



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MAY 20, 2024
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Christine Schuermann, Administrative Services Associate/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. May 6, 2024 Planning and Zoning Commission Draft Meeting Minutes**

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.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Application #24-011: Minor Site Plan for a Fence Within the Area Equivalent to the Front Yard Along North Spoele Road for the Property Addressed as 10700 Kingsbridge Estates Drive**

Joyce Glaser has submitted an application for a 6-foot tall (72") black, metal perimeter fence within the area equivalent to the front-yard along North Spoele Road. The applicant has installed a fence of the same material and height elsewhere on the property that staff was able to approve at the permit level. The applicant



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would like to extend this fence into the area equivalent to the front yard. The subject property is zoned A-RDD Single Family Residential which has a front yard setback of 50 feet.

2. Application #24-012: Municipal Boundary Adjustment Between the City of Creve Coeur and the City of Town and Country Consisting of 0.571 Acres for the Property Addressed 12311 North Forty Drive.

A request has been submitted by Stock and Associates, on behalf of Grand Communities LLC/Fischer Homes, for a municipal boundary adjustment between the cities of Creve Coeur and Town and Country at 12311 North Forty Drive. The request involves adjusting 0.57 acres from the City of Creve Coeur to the City of Town and Country in support of a new 21 lot single family residential development, known as Deer Hollow, located within Town and Country.

3. Application #24-013: Amendments to the Residential Design District Preliminary Plat and Subdivision Improvement Plans for the Santino Court Subdivision within the B-RDD Single Family Residential Zoning District

Randall Mathews, of Renaissance Living, LLC, has submitted an application for amendments to the Residential Design District Preliminary Plat and Subdivision Improvement Plans for the Santino Court Subdivision. The submitted amendments include new home designs, revised entry monument signs, landscaping, fencing, and a revised common ground park. The number and configuration of lots, setbacks, and the storm water design for the subdivision are not proposed to be changed.

WORK AGENDA

PENDING APPLICATIONS

1.
 - **3 Lot Subdivision by Bnai Amoona at 350 S. Mason Road**
 - **Amendment to an Existing CUP for Vero Pasto located at 10640 Gateway Boulevard for Outdoor Storage**

DEPARTMENT REPORTS



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ADJOURNMENT

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.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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CALL TO ORDER

Ms. LaBonte called the meeting to order at 6:00pm

ROLL CALL

Ms. Julie LaBonte (Chair)

Ms. Muriel Hall - absent

Mr. Larry Potashnick

– absent

Ms. Marjorie Richter

Mr. AJ Wang

Ms. Rhonda O'Brien

Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney

Mr. Jason Jaggi, Director of Community Development

Ms. Bethany L. Moore, City Planner

Ms. Christine Schuermann, Administrative Services Associate/Recording Secretary

ACCEPTANCE OF THE AGENDA

Ms. LaBonte stated there is a change in the agenda. Two items will be moved from department reports, the zoning requirements for residential fences and zoning requirements to accessory buildings will be moved to the work section of the agenda.

Mr. Wang made a motion to accept the agenda as amended. Ms. Richter seconded. All in favor.

APPROVAL OF MINUTES

Mr. Wang made a motion to approve the April 1, 2024 Planning and Zoning Commission meeting. Ms. Richter seconded. All in favor.

1. April 1, 2024 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

No public comments

UNFINISHED BUSINESS



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No unfinished business

NEW BUSINESS

- 1. Application #24-002: Preliminary Plat for the Subdivision of a 3.6 Acre Lot at 350 South Mason Road Into Three Lots Within the "A" Single-Family Residential Zoning District**

Ms. LaBonte stated the first application on new business has been moved to the June 3rd agenda to comply to the notice requirements and applicant availability.

- 2. Application #24-011: Minor Site Plan for a Fence Within the Area Equivalent to the Front Yard Along North Spoede Road for the Property Addressed as 10700 Kingsbridge Estates Drive**

Ms. LaBonte stated the second item is being moved to the May 20, 2024 agenda to comply with notice requirements.

- 3. Application #24-014: St. Louis County Boundary Commission Five Year Map Plan Update**

Mr. Jason Jaggi, Director of Community Development gave the background of the request for action on the submittal to the St. Louis County Boundary Commission for the 5-year map plan.

This was originally presented to the Planning and Zoning Commission at a work session back in January. Also shared the process and discussed initial thoughts with City Council after the discussion in January. Now this is coming back to the Commission for a formal consideration and after the Commission gives their recommendation will be forwarded to the City Council and they will make the final decision. This is done traditionally in a resolution format so only one meeting at City Council. The next step would be submitting resolution and map plans to the county by July 1st. The rest of this year the county will be review and schedule meetings regarding the map plans from all entities. This is required for each city to present a map plan every 5 years. This is not binding and city will not have to proceed with any annexation on the map plan. But if the city doesn't include the areas on the map plan, they can't propose any annexation that is not



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shown on the map plan.

Mr. Jaggi presented the 2012 & 2018 5-year map plans that the city submitted during the prior 5-year plan map cycles. The map has been the same the last 2 years. Mr. Jaggi highlighted the area for consideration and none of those areas were not annexed during these prior 5 year periods. Since no action has been done during the 5-year period staff is looking on what should be submitted going forward.

