

RESOLUTION NO. 08 22 2024B

A RESOLUTION ENCOURAGING FUNDING FOR JES DEV CO, INC., FOR MEADOWOOD ESTATES, PHASE III, A PROPOSED SENIOR HOUSING COMMUNITY IN THE CITY OF O'FALLON, MISSOURI.

WHEREAS, the City of O'Fallon has determined that it is in the public interest and general welfare of its citizens and constituents that affordable rental housing for senior citizens be made available to the residents of its community; and

WHEREAS, JES Dev Co, Inc., will submit to the Missouri Housing Development Commission a request for consideration of award of federal and state tax credits necessary to finance the development and construction of Meadowood Estates Phase III, a development of up to 54 units that will target seniors; and

WHEREAS, the financing and tax credits available through the Missouri Housing Development Commission will provide the financial resources to develop up to fifty-four (54) of these apartments, including at least 42 of the units that will have affordable rents and target income qualifying seniors with incomes at or below 60% of the area median income;


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, meeting in formal session, the enthusiastic support of the strongest emphasis is hereby granted to JES Dev Co, Inc. for the funding of the aforementioned project.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 22ND DAY OF AUGUST, 2024.

Attest:


Bess Bacher, City Clerk





Presiding Officer

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 22ND DAY OF AUGUST, 2024.

Attest:


Bess Bacher, City Clerk




Bill Hennessy, Mayor

Approved as to Form:


