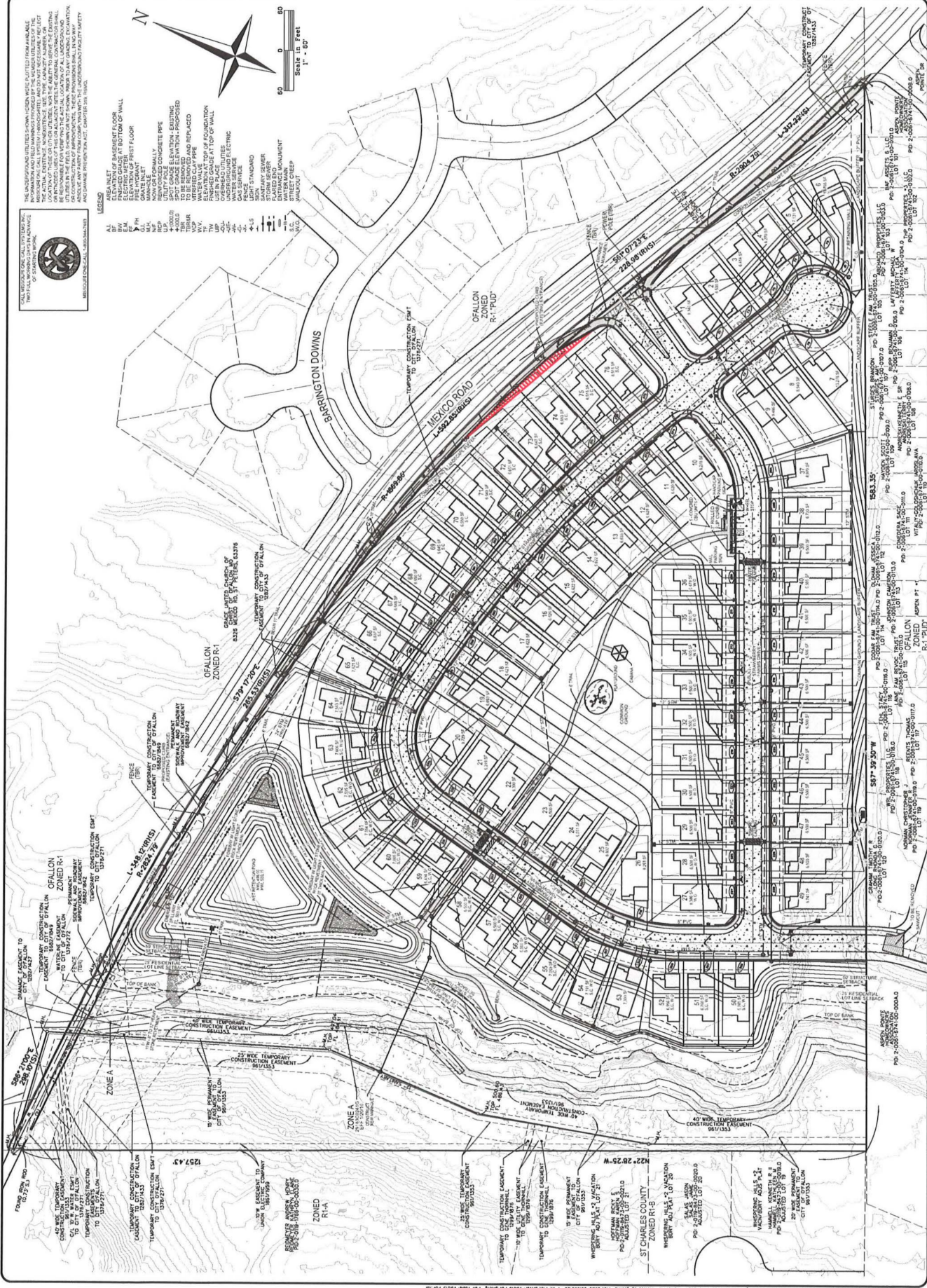
PORT ZUMWALT SCHOOL DISTRICT
EDUCATE, EMPOWER AND EQUIP STUDENTS TO EXCEL
55 E. TERRA LANE
FALLON, MO 63366
(360)240-2072