Mr. Buelter asked regarding unincorporated areas and what the history of that area.

Mr. Jaggi wasn't aware of the history but felt that area wasn't developable properties because of the creek. This would be just a clean-up and municipal lines but other than that there isn't any value.

Mr. Buelter asked regarding the far east area

Mr. Jaggi stated that is part of the proposed plan for this year and he will discuss this in the presentation

Mr. Jaggi continued with his presentation regarding the 2012 & 2018 map plans. Also, the comprehensive plan has a discussion on annexation during that plan development and approval back in 2017. Largely follows a similar logic that looking at the unincorporated areas and have the city consider including that into a map plan.

Mr. Jaggi compared two maps showing areas that staff thinks should be considered for the 5-year map plan. First, what has previously been submitted for potential annex areas and second what the comprehensive plan shows. Lastly, Mr. Jaggi shown an area staff recommends for an annexation area excluding all other areas that were previous considered.

Mr. Jaggi discussed the area that has good reason for annexation. This is the northeastern quadrant of the city and this area is zoned light industrial and some commercial zoning as well. This area is located in unincorporated St. Louis County and Maryland Heights is northwest. Also have City of Overland near the area and small unincorporated pocket and rest is the City of Creve Coeur

Mr. Jaggi stated this area would just extend our light industrial area north of the railroad tracks. Approximate 245 acres and consists of 123 parcels in this area and



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there is commercial area along Page Avenue. Car dealerships, storage facilities, Walgreens, Overland Fire House. Then the area switches to light industrial and no residential uses that could be found.

Mr. Jaggi discussed the conditions of the area and felt it was generally in good condition.

Mr. Jaggi discussed the second area that staff would like to be included in the map plan. This area is unincorporated strip between the City of Olivette and Creve Coeur.

Mr. Jaggi stated he had a suggestion rather than what is shown in the materials in the packet given to the Commission. The material in the packet would clean up the boundary by adjusting the Creve Coeur boundary line which is along west side of North Warson to the center line of North Warson all the way up. But further study there might be some issues with Police response with the split between different cities.

Mr. Jaggi proposed to extend the city limits to incorporate the full right the way of North Warson. This would not go into any properties that are split between Olivette and unincorporated.

Mr. Jaggi stated Olivette is also interested in annexation of the same area. If Olivette would include this area in their map plan then both cities would need to meet and work out an arrangement. If this is included in the map plan the benefit is to include the entire area which allows the opportunity to make an adjustment and submit an annexation proposal.

Mr. Jaggi gave a recommendation for the Five-Year Plan. Some of the reasons behind the five-year plan, it is continuous with the City of Creve Coeur boundary and would clean up the area of along N. Warson Rd. with the revisions to include all of North Warson right of way. This would allow expansion of 39 North to grow the district and keep businesses in the area for opportunities and more land to do that. Well suited for lab space similar to Creve Coeur's light industrial area. The cost for services would be very small since leaf/limbs & trash pick-up is not offered for commercial properties.

Mr. Wang asked regarding sidewalks in the areas.

Mr. Jaggi stated the city would take the area "as is" and future capital projects could be



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to add sidewalks as a budget item or any redevelopment get a sidewalk put in as part of that process.

Mr. Jaggi stated some of the questions would be the next level of approval. The key is to have this included in the map but city not required to annex the entire area and the city can do nothing which is what the city did last 2 times.

Mr. Wang made a motion to approve to the City Council for the five-year map plan to be submitted the St Louis County Boundary Commission as prepared by planning staff attached to the staff report for application #24-014 with the addition of right of way N. Warson Rd..

RESULT: Approval

MOVER: Wang

SECONDER: O'Brien

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Rhonda O'Brien, Marjorie Richter

NAYS: None

WORK AGENDA

1. EV Charging Zoning Regulations

Ms. Bethany Moore, City Planner gave a presentation of the draft ordinance regarding EV charging stations. This is something that has been discussed on a couple of occasions but staff would like to go over the draft ordinance and take suggestions. After tonight this will be presentation to E & E in June and then to City Council to discuss. After that process then a presentation will be made at the Commission for a final recommendation.

Ms. Moore gave an overview of types of charging stations. Level 1, Level 2 & Level 3 stations were discussed and how long charging will take for a full charge. Level 1 is a basic outlet in your house and level 2 is a little bit higher for large appliances in your house. Level 3 or DC changing is an entirely different changing system and requires large equipment. Level 3 is the type of charging the city is most interested in screening because of the size of the equipment and location and appearance.

Ms. Moore discussed what type of stations we will be seeing throughout Creve Coeur. Level 1 won't be seen other than in residential homes but Bayer does have some level 1's on their campus. Level 2 is what the city will be seeing as those are the commercial charging stations and are faster which is a couple of hours compared to Level 1 which



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is an overnight for a full charge. Level 3 is the quickest getting a full charge in 30 minutes.

