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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 3, 2014
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Julie Lowery, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes from the meeting of February 18, 2014.

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

5. **UNFINISHED BUSINESS**

A. Application #14-004: Rezoning of 853 N. Mason from A Single-Family Residential to D Single Family Residential District with RDD Designation

Applicant/Agent: Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road, Suite 120
Chesterfield, MO 63005

Applicant's Representative: George M. Stock, P.E.,
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

6. **NEW BUSINESS**

7. **WORK AGENDA**

8. **OTHER BUSINESS**

- A. Planning Division Report
- B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____
Paul Langdon
Planning Director



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 18, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Tuesday, February 18, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The agenda was amended to move Item B in new business to be heard first. The motion was approved and carried unanimously.

3. APPROVAL OF MINUTES

Mr. Faron moved approval of the draft minutes. Mr. Howard seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. PUBLIC HEARING

Application #14-004: Rezoning of 853 N. Mason from A Single-Family Residential to D Single-Family Residential District with RDD Designation.

Applicant/Agent: Chris Matteo

Pulte Homes of St. Louis LLC

17107 Chesterfield Airport Road, Suite 120

Chesterfield, MO 63005

Property Owner: George M. Stock, P.E.

Stock & Associates Consulting Engineers, Inc.

257 Chesterfield Business Parkway
Chesterfield, MO 63005

Mr. Paul Langdon, Director of Community Development, said the applicant, at the request of several residents and Council members, have requested a continuance to March 3rd, 2014.

Mr. Howard motioned to continue Application #14-004 to the meeting of March 3rd, 2014.
Mr. Faron seconded the motion.

Mr. Carl Lumley, City Attorney, made clear that the motion was continuing the Public Hearing to March.

There being no further discussion, the vote is as follows:

Mr. Carney – aye
Chair – aye

Mr. Howard – aye

Mr. Faron – aye

B. Application #14-003: Site Development Plan approval for the Danforth Plant Science Center Phase II Expansion.

Applicant/Agent: Donald Danforth Plant Science Center
975 N. Warson Road
Creve Coeur, MO 63141

Applicant's Representative: John Reeve, AIA
Christner, Inc.
168 N. Meramec Avenue, Suite 400
St. Louis, MO 63105

Mr. Jeff White, 168 N. Meramec Avenue, said they are ready to start phase 2 of the concept plan that was presented in 2007 for the Danforth Plant Science Center. Mr. White said the site development plan is for a 76,000 square-foot building, and it is three-stories with an auditorium expansion and includes a new entrance along Olive Boulevard. Ms. Laurel Harrington, Christner Architects, showed an illustration which showed the site plan, elevations, and materials that would be used on the building. Ms. Harrington went over the roads located within the site and the parking areas. Ms. Harrington went over the new landscape around the parking lot and also in front of the new proposed building.

Mr. Faron asked about the building looking similar to the existing building. Mr. White said it would be similar and they would be using a similar terra cotta rain screen system. Mr. Ryan Kopp, Christner Architects, said the color on the new building will match the existing building, but they will use different terra cotta. Mr. Faron also asked about the location of the phantom parking. Ms. White said it is west of loop road.

Mr. Faron asked about the sidewalk and if it will be pulled off the road on the west side. Ms. White said the sidewalk to the west is part of MoDOT improvements and there is potential to include it. Ms. White said she would like to work with staff on the overall pedestrian goals.

Mr. Faron also asked about the light shielding and if it was still a concern. Mr. Langdon said instead of trying to make a specific determination from the materials submitted they just added a condition that all lights should meet the requirements of the code.

Mr. Paul Langdon, Director of Community Development, said this is a well thought out site plan, it follows the concept plan that was intended, and the overall scheme complies with the Comprehensive Plan. Mr. Langdon said the light issue will be resolved and said there are various ways to address the sidewalk. Mr. Langdon said there is a lot of greenspace and they do want to have connectivity at the corners so you can continue down Olive Boulevard without having to go down Old Olive. Mr. Langdon said they want the sidewalk to be a public sidewalk and if it deviates from the right-of-way they would ask for a public sidewalk easement to be recorded over any sidewalk location on private property subject to review of the city attorney. Mr. Langdon said MoDOT has seen the plan and they have given conceptual approval.

Mr. Faron motioned to recommend approval of the Site Development Plan for the Danforth Plant Science Center Phase II expansion submitted with Application #14-003, subject to the conditions contained in the staff report for the meeting of February 18, 2014. Mr. Howard seconded the motion. Mr. Carl Lumley, City Attorney, said the Commission should adjust the sidewalk condition. Mr. Faron added the motion to include moving the sidewalk back from Olive Boulevard and include appropriate easements. The Commission agreed on the addition to the motion. There being no further comments, the resultant vote is as follows:

Mr. Faron – aye
Chair - aye

Mr. Howard – aye

Mr. Carney – aye

7. WORK AGENDA

A. Form-Based Code: Definitions

Mr. Langdon explained all the sections are completed and it is in draft form. Mr. Langdon said he expects there will be corrections and edits for continuity and spelling errors, but wants to make sure that the section is complete and there are no issues going unaddressed.

Mr. Faron asked if, at this time, they have some time to review. Mr. Langdon said yes.

Mr. Faron had a question about how big the area is and where the center point is located. Mr. Langdon showed on an illustration and showed the center point of the area (around the intersection of Will Avenue and Studt Road). Mr. Langdon said there would be codified incentives, so if somebody is providing public space they get that space back in their building.

Mr. Langdon said he will complete the standards illustrations together and send them out to the Commission with the next draft.

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said the next meeting is March 3rd and there will be the continued application for site development plan/rezoning at 853 N. Mason. Mr. Langdon also said he will try to have the form-based code and Comprehensive Plan back. Mr. Langdon said on March 17th there is a conditional use permit for Buffalo Wild Wings, Mercy Hospital Skilled Nursing parking lots

site development plan, Missouri Baptist football fields, and Creve Coeur Corporate Center Master Sign Plan.

Mr. Robert Kent, 13084 Ferntrails Lane, asked when the property owners who are affected by the Downtown Plan will be contacted and, if they have been, what do they have to say about it. Mr. Langdon said there are very few property owners, maybe a dozen, and staff has reached out to them in the past just to gauge their interest in redevelopment and they have generally indicated they are interested. Mr. Langdon said it immediately leads to questions about what the city expects in the area and the city did not have a good answer. Mr. Langdon said this process has been about formulating what that answer is and only now being able to say this is what we hope to accomplish. Mr. Langdon said there have been informal conversations with property owners and they are aware changes are coming and once the Commission is ready to move forward with the plan they can engage the property owners.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 7:45 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



AMENDED STAFF REPORT

ON APPLICATION TO PLANNING AND ZONING COMMISSION #14-004
FOR REZONING TO "D" SINGLE FAMILY RESIDENTIAL AND APPROVAL OF A
PRELIMINARY PLAT ACCORDING TO THE RESIDENTIAL DESIGN DEVELOPMENT
(RDD) PROCEDURE FOR THE CREEKSIDE AT MASON SUBDIVISION
FOR THE MEETING OF: Monday, March 3, 2014

LOCATION: 853 N. Mason Road

REQUEST: Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted a request for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single Family Residential to "D" Single Family Residential with "RDD" Residential Design Development designation to allow for a 17 single family home subdivision with a minimum lot acreage of 9,100 square feet. The net density of the development will be 2.28 units/acre.

ADDITIONAL INFORMATION: The existing home on the property was built in 1950, with the accessory building (detached barn and sheds) were built in 1954. Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The lot sizes for properties in the D Single Family Residential District are between 10,000 square feet and 15,000 square feet. The applicant is proposing to maintain 3.4 acres as undisturbed area, and common ground, due to the flood area and creek that runs along the north property line.

**APPLICANT/
PROPERTY OWNER
(UNDER
CONTRACT):** Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

**APPLICANT'S
REPRESENTATIVE:** George M. Stock, P.E.,
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410:
Subdivision and
Development of Land

Zoning Code References

- Section 405.250: "A"
Single Family
Residential
- Section 405.280: "D"
Single Family
Residential
- Section 405.450.C:
Residential Designed
Development Procedure



REPORT PREPARED BY:

Paul Langdon, AICP, Planning Director

2/28/2014
Date

ATTACHMENTS: Applicant's Materials submitted January 17, 2014 and revised Landscape and Site Development Plan submitted February 6, 2014
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Nursery/Single-family detached residence	D Single-Family Residential	N/A
South	Single-family detached residences	A Single-Family Residential	N/A
East	Hope Montessori School	C Single-Family Residential	Mason Road
West	Single-family detached residences	D Single-Family Residential	NA

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for the proposed Creekside at Mason subdivision:

	Creekside at Mason	Generic B Zoning District	Generic C Zoning District	Generic D Zoning District
Acres	8.49	varies	varies	varies
Area of proposed ROW	44,895 sq. ft. (1.03 acres)	NA	NA	NA
Net area	325,032 sq.f.t (7.46 acres)	NA	NA	NA
No. of Units	17 d.u.	varies	varies	varies
Units / Acre (excluding ROW)	2.28	2.178	2.9	4.36
Lot Size (sq.ft.)	9,100 (min.) 10,402 average	20,000 (min.)	15,000 (min.)	10,000 (min.) to 15,000 sq. ft.
Common Ground / Open Space	148,927 sq. ft. (3.40 acres) (46%)	varies	varies	varies
Lot Frontage	70 ft. (min.)	100 ft. (min.)	75 ft. (min.)	70 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	45 ft.	20 ft.
Side Yard Setback	8 ft.	15 ft.	12 ft.	8 ft.
Rear Yard Setback	15 ft. (min.)	30 ft.	30 ft.	15 ft.
Maximum Site Coverage	45% for each lot 24% for total area	35%	40%	45%

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

This project would result in 17 smaller lots, but also leave several acres of greenspace. This leaves it as something of a hybrid development in that it is similar to a large lot development that is largely greenspace (46% greenspace) like the A Single-Family Residential district to the south, but the area of house development is more like the area zoned D Single -Family Residential to the north. The proposed

density will be less than the allowed density under the proposed D Single Family District. Approximately 46% will remain undeveloped due to the creek and flood plain requirements. The lot clustering allowed within an RDD overlay offers smaller lots in exchange for preserving these areas. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by maintaining a significant amount of greenspace and limiting the overall density to one that is significantly under the D Single Family District standard already in place to the north, but greater than the A Single Family District standard of the properties to the south.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

2. *Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New Development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage stormwater in new development and redeveloping area is encouraged.*
3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
6. *Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage (p.45).*
7. *Consider the creation of residential design standards for new construction. These standards could include provisions for building design, building placement on lots, tree preservation, land disturbances and other issues associated with residential quality.*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 9,100 square feet to 13,991 square feet. The 3.4 acres of common ground consists of 0.74 acres for the creek, a 50-foot undisturbed creek buffer area, a 25-foot setback from the creek buffer, and storm water management area. Seventy-five percent of the lot standard for D Single Family Residential zoning district would be 7,500 square feet. The average of the lot sizes proposed is approximately 10,402 square feet, where the smallest lot would be 9,100 square feet, thus each lot is within the recommended allowance.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exception of minimum lot size. The adjacent D Residential District would allow for up to 4.36 units per acre, and the C Single-family Residential District across Mason Road would allow for 2.9 units per acre. However, the properties directly to the south are zoned A Single-family Residential District, which allows no more than one unit per acre. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions to the south and the smaller, more dense development to the north and whether or not this makes it “compatible” with the residences around it.

