



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: March 6, 2006
Subject: 1) 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) – **Second Reading**

Project Update: Following the City Council meeting of February 21, 2006, the applicant has updated the preliminary plat for the Manors at Thornbury Hill Subdivision. The Nottinghill Drive cul-de-sac has been realigned to the south to provide more space (approximately 25' additional) between the tree stand along the north property line of lot 10 and its potential building pad. As shown, the building could be setback from the road in a consistent manner with lots 5 through 9 and will minimize the amount of grading and removal of trees in the rear of the lot. An updated preliminary plat is attached to the Zoning Amendment Ordinance.

List of committees that have reviewed: The Community Development Committee reviewed the **revised** Preliminary Plat and due to the lack of a quorum did not form a recommendation. All committee members present however were in favor of the revised plat. At the February 21, 2006 City Council meeting, the original Preliminary Plat for the Manors at Thornbury Hill Subdivision was approved by resolution. The revised Preliminary Plat attached to the Zoning Amendment Ordinance before Council will replace the original plat of this subdivision. At the CD meeting, a resident voiced concern over the subdivision construction but was satisfied with the realignment of the western cul-de-sac.

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 Manors at Thornbury Hill Preliminary Plat to the City Council on March 6, 2006, for 2nd Reading of an Ordinance approving the preliminary plat and rezoning. However, it should be noted that the following items will need to be addressed during the final plat phase of this subdivision.

- 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.
- 4) Revised Preliminary Plat showing a southerly off-set realignment of the westernmost cul-de-sac.