Ms. Moore stated the draft regulations have definition of terms. Those definitions include electric vehicles which includes vehicles are completely powered by electricity and plug in hybrids. There are electric vehicle chargers which includes level 1, level 2 and level 3 DCFC. Definitions for current direct fast charging stations which includes gas stations with only level 3 charges. Those are very rare and won't see many of those at least in the near future but this is just planning for that possibility. Another definition EVSE-Electric vehicle supply equipment which all the equipment needed to charge a vehicle. The EV ready means all the equipment is there except for the actual charger to



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be installed. EVSE installed means everything is there and the charger is also there.

Ms. Moore gave examples of EV stations in Creve Coeur already. Audi Creve Coeur also has some charging stations but smaller stations than what would see with level 3. Mobil on the Run have a smaller number of stations.

Ms. Moore discussed when charging stations can be approved by staff as long as meet certain requirements. Level 1 & Level 2 have 8 requirements in order for staff to approve administrative level.

Ms. Moore gave an overview when Planning and Zoning commission will need to approve for Level 3 in located in certain zoning districts and meet certain requirements which are stricter than for level 1 & level 2.

Ms. LaBonte asked why all EV space weren't included in Level

3. Ms. Moore made a note to add that on level 3 requirements.

Mr. Buelter asked what the rationale was for allowing on institutional uses for the level 1 & Level 2 but not for level 3

Mr. Jaggi stated there is no reason to prohibit institutional uses and will add that to level 3 requirements

Ms. O'Brien asked what was cost for the Level 3 charging stations

Ms. Moore stated she didn't know what cost was but it was significant cost compared to Level 2

Mr. Lumley asked what is the procedure for gas stations to add EV stations

Ms. Moore stated that the Conditional Use Permit would be amended since the gas



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stations already have a conditional Use Permit

Ms. Moore discussed what the Conditional Use Permit requirements are and based these requirements on gas stations. Conditional will be CB, JC, MXPC, LI and the way staff determined followed where gas stations are allowed and also zoning districts that staff through a use like this which is not the same as gas stations because of the flumes and chemicals.

Mr. Lumley asked if that matched the gas stations list.

Mr. Jaggi confirmed that is the same list as gas stations and need to address when gas stations convert to electric stations at a later date

Ms. Moore discussed Conditional Use permit and the requirements which is also based on gas stations.

Ms. Moore gave an overview on Vehicle Charging requirements with new parking facility. This is for new development project and minimum of level 2 stations.

Mr. Lumley stated staff would need to define what it means to be new project.

Ms. O'Brien asked how people would know when a charging station would be free

Ms. Moore presented examples of new developments and what requirements for EV stations.

Mr. Buelter asked if other cities are similar to what Creve Coeur is looking to require.

Ms. Moore will look into other cities in the surrounding areas. Ms. Moore will look at City of Chesterfield and City of Olivette.

Ms. Moore stated Creve Coeur will be expecting more EV charging stations throughout the city due to the location

Ms. Moore ended the presentation with a reminder of the timeline for approval



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2.

- **Zoning Requirements for Residential Fences**
- **Zoning Requirements for Accessory Buildings**

Mr. Jaggi gave a presentation of zoning requirements for residential fences. Mr. Potashnick had previously asked about an inventory of fences which we haven't gone that far yet. But staff wanted to bring this up for further discussion and give some guidance to the Commission.

Mr. Jaggi gave an overview of the fencing code and when the fences go to the Commission. The fence code is very specific height and placement and limited criteria in order to be approved by staff and most of those end up coming to the Commission.

Mr. Jaggi stated that makes sense to review the fence code every couple of years which they have done in the past.

Mr. Jaggi gave two options regarding the fence code. To continue with the limited fence style that the city already has in code to require anything other than that to come to Commission. But we can include some criteria for your review similar to what we did with fences that exceed six feet in height. That would help the Commission in making a determining what fence is appropriate and looking at the character of the adjacent neighborhoods.

Mr. Jaggi stated that the second option would be staff would have the ability to approve more fence types. This gives the resident more options on types of fences they would like and if that meets the requirements the permit would be issued. The Commission would not need to approve as many fences.

Mr. Jaggi stated trustee approval is asked for in the paperwork for fence permits. The city will not release the permit until the trustee is given approval. If the resident would like the permit, it can be released but usually doesn't happen.

Mr. Jaggi discussed some options that could be changed.

Mr. Jaggi suggested keeping the location of the fence the same within 15 feet from property line. The height and design on the fence would change somewhat but keep the



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design requirements but increase the height to 54 inches since dog owners need the fence taller than 4 feet.

Ms. Richter asked why not go to a six feet fence

Mr. Jaggi suggested that is something to be discussed but thought a 6 feet front yard fence wasn't necessary.

Ms. Richter stated this is just expanding staff approval.

Mr. Jaggi agreed that is one of his suggestions

Ms. LaBonte stated expanding the approval is also expanding the guidelines.

Mr. Jaggi suggested color requirements and materials could also be expanded.

Ms. LaBonte asked if Vinyl composite fences was something the city doesn't approve and stated that they could be approved now

Mr. Jaggi stated on Conway Rd. there are many white painted wood fences and vinyl fences in the front yards. Mr. Jaggi stated it was very difficult to tell the difference in the fence materials from the road.

Mr. Jaggi stated he wanted to bring this to the Commission's attention about what the best solution is for fences and if they want to make any changes.