The Comprehensive Plan also provides further direction in the Residential Neighborhoods Area regarding key properties that were of particular interest and concern due to potential development or redevelopment. The subject property is located within the area identified as “Neighborhoods 1” and it includes several of the properties at the northwest corner of Mason Road and Mason Manor Drive where it is recommended that the northern part be development under its current D classification (the property due north of the subject property). With respect to the remaining portion that is currently zoned A, it is recommended that

they be developed together or in a coordinated manner, with detached single-family residences. Development is to be planned with an emphasis on preserving 40% open space without changing the overall density of the district although lot sizes were recommended to be one-half acre or greater. The open space was to be used to preserve natural site features as much as possible, such as streams, trees, and topography, and should incorporate trails where feasible. (p. 49).

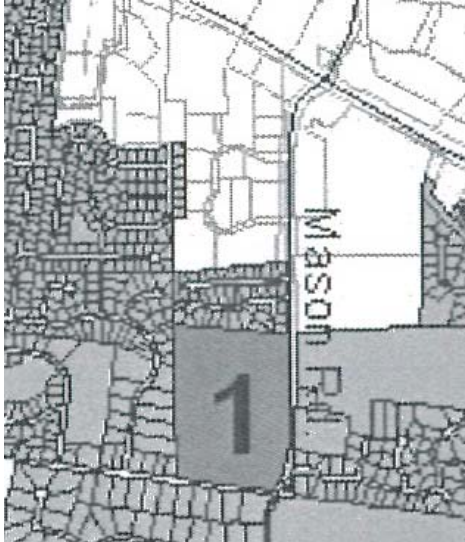


Figure 1: Close-up for Key Properties Map from Comprehensive Plan p. 48

However, the properties directly south of the subject property have already developed separately, under the A Single Family Residential District requirements and without any meaningful common open space due to their small size. That is, the open space is provided within private yards, rather than a common ground. This is not the scenario envisioned by the Comprehensive Plan and it makes it impossible for the subject property to readily follow the goals as well.

The proposal does exceed the open space requirement at 46% but, given this amount of greenspace, it is unlikely that any development would be able to keep with the ½ acre recommendation on the property without resulting in home prices beyond reasonable market expectations. The long vacant lots on the former Minner Nursery property and in the Enclave Bellerive subdivision are evidence of the very limited market for such high priced housing. However, the overall net density is just over 2 units per acre (2.28 units per acre), which is slightly more than the

density of half-acre lots in a simple subdivision with not as much common ground, but significantly less than the allowable zoning district requirements under the D Residential District.

A couple of concerns are the absence of a trail connecting to nearby subdivision common ground and the level of tree protection. The latter is a direct extension of how much the applicant is proposing to manipulate the natural terrain, but this is covered in more detail below under the Zoning Analysis and the Development Characteristics sections.

Nonetheless, the greenspace goal has been exceeded, the development has a net density that is a reasonable transition between the districts that exist on either side, and the existing creek will remain undisturbed, so it would seem that the proposed development is generally in keeping with the overall intent of the recommendations of the Comprehensive Plan. This will be reinforced if the two issues above can be addressed.

ZONING ANALYSIS

Rezoning

Section 405.1060.E offers the following guidance regarding rezonings:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

It is important to note that the property is already vacant and, like all vacant property, maintenance and security will become significant problems if the owner is not afforded some reasonable measure of utility and economic return. With this proposal, the applicant has attempted to balance public benefit with the private interest, by the protection of the adjacent subdivision with a large greenspace as a buffer and

limiting the number of lots in the project area. As identified above, the inclusion of a public trail and the better protection of the mature trees would improve overall congruence with these guidelines.

Residential Design Development Procedure

The applicant has proposed rezoning to the D Single-Family Residential District, utilizing the Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and development standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. Residential Designed Development Procedure. The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.

- 1. Variation in number, size of lots. The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.*
 - a. Minimum project area. No residential designed development permit shall be granted for any area of less than four (4) acres.*
 - b. Gross acreage. The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.*
 - c. Yards. The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
 - d. Site and building coverages. The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
- 2. Common areas. As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions:...*

4. *Tree conservation. Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).*

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. In this case, the proposed development offers the protection of the creek and stream bank along the north and west property lines, which is largely responsible for 46% of the site remaining as common ground.

At the same time, though, the property has approximately 1.90 acres of tree canopy but, as proposed, 85.3% of the canopy is to be removed. A substantial portion of this removal results from the extensive regrading of the west third of the property. This is contrary to the requirement that not more than 75% of the area of such tree masses nor 75% of eight inch caliper trees shall be proposed for removal (Section 410.320: Tree Conservation). Given this degree of impact, it would also appear that the amount of regrading is not fulfilling the purpose of the RDD which is to preserve the natural beauty of the City. Therefore, the draft ordinance contains a condition of approval that the landscape plan be revised to meet with the tree preservation requirement that not more than 75% of the tree mass shall be removed.

The applicant is requesting lot sizes different from the requirements of the D Residential District regulations, while the lot coverage and FAR requirements will be maintained. The proposed total site coverage for the development is calculated at 24%, while each individual lot coverage would be 45%. This is permitted through the RDD procedure, as approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.280, "D" Single-Family Residential District of the Zoning Code.

ARCHITECTURE AND DESIGN

The Applicant has included 12 elevation options for the proposed homes that are all two-story models. The example front elevation submitted is largely stone with wood accents and shows rooflines with multiple peaks. However, the elevations did not indicate the type of materials to be used, nor were all sides of a typical building design included. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed. In addition, a condition of approval is recommended that individual houses shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval. Any side walls abutting a street shall be finished with the same materials, and the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval. These requirements are consistent with prior Council and Commission action.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 17 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will have one entrance at Mason Road, with all of the houses having an access to the newly created road.
- *Sidewalks*

The proposal includes detached, four-foot wide sidewalks separated by approximately five feet of landscaping are provided along both sides of the new proposed street. A new separated sidewalk along Mason Road, per St. Louis County standards is also provided. Section 410.250(D) Sidewalks of the Subdivision Regulations state that the minimum width of sidewalks in residential subdivisions shall be five feet, except where otherwise approved, based on the proximity of the sidewalk to the roadway, the volume and speed of traffic, expected number of pedestrians or other safety factors. Therefore Staff has included a condition that the Subdivision Improvement Plan be revised to include the minimum five-foot wide sidewalk.

- *Lighting*

The “Site Development Plan” indicates that the maximum pole height for site lighting is 24 feet. However, in residential districts, the maximum height is 16 feet. Therefore a condition of approval includes that the Site Development Plan shall be revised to meet with 405.680: Lighting of the Zoning Ordinance.

- *Landscaping and Amenities*

The Applicant has included a 15-foot buffer, as part of the common ground, along the south property line in addition to the stream protection along the east and north property lines. New trees have been included along the south and east property lines. The Landscape Plan indicates that the street trees provided are to be 40 feet on-center, where Section 410.300 of the Subdivision and Development of Land requires a minimum of one street tree for every 30 lineal feet or part thereof of street frontage. Therefore, Staff has included a condition that the Landscape Plan shall be revised to include the appropriate number of street trees for the Zoning Administrator’s approval.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 1.9 acres of tree canopy and, if approved, 85.3% of this mass will be eliminated. As discussed above, the minimum standard is that 25% of the trees must be preserved, as required by the section below. Therefore Staff has included a condition that the Landscape Plan shall be revised to meet with Section 410.320 of the Subdivision and Land Development Standards

SECTION 410.320: TREE CONSERVATION

Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.

1. *A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.*

- *Site Grading*

A large part of the existing land will be disturbed with some significant “cut and fill” effort. Most of the significant grading will be undertaken for the roadway location and to adjust the floodplain at the west portion of the property for the stormwater basins. As discussed above, the applicant should attempt to work with the natural terrain more to both reduce the amount of tree cover removed and to better meet the goals of the Comprehensive Plan and the purposes of the RDD procedure. All other site grading requirements appear to be met.

- *Stormwater Control*

The applicant proposes to construct a detention area in the southwest portion of the property, adjacent to the west side of Lot 6, and in the north east corner of the development. The detention system will collect water from the proposed homes and the street, allow for settlement of silt, and then be

metered-out over an extended period. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

- *Stream Buffer Protection*

The property will meet with the requirements of Chapter 430, Stream Buffer Protection Regulations, specifically:

SECTION 430.050: LAND DEVELOPMENT REQUIREMENT

A. *Buffer And Setback Requirements. All land development activity subject to this Chapter shall meet the following requirements:*

1. *For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.*
2. *An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.*

SUMMARY AND ACTION

The proposed rezoning will allow a reasonable redevelopment of the site that balances protection for the surrounding neighborhoods with economic return for the developers. Further, the proposed subdivision is generally in keeping with the intent of the goals of the Comprehensive Plan by developing at a density that serves as a transition between the properties on either side of it. It also conforms to much of the purposes of the Residential Design Development procedure by providing for desirable and proper common open space, and some preservation of the natural beauty of the City. For the reasons cited above, however, staff find that a more "gentle hand" should be applied to the site grading in order to protect more of the existing tree mass and preserve more of the natural beauty extant on the site.

In total, Staff recommends the following conditions of approval be included in the draft ordinance for the reasons discussed above:

- Houses of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval.
- Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
- The Site Development Plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
- All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
- The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
- The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.

If the Planning and Zoning Commission finds that the proposed rezoning to D Single Family Residential under the RDD procedure is appropriate and finds that the Preliminary Plat and subdivision improvements are acceptable if adequate grading and tree preservation changes are made under the

direction of staff, then a recommendation to the City Council on the draft RDD ordinance and preliminary plat can voted on.

If the Commission members believe that the suggested changes are too significant to vote on a recommendation or that any part of the proposal does not meet with the goals of the Comprehensive Plan or the purposes of the Zoning Code and Subdivision Code, then they should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting.

Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions to pass a recommendation on this application:

- 1) “I move to recommend approval of the Rezoning and Preliminary Plat for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 2) “I move to recommend approval of the Residential Designed Development for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
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APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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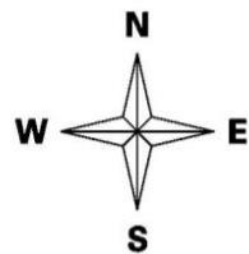
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APPENDIX 4: CREVE COEUR STREAM BUFFER PROTECTION REGULATIONS (CHAPTER 430 OF THE CREVE COEUR MUNICIPAL CODE)

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Proposed Creekside at Mason
Subdivision for 17 Single
Family Residences



APPENDIX 6: SITE PHOTOGRAPHS	Photo Date:02/13/2014
	Description: View of the existing home looking west from the northeast corner of the property.
	Description: View of the Montessori School looking east from the northeast corner of the property.
	Description: View looking north along Mason Road from the northeast corner of the property.

	Description: View looking south along Mason Road from the southeast corner of the property.
	Description: View looking west along the south property line.
	Description: View looking north from approximately the midpoint of the north property line looking at the creek and residences in the distance.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION #14-004
FOR REZONING TO "D" SINGLE FAMILY RESIDENTIAL AND APPROVAL OF A
PRELIMINARY PLAT ACCORDING TO THE RESIDENTIAL DESIGN DEVELOPMENT
(RDD) PROCEDURE FOR THE CREEKSIDE AT MASON SUBDIVISION
FOR THE MEETING OF: Tuesday, February 18**

LOCATION: 853 N. Mason Road

REQUEST: Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted a request for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single Family Residential to "D" Single Family Residential with "RDD" Residential Design Development designation to allow for a 17 single family home subdivision with a minimum lot acreage of 9,100 square feet. The net density of the development will be 2.28 units/acre.

ADDITIONAL INFORMATION: The existing home on the property was built in 1950, with the accessory building (detached barn and sheds) were built in 1954. Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The lot sizes for properties in the D Single Family Residential District are between 10,000 square feet and 15,000 square feet. The applicant is proposing to maintain 3.4 acres as undisturbed area, and common ground, due to the flood area and creek that runs along the north property line.

