



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: September 17, 2004

Subject: 1) Resolution No.. ____ : A Resolution authorizing the Mayor to sign an annexation agreement with Milburn Road, LLC
2) Resolution No ____ : A Resolution Approving a Preliminary Plat for the Milburn Estates Subdivision

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Preliminary Plat and the annexation agreement at its meeting on September 7, 2004. An annexation ordinance will be proposed at a future Council meeting. The Planning Commission reviewed this project at their August 10, 2004 meeting and recommended approval of the preliminary plat by a vote of 7-2.

Background: The applicant, Milburn Road, LLC, is proposing to subdivide approximately 51 acres of land currently zoned SR-3 Planned Use in St. Clair County. Upon annexation of the property into the City, it will be zoned SR-2, Single Family. The property is located one mile east of the Old Collinsville and Milburn School intersection. The applicant is proposing to divide the land into 157 single family lots, with lot sizes ranging from 8,500 sq. ft. to 16,000 sq. ft. The subdivision includes one and one-half (1.5) acres of open green space plus 1.1 acres that will be used for the detention area located in the southeast corner of the subdivision. The subdivision will be served by Caseyville Township Sewer District and City of O'Fallon water. Our water is not currently there (Village of Caseyville is actually in front of the site), however, engineering anticipates having a 12" waterline installed along Milburn School Road from Pausch to Old Collinsville Road by approximately November of this year. The subdivision also plans a 12" watermain running north and south, with the developer paying for the 8" needed to serve their development and the City paying the extra 4" upcharge. The differential between 8" and 12" is approximately \$10 per foot, or roughly \$26,000.

The subdivision is being touched on the north side along Milburn School Road by a 60' wide piece of annexed land from the Windsor Creek (Beogle-Schmisseeur) Subdivision directly across Milburn School Road to the north. Although staff believes Milburn Estates can be annexed immediately, the City is nevertheless looking for additional land to improve the contiguity or "touching" with Windsor Creek prior to annexation. The most logical candidate is the proposed OTHS site immediately adjacent to Windsor Creek which has 680' of frontage in common with Milburn Estates (across Milburn School Road).

Milburn Estates will contain three minor residential collector roads: one north-south and two east-west, each having 60' ROW and 37'2" of pavement and an adjacent 7' tree lawn on each side. The north-south collector will ultimately connect through Milburn School Road north to Windsor Creek Subdivision and eventually exit onto Pausch Road to the far north. Sidewalks along Milburn School Road are also a City requirement, however, it is possible that if a sidewalk is constructed now it may eventually be torn out if Milburn School Road is reconstructed. In the annexation agreement, the City has reserved the right to accept either \$10,500 at the time of the first final plat for our future installation of the sidewalk plat or require the developer to install the required amount at that time.

Milburn School Road is anticipated to become a major east-west roadway as this general area develops. The City's traffic consultants, CBB and HDR, have recommended future ROW along Milburn School Road should be 100' to accommodate future widening and improvements. To accommodate this, Halloran has agreed to dedicate 50' of ROW from the centerline of Milburn School Road to the City.

At the very southern end of Milburn Estates is an archaeological site of roughly 8-10 acres, being quite significant in the State of Illinois, which is commonly known as the "Liz's Eye" site. It is unlikely Milburn Estates subdivision would be extended to the south through this sensitive site, however, it is desirable that the roadway be extended into the future to connect eventually with the collector roads coming east from the Stonebriar and Chesapeake Junction subdivisions. It is also hoped that if the land to the south of Milburn Estates ever develops around this archaeological site, that this site could be dedicated as a public open space.

Another unique feature of Milburn Estates is the "roundabout" located on the main north-south collector, which will be the first one in O'Fallon. The primary purpose of this is to provide a traffic calming measure on what is otherwise a perfectly straight roadway. The roundabout,, which contains 15,394 square feet, is surrounded on all four corners by open space as well, with each of the four corner lots consisting of between 6,390 and 7,225 square feet.

Lastly, one of the primary public health, safety, and welfare issues involves the intersection of this subdivision with Milburn School Road and the primary entry road for Windsor Creek (which is also anticipated to serve as a future secondary access for the OTHS site). The timing of when a turn lane would be needed is not certain. There are several considerations involved with the timing and design of the turn lane. Additional right-of-way would need to be obtained from the neighboring property owners. The size and design of the intersection has not been determined, both of which will be effected by the speed limit set along Milburn School Road. In addition, since most of Milburn School Road remains in Caseyville Road District jurisdiction and much of this intersection will remain in Caseyville RD jurisdiction, it has been determined that binding the developers to construction of the turn-lane at this time would not be equitable. It will require further analysis, design, and coordination with several property owners and Caseyville Road District to determine the timing and design of construction. However, at this time, the developer of Milburn Estates (Halloran) has agreed to provide to the City at the time of the first final plat \$20,000 toward the construction of a turn lane on Milburn School Road to serve the subdivision. The developer of the subdivision directly north (Blumberg/Windsor Creek) has also agreed to provide at the time of their first final plat \$20,000 toward future design and construction of that same turn lane. It is clear this turn lane warrants further study as to its design and timing of construction.

Legal Considerations, if any: None

Budget Impact:: The City can anticipate receipt of \$353,250 in annexation fees from Milburn Estates to help offset future roadway impacts in this area, as well as future park space needs. The City will also be in receipt of \$20,000 from Mark Halloran and \$20,000 from Denny Blumberg for future design and construction of the turn lane on Milburn School Road. Additionally, Mark Halloran will dedicate a total of 50' of ROW along his frontage for future expansion of Milburn School Road at no cost to the City. Per the City's customary practice, the City will pay for the 4" upcharge on the watermain running north and south through the subdivision, from the 8" needed by the developer to the 12" needed by the City. The cost differential to the City for this upcharge would be approximately \$26,000.

Staff recommendation: Approval of the Annexation Agreement and Preliminary Plat.