



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: June 5, 2006
Subject: An Ordinance Annexing Certain Territory to the City of O'Fallon, Known as the Savannah Hills Annex Subdivision (1st Reading)

List of committees that have reviewed: The CD Committee reviewed the proposed subdivision for the third time at its May 22, 2006, meeting, and recommended sending it forward to the Council without a vote.

It should be noted that at Committee it was proposed to send the project forward for a vote on the preliminary plat and annexation agreement by resolution, and the annexation of the land on first reading. The annexation agreement has not been finalized between staff and the developer in time for the Council meeting, therefore, staff recommends only voting on the annexation of the land on First Reading for the June 5, 2006, Council meeting. The two resolutions concerning the preliminary plat and annexation agreement can be considered at the June 19 Council meeting. The project will be back in Committee on June 12, 2006 for further consideration.

It should be noted at the last CD meeting, two residents of Savannah Hills expressed concern that these units would not meet the standards being set in Savannah Hills, and that they would not be part of the existing subdivision covenants. Steve Macaluso stated he believed the builder, Jeff Holland, would integrate it into the existing subdivision. These covenants and other similar characteristics with Savannah Hills will need to be integrated into the annexation agreement.

Background:

The applicant, O'Fallon Development Group, LLC, is proposing to annex to O'Fallon and subdivide 5.09 acres of land currently used for agricultural into 23 single family residential lots. Lot sizes range from 8,154 sq. ft. to 10,218 sq. ft. The property received County SR-3 zoning through St. Clair's Planned Development process in 2003. When the property is annexed into the City of O'Fallon, the property will be rezoned to SR-3 Single Family Residence Dwelling District. The development will include one public street and two stubs as shown on the attached plans. The streets are single loaded with homes on the north while the street directly abuts the south property line. The applicant is providing a stub to the north to connect with Allenbrook Avenue in Savannah Hills and a stub to the east for future development. Sidewalks have been incorporated into the preliminary plat on one side of the street as the streets are single-loaded with lots. The proposed street width within the development is 32' between the back of the curbs. Water will be provided by the City of O'Fallon, and sewer will be provided by Caseyville Township.

The Planning Commission reviewed this project at their March 28, 2006 meeting and voted 5 ayes and 1 nay to recommend approval of the Preliminary Plat of the Savannah Hills Annex Subdivision with conditions modified in the project report. A copy of the Planning Commission project report is attached. A list of outstanding issues follows:

1. Lot Sizes – City staff contacted the applicant regarding the lot widths (60') of this subdivision, particularly compared to the lots to the north along Allenbrook which are typically 8,400 sq. ft. and 70' wide. The applicant submitted a new site plan to the city which was presented at the Planning Commission meeting. The new plan showed a reduction of two lots to 23. One lot between Old Collinsville and Allenbrook and one to the east of Allenbrook were removed. The residual five lots closest to Old Collinsville would have frontages increased to ~72' and lot sizes increased to ~8,200 sq ft. Lots east of Allenbrook increased to ~63.5' frontages with sizes of ~8,600 sq ft. These dimensions are more comparable with Savannah Hills to the north.

2. Sidewalk Variance — The applicant is requesting a variance to the City's ordinance requiring sidewalks on both sides of residential streets. The street frontage is single loaded, meaning that lot accesses are located on only one side of the street. Sidewalks on the opposite side of the street would be located along no current residential frontage and would be constructed on multiple properties not owned by the applicant. Given the size and design of the subdivision, City staff believes this sidewalk variance request is reasonable and should only be constructed on the north side of the street. Sidewalks would be required on the south side if the land to the south develops.

3. Street Width – The applicant is proposing to use the City's local residential street width of 32'. Staff believes this width is adequate for this current subdivision but may be too narrow with future development to the east. Industry standards state that 32' streets should be used when up to 150 homes access the street. Otherwise, 37' residential streets should be used. Because of the parcel's narrow dimensions, the fact the street is single loaded, and that there are other alternative residential collector roadways (36') planned north and south of this site, staff believes the 32' width is warranted and adequate. The applicant, however, has agreed to limit parking to one side of the street to allow the free flow of traffic.

4. Open Space/Park Requirement: Based on the average density of 2.83 persons per detached Single Family unit, the subdivision's 23 lots (after a 2 lot reduction) requires a total of 0.39 acres of Park space dedication. This is based on the 6 acres of park space per 1000 people. The subdivision's population estimate is 65 (23 x 2.83). Due to the small size of the subdivision and its required park space, staff recommends accepting a park fee in lieu of the required dedicated park space. A fee of \$19,918 will be necessary for the balance of 0.39 acres of park space if so required. The fee will equal \$866 per house permit.

5. Annexation Agreement – A public hearing has been scheduled in front of the City Council for the annexation agreement on May 15. It is our standard agreement tailored to this development and includes the terms identified above.

Legal Considerations, if any: None.

Budget Impact: None

Staff Recommendation: Approve the Annexation Ordinance on First Reading, with the Resolutions on the Preliminary Plat and Annexation Agreement to be voted on at the June 19 Council meeting.