



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
Thru: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: May 15, 2006
Subject: Ordinance No.____: An Ordinance approving the Final Plat for Chesapeake Junction Phase II Subdivision, **(1st READING)**

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Monday, May 8, 2006 meeting and gave their approval 3-0.

Background:

- Applicant: Chesapeake Junction LLC
- Located east of Old Collinsville Road.
- Currently zoned SR-1
- Final Plat for the Chesapeake Junction Phase II Subdivision will include the final 137 lots over approximately 72.73 acres.
- The Preliminary Plat for Chesapeake Junction consists of 238 lots on 111.51 acres.
- At the time of Preliminary Plat approval, the developer agreed to pay the City of O'Fallon an Annexation Fee of \$2,250, payable at the time a building permit is applied for each lot.
- Final Plat is consistent with the approved Preliminary Plat.
- A landscaped berm shall be required along the south side of lots 107-111 to buffer these homelots from the railroad ROW.
- Outlots E and G, as well as Outlot C from the Phase I Final Plat, are designated as Future Park Space. The City Council may, at a future time, accept these outlots by separate deed and approval. Until such time, the outlots shall be maintained by the developer (or his successors).

Legal Considerations, if any: None

Budget Impact: At the time of issuance of each home's building permit, an annexation fee of \$2,250 will be required for each home.

Staff Recommendation: Staff has reviewed the Final Plat and improvement plans for Chesapeake Junction Phase II. The plat and civil drawings are approved by planning and engineering staff with minor comments. Staff recommends City Council approval of the Final Plat.