



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: June 2, 2005
Subject: 1) Resolution No. ____ : A Resolution authorizing the Mayor to sign an annexation agreement with Executive Homes
2) Resolution No ____: A Resolution Approving a Preliminary Plat for the Kombrink Estates Subdivision
3) Ordinance No ____: An Ordinance Annexing and Zoning the Kombrink Estates Subdivision

List of committees that have reviewed: At its meeting on May 23, 2005, the Community Development Committee reviewed and unanimously recommended to approve the preliminary plat, zoning, and annexation of this subdivision.

Background: The applicant, Executive Homes, is proposing to subdivide 95.8 acres of land currently zoned A, Agricultural in St. Clair County. The property is located north of the intersection of Porter Road and Simmons Road. The applicant is proposing to divide the land into 187 single family lots. Lot sizes range from 10,000 to 45,000 square feet. The development will have one access point on Simmons Road, with one stub street to the north and one stub to the south to serve adjacent properties. A study performed by TWM showed that a northbound left turn lane would be warranted and is planned for construction with the subdivision prior to occupancy of any homes. Staff recommends this turn lane be constructed by the applicant at the applicant's expense.

The developer will be liable for approximately \$161,938 in park fees in lieu of land dedication for park space. The subdivision will be subject to annexation fees, which at 187 homes at \$2,250 fee per lot will be in the amount of \$420,750, payable at the time of building permit for each home.

The subdivision will be served by City water and sanitary sewer by Caseyville Township. A 12" water main will have to be brought to the site, most likely from the intersection of Simmons Road and Milburn School Road. If fire flow calculations provided by the developer's engineer require a 12" water main along Simmons Road, then the developer will be required to cover all costs of extending a 12" water main to the property. If the fire flow calculations require an 8" water main along Simmons, then it has been the City's policy to pay for the difference in the water main size. The applicant does not want to pay for the extension of the watermain down to the subdivision from Fairwood Hills Drive, but instead wants the City to extend the water down to them but allow for reimbursement to the City of those expenses from surcharging the future residents of the subdivision at a rate not to exceed the out-of-town Village of Caseyville water rate.

It should also be noted that the subdivision ordinance states that street trees will be planted within the 54' ROW unless the City Council waives the requirements – if that is the Council's

desire, then the applicant will need to pay an equivalent amount for the amount of trees that would otherwise have been required into a "tree escrow fund" for use by the City.

This subdivision is the first subdivision to be designed and constructed under the City's new Subdivision and Development Control Ordinance. The subdivision meets the new requirements, except for a variance in the required minimum block length of 500'. The streets along Lots 93-96 and Lots 97-100 are approximately 450' in length instead of the required minimum length of 500'.

Legal Considerations, if any: None

Budget Impact: The developer will be liable for approximately \$161,938 in park fees in lieu of land dedication for park space. The annexation fees at \$2,250 fee per lot total \$420,750. These two fees will, at build-out, total \$582,688.

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