



City Council Agenda Items

To: Mayor Graham and City Council

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

Date: February 1, 2005

Subject: Ordinance approving the Land Subdivision and Development Ordinance of the City of O'Fallon, to include the City's Bicycle Facilities Plan

List of Committees that have reviewed: The CD Committee recommended approval of the ordinance at its January 24th meeting. Prior to that a special CD meeting was held on January 20 to review the ordinance in detail and to review comments from the aldermen, developers, and the general public. Changes recommended by the aldermen are included in the documents, with new language underlined and deletions shown as a strikethrough with a sidebar notation. Of particular note in the ordinance, please see changes to the definitions of "cul-de-sac" and "dead end street" on pg 4 and 5, change in Alternate 1 of the LOC's to include 10% or \$50,000 minimum, and in the development manual, please note changes to Section 3.3 (7) regarding dead end streets

Background: Attached is a final draft of the proposed subdivision ordinance for review by the full City Council. The ordinance has been reviewed by the Community Development Committee and several other aldermen, with many good suggestions being made and incorporated into the final draft. The ordinance has been developed after more than a year and one-half of work by a team of nine City staff, review by the Planning Commission, and input by consultants Black and Veatch, HMG Engineering, engineer Gary Hoelscher, and Attorney Dan Vogel. There have also been several highly productive meetings since October with area builders and developers. The result is a product that we believe the Council will be pleased with. It addresses a number of issues such as greater stormwater control, parkland dedication, more stringent infrastructure requirements, and additional controls over subdivision development within 1.5 miles of the City limits.

In addition to the ordinance, the formal recommendations of the Planning Commission are attached. During the drafting process, much of the input of the Planning Commission was included. Some of the recommendations in the attached document have been incorporated in the final draft of the ordinance, while some, after review by legal counsel and the Community Development Committee, were deemed unnecessary.

If any alderman has any comments or suggestions regarding this final draft, please see me so we can discuss your thoughts.

Legal Considerations, if any: None known.

Budget Impact: Impacts will first be realized upon submission of preliminary plats to the City that will be covered by the provisions of the new ordinance, particularly in the area of parkland dedication or fees in lieu of.

Staff Recommendation: Approval.