[illegible]

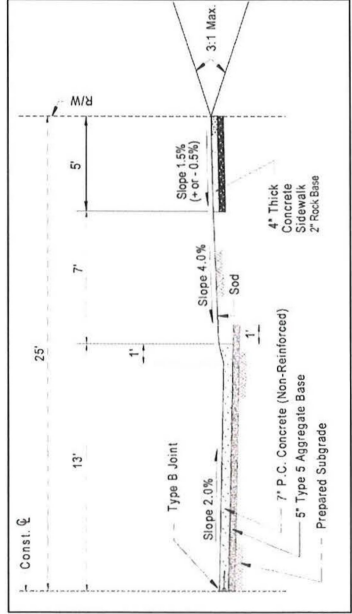
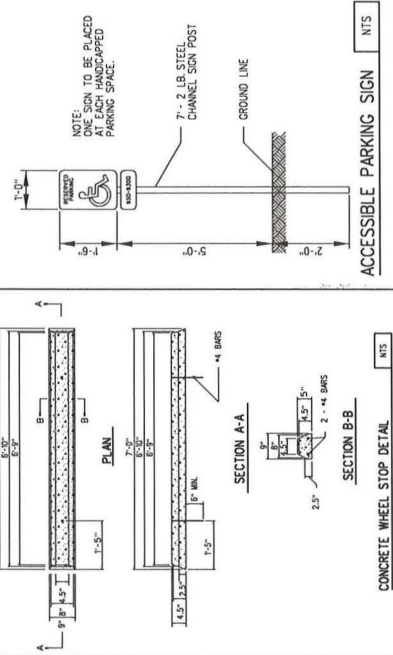
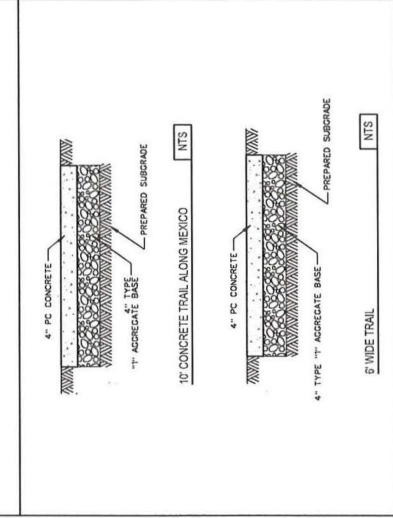
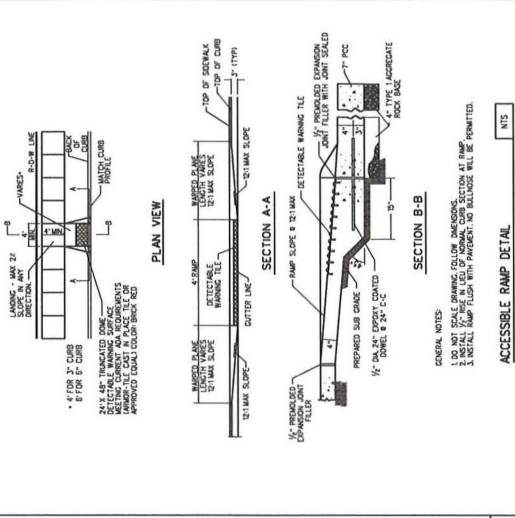
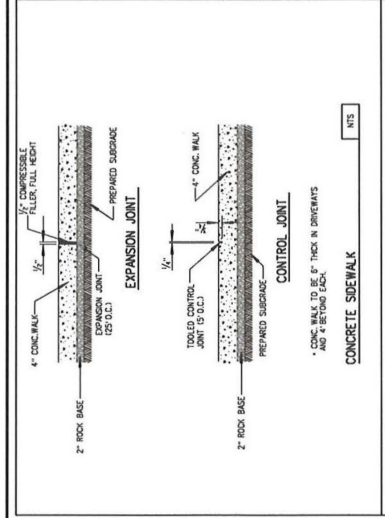
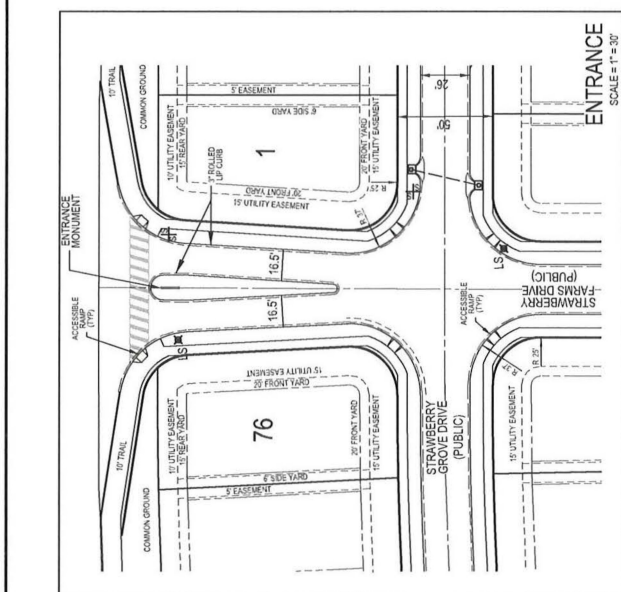
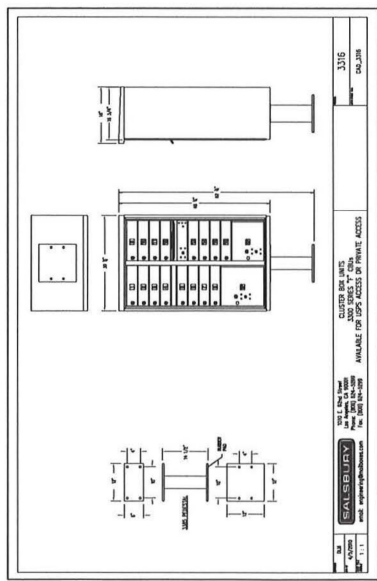
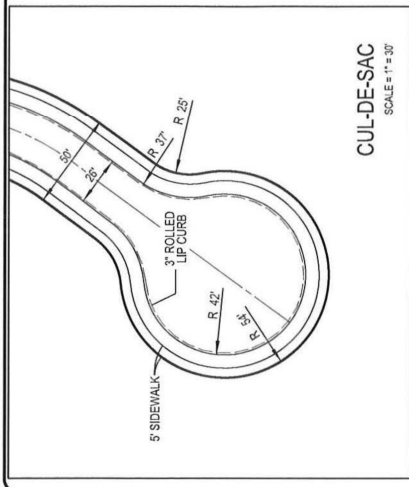
200 YEAR - 20 MINUTE STORM		
RAINFALL INTENSITY	6.60 INCHES/HOUR	
	P 15 (CFS)	
% IMPERVIOUS	P.I.	
5%	2.34 CFS	
100%	5.14 CFS	
DIFFERENTIAL 200 YEAR = 20 MINUTE		
TOTAL SITE IMPERVIOUS	27.06 ACRES	
	8.31 ACRES	
		25.76 CFS