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410:
Subdivision and
Development of Land

Zoning Code References

- Section 405.250: "A"
Single Family
Residential
- Section 405.280: "D"
Single Family
Residential
- Section 405.450.C:
Residential Designed
Development Procedure

**APPLICANT/
PROPERTY OWNER
(UNDER
CONTRACT):** Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

**APPLICANT'S
REPRESENTATIVE:** George M. Stock, P.E.,
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

2/14/2014
Date

ATTACHMENTS: Applicant's Materials submitted January 17, 2014 and revised Landscape and Site Development Plan submitted February 6, 2014
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Nursery/Single-family detached residence	D Single-Family Residential	N/A
South	Single-family detached residences	A Single-Family Residential	N/A
East	Hope Montessori School	C Single-Family Residential	Mason Road
West	Single-family detached residences	D Single-Family Residential	NA

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for the proposed Creekside at Mason subdivision:

	Creekside at Mason	Generic B Zoning District	Generic C Zoning District	Generic D Zoning District
Acres	8.49	varies	varies	varies
Area of proposed ROW	44,895 sq. ft. (1.03 acres)	NA	NA	NA
Net area	325,032 sq.f.t (7.46 acres)	NA	NA	NA
No. of Units	17 d.u.	varies	varies	varies
Units / Acre (excluding ROW)	2.28	16.25	2.9	4.36
Lot Size (sq.ft.)	9,100 (min.) 10,402 average	20,000 (min.)	15,000 (min.)	10,000 (min.) to 15,000 sq. ft.
Common Ground / Open Space	148,927 sq. ft. (3.40 acres) (46%)	varies	varies	varies
Lot Frontage	70 ft. (min.)	100 ft. (min.)	75 ft. (min.)	70 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	45 ft.	20 ft.
Side Yard Setback	8 ft.	15 ft.	12 ft.	8 ft.
Rear Yard Setback	15 ft. (min.)	30 ft.	30 ft.	15 ft.
Maximum Site Coverage	45% for each lot 24% for total area	35%	40%	45%

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

This project would result in the development of several acres that are largely greenspace, that is between a similarly large multi-acre property that is also largely greenspace, and zoned D Single -Family Residential to the north, and an A Single-Family Residential district to the south. The proposed density will be less than the allowed density under the proposed D Single Family District. Approximately 46%

will remain undeveloped due to the creek and flood plain requirements. The lot clustering allowed within an RDD overlay offers smaller lots in exchange for preserving these areas. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by maintaining a significant amount of greenspace and limiting the overall density to one that is significantly under the D Single Family District standard already in place to the north, but greater than the A Single Family District standard of the properties to the south.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

2. *Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New Development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage stormwater in new development and redeveloping area is encouraged.*
3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
5. *Consider the creation of residential design standards for new construction. These standards could include provisions for building design, building placement on lots, tree preservation, land disturbances and other issues associated with residential quality.*
6. *Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage (p.45).*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 9,100 square feet to 13,991 square feet. The 3.4 acres of common ground consists of 0.74 acres for the creek, a 50-foot undisturbed creek buffer area, a 25-foot setback from the creek buffer, and storm water management area. Seventy-five percent of the lot standard for D Single Family Residential zoning district would be 7,500 square feet. The average of the lot sizes proposed is approximately 10,402 square feet, where the smallest lot would be 9,100 square feet, thus each lot is within the recommended allowance.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exception of minimum lot size. The adjacent D Residential District would allow for up to 4.36 units per acre, and the C Single-family Residential District across Mason Road would allow for 2.9 units per acre. However, the properties directly to the south are zoned A Single-family Residential District, which allows no more than one unit per acre. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions to the south and the smaller, more dense development to the north and whether or not this makes it “compatible” with the residences around it.

The Comprehensive Plan also provides further direction in the Residential Neighborhoods Area regarding key properties that were of particular interest and concern due to potential development or redevelopment. The subject property is located within the area identified as “Neighborhoods 1” and it includes several of the properties at the northwest corner of Mason Road and Mason Manor Drive where it is recommended that the northern part be development under its current D classification. With respect to the remaining portion that is currently zoned A, it is recommended that the southern parcels be developed together or in a coordinated manner, with detached single-family residences. Development is to be planned with an

emphasis on preserving 40% open space without changing the overall density of the district. Open space should be used to preserve natural site features as much as possible, such as streams, trees, and topography, and should incorporate trails where feasible. Individual lot sizes should be one-half acre or greater (p. 49).



Figure 1: Close-up for Key Properties Map from Comprehensive Plan p. 48

However, the properties directly south of the subject property have already developed separately, under the A Single Family Residential District requirements. The subject property and the property to the north, represent the remaining properties within the identified neighborhood area to be redeveloped. Given the amount of greenspace required, it is unlikely that any development would be able to keep with the ½ acre recommendation on the property. However, the applicant is well within the recommended greenspace allowance at 46% of common ground, and is maintaining an overall net density that is just over 2 units per acre (2.28 units per acre), but significantly less than the allowable zoning district requirements under the D Residential District.

Given that the greenspace goal has been exceeded, and the development has a net density that is a reasonable transition between the districts that exist on either side, and the existing creek will remain undisturbed, it would seem that the proposed

development is generally in keeping with the overall intent of the recommendations of the Comprehensive Plan. The one concern is the level of tree protection, as a direct extension of manipulating the natural terrain, but this is covered in more detail below under the Zoning Analysis and the Development Characteristics sections.

ZONING ANALYSIS

Rezoning

Section 405.1060.E offers the following guidance regarding rezonings:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

It is important to note that the property is already vacant and, like all vacant property, maintenance and security will become significant problems if the owner is not afforded some reasonable measure of utility and economic return. With this proposal, the applicant has attempted to balance public benefit with the private interest, by the protection of the adjacent subdivision with a large greenspace as a buffer and limiting the number of lots in the project area.

Residential Design Development Procedure

The applicant has proposed rezoning to the D Single-Family Residential District, utilizing the Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and development standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. Residential Designed Development Procedure. The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.

- 1. Variation in number, size of lots. The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.*
 - a. Minimum project area. No residential designed development permit shall be granted for any area of less than four (4) acres.*
 - b. Gross acreage. The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.*
 - c. Yards. The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
 - d. Site and building coverages. The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
- 2. Common areas. As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions:...*
- 4. Tree conservation. Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).*

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. In this case, the proposed development offers the protection of the creek and stream bank along the north and west property lines, which is largely responsible for 46% of the site remaining as common ground.

At the same time, though, the property has approximately 1.90 acres of tree canopy but, as proposed, 85.3% of the canopy is to be removed. A substantial portion of this removal results from the extensive regrading of the west third of the property. This is contrary to the requirement that not more than 75% of the area of such tree masses nor 75% of eight inch caliper trees shall be proposed for removal (Section 410.320: Tree Conservation). Given this degree of impact, it would also appear that the amount of regrading is not fulfilling the purpose of the RDD which is to preserve the natural beauty of the City. Therefore, the draft ordinance contains a condition of approval that the landscape plan be revised to meet with the tree preservation requirement that not more than 75% of the tree mass shall be removed.

The applicant is requesting lot sizes different from the requirements of the D Residential District regulations, while the lot coverage and FAR requirements will be maintained. The proposed total site coverage for the development is calculated at 24%, while each individual lot coverage would be 45%. This is permitted through the RDD procedure, as approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.280, "D" Single-Family Residential District of the Zoning Code.

ARCHITECTURE AND DESIGN

The Applicant has included 12 elevation options for the proposed homes that are all two-story models. The example front elevation submitted is largely stone with wood accents and shows rooflines with multiple peaks. However, the elevations did not indicate the type of materials to be used, nor were all sides of a typical building design included. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed. In addition, a condition of approval is recommended that individual houses shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval. Any side walls abutting a street shall be finished with the same materials, and the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval. These requirements are consistent with prior Council and Commission action.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 17 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will have one entrance at Mason Road, with all of the houses having an access to the newly created road.
- *Sidewalks*
The proposal includes detached, four-foot wide sidewalks separated by approximately five feet of landscaping are provided along both sides of the new proposed street. A new separated sidewalk along Mason Road, per St. Louis County standards is also provided. Section 410.250(D) Sidewalks of the Subdivision Regulations state that the minimum width of sidewalks in residential subdivisions shall be five feet, except where otherwise approved, based on the proximity of the sidewalk to the roadway, the volume and speed of traffic, expected number of pedestrians or other safety factors. Therefore Staff has included a condition that the Subdivision Improvement Plan be revised to include the minimum five-foot wide sidewalk.
- *Lighting*
The "Site Development Plan" indicates that the maximum pole height for site lighting is 24 feet. However, in residential districts, the maximum height is 16 feet. Therefore a condition of approval includes that the Site Development Plan shall be revised to meet with 405.680: Lighting of the Zoning Ordinance.

- *Landscaping and Amenities*

The Applicant has included a 15-foot buffer, as part of the common ground, along the south property line in addition to the stream protection along the east and north property lines. New trees have been included along the south and east property lines. The Landscape Plan indicates that the street trees provided are to be 40 feet on-center, where Section 410.300 of the Subdivision and Development of Land requires a minimum of one street tree for every 30 lineal feet or part thereof of street frontage. Therefore, Staff has included a condition that the Landscape Plan shall be revised to include the appropriate number of street trees for the Zoning Administrator's approval.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 1.9 acres of tree canopy and, if approved, 85.3% of this mass will be eliminated. As discussed above, the minimum standard is that 25% of the trees must be preserved, as required by the section below. Therefore Staff has included a condition that the Landscape Plan shall be revised to meet with Section 410.320 of the Subdivision and Land Development Standards

SECTION 410.320: TREE CONSERVATION

Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.

1. *A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.*

- *Site Grading*

A large part of the existing land will be disturbed with some significant "cut and fill" effort. Most of the significant grading will be undertaken for the roadway location and to adjust the floodplain at the west portion of the property for the stormwater basins. As discussed above, the applicant should attempt to work with the natural terrain more to both reduce the amount of tree cover removed and to better meet the goals of the Comprehensive Plan and the purposes of the RDD procedure. All other site grading requirements appear to be met.

- *Stormwater Control*

The applicant proposes to construct a detention area in the southwest portion of the property, adjacent to the west side of Lot 6, and in the north east corner of the development. The detention system will collect water from the proposed homes and the street, allow for settlement of silt, and then be metered-out over an extended period. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

- *Stream Buffer Protection*

The property will meet with the requirements of Chapter 430, Stream Buffer Protection Regulations, specifically:

SECTION 430.050: LAND DEVELOPMENT REQUIREMENT

A. Buffer And Setback Requirements. All land development activity subject to this Chapter shall meet the following requirements:

1. *For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other*

streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

2. *An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.*

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The proposed rezoning will allow a reasonable redevelopment of the site that balances protection for the surrounding neighborhoods with economic return for the developers. Further, the proposed subdivision is generally in keeping with the intent of the goals of the Comprehensive Plan by developing at a density that serves as a transition between the properties on either side of it. It also conforms to much of the purposes of the Residential Design Development procedure by providing for desirable and proper common open space, and some preservation of the natural beauty of the City. For the reasons cited above, however, staff find that a more “gentle hand” should be applied to the site grading in order to protect more of the existing tree mass and preserve more of the natural beauty extant on the site.

In total, Staff recommends the following conditions of approval be included in the draft ordinance for the reasons discussed above:

- Houses of brick and/or stone along with high quality forms of siding, such as fiber-cement (“Hardi-board”), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator’s approval.
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If the Planning and Zoning Commission finds that the proposed rezoning to D Single Family Residential under the RDD procedure is appropriate and finds that the Preliminary Plat and subdivision improvements are acceptable if adequate grading and tree preservation changes are made under the direction of staff, then a recommendation to the City Council on the draft RDD ordinance and preliminary plat can voted on.

