



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
Thru: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: September 16, 2005
Subject: Ordinance No.____: An Ordinance approving the Final Plat for the Milburn Estates Subdivision, (2nd **READING**)

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Monday, August 22, 2005 meeting and gave tentative approval for second reading, subject to final resolution of any issues on the final plans. Subsequently, the project for Second Reading was placed on hold pending the resolution of certain drainage issues on the final improvement plans. A follow-up meeting was held with City staff and with the developer, Steve Macaluso, and their engineer, Pat Netemeyer, on Set. 8. At this meeting, the outstanding issues were resolved. The issues consisted of engineering details regarding area inlets, the details of rear yard drainage infrastructure, and notation on the plat of final lot elevations and identification of those lots where walkout basements are possible. The Community Development Committee reviewed this project at its Monday, September 12, 2005 meeting and gave their approval.

Background:

- Applicant: O'Fallon Development Group
- Located south of Milburn School Road, one mile east of Old Collinsville Road and Milburn School Road
- Final Plat for 102 lots of 158 lots which consists of 51 acres
- Currently zoned SR-3 in the County, upon annexation into the City the property will be rezoned to SR-2, Single Family. To become fully contiguous to the City limits, the City will need to annex the OTHS property north of Milburn School Road. Once done, this subdivision can be annexed. The City is currently in the process of working out the details of an annexation agreement with the High School.
- Lot sizes range from 8,500 to 16,000 square feet
- The annexation agreement requires developer to pay the City \$20,000 to compensate the City for future costs it may incur for the installation of a center left-turn lane on west-bound Milburn School Road and provide the City an escrow for the full cost of installation of sidewalks along Milburn School Road as required by the City not to exceed \$10,500, or installation of the sidewalk by the developer, at the City's discretion at the time of final plat.
- The developer will be required to pay the annexation fee of \$2,250 payable at the time a building permit is obtained.

- Final Plat is consistent with the approved Preliminary Plat.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: On September 12, 2005, staff reviewed the final plat and improvement plans for the subdivision and has tentatively approved the final plat and improvement plans.