



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: February 17, 2009
Subject: **Resolution** Approving an Annexation Agreement and Minor Subdivision for
"Country Village Commons"

List of committees that have reviewed: The Community Development Committee reviewed and recommended approval of the Minor Subdivision and Annexation Agreement with a vote of 5-0 at its February 9, 2009 meeting.

Project Summary: The applicants, Robert J. and Amy Warren, are proposing to subdivide Parcel Number 04-15.0-405-009, a 2.19 acre tract of land into two (2) lots to create "Country Village Commons" Minor Subdivision. The tract is located to the east of Country Village subdivision off of Country Village Place and is currently an undeveloped piece of property. The minor subdivision will create Lot 1, a 0.22 acre tract, and Lot 2, a 1.91 acre tract. The proposed use for both lots is manufactured housing, consistent with the residential development adjacent to the subject property. The property is currently zoned MHP "Mobile Home Park" in unincorporated St. Clair County.

The applicant has identified a 34 ft. wide road right-of-way along Country Village Place. This right-of-way will be dedicated at the time of annexation.

The annexation agreement states that no further subdivision of the property will be permitted without the appropriate preliminary and final plats being submitted and approved by the City Council.

The property is not yet contiguous to the City limits, so we will not be able to annex the property immediately. However, the applicant will enter into an annexation agreement with the City, the public hearing for which is set for February 17, 2009 at 7:00pm.

Legal Considerations, if any: None.

Budget Impact: Water and sewer taps for both lots will be assessed at the out-of-town rate until the property is annexed by the City of O'Fallon.

Staff Recommendation: The Minor Subdivision Plat for Country Village Commons has been reviewed by Planning and Engineering staff, and they have been found to meet all minimum platting requirements for lots in the Subdivision Control Ordinance. Staff recommends approval of the Minor Subdivision and Annexation Agreement as proposed.