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“I move to continue discussion of Application #14-004, the Rezoning and Preliminary Plat for the Creekside at Mason subdivision, to the meeting of March 3, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of February 18, 2014.

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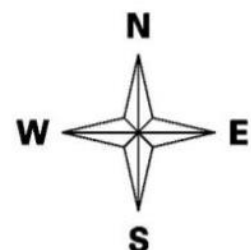
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Included and attached by reference. See body of report for specific excerpts.

[illegible]

APPENDIX 6: SITE PHOTOGRAPHS	Photo Date:02/13/2014
	Description: View of the existing home looking west from the northeast corner of the property.
	Description: View of the Montessori School looking east from the northeast corner of the property.
	Description: View looking north along Mason Road from the northeast corner of the property.

	Description: View looking south along Mason Road from the southeast corner of the property.
	Description: View looking west along the south property line.
	Description: View looking north from approximately the midpoint of the north property line looking at the creek and residences in the distance.



CHANGE OF ZONING APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Rezoning applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Pulte Homes of St. Louis LLC, c/o Chris Matteo
Applicant Address: 17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005
Phone Number: 636-537-7128
Fax Number: 636-537-9952
Email: chris.matteo@pultegroup.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: under Contract ☒ Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: Pulte Homes of St. Louis LLC (Under Contract)
Owner Address: 17107 Chesterfield Airport Road, Suite 120
Phone Number: 636-537-7128
Fax Number: 636-537-9952

PROPERTY INFORMATION

Property Address: 853 N. Mason Road
Existing Use: Un-Developed
Zoning District: Residence District 'A'

AREA DATA

Zoning of Area Properties

North: Single Family Residential East: Single Family Residential
South: Single Family Residential West: Single Family Residential

Land Use of Area Properties

North: Residential East: Residential
South: Residential West: Residential

REQUEST

The applicant hereby requests a change of zoning district for the above described property from Residence District 'A' zoning district to Residence District 'D' zoning district.

If the applicant proposes an entirely new zoning district be incorporated into the Zoning Code, please describe in detail, on an attached sheet, the nature and regulations of the proposed new zoning district.

The proposed use(s) underlying the request for a change of zoning district are (on attached sheet if necessary):

Single Family Residential

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for rezoning should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

SIGNATURES



Applicant

1/15/14

Date



Property Owner or Agent
(if different from applicant)

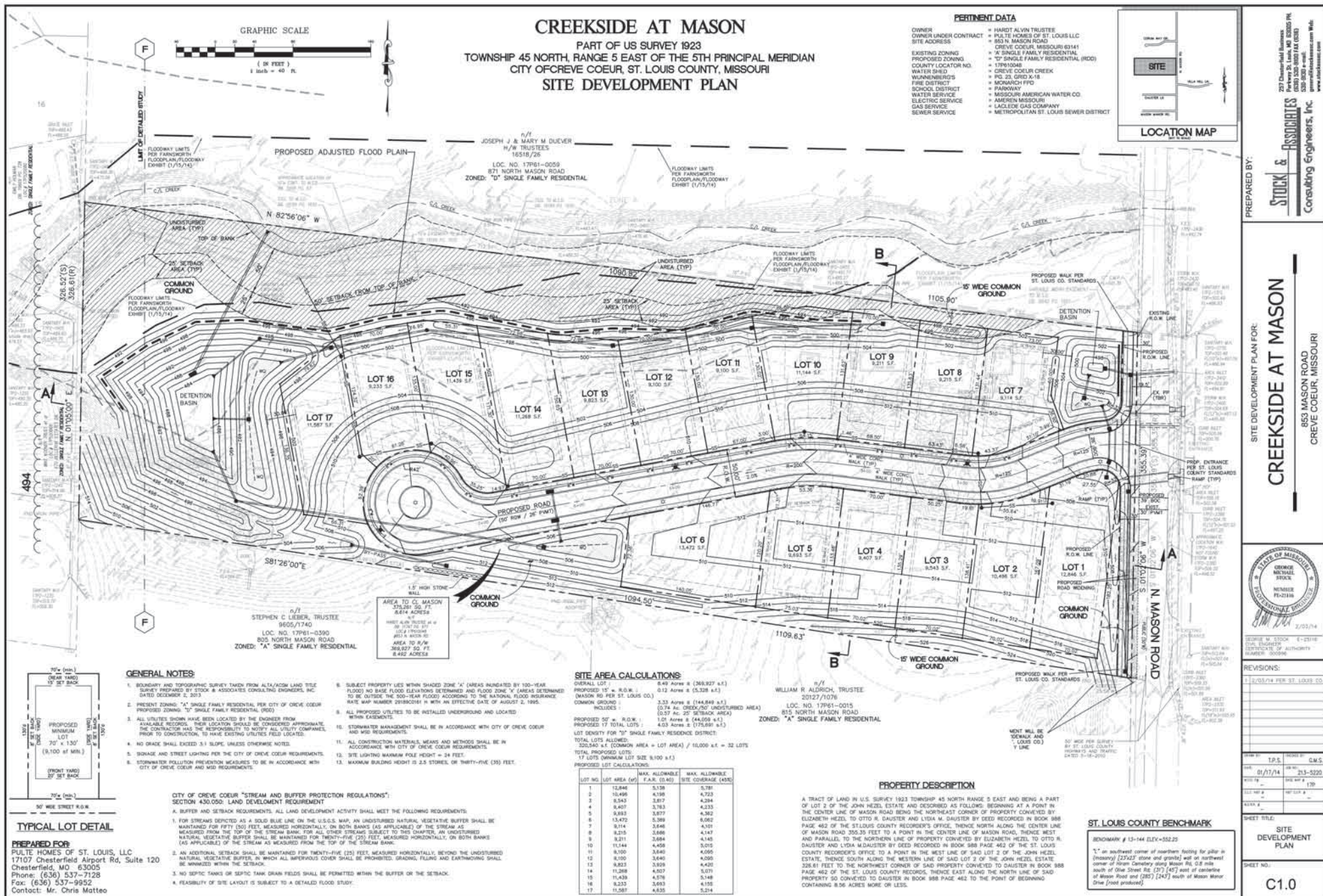
1/17/14

Date

GEORGE M. STOCK
P.E.,
STOCK & ASSOCIATES Consulting Engineers, Inc.

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Supplemental Request Information (if needed)
- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials

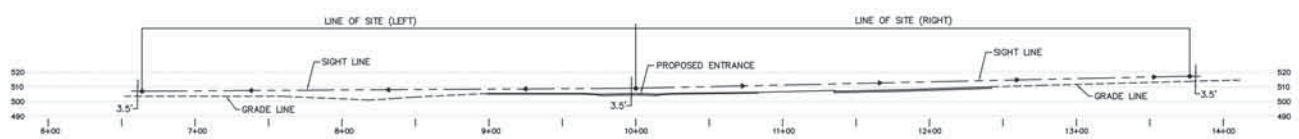




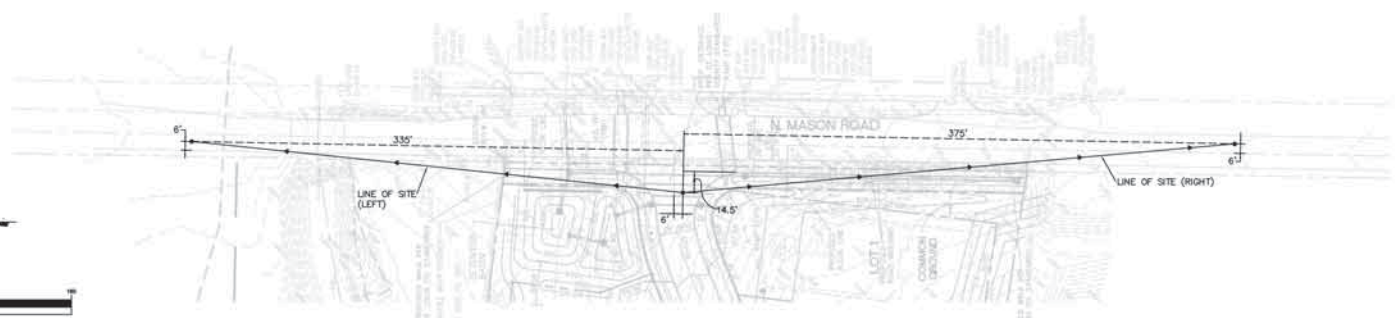
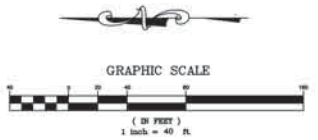
SITE SECTION A-A
SCALE 1"=40'



SITE SECTION B-B
SCALE 1"=40'



SITE DISTANCE PROFILE
SCALE 1"=40'



SITE DISTANCE PLAN
SCALE 1"=40'

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
207 Countryfield Boulevard
Buckner, MO 63009
(314) 265-1000
www.stockandassociates.com

SITE DEVELOPMENT PLAN FOR:

CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI



GEORGE M. STOOK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

REVISIONS:

1. 2/02/14 PER ST. LOUIS CO.

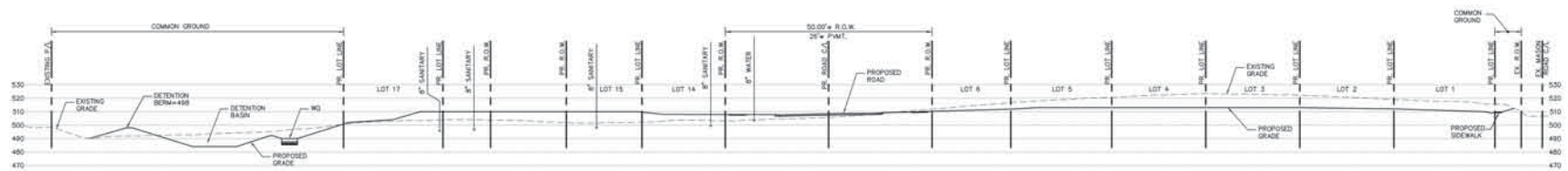
T.P.S.	S.M.S.
01/17/14	213-3220
-	17P
-	-
-	-

SHEET TITLE:

SITE SECTIONS
SITE DISTANCE PLAN
AND PROFILE

SHEET NO.:

C2.0



PREPARED BY:

CREEKSIDE AT MASON

Urban & Associates
Consulting Engineers, Inc.

