



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**Thru:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** September 14, 2005  
**Subject:** Ordinance No.\_\_\_\_: An Ordinance approving the Final Plat for the Keck Ridge, 1<sup>st</sup> Addition Subdivision, **(1<sup>st</sup> READING)**

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**List of Committees that have reviewed:** The Community Development Committee reviewed this project at its Monday, September 12, 2005 meeting and gave their approval.

### **Background:**

- Applicant: Keck Ridge Land Trust
- Generally located  $\frac{3}{4}$  south of the intersection of O'Fallon-Troy Road and Scott-Troy Road on the west side of Scott-Troy Road
- Final Plat for 62 lots and consists of 21.92 acres. This addition will build out the Keck Ridge subdivision.
- Zoned SR-1 in the City.
- Lot sizes range from 10,400 to 16,500 square feet
- The developer will be required to pay the annexation fee of \$1,000 payable at the time a building permit is obtained. This agreement was approved when the City's annexation fee policy was established at \$1,000 per unit.
- Dennis Sullivan is currently working with Public Safety Committee on the location of stop signs for both this 1<sup>st</sup> Addition and the original subdivision of Keck Ridge.
- Per the annexation agreement with Keck Land Trust for the Keck Ridge Subdivision, the developer agreed to convey to New Life in Christ Church Lot 77 or Lot 78 (formerly Lots 11 or Lot 12) for the purpose of the church to develop a second access to their property. The lot to be used for the church access will need to be identified prior to second reading. This lot will be restricted on the plat from any future construction except for the church's secondary access.
- Final Plat is consistent with the approved Preliminary Plat.

**Legal Considerations, if any:** None

**Budget Impact:** Will generate a total of \$62,000 in annexation fees.

**Staff Recommendation:** Staff reviewed the final plat and improvement plans for the subdivision and has tentatively approved the final plat and improvement plans with the condition that it shall be noted on the final plat that Lot 77 and Lot 78 shall be held in abeyance until one of the two lots is conveyed to the New Life in Christ Church for a second access. This requirement is per the zoning approval for the church and the preliminary plat approval for the church.