Mr. Moore stated that most fences they have been applied for had 54-55 inch fences.

Ms. LaBonte asked if the Commission will approve only 6 feet fence. Is 54-foot inch fence is a typical size.

Mr. Jaggi stated there isn't a lot of information on guidelines for what is an appropriate fence in Creve Coeur.

Ms. LaBonte would like to do some research on this subject

Mr. Jaggi suggested June 10th could be a discussion on the fence guidelines and get the City Council feedback. See if any willingness to make adjustments to the fence



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guidelines

Ms. O'Brien suggested bullet points to lead the discussion

Ms. O'Brien asked if a resident has a composite fence is in bad condition if the city would get involved.

Mr. Jaggi stated that would be a code enforcement issue but it really has to be falling down and in very bad condition. But if the city gets a complaint, then the city would get involved.

Ms. O'Brien asked if composite fences are paintable

Mr. Jaggi and Ms. Moore stated the composite is colored stock and painting doesn't usually work on composite. Painting doesn't stick to the composite material and isn't advised to paint those type of fences.

Ms. Richter stated the problem is that residents might have an idea on what is a good-looking fence while their neighbor might feel it is an ugly eye sore. This is a no-win situation.

Mr. Jaggi stated he didn't disagree. If this is what the Commission decides to do and give more options staff would not be looking into what looks the best. If the fence meets the criteria then the permit is issued.

Ms. Buelter asked how many front yard fences the Commission seen in a year.

Ms. Moore stated typically only a dozen fences a year. But this year it has been a lot higher.

Ms. O'Brien stated right now the city has rules in place that require very fancy fences but if we make the adjustment, we are letting residents have whatever they want.

Ms. LaBonte stated that was a little extreme. What is in the middle?

Ms. O'Brien stated its very difficult because residents feel that they picked a beautiful fence and proud of what they picked it out.



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Ms. Moore stated the city allows white vinyl fences but just not in the front yard and they cannot be solid.

Mr. Lumley asked if the Commission was leaning towards option, one having more criteria

Ms. Richter stated she thinks the requirements should stay the same.

Ms. O'Brien stated the height needs to be changed. Four feet is not a good height because of puppies

Mr. Buelter stated if they have to come to the Commission anyway because of other criteria not being met

Mr. Jaggi stated most of the fences that are in the 54–55-foot range get approved by the Commission. If they do make an adjustment the height would be a good suggestion since they mostly get approved when coming to the Commission.

Mr. Jaggi discussed the color and material of the fences. Mr. Jaggi suggested to be very specific of what exactly the city doesn't want on fences. Staff won't decide on which material is appropriate so the resident would be free to pick.

Ms. LaBonte stated she felt the vinyl composite material was more in question

Mr. Buelter stated some of the fences the Commission has seen because there are unique situations. The property doesn't have a normal front yard. When discussing with City Council this should be addressed. If a resident is upset with the decision that the Commission makes regarding a fence the City Council needs to support Commission with the decisions they make.

Mr. Buelter stated a resident might complain to the City Council about the decisions the Commission makes

Mr. Jaggi agreed that this could happen if a resident is upset would go to the city



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Council

Ms. O'Brien stated the height needs to be adjusted

Mr. Buelter stated I understand the location should stay the same, height and design should change a little and have a conversation with Council on color and materials.

Mr. Jaggi suggested this can be discussed at the joint meeting in June.

The next discussion in the work agenda is zoning requirements for accessory buildings.

Ms. LaBonte led the discussion on this topic.

Ms. LaBonte discussed the new guidelines for accessory buildings. One of the guidelines was had to fit in a residential neighborhood only if was being built as a home-based business.

Ms. LaBonte is having an issue as a trustee of the subdivision because a resident is wanting to build huge metal garage. One of the issues is there is no guidelines on materials for residents but only have guidelines on materials for home-based businesses. Ms. Julie feels this doesn't fit in with the residential neighborhood and match the house.

Ms. LaBonte gave an overview on the guidelines that are in place currently. The total area of all accessory buildings cannot exceed ground floor area of the primary resident. For example, 1500-foot house could build a 1490-foot accessory building on your property.

Ms. LaBonte stated requirements for home based should be evaluated up to accessory in general and should meet guidelines for being in a residential.

Ms. LaBonte stated why be stricter on a home-based building rather than any accessory building being built in residential. Ms. Julie discussed to how to update the guidelines to improve what can be built on the property.

Mr. Jaggi stated what needs to change is to the building needs to be complementary to the



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primary house no matter what the building is being used for.

Ms. LaBonte stated the resident cited by the city for parking his trucks in his driveway. So, he is building a garage to park those but the problem is that it doesn't match the primary house.

Mr. Jaggi gave an overview on why the city stays out of residential design of neighborhoods. Accessory buildings are viewed as accessory to residents. But in this case needs the guidelines to update to have rules regarding to complementary to the property.

Mr. Wang discussed the issues with the housing crisis in this country

Mr. Jaggi suggested this can be discussed at the joint session on June 10th.

PENDING APPLICATIONS

1.