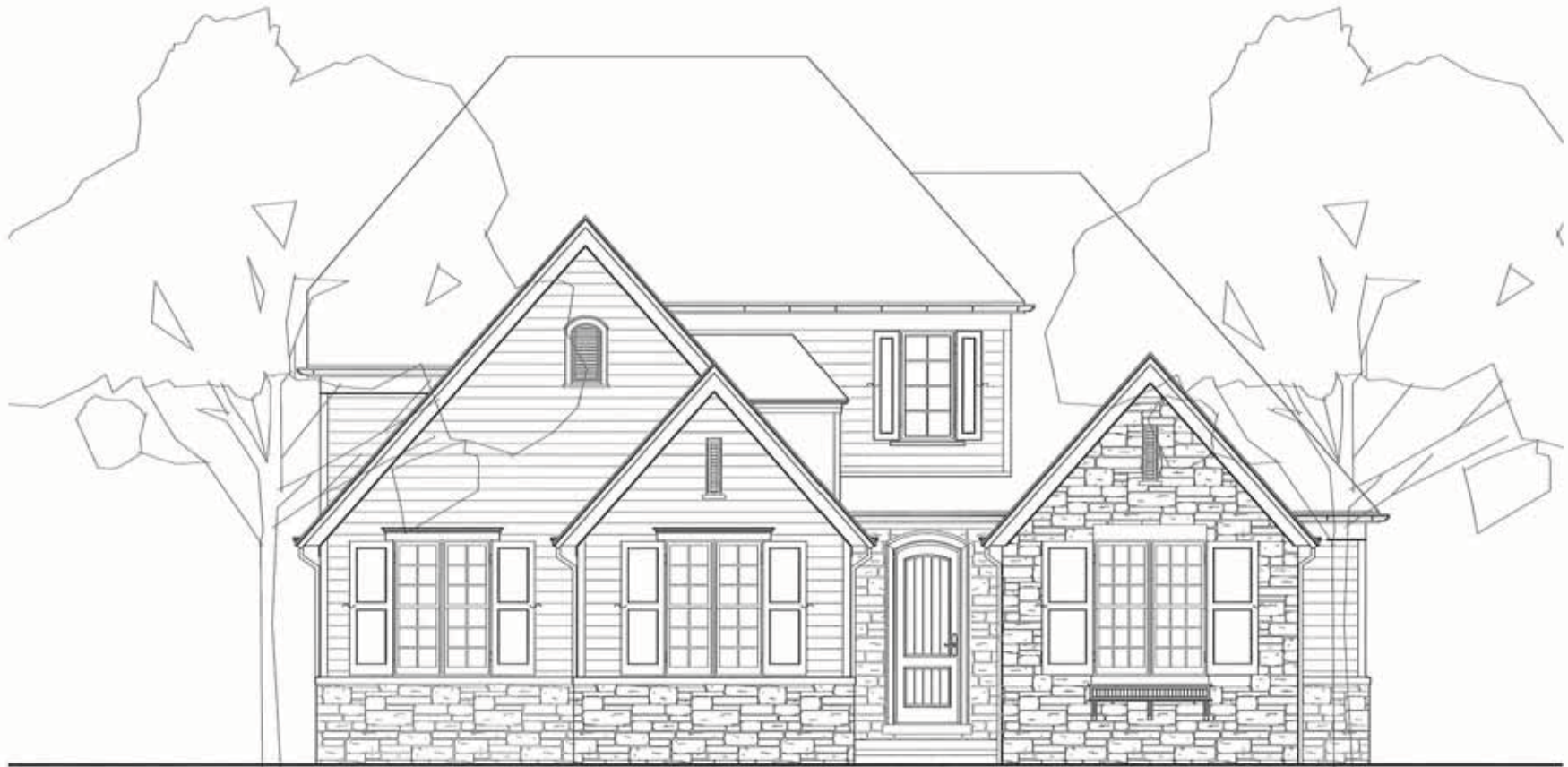
Partnership 21, Leeds, MD 21052 PH: (410) 520-9000 FAX (410) 520-9030 e-mail: general@urbanec.com Web: www.urbanec.com

GEORGE M. STOK, E-23118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
PLASTER WORK

[illegible]

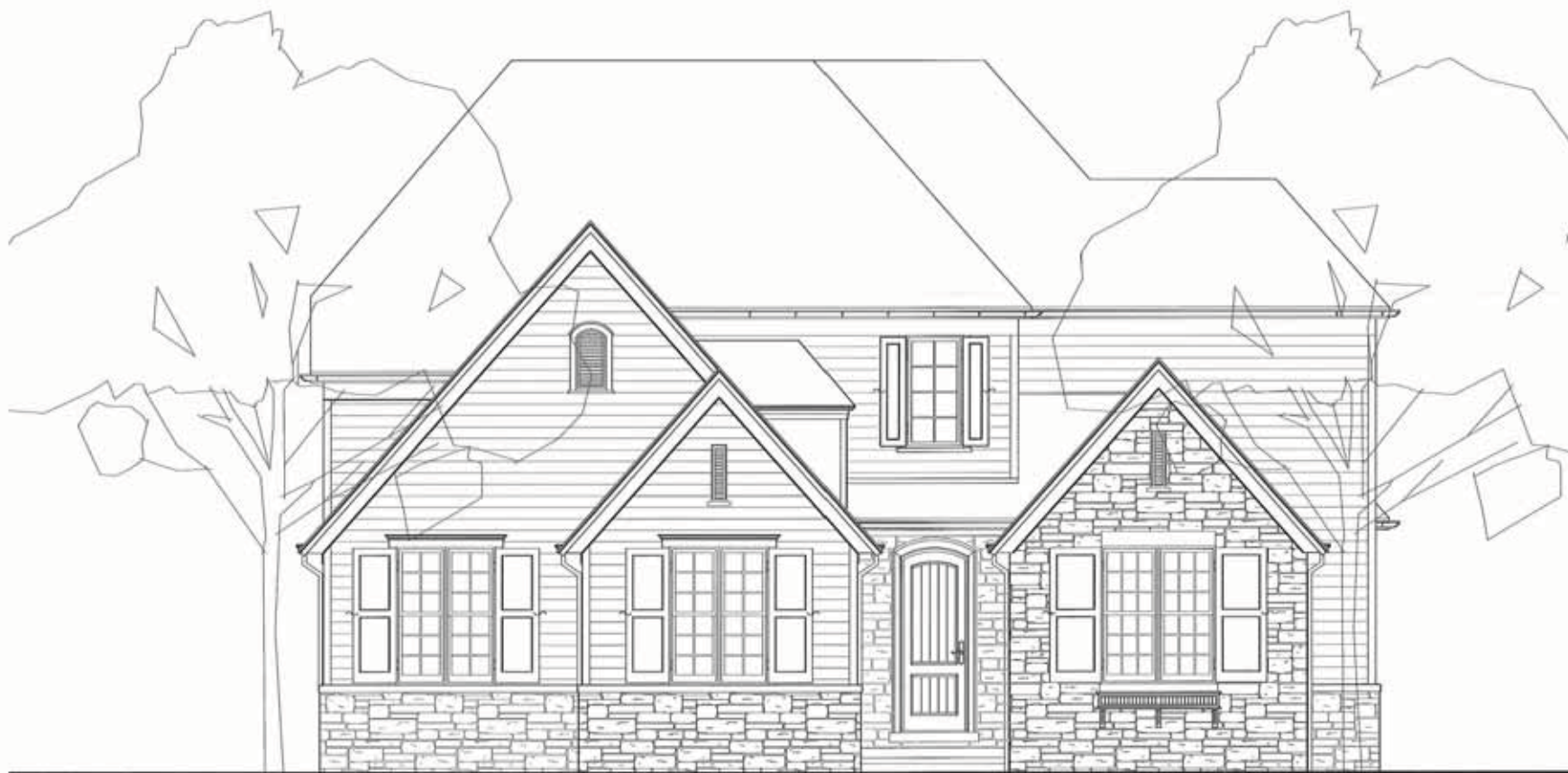
SHEET NO. _____





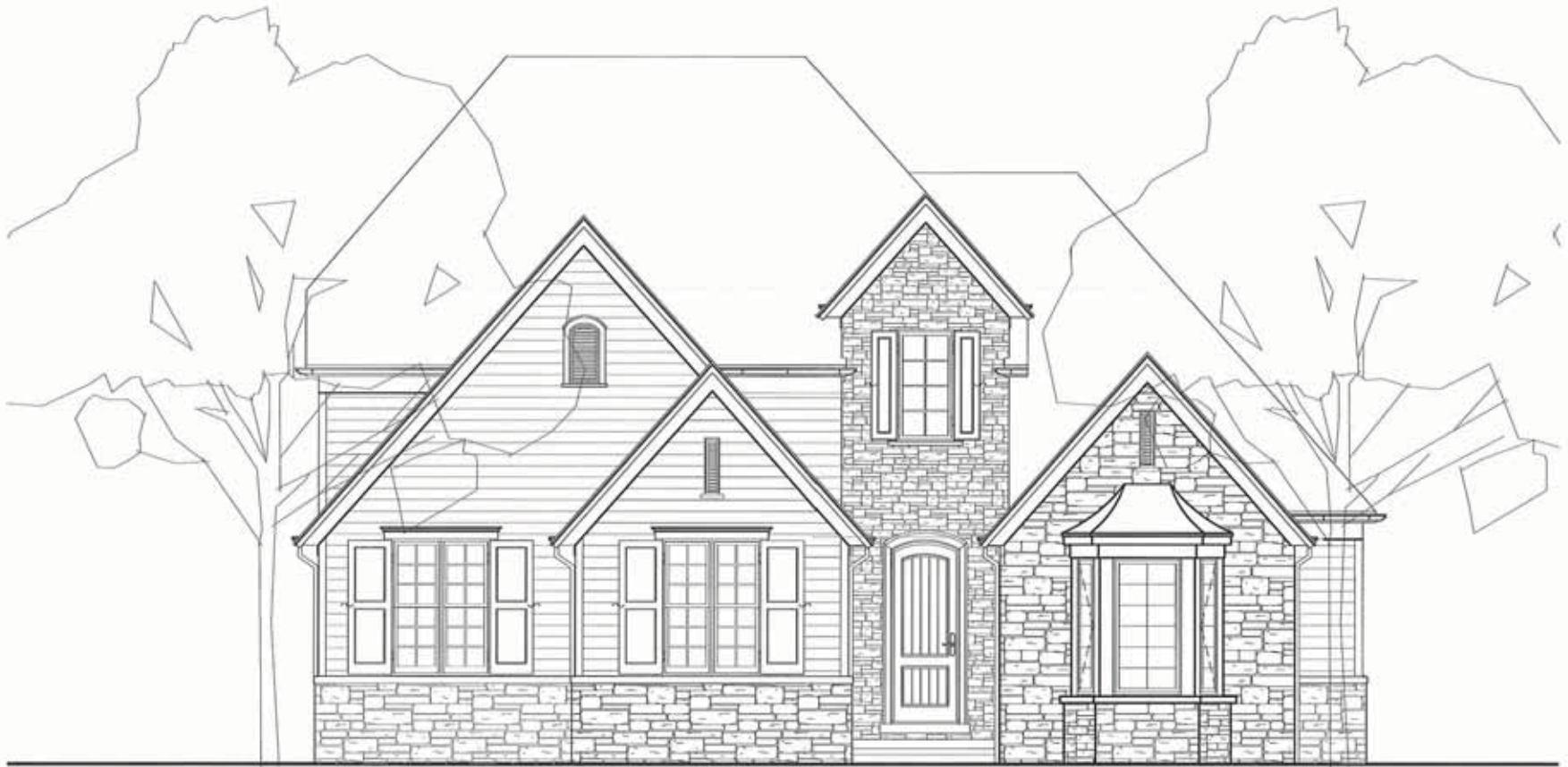
FRONT ELEVATION - OPTION 1 - NAPLES

SCALE: 1/8" = 1'-0"



