O'Fallon Planning and Zoning Commission Meeting
O'Fallon Municipal Centre Council Chambers
100 North Main Street, O'Fallon, MO 63366

Project Summary:

City Council Meeting Date:	December 18, 2025
Case Number:	25-010696
Location of Subject Property:	845 Feise Rd.
Action Requested:	Preliminary Plat for a 20 home single-family subdivision.
Recommendation:	Approval with Conditions
Final Action:	Planning and Zoning Commission
Related Applications:	None
Staff Contact:	Spencer Haeggberg, MPPA shaeggberg@ofallonmo.gov 636-379-5486



Applicant Summary:

Applicant and Engineer:	Jeff Atkins – Volz Inc 10849 Indian Head Industrial Blvd St. Louis, MO 63132 (314) 890-1218 jatkins@volzinc.com
Contract Purchaser:	Jeff Thoele – McKelvey Homes 424 S Woods Mill Rd Ste 110 Town and Country, MO 63107
Property Owner of Record:	Audacy Atlas LLC 2400 Market St 4th Floor Philadelphia, PA 19103

Subject Property Datum:

Parcel Size:	30.45 acres	**Current Zoning:**	R-1/Single-Family Residential
Comprehensive Plan Designation:	The Comprehensive Plan's Future Land Use Map depicts this parcel as suitable for low density residential uses.		
Proposed Use of Subject Property:	This property currently contains a 501.4' radio tower. The applicant is proposing to build a 20 home single-family subdivision. In addition to the 20 single-family lots, there are three common ground lots as well		

	as the lot which the radio tower is on. This is a total of 24 lots. The homes are required to be clear of the tower fall zone which is defined as the height of the tower plus 10'. 19 of the homes will be accessed via the Garden Meadows Dr. stub street and Lot 20 will be accessed via the Magdalen Ln. stub street. Right-of-Way will be preserved at the end of Garen Meadows Dr. and Magdalen Ln. for potential future development. As this property is zoned R-1, no lot is under 10,000 sq. ft. The average lot size is proposed to be 15,073 sq. ft. A sidewalk between lots 12 and 13 connecting to Norwood Hills Dr. in the Turtle Creek subdivision was suggested, however the developer does not want to do so stating the following: "We feel that there is already good connectivity with being so close to Bryan and Feise Roads with walking paths there to access the high school on foot. A path between the houses on this cul de sac would make these less desirable and take away from the privacy and exclusiveness of the community." Additionally, there is no guarantee Turtle Creek would grant the necessary easements to make the connection.		
Adjacent Parcel Data	**North**	R-1/PUD	Turtle Creek
	South	R-1 and R-1/PUD	Amber Meadows and Annabrook
	East	R-1	Indian Springs and Murfield Manor
	West	R-1	Amber Meadows

Preliminary Plat Component Details:

General Information:	The applicant is requesting to subdivide the two existing lots into 24 lots. The 20 single-family lots range in size from 10,000 sq. ft. to 41,533 sq. ft. The three common ground lots are 10,438 sq. ft., 13,176 sq. ft., and 93,126 sq. ft. The radio tower lot is 19.1 acres.
Access to Property:	Lots 1-19 will be accessed via the Garden Meadows Dr. stub. Lot 20 will be accessed via Magdalen Ln.
Legal Description:	Provided.

The photographs below depict the Public Meeting signs on the subject site:





Planning and Zoning Commission Action:

The Planning and Zoning Commission **approved** the Preliminary Plat based upon the following findings and conditions:	
Findings:	1. The proposed use at this location will contribute to and promote the public welfare and convenience of the public. 2. The use should not cause substantial injury to the value of other property in the neighborhood.
Conditions:	1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plan. 2. Provide sidewalks all the way around the streets and cul-de-sacs. 3. Extend the sidewalk in front of lot 20 and on the other side of the street. 4. Prior to construction, the condition of the access roads will be documented. It will be the responsibility of the developer to make any necessary repairs. The City will designate which streets are to be used for construction access. 5. Add traffic calming dip at inlet crossings. Add traffic dip at storm pipe near lot 1. 6. Provide USPS approval for mail kiosk. 7. Provide Fire Department Approval. 8. Provided agreement with neighboring property owners for accessing common ground and detention area. 9. Provide documentation regarding habitat removal from the FFW services. 10. Provide a mail kiosk that complies with Section 400.297.