- **Town and Country and Creve Coeur Municipal Boundary Adjustment Request**
- **Santino Court Residential Design Development Amendments**
- **10700 Kingsbridge Estates Fence**

Mr. Jaggi gave an overview of the boundary adjustment request. Mr. Jaggi suggested the entire boundary area adjustment to Town and Country. There is a housing developer, Fisher Homes that is proposing a housing development on this land at 270/40 at north outer rd. 40 at the seminary. The seminary owns 2 other properties and a vacant lot that they are selling to a home builder. The neighborhood will be 21 homes and in Town and Country however one property on this land is split between Town and Country and Creve Coeur.

Mr. Jaggi feels that needs to be adjusted so the entire lot is in Town and Country. Residents of Balcon Estates are interested in this project and this project



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would be built behind the subdivision. This will come to the commission at the next meeting and will be asked for the commission approval and then go to City Council.

Ms. Richter asked if the house that is split between the cities isn't part of the development.

Mr. Jaggi stated at one point the house would be torn down and would be common ground. But that would it would be used as an access street into the development

Ms. Richter asked if Creve Coeur makes the adjustment or not the development is going into that lot.

Mr. Jaggi confirmed the development will be going up on the lot

Mr. Jaggi gave an overview of the Santino Court project at New Ballas and Ladue Rd. The applicant wants to make adjustments to a more traditional look rather than contemporary. The materials would be compatible and color tones but not exactly what is there. The applicant will make some changes to the fence design but keeping the style traditional. No increases in lots or changes in setbacks. They are working with Emerald Green subdivision that is adjacent to the property and progress has been made. There will be a public notice at the next meeting.

Ms. Moore gave an overview on a front yard fence application. The requested fence is 55–56-foot fence and is open black metal and is very far from the street. The height is why is coming to the Commission and if the requirements change this type of fence wouldn't be coming to the Commission. The height for this fence is because they have dogs.

DEPARTMENT REPORTS

1.
 - **Olia Village Update**
 - **Joint Session with City Council, June 10, 2024 6:00pm**

Mr. Jaggi gave an update for Olia Village. The city is closing out the invoices from the city



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consultants that reviewed the project. Those invoices will be reimbursed by the developer and is being working on that aspect of it. The redevelopment agreement that was approved by Council is being finalized for signatures. The two initial phases for site work have been submitted for a while but that process is nearing completion. The first step for construction will be tree removal and site demolition. With tree protection review the city has hired landscape architect and review all the tree protection plans, tree removal plans, on-site inspections. Permits need to be issued before any trees can be taken down. No applications have been submitted yet for businesses but feels that will be taking a little longer. Lot 4 is the mixed-use building and the renovation of the former Bayer building will be residential. Those are the first buildings for Planning and Zoning Commission.

Ms. LaBonte reminded of the June 10th joint session with City Council and asked to let Ms. Schuermann know your availability.

Mr. Jaggi stated an email went out asking about availability for the joint meeting. The meeting is at 6-7:30 and dinner will be provided.

ADJOURNMENT

The meeting was adjourned at 8:00pm

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-011: MINOR SITE PLAN FOR A FENCE WITHIN THE AREA
EQUIVALENT TO THE FRONT YARD ALONG NORTH SPOEDE ROAD
FOR THE PROPERTY ADDRESSED AS 10700 KINGSBRIDGE ESTATES
DRIVE

FOR THE MEETING OF: Monday, May 20, 2024

SUBJECT PROPERTY LOCATION: 10700 Kingsbridge Estates Drive, zoned A-RDD Single Family Residential

REQUEST: Joyce Glaser has submitted an application for a 6-foot tall (72") black, metal perimeter fence within the area equivalent to the front-yard along North Spoede Road. The applicant has installed a fence of the same material and height elsewhere on the property that staff was able to approve at the permit level. The applicant would like to extend this fence into the area equivalent to the front yard. The subject property is zoned A-RDD Single Family Residential which has a front yard setback of 50 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not required.

APPLICANT: Joyce Glaser
6 Chipper Road
Frontenac, MO 63131

OWNER:

Jason and Sallie Glaser
10700 Kingsbridge Estates Drive
Creve Coeur, MO 63141

Key Issues:

