



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: August 7, 2006
Subject: Resolution Authorizing the Mayor to Execute a Work Authorization Agreement with Arcturis for Professional Planning Services to Conduct a Visual Preference Survey and Author Residential Design Standards for the City of O'Fallon

List of committees that have reviewed: The CD Committee reviewed the professional service contract at its July 31, 2006, meeting and recommended to approve the agreement as submitted.

Background:

On July 17, 2006, the City Council approved an Ordinance Amending the City's regulations pertaining to Single-Family and Two-Family Dwelling Units for a period of 180 days in order to address some potentially negative developments proposed for O'Fallon. These developments were clearly inconsistent with the minimum building construction and established community standards in O'Fallon. The intent of the 180 days was to provide sufficient time to hire a consultant, review and clarify minimum residential building, construction, and design requirements, and establish amendments to the City's building and zoning codes which reflect the conclusions of this study.

Attached is a professional services contract from Arcturis to conduct a Visual Preference Survey (VPS) and draft architectural design standards for single-family, two-family, and villa-type residences. The scope will include the architecture of the homes as well as subdivision layout and character standards. Arcturis will conduct the following three tasks as detailed in the attached contract:

Task I Arcturis will prepare a presentation showing a variety of residential architecture in and around O'Fallon. They will also prepare a presentation showing neighborhood land development patterns currently practiced locally, regionally and nationally.

Task II Arcturis will conduct two visual preference survey workshops. The first workshop will be for city officials, and the second workshop will be for the general public. Participants will rank images shown by the consultant team. These images will include examples of residential architecture and neighborhood development patterns. The survey will be in a format which may be posted on the City's website for further comments from citizens.

Task III Arcturis will prepare a final report summarizing participants' comments and preferred design elements. Arcturis will develop design standards based on the findings from the survey, development trends in O'Fallon and the region, and their professional

expertise. These design standards will be in a format compatible with the city's current Zoning Code of Ordinances.

The results of the visual preference survey and design standards as described in the attached contract from Arcturis will help ensure that quality residential development is not only the preferred method but the standard for the City of O'Fallon.

Bill Burke, Principal of Planning, will be the lead from Arcturis along with their lead planner, Todd Streiler. Todd is very familiar with O'Fallon as he helped us draft the 2001 version of the City's Comprehensive Plan, and he will be the City's main contact. Additionally, his team consists of architects, landscape architects and land planners who will provide assistance on the project. Arcturis is the same firm the City contracted with in June for Planning Advisory Services on an as needed basis.

Legal Considerations, if any: None.

Budget Impact: The compensation for the services and deliverables will be a lump sum to Arcturis of \$13,550.

Staff Recommendation: Staff recommends approving the agreement.