



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
Thru: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: September 14, 2004
Subject: Ordinance No.____: An Ordinance approving the Final Plat for the Windsor Creek – 1st Phase Subdivision, **(1st READING)**

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Tuesday, September 7, 2004 and gave their approval.

Background:

- Applicant: Denny Blumberg for SSS Land Development, LLC.
- Located $\frac{3}{4}$ mile east of Old Collinsville Road, north of Milburn School Road.,
- Final Plat for the First Phase of the Windsor Creek Subdivision will include 15 units.
- The Preliminary Plat consists of a 281 single family lot subdivision on 155.57 acres.
- The subdivision will contain two collector roads, one north-south and one east-west. The north-south collector (Merriam Parkway) will align with the proposed collector street planned for Milburn Estates Subdivision at Milburn School Road and will ultimately connect Milburn School to Pausch to the north. The east-west collector will connect Pausch on the east and Old Collinsville to the west.
- The annexation agreement requires the developer to pay the City a fee of \$2,250 per lot, payable at the time a building permit is applied for each lot.
- In accordance with the annexation agreement, the developer agrees to the City's establishment of a Special Service Area (SSA), and agrees to execute a petition or other necessary documents for such establishment for assessments for the maintenance of the Park Common Area including but not limited to storm water facilities and recreational areas. The SSA would only be established in the event the HOA becomes non-functional.
- Final Plat is consistent with the approved Preliminary Plat.

Legal Considerations, if any: None

Budget Impact: Future cost of turn lane on Milburn School Road – yet to be determined.

Staff Recommendation: On September 14, 2004, staff reviewed the improvement plans for the subdivision and the improvement plans for Merriam Parkway. Staff has determined that the plans submitted, subject to completing the revisions, are sufficient to present the Windsor Creek Final Plat – Phase I Subdivision to the City Council on September 20, 2004, for 1st Reading of

an Ordinance approving the final plat. However, it should be noted that the following items will need to be addressed in order to proceed with a 2nd Reading of the Ordinance approving the subdivision at the October 4, 2004, City Council meeting:

- 1) The City must receive recorded easements 15' in width from both property owners adjoining Merriam Parkway (OTHS on the west and Doris and Jerry Obernefuemann to the east).
- 2) The developer has agreed to immediately provide to the City \$20,000 toward the construction of a turn lane on Milburn School Road to serve the subdivision. The developer of the subdivision directly south (Halloran/Milburn Estates) has also agreed to immediately provide \$20,000 toward design and construction of that same turn lane. 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 approximately half 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. It is possible that the City could grant annexation fee credits in the future to the two developers to offset any additional cost of designing and constructing a turn lane.