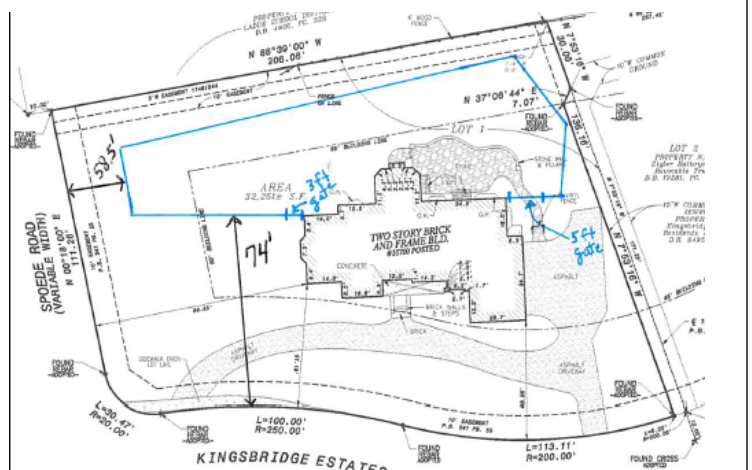
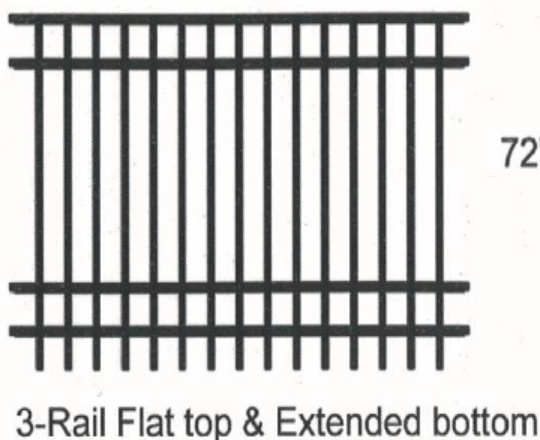
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Estate Neighborhood 2 (ER2)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 5/2/2024
ATTACHMENTS: Applicant's Materials

May 20, 2024

Page 2

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A-RDD Single Family Residential	Kingsbridge Estates Drive
South	Spoede Elementary	A Single Family Residential	N/A
East	Single family residence	A Single Family Residential	North Spoede Road
West	Single family residence	A-RDD Single Family Residential	N/A

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 6 foot (72") tall black, aluminum, fence, approximately 58 feet from the property line along North Spoede Road within the area equivalent to the front-yard section for the corner property addressed as 10700 Kingsbridge Estates Drive. The applicant is requesting the fence to enclose the rear and side yard in order to contain their dogs. The applicant has applied for and received permit approval of a 6-foot-tall black metal fence not within the front yard section to enclose a smaller portion of the yard in order to contain the dogs while awaiting the Planning and Zoning Commission's review of the fence location within the front yard section of the corner property. The fence material and height will be the same as existing.

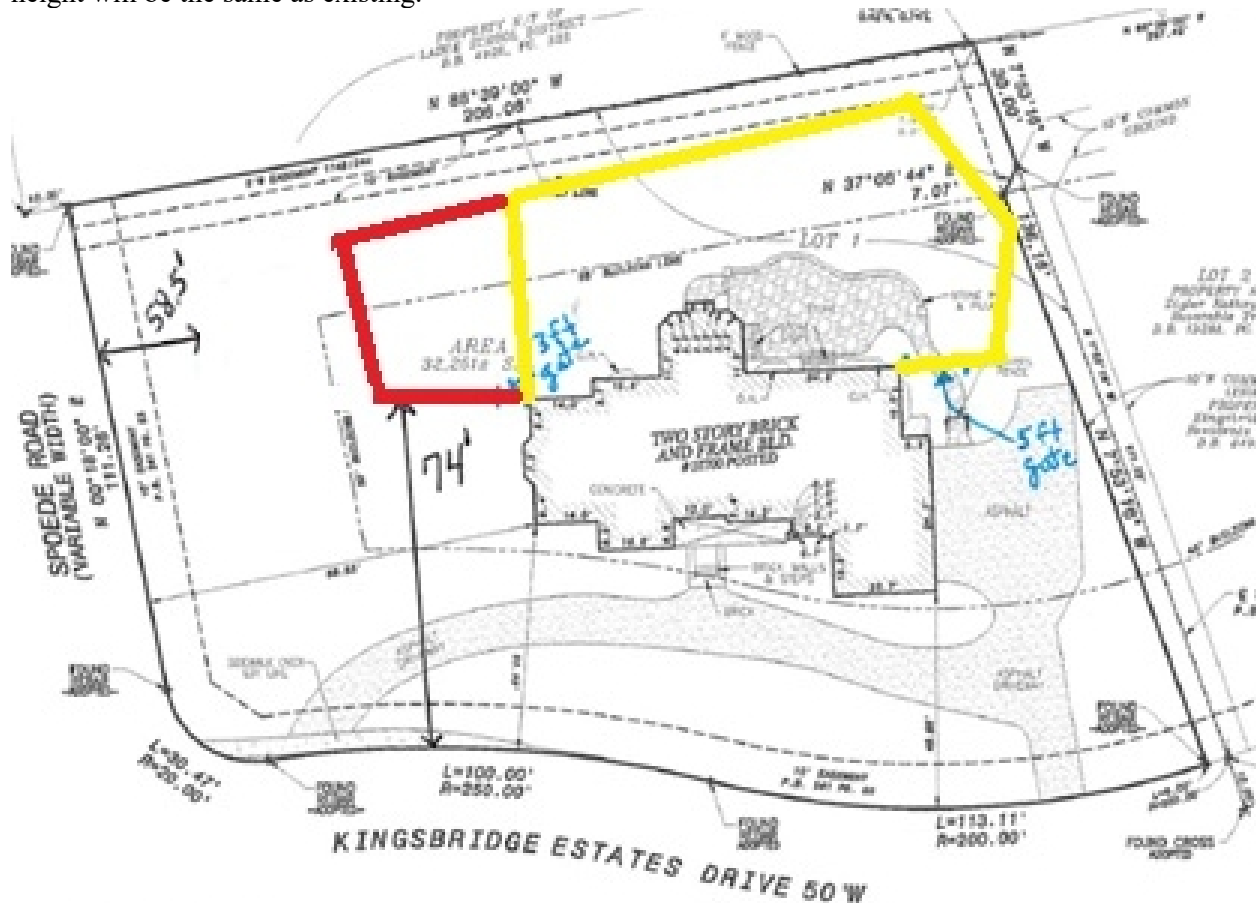


Figure 1: Applicant's Site Plan with existing fence location in yellow and proposed fence location in red.