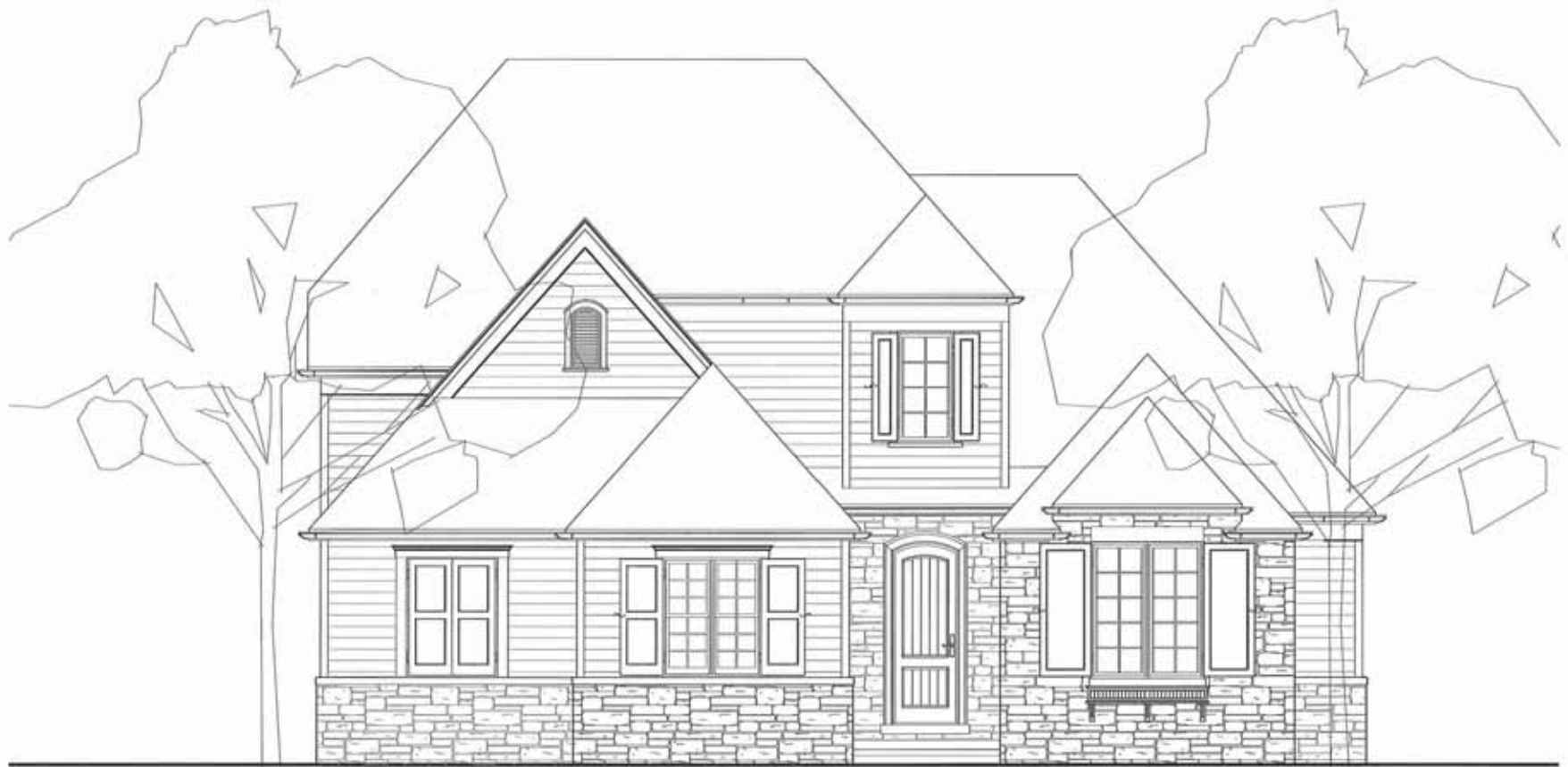
FRONT ELEVATION - OPTION 2 - NAPLES

SCALE 1/8" = 1'-0"



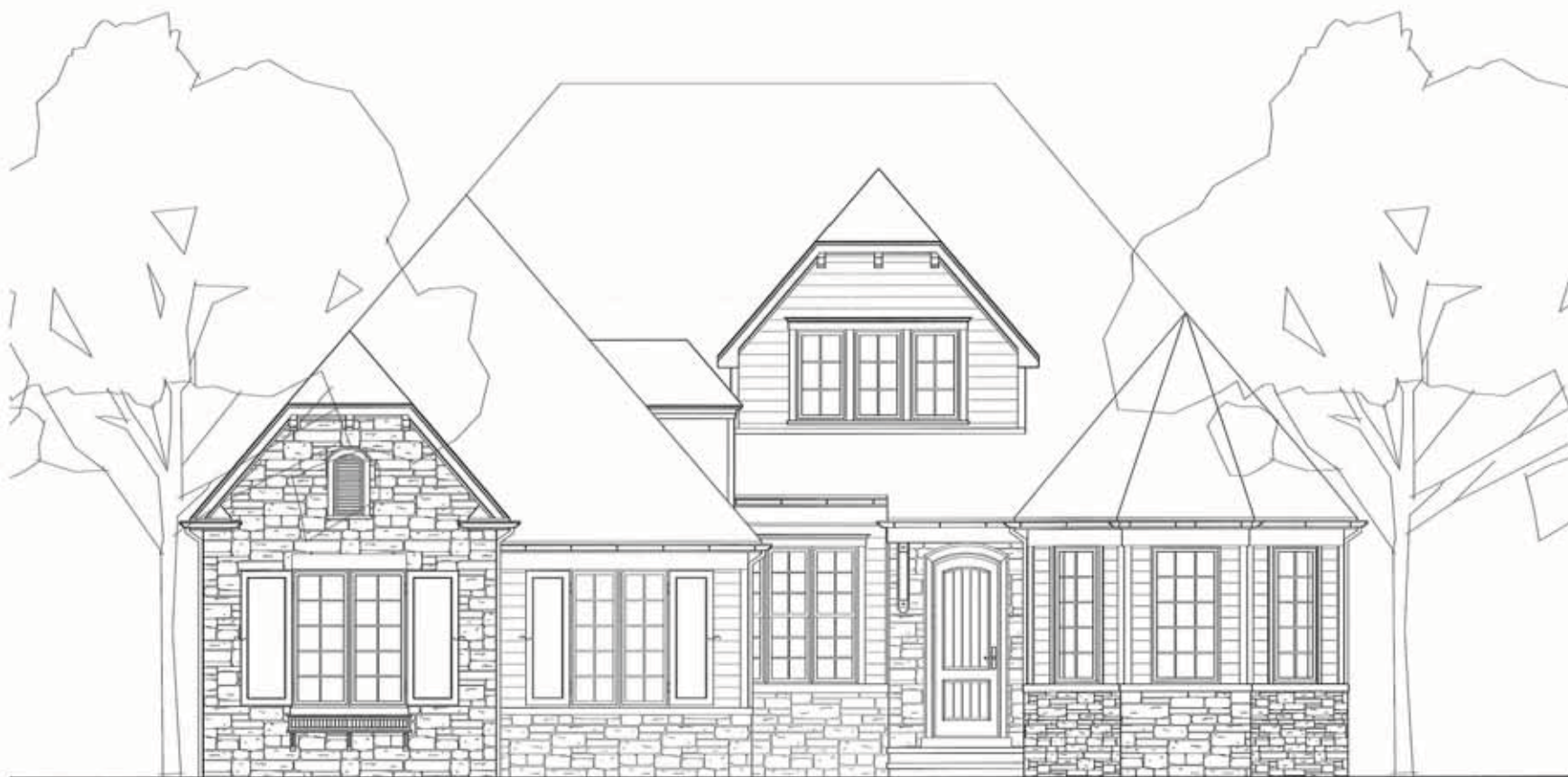
FRONT ELEVATION - OPTION 3 - NAPLES

SCALE 1/4" = 1'-0"



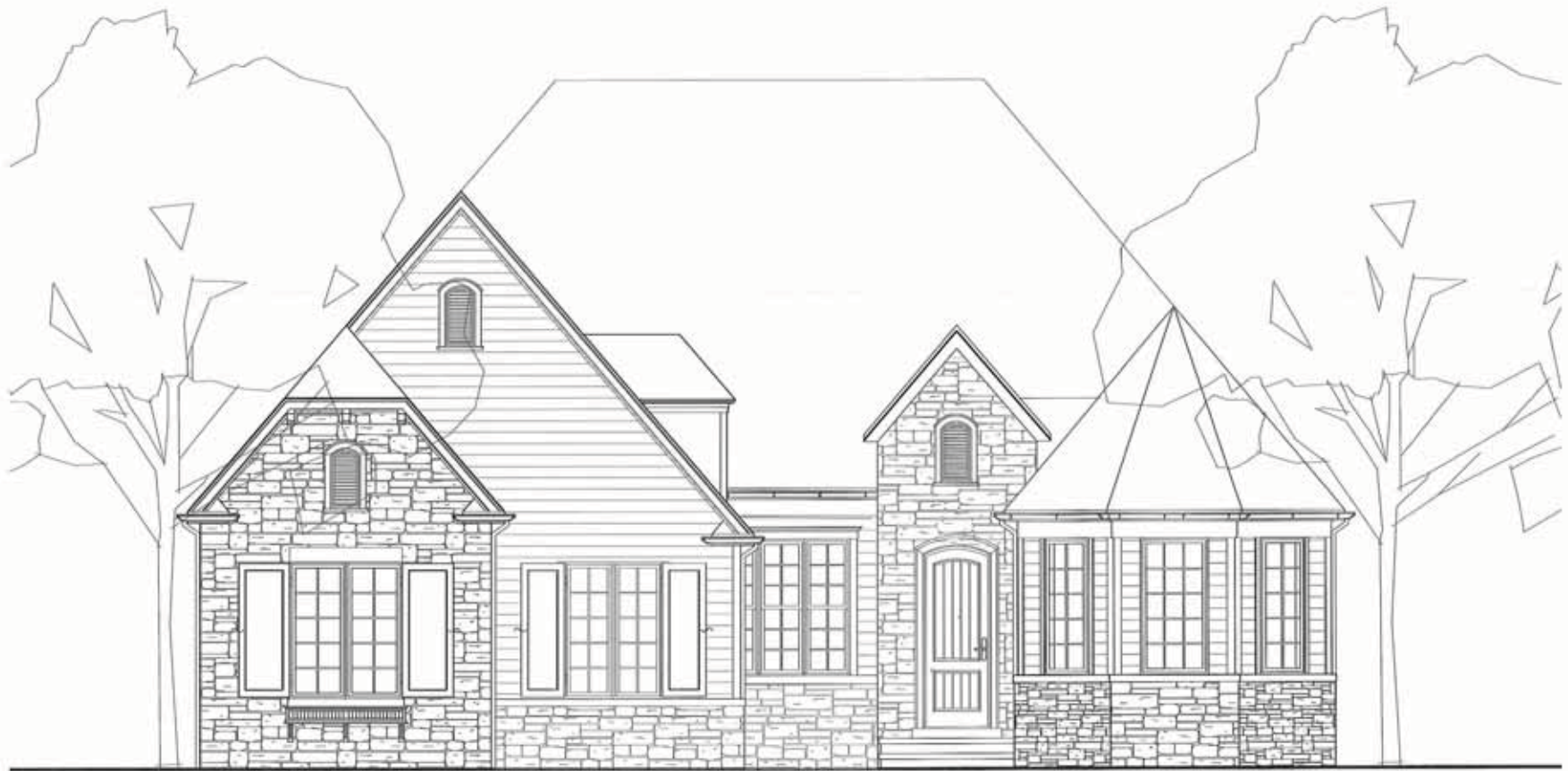
FRONT ELEVATION - OPTION 4 - NAPLES

SCALE 1/8" = 1'-0"