Kevin M. O'Keefe, City Attorney

CONCEPT 1 MEADOWOOD ESTATES - PHASE III

O'FALLON, ST. CHARLES COUNTY, MISSOURI
AUGUST 13, 2024

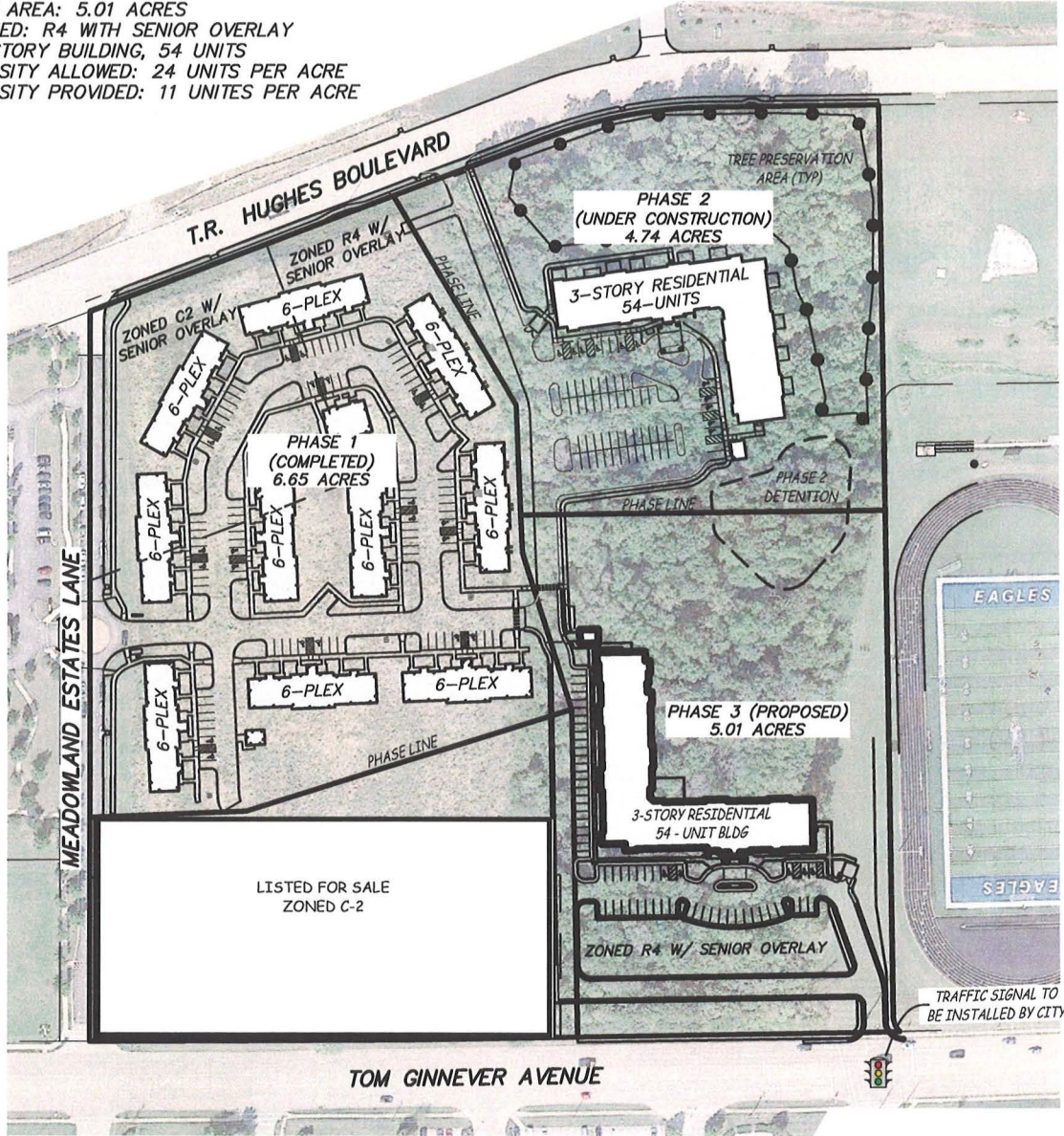


SCALE: 1" = 200'



PHASE 3 SITE NOTE

LOT AREA: 5.01 ACRES
 ZONED: R4 WITH SENIOR OVERLAY
 3-STORY BUILDING, 54 UNITS
 DENSITY ALLOWED: 24 UNITS PER ACRE
 DENSITY PROVIDED: 11 UNITS PER ACRE



PARKING NOTE

PHASE 3:	
REQUIRED PARKING	
0.5 STALL/UNIT	27 SPACES
1 STALL/2 EMPLOYEES	1 SPACE
TOTAL: 28 SPACES	

PROVIDED PARKING	
PHASE 1	95 SPACES
PHASE 2	62 SPACES
PHASE 3	62 SPACES
TOTAL: 219 SPACES	



**Engineering Surveys
& Services**

1113 Fay Street, Columbia, Mo 65201
 573 - 449 - 2646
 www.ess-inc.com

Missouri Engineering Corp. # 2004005018

16391

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CONCEPT 1 MEADOWOOD ESTATES – PHASE III