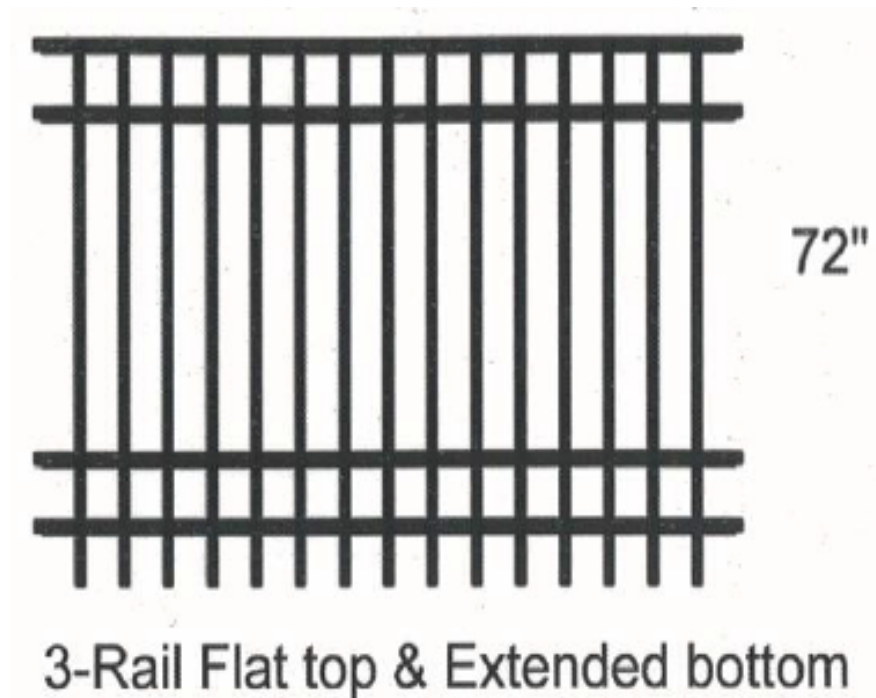


Figure 2: Fence detail.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front setback under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

The Design Guidelines provide general direction for review of fences with the following, although the application of these guidelines have limited use for decorative fences within single family neighborhoods.

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials.

The applicant’s fence meets the location and material requirements for fences in the front yard to receive staff approval but the height at 6 feet instead of 4 feet is what requires site plan approval for the application from the Planning and Zoning Commission. The fence is clearly to the side of the house but its location on a corner makes it within the front yard setback. The context of the surrounding area does include a very similar fence across the street from the applicant’s property at 10707 Kingsbridge Estates Drive. The open design of the fence will allow it to blend well with the site and the existing landscaping will screen it from North Spoede Road.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence location, height, and design sufficient, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary.

MOTION

The motion for the fence within the front yard setback at 10700 Kingsbridge Estates Drive as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for a 72 inch-tall, black aluminum, fence to be located within the area equivalent to the front yard section along North Spoede Road, for the corner property addressed as 10700 Kingsbridge Estates Drive as discussed within the Staff Report for Application #24-011 for the May 20, 2024, Planning and Zoning Commission meeting.”
(Modification or revisions may be included by preceding motion).

