



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 Del Ray Estates 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: CDC Development Corporation
- Located east of Old Collinsville Road.
- Currently zoned SR-3
- Final Plat for the Del Ray Estates Subdivision will include the entire 38 lots over approximately 10.29 acres.
- The southern 20 lots over 4.84 are within the City of O'Fallon Corporate Boundaries.
- The northern 18 lots over 4.45 are within Fairview Heights' Corporate Boundaries and are included in this Final Plat.
- The Final Plat will require approval by both O'Fallon and Fairview Heights.
- The Preliminary Plat for Del Ray Estates consists of 38 lots on 10.29 acres.
- At the time of Preliminary Plat approval, the developer agreed to pay the City of O'Fallon a fee in lieu of parkland dedication for the southern 20 lots in the amount of \$866 per lot, payable at the time a building permit is applied for each lot.
- Final Plat is consistent with the approved Preliminary Plat.
- As a separate future item, an Intergovernmental Agreement will be prepared by engineering with the City of Fairview Heights for the purpose of identifying maintenance responsibilities for the streets.

Legal Considerations, if any: None

Budget Impact: At the time of issuance of each home's building permit, a fee in lieu of parkland in the amount of \$866 will be required for each home.

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