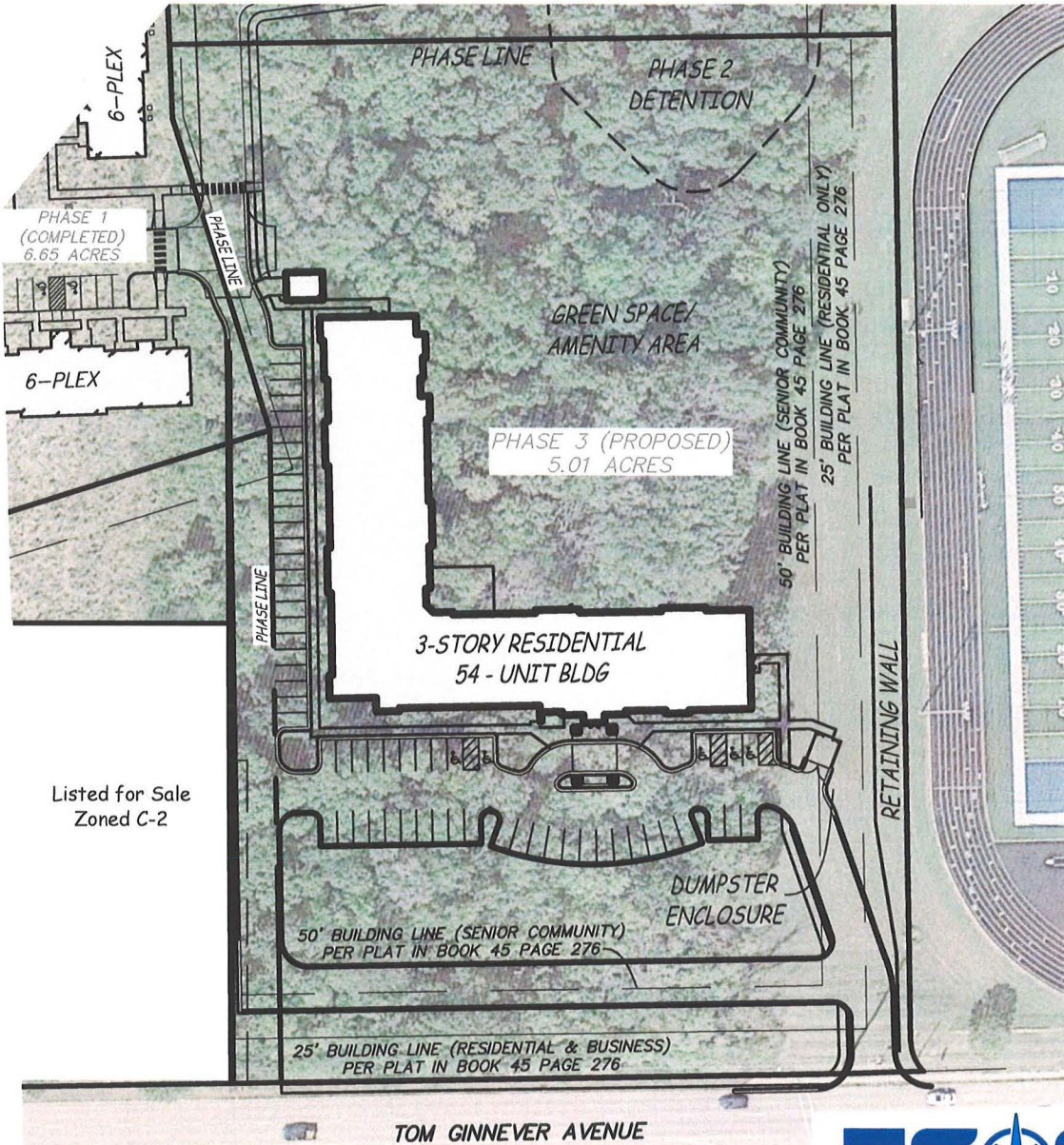
O'FALLON, ST. CHARLES COUNTY, MISSOURI

AUGUST 13, 2024

PHASE 3 SITE NOTE

LOT AREA: 5.01 ACRES
 ZONED: R4 WITH SENIOR OVERLAY
 3-STORY BUILDING, 54 UNITS
 DENSITY ALLOWED: 24 UNITS PER ACRE
 DENSITY PROVIDED: 12 UNITS PER ACRE

SCALE: 1" = 100'



PARKING NOTE

PHASE 3:	
REQUIRED PARKING	
OVERALL	54 SPACES
PROVIDED PARKING	
PHASE 1	95 SPACES
PHASE 2	62 SPACES
PHASE 3	62 SPACES
TOTAL:	219 SPACES



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Meadowood Estates III
O'FALLON, MO

APARTMENT BUILDING ELEVATION

rosemann & ASSOCIATES, INC.



2ND FLOOR

1ST FLOOR

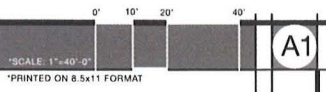
3-STORY INFORMATION:
 54 UNITS = 44,550 NET SQFT.
 COMMON SPACE = 12,500 NET SQFT.