$$\frac{8.31 \text{ ACRES}}{27.0 \text{ ACRES}} = 31\%$$

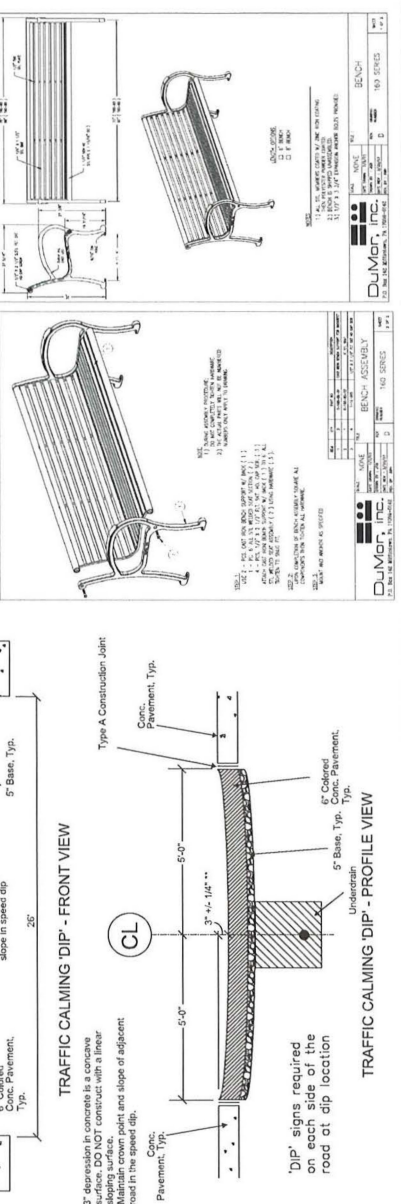
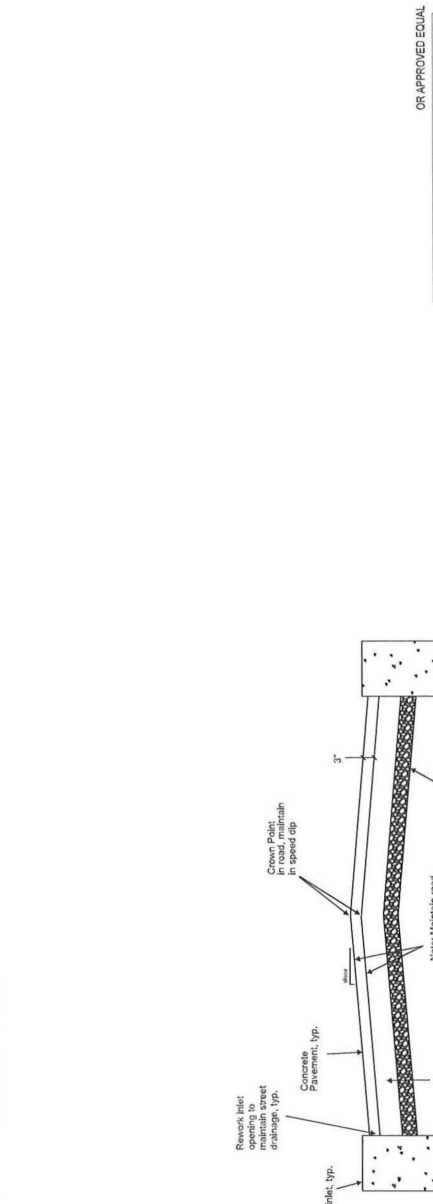


