



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: December 15, 2005
Subject: 1) Ordinance No. ____: An Ordinance Annexing the Territory Known as Heritage Knolls Subdivision
2) Ordinance No ____: An Ordinance Zoning the Heritage Knolls Subdivision

List of committees that have reviewed: At its meeting on December 5, 2005, the Community Development Committee reviewed and unanimously recommended to approve the zoning and annexation of this subdivision. At the two previous CD meetings concerns were raised by property owners living near the proposed development. These concerns involved the location of certain portions of the development over their private access easements and driveways, as well as their private water service lines. The developer was unable to reach accommodation with the neighbors through their original proposal, so the developer revised the subdivision plans to accommodate the existing private driveways by placing them in outlots and in proposed street rights of way. The private water service lines are apparently not located within any easements so they would be relocated out of the developer's property, with O'Fallon water service being provided through the subdivision to them at no cost. At the meeting on Dec 5, the residents stated they had no outstanding concerns given the redesign of the subdivision, although they did question the drainage plan for the subdivision and how it would work. They were told the City's stormwater requirements would be enforced in the subdivision, and the outlots shown in the development would be used for detention.

This approval is for the Zoning and Annexation of the subdivision on 1st READING. The Annexation Agreement and Preliminary Plat Resolutions are proposed for the Council meeting January 3, 2006.

Background: The applicant, Pausch Road LLC., is proposing to subdivide 194.68 acres of land currently zoned "A" in St. Clair County into 407 single family Lots. Lot sizes range from 8,000 sq. ft. to 25,515 sq. ft. in size. The applicant also requests for a rezoning of the property from A-Agriculture to SR 1B & SR-2 Single Family Residence Dwelling District. The SR 2 (min 8,000 sq. ft.) rezoning request is for 182 lots, and the SR 1B (min 10,000 sq. ft.) rezoning request is for 225 lots.

1. **Collectors:** Merriam Parkway (collector in Windsor Creek Subdivision) will be extended several hundred feet to provide north-south collector access through Heritage Knolls. A new boulevard will run east-west through the new subdivision. This boulevard will have no driveway access, it will be bounded by landscape berms 4-6 feet in height, and will have a divided landscaped median separating the two travel lanes. The development will also include a round-about to help circulate traffic at the intersection Pausch and the new east-west collector.

2. **Pausch Road Re-alignment:** Pausch Road will need to be reconstructed from where it currently ends near Bluffs at Ogle Creek subdivision north until it reaches the beginning point of Heritage Knolls subdivision. The developer is to be responsible for making these improvements. They have submitted a request for annexation fee credits to assist in this construction. A cost estimate is being prepared for inclusion in the annexation agreement final draft which will be presented at the Council meeting January 3, 2006.

3. **Request for Special Service Area:** The annexation agreement is being developed and will be submitted to the Council concurrently with the preliminary plat and zoning. The developer is requesting a Special Service Area be

approved to help pay for the bonds to pay for the major collector boulevard roadways running through the development. The SSA bonds carry no financial obligation to the City, and they are repayable through a special property assessment on each lot within the development.

4. Landscape Berms: The developer will provide a 30' outlet for a landscape berm along the rear of the lots backing up to Porter Road, per the City Subdivision Ordinance. The lots backing up to the boulevard (shown as Street #1) will also have a 30' wide outlet and landscape berm, per the subdivision ordinance, to provide for both protection of the homeowners' properties and for aesthetic benefit to the community.

5. Drainage and Detention - Storm detention basins are shown throughout the development as Outlots which will be maintained by the Homeowner's Association.

6. Floodplain -The southern section of the subdivision falls under the "A" Floodplain Zone. This area will need to be reviewed during the final construction plan phase for appropriate permitting through the IL Dept of Natural Resources. Minimum finished floor elevation must be shown for all lot on the final plat, along with which lots are to be designated for walkouts, basements, or crawl-spaces.

7. Parkspace Dedication Requirements - Based on the average density of 2.83 people per Single Family unit, the subdivision's 407 lots will require a total of 6.91 acres of Parkland dedication. This is based on the 6 acres of park space required per 1000 people. The subdivision's population estimate is 1,151 (407 x 2.83). Floodplain and rugged topography will not count towards dedication requirements. The applicant has proposed a 5.9 acre city park centrally located within the development, with the 1.0 balance to be paid in a fee in lieu of land in the amount of \$51,000.

8. Utilities - Water will be provided by the City of O'Fallon and sewer by Caseyville Township Sewer District. Both electric and gas services are available to the site and owned by Ameren IP. Telephone service is available through SBC and cable available through Charter.

9. Outlots and Common Ground - All outlots and common ground will be subject to maintenance by a homeowners association. In the annexation agreement, the City will require covenants to be put in place in the subdivision that states the future owners acknowledge the City's right to create an SSA in the subdivision to maintain the outlots in the event of a default by the HOA. The City will also have the option, at our discretion, to be named as beneficiary trustee of the HOA giving us the ability to contract out the management of the HOA if absolutely essential.

Legal Considerations, if any: None

Budget Impact: The annexation fee of \$ 2,250 per lot x 407 units = \$ 915,750. The applicant has a park obligation of 6.9 acres, 5.9 acres which will be dedicated as a City park, with the remaining balance of one acre being taken care of through a fee in-lieu of in the amount of \$51,000. These two fees will, at build-out, total \$ 966,750. To reconstruct Pausch Road off-site from the development south toward Bluffs at Ogle Creek, the developer has proposed to reconstruct that portion of Pausch for annexation fee credits. We do not know the estimate on the road construction at this time. Prior to the annexation agreement consideration by the Council, we will have a dollar estimate ready for the Council.

Staff recommendation: Approval of the Annexation and Zoning of the Land. The Resolutions for the Preliminary Plat and Annexation Agreement will be scheduled for January 3, 2006.