MEADOWOOD ESTATES III

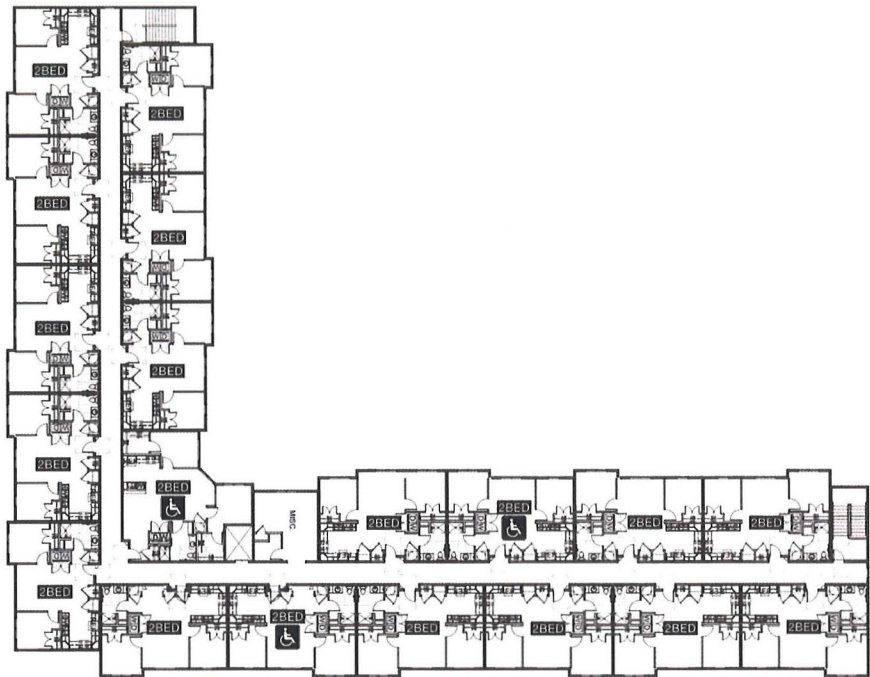
3-STORY BUILDING PLAN

O'Fallon, Missouri

September 22, 2023



3-STORY INFORMATION:
 54 UNITS = 44,550 NET SQFT.
 COMMON SPACE = 12,500 NET SQFT.



3RD FLOOR

MEADOWOOD ESTATES III | 3-STORY BUILDING PLAN | SCALE: 1"=40'-0" | A2 | PRINTED ON 8.5x11 FORMAT

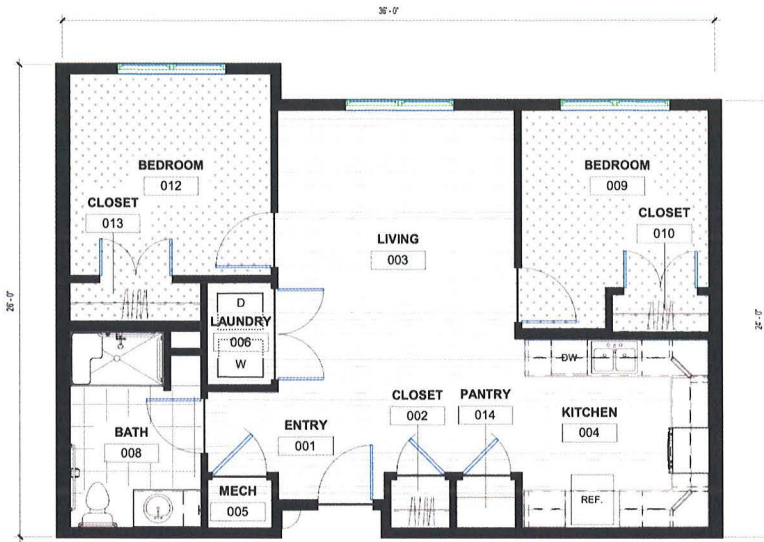
O'Fallon, Missouri

September 22, 2023



MATERIAL LEGEND:

-  - SHEET VINYL; TYPICAL
-  - CARPET; TYPICAL
-  - LUXURY VINYL PLANK; TYPICAL



MEADOWOOD ESTATES III	2BD/1BA TYPE B UNIT PLAN 825 NET SQFT.	0' 2' 4' 8'	A3
O'Fallon, Missouri	September 22, 2023	SCALE: 1"=8'-0"	PRINTED ON 8.5x11 FORMAT



MATERIAL LEGEND:

-  - SHEET VINYL; TYPICAL
-  - CARPET; TYPICAL
-  - LUXURY VINYL PLANK; TYPICAL