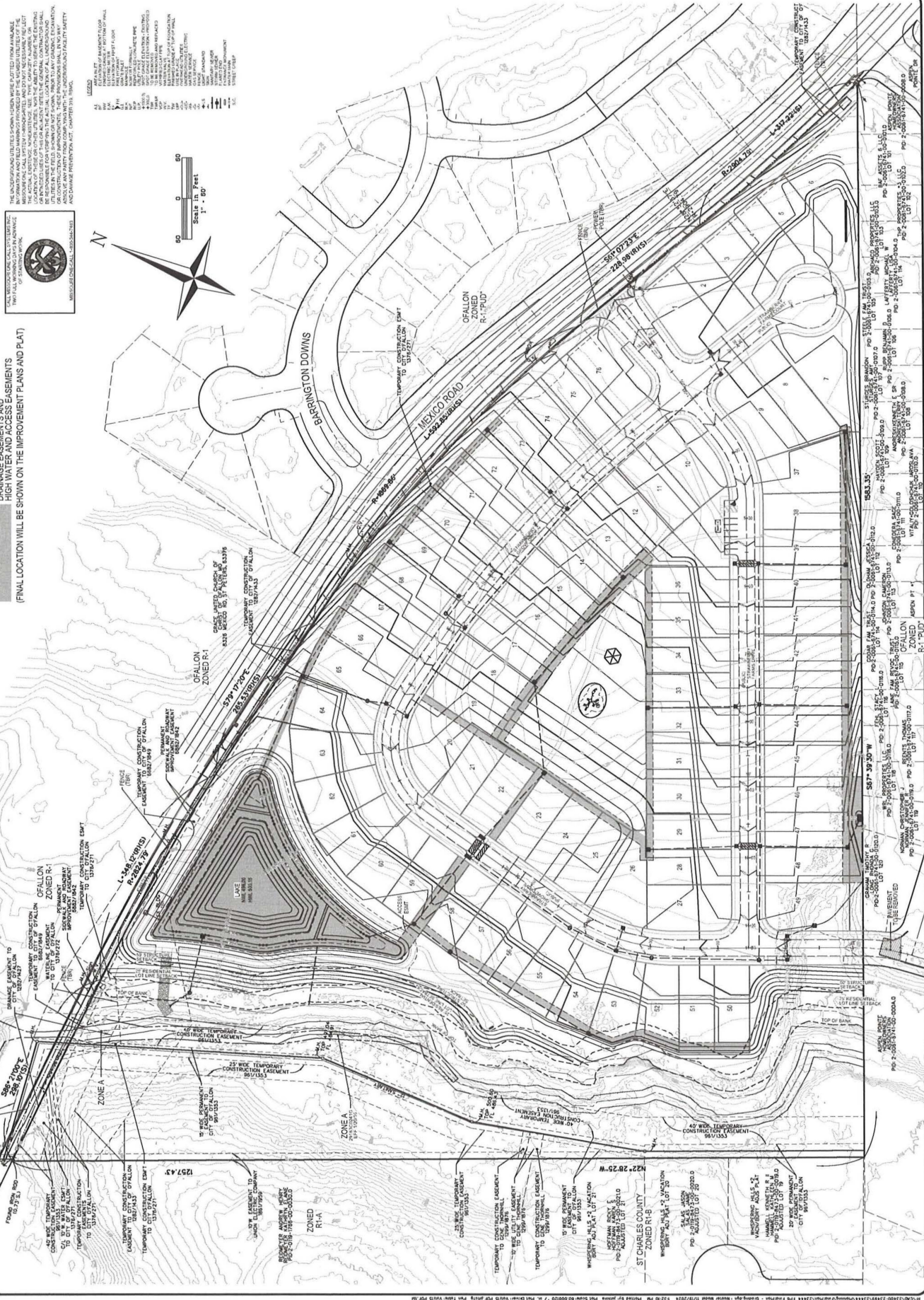


THE UNDERSIGNED UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE RECORDS, FIELD SURVEY, AND/OR OTHER SOURCES. THE UNDERSIGNED DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN HEREIN. THE UNDERSIGNED DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN HEREIN. THE UNDERSIGNED DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN HEREIN.

