



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: February 21, 2006
Subject: 1) Resolution No _____: A Resolution Approving a Preliminary Plat for the Manors at Thornbury Hill Subdivision
2) Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Development known as "Manors at Thornbury Hill" (Parcel Number 04-16.0-306-020) – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and unanimously recommended to approve the Preliminary Plat and Zoning Amendment on this subdivision. At the CD meeting, concerns were raised by property owners living north of the proposed development. These concerns involved the location of two 4' tall retaining walls shown along the north property line in the original site plan. Residents raised concerns over the removal of tree stands along this property line. Prior to the CD meeting, the developer submitted a revised preliminary plat omitting the retaining walls and agreeing to minimize grading in this area. The property owners still voiced concern over the possibility of substantial tree removal due to grading, even without the use of retaining walls. Residents were also opposed to the length of the cul-de-sac, which after further review is approximately 1,300' long.

Background: The applicant, Thornbury Hill Development LLC., is proposing to subdivide 18.64 acres of land currently zoned "A" in the City of O'Fallon into 23 single family lots. The property is located Nottingham Drive, south of the Thornbury Hill Subdivision. Lot sizes range from 18,000 sq. ft. to 61,862 sq. ft. in size. The applicant also requests rezoning of the property from "A" Agricultural to "SR-1" Single Family Residence Dwelling District. The development will include two public streets that end in cul-de-sacs as shown on the attached plans. The applicant indicates that the site's topography does not allow for future road expansion into adjacent undeveloped properties to the south or west, and City staff concurs with this recommendation. Sidewalks have been incorporated into the preliminary plat on both sides of the street. The proposed street widths within the development are 30' between the back of the curbs. Both water and sewer will be provided by the City of O'Fallon.

The applicant is requesting to fulfill the park dedication requirement of 0.39 acres through a fee in lieu of land in the amount of \$19,890 (÷ 23 homes = \$864/home).

Legal Considerations, if any: None

Budget Impact: There is no annexation fee associated with the lots for this subdivision as the parcel is already annexed as a part of the City. If accepted, a fee of \$19,890 will be paid to the City by the developer as a fee in lieu of required parkland dedication.

Staff Recommendation: On February 16, 2006, staff conducted additional reviews of the preliminary plat for The Manors at Thornbury Hill subdivision. Staff has determined that the plans submitted, subject to completing the revisions, are sufficient to present the The Manors at Thornbury Hill Preliminary Plat to the City Council on February 21, 2006, for 1st Reading of an Ordinance approving the preliminary plat. However, it should be noted that the following items will need to be addressed in order to proceed with a 2nd Reading of the Ordinance approving the subdivision at the March 6, 2006, City Council meeting:

- 1) Cul-de-sacs and landscaped islands shall be designed in a manner acceptable by planning and engineering to provide adequate access into and around the cul-de-sac for emergency vehicles, public work vehicles, and waste management vehicles.
- 2) Sanitary sewer layout shall be revised in accordance with the City's plan review comments.
- 3) Revise the plans to show changes to the subdivision grades.