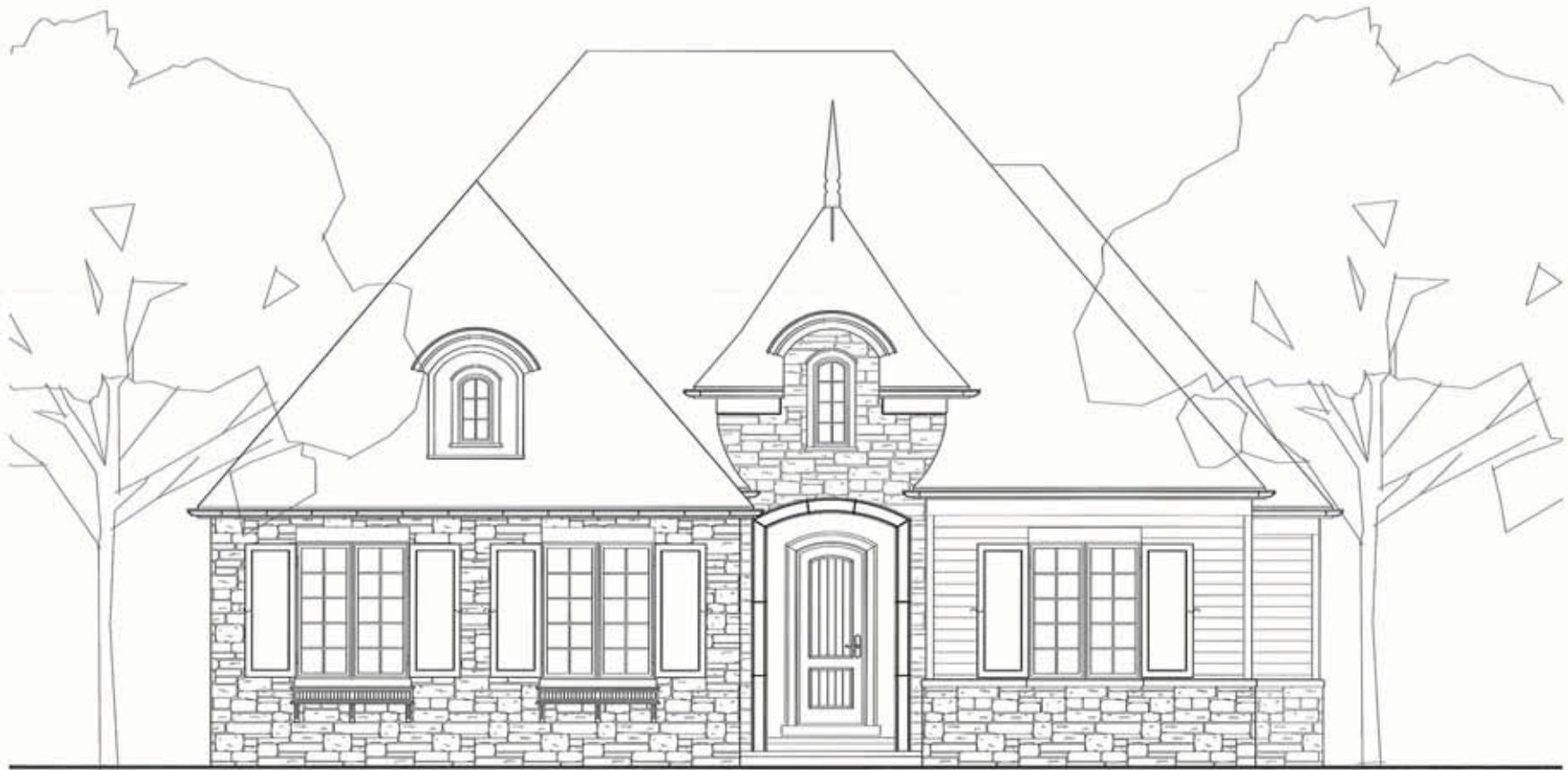
FRONT ELEVATION - OPTION 1 - GENEVA

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - GENEVA

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - MONACO

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - MONACO

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - TURIN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - TURIN

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - VIENNA

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - VIENNA

SCALE: 1/4" = 1'-0"

LEGEND

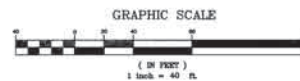
- BENCH MARK
- FOUND BENCH
- FOUND BENCH PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPACE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPACE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- STORMWATER ALEET
- GRAVED STORMWATER ALEET
- SANITARY MANHOLE
- WELL
- BURN
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

ABBREVIATIONS

- BL - BOUNDARY LINE
- CL - CENTER LINE
- FL - FLOODWAY LIMIT
- PL - PLUMB LINE
- SL - SURFACE LINE
- TL - TIE LINE
- UL - UTILITY LINE
- WL - WATER LINE
- YL - YARD LINE
- AL - AREA LINE
- EL - ELEVATION
- SL - SURFACE LINE
- TL - TIE LINE
- UL - UTILITY LINE
- WL - WATER LINE
- YL - YARD LINE
- AL - AREA LINE
- EL - ELEVATION

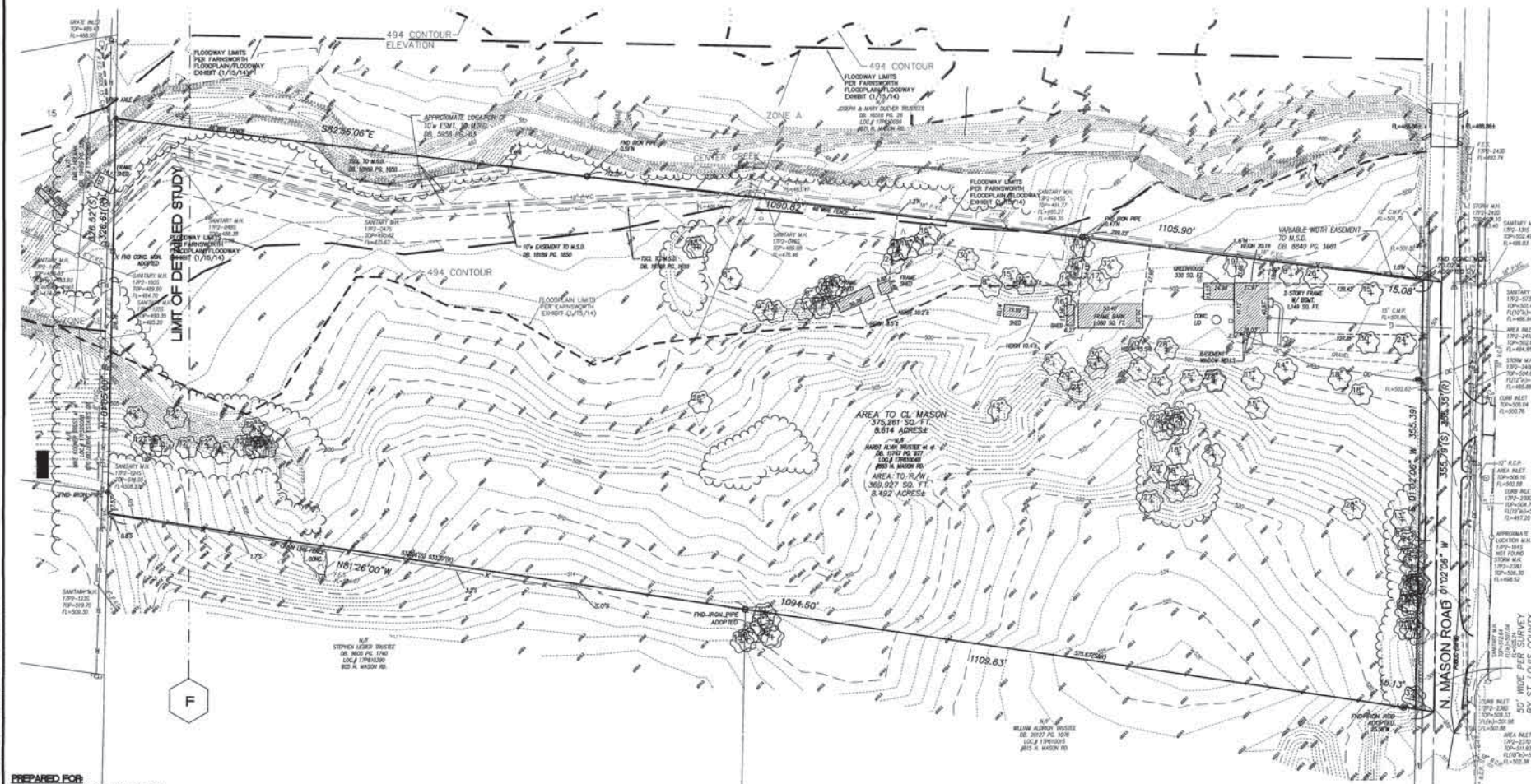
ALTA/ACSM LAND TITLE SURVEY

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



250 Chesterfield Parkway
St. Louis, MO 63025 (PH: 636) 533-5300 FAX (636) 533-5301
www.stuckandassociates.com

STUCK & ASSOCIATES
Consulting Engineers, Inc.



PREPARED FOR
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952

PREPARED BY:
STUCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/ACSM LAND TITLE SURVEY
HARDT TRACT
853 S. MASON RD.

STATE OF MISSOURI
DAVID E. HUGHES
REGISTERED PROFESSIONAL SURVEYOR
PL-3-0213

REVISIONS:
1. 1/17/14 REUSE FLOODPLAIN LIMITS

DATE: 12/2/13
SHEET: 213-5220
SHEET: 213-5220
SHEET: 213-5220
SHEET: 213-5220

ALTA/ACSM LAND TITLE SURVEY
SHEET 1

ALTA/ACSM LAND TITLE SURVEY

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. MO-048936, with an effective date of September 11, 2013 at 12:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple interest in the land described or referred to in the above commitment.

Alvin L. Hardt and Catherine E. Hardt, Co-Trustees of an Indenture of Trust dated the 29th day of March, 1991, as to an undivided one-half interest; and Alvin L. Hardt, Virginia Dittmar and Richard A. Hardt, Co-Trustees of the Residual Trust pursuant to the Indenture of Trust of Alvin L. Hardt and Catherine E. Hardt dated March 29, 1991, as to an undivided one-half interest.

(3) Title Commitment No. MO-048936 with Schedule B-Section 2 exceptions:

(a) Item No. 8, Easement to Fee Fee Truck Sewer, Inc., as set forth in instrument recorded in Book 5558, Page 63. Approximate Location "SHOW"

(b) Item No. 9, Sanitary Sewer Maintenance Agreement as set forth in instrument recorded in Book 6491, Page 580. "NOT SHOWN" Not survey related.

(c) Item No. 10, Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 8840, Page 1661. "SHOW"

(d) Item No. 11, Easement granted to Metropolitan St. Louis District by instrument recorded in Book 18189, Page 1650. "SHOW"

GENERAL NOTES:

1) Subject property lies within Shaded Zone A (areas inundated by 100-year flood) no base flood elevations determined and Flood Zone X (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 20180C0161 H with an effective date of August 2, 1995.

Note: The Floodplain and Floodway limits shown on this survey are as per a flood study performed by Farnsworth Group dated January 15, 2014.

2.) Subject property is Zoned "Single Family Residential"

3.) Basis of Bearings adapted from Deed Book 9605, Page 1740.

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hazel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hazel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed Book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Labor Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Aisle marking the Southwest corner of a tract of land described in a deed to John and Mary Duver Trustee as recorded in Deed Book 18516, Page 26 of the aforesaid records; thence along the Southern line of said Duver tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 05 minutes 00 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

Surveyors Certification

This is to certify to:

Pulte Homes of St. Louis, LLC

That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 7(b), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed during December, 2013.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

LC 22-222-0

By: *[Signature]* 1/11/14
Daniel Bismann, Missouri P.C.S. No. 2215

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63055
Phone: (636) 537-7128
Fax: (636) 537-9952

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63055 PH (636)
FAX (636) 537-9952
E-MAIL: general@stockase.com
Web: www.stockase.com

ALTA/ACSM LAND TITLE SURVEY
PULTE HOMES

853 S. MASON RD.



Daniel Bismann, P.E.
OFFICIAL OF AUTHORITY
12-31-16

REVISIONS:
1 1/11/14 REVISE FLOODPLAIN LIMITS

DATE	BY	REVISION
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220
12/2/13	DB	213-2220

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

LC 22-222-0

By: *[Signature]* 1/11/14
Daniel Bismann, Missouri P.C.S. No. 2215

ALTA/ACSM LAND TITLE SURVEY

SHEET 2



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Creekside at Mason

Creve Coeur, Missouri

Revisions:

Date	Description	No.