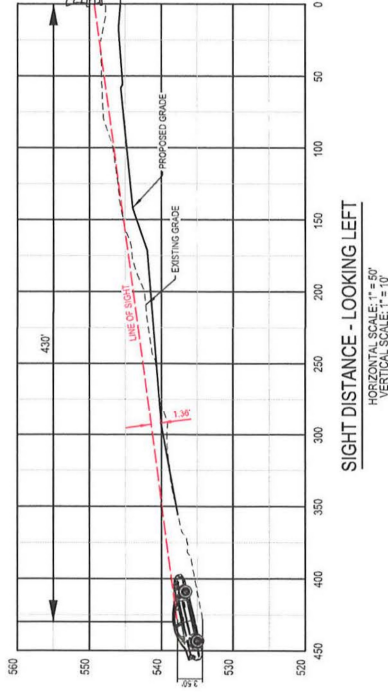
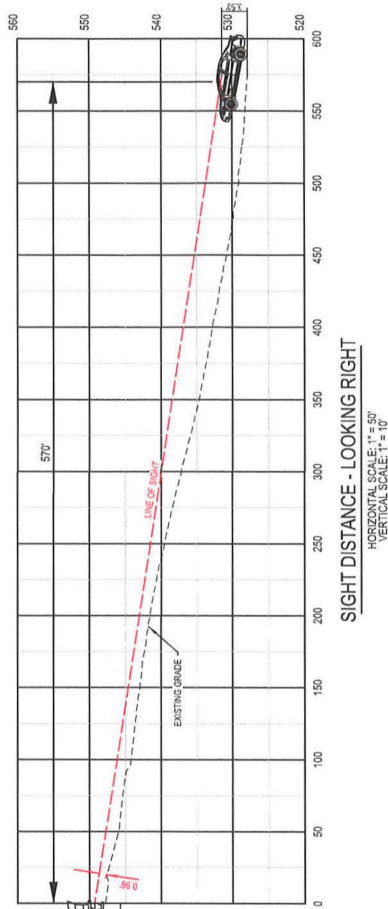
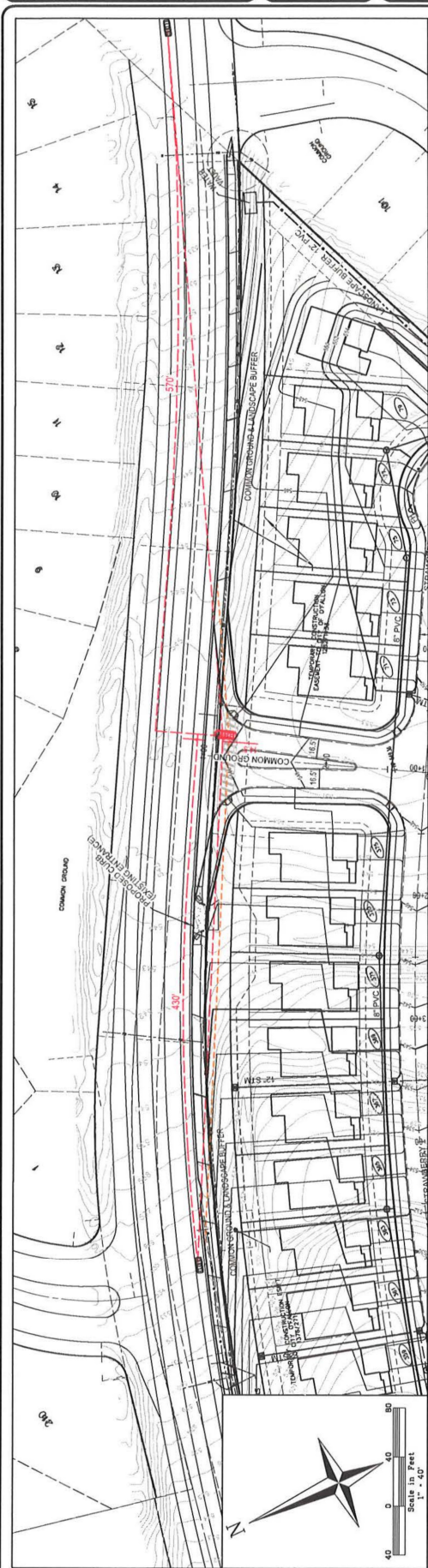


ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DOCUMENT.





DRAINAGE EASEMENTS AND
HIGH WATER AND ACCESS EASEMENTS
(FINAL LOCATION WILL BE SHOWN ON THE IMPROVEMENT PLANS AND PLAT)



SIGHT DISTANCE - LOOKING RIGHT
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

SIGHT DISTANCE - LOOKING LEFT
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

DESIGN SPEED LIMIT
45

POSTED SPEED LIMIT
40

SIGHT DISTANCE FOR VEHICLE EXITING MINOR ROAD ASSOCIATED WITH NEW DEVELOPMENT (SEE NOTES 5, 6 & 13)

MINOR ROAD SPEED (MPH)	LENGTH OF DEPARTURE SIGHT TRIANGLE (ft)	CROSSING CASE F	ADJUSTMENT FOR APPROACH GRADE (%)	W(10)	W(5)	W(2)	ADJUSTMENT	SIGHT DISTANCE (ft)
15	14.5'	14.5'	15%	15	15	15	+5%	230
20	14.5'	14.5'	15%	20	20	20	+5%	290
25	14.5'	14.5'	15%	25	25	25	+5%	350
30	14.5'	14.5'	15%	30	30	30	+5%	410
35	14.5'	14.5'	15%	35	35	35	+5%	470
40	14.5'	14.5'	15%	40	40	40	+5%	530
45	14.5'	14.5'	15%	45	45	45	+5%	590
50	14.5'	14.5'	15%	50	50	50	+5%	650
55	14.5'	14.5'	15%	55	55	55	+5%	710