Drawn:
Checked:

BR
RS

loomisAssociates
landscape architects/planners
1001 N. Main Street, Suite 200
Creve Coeur, MO 63138
Phone: 636.586.1000
Fax: 636.586.1001
www.loomisassociates.com

Sheet
Title:

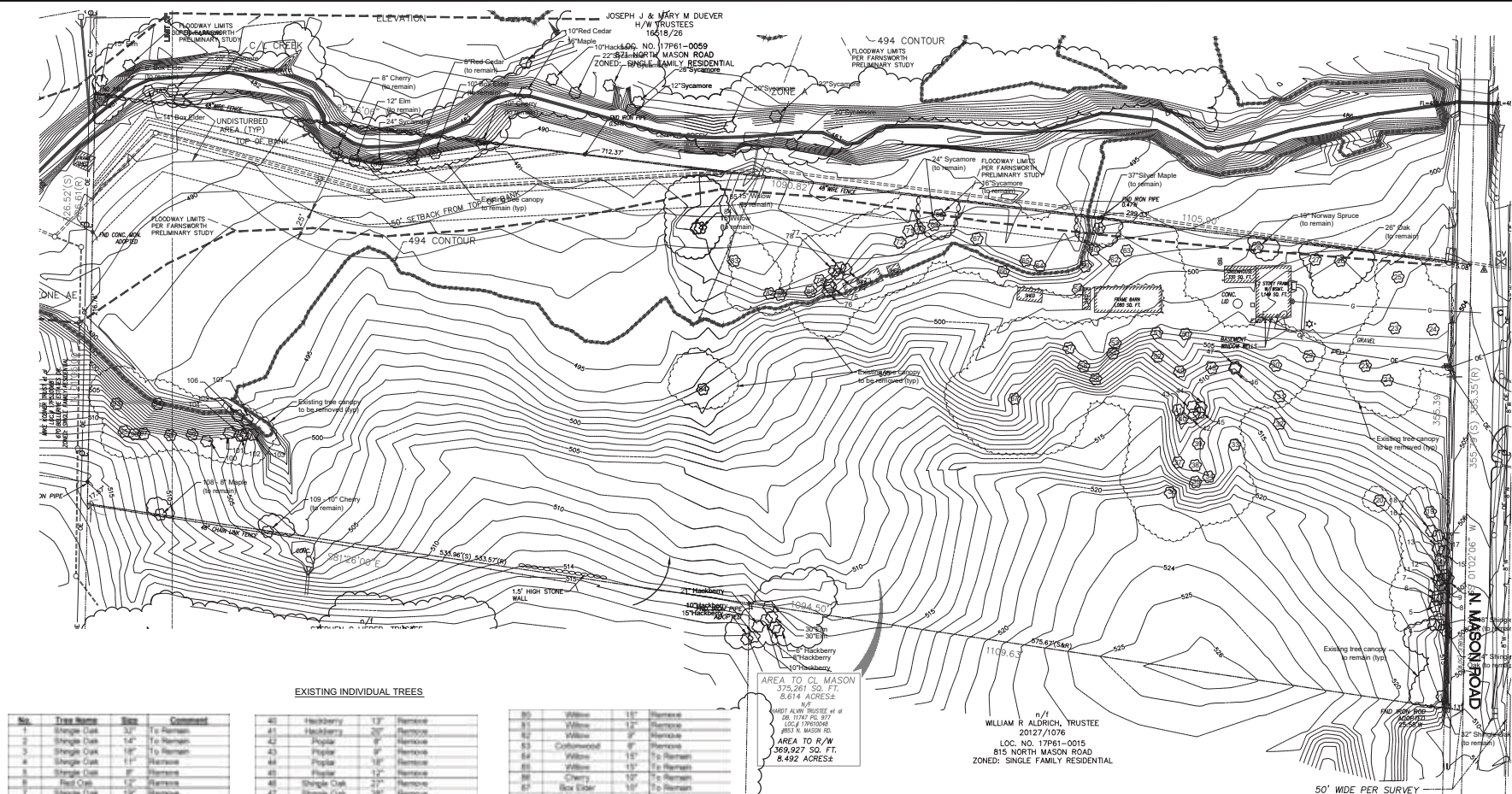
Tree Census

Sheet
No.:

TC-1

Date:
Job #:

01/17/2014
935.005



EXISTING INDIVIDUAL TREES

No.	Tree Name	Size	Comment
1	Shingle Oak	32"	To Remain
2	Shingle Oak	14"	To Remain
3	Shingle Oak	18"	To Remain
4	Shingle Oak	11"	To Remain
5	Shingle Oak	8"	To Remain
6	Red Oak	12"	To Remain
7	Shingle Oak	13"	To Remain
8	Shingle Oak	13"	To Remain
9	Shingle Oak	13"	To Remain
10	Shingle Oak	12"	To Remain
11	Shingle Oak	10"	To Remain
12	Shingle Oak	8"	To Remain
13	Oak	24"	To Remain
14	Box Elder	6"	To Remain
15	Shingle Oak	2"	To Remain
16	Shingle Oak	2"	To Remain
17	Red Oak	24"	To Remain
18	Red Oak	8"	To Remain
19	Red Oak	12"	To Remain
20	Box Elder	28"	Dying/Remove
21	Elm	18"	To Remain
22	Sycamore	18"	To Remain
23	Maple	30"	To Remain
24	Sycamore	24"	To Remain
25	Maple	12"	To Remain
26	Oak	26"	To Remain
27	Elm	6"	To Remain
28	Norway Spruce	18"	To Remain
29	Holly	14"	To Remain
30	Holly	11"	To Remain
31	Holly	12"	To Remain
32	Redbud	12"	To Remain
33	Poplar	8"	To Remain
34	Sycamore	30"	To Remain
35	Hickberry	18"	To Remain
36	Black Walnut	22"	To Remain
37	Black Walnut	20"	To Remain
38	Poplar	18"	To Remain
39	Ash	18"	To Remain

40	Hickberry	13"	To Remain
41	Hickberry	20"	To Remain
42	Poplar	8"	To Remain
43	Poplar	8"	To Remain
44	Poplar	18"	To Remain
45	Poplar	12"	To Remain
46	Shingle Oak	24"	To Remain
47	Shingle Oak	28"	To Remain
48	Dogwood	10"	To Remain
49	White Oak	32"	To Remain
50	Sycamore	30"	To Remain
51	Oak	24"	To Remain
52	White Oak	7"	To Remain
53	Sycamore	30"	To Remain
54	Hickberry	24"	To Remain
55	Poplar	24"	To Remain
56	Poplar	22"	To Remain
57	Dogwood	8"	To Remain
58	Poplar	18"	To Remain
59	Poplar	11"	To Remain
60	Silver Maple	30"	To Remain
61	Silver Maple	32"	To Remain
62	Poplar	12"	To Remain
63	Sycamore	32"	To Remain
64	Sycamore	38"	To Remain
65	Sycamore	10"	To Remain
66	Red Cedar	8"	To Remain
67	Black Walnut	30"	To Remain
68	Sycamore	18"	To Remain
69	Sycamore	24"	To Remain
70	Sycamore	10"	To Remain
71	Box Elder	24"	To Remain
72	Poplar	24"	To Remain
73	Sycamore	21"	To Remain
74	Sycamore	21"	To Remain
75	Sycamore	24"	To Remain
76	Sycamore	8"	To Remain
77	Sycamore	13"	To Remain
78	Sycamore	12"	To Remain
79	Willow	8"	To Remain

80	Willow	18"	To Remain
81	Willow	12"	To Remain
82	Willow	2"	To Remain
83	Cottonwood	12"	To Remain
84	Willow	18"	To Remain
85	Willow	18"	To Remain
86	Cherry	10"	To Remain
87	Box Elder	10"	To Remain
88	Red Cedar	18"	To Remain
89	Sycamore	24"	To Remain
90	Elm	12"	To Remain
91	Cherry	8"	To Remain
92	Box Elder	8"	To Remain
93	Oak	42"	To Remain
94	Oak	12"	To Remain
95	Oak	12"	To Remain
96	Oak	12"	To Remain
97	Hickberry	8"	To Remain
98	Elm	12"	To Remain
99	Willow	12"	To Remain
100	Willow	12"	To Remain
101	Willow	12"	To Remain
102	Willow	18"	To Remain
103	Willow	12"	To Remain
104	Willow	12"	To Remain
105	Willow	12"	To Remain
106	Willow	12"	To Remain
107	Willow	12"	To Remain
108	Maple	8"	To Remain
109	Cherry	12"	To Remain

AREA TO CL. MASON
375,267 SQ. FT.
8.614 ACRES±
AREA TO R/W
369,927 SQ. FT.
8.492 ACRES±

n/a
WILLIAM R. ALDRICH, TRUSTEE
2012/7/10/76
LOC. NO. 17961-0015
815 NORTH MASON ROAD
ZONED: SINGLE FAMILY RESIDENTIAL



TREE CENSUS

SCALE 1"=40'

TREE CENSUS DATA

Total Canopy Area On Site: 82,602 sf, or 1.90 acres

Total Canopy Area to be removed: 70,455 sf, or 1.62 acres

Total Canopy Area to remain: 12,147 sf, or 0.28 acres

Percentage of tree canopy to be removed: 85.3%

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE 8.49 ACRES OF LAND FROM “A” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “D” SINGLE-FAMILY RESIDENTIAL DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED CREEKSIDE ON MASON SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 853 NORTH MASON ROAD.

WHEREAS, Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted an application for the rezoning of the 8.49 acres located at 853 N. Mason Road, from “A” Single Family Residential to “D” Single Family Residential with “RDD” Residential Design Development designation; and

WHEREAS, in accordance with Sections 405.280, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan (hereafter referred to as the “subdivision improvement plan”) and Preliminary Plat to the Department of Planning for the Creekside at Mason subdivision, including 17 lots on the 8.49 acres, with residential designed development (RDD); and

WHEREAS, On February 18, 2014, the Planning and Zoning Commission conducted a public hearing on the rezoning and RDD request and accompanying Preliminary Plat and by a _____ vote, recommended approval of the development on the condition that the property be developed in accordance with the subdivision improvement plan and Preliminary Plat, received February 6, 2014, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions; and

WHEREAS, notice of said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on January 17, 2014 and when subject to certain conditions set forth herein, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

BILL NO. _____

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NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 853 North Mason Road from A Single-family Residential to D Single-family Residential zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Lieber Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Axle marking the Southwest corner of a tract of land described in a deed to John and Mary Duever Trustees as recorded in Deed book 16518, Page 26 of the aforesaid records; thence along the Southern line of said Duever tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 02 minutes 06 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

SECTION 2: A residential designed development (RDD) permit is hereby granted for the Creekside at Mason Subdivision, to be located on the land described in Section 1 of this ordinance, subject to the conditions contained herein.

SECTION 3: The Creekside at Mason RDD shall conform to the site improvement plan, the Preliminary Plat and the Landscape Plan, received February 6, 2014, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

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1. House exterior shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source. The Zoning Administrator shall verify conformance of all exterior materials with this condition prior to the issuance a building permit for any residence.
2. Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
3. The subdivision improvement plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
4. All street lighting shall meet with 405.680; Lighting, of the Zoning Ordinance.
5. The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
6. The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.
7. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area , as approved by the City Attorney.

SECTION 4: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2014

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2014

BARRY GLANTZ
MAYOR

BILL NO. _____

ORDINANCE NO. _____

ATTEST:

**DEBORAH RYAN, MPCC
CITY CLERK**