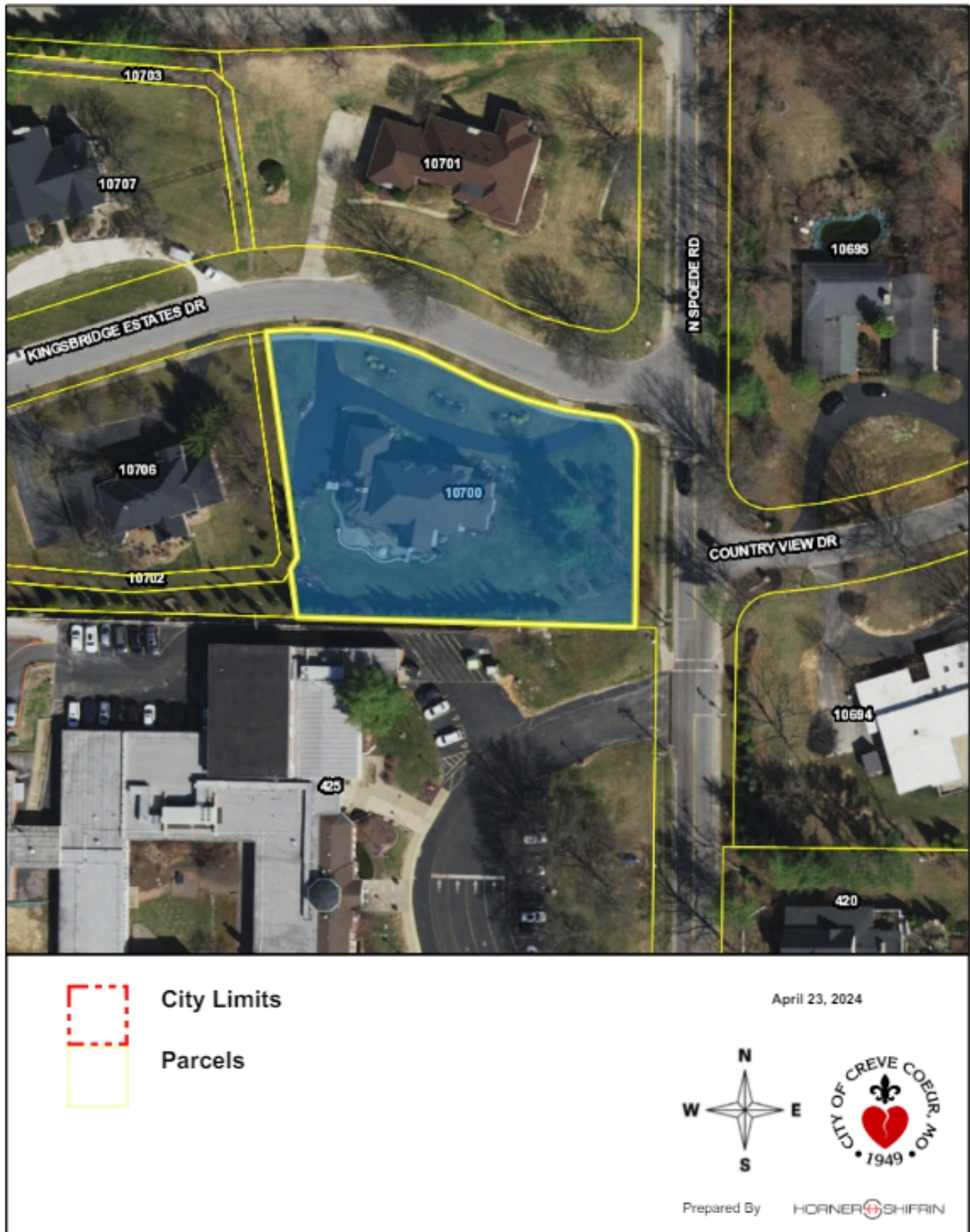
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 05/13/2024
	Description: Location of proposed fence with existing fence in background.
	Description: View from N. Spoele Road looking towards 10700 Kingsbridge Estates Drive showing existing landscaping.
	Description: Similar fence type across from subject property.



FENCE PERMIT APPLICATION

CITY OF CREVE COEUR
BUILDING DIVISION

Permit # 24-0039-FENCE

\$25 Permit Fee
CIRCLE IF PAID

COMPLETE INFORMATION REQUIRED FOR ALL SECTIONS BELOW. PLEASE PRINT CLEARLY

Please submit two (2) plot plans showing fence location, house location, property lines and swimming pool (if applicable). Trustee approval requested. Provide a fence detail with dimensions.

(Minimum pier depth 24")

Application date 3-27-24 Project address 10700 Kingsbridge Estates Drive, 63141
 Applicant e-mail JGLASE88@gmail.com Trustees: ☐ YES ☒ NO
 Applicant name Joyce Glaser (mother, overseeing and paying for fence) ☐ owner ☐ agent ☐ contractor
 Applicant address 6 Chipper Rd. City Frontenac State MO Zip 63131
 Applicant phone 314-580-0480 Fax _____

Description of Fence (check all that apply)

Wood ☐ Wrought Iron ☐ Vinyl ☐ Chain Link ☐ Plastic ☐ Aluminum ☒ Brick ☐

Split Rail ☐ Dog Eared ☐ Picket ☒ Solid ☐ Shadowbox ☐ Lattice ☐ Stockade ☐

Height of fence: 3 feet ☐ 4 feet ☐ 5 feet ☐ 6 feet ☒ Other ☐

Swimming pool enclosure ☐ Yard enclosure ☒ Major Repair ☐

Other descriptive information 8-ft wide panels, smooth on top, pickets at bottom, commercial grade aluminum that looks like wrought iron. Two self-closing gates. Black "see through" aluminum design.

Owner name _____ E-mail _____

Street address (Same as above) City _____ State _____ Zip _____

Phone _____ Fax _____

Contractor name Schrader Fence Co. Contact Bob Schrader

Street address 10650 Farview Ave City St. Ann State MO Zip 63074

Phone 314-456-9954 Fax _____ Email _____

I certify that I am the owner in fee or agent and am authorized to apply for this permit and that all information is true and correct.

Joyce Glaser

Applicant signature

3-27-24

Date

Aluminum Fence Panels & Gates

72" Residential Aluminum Fence Panel [5/8" picket-0.05"] [1" U channel-0.062"]



3-Rail Flat top & Extended bottom



48"



48"



3-Rail Alternating Spear Top & Extended Bottom



48"



48"



3-Rail Alternating Spear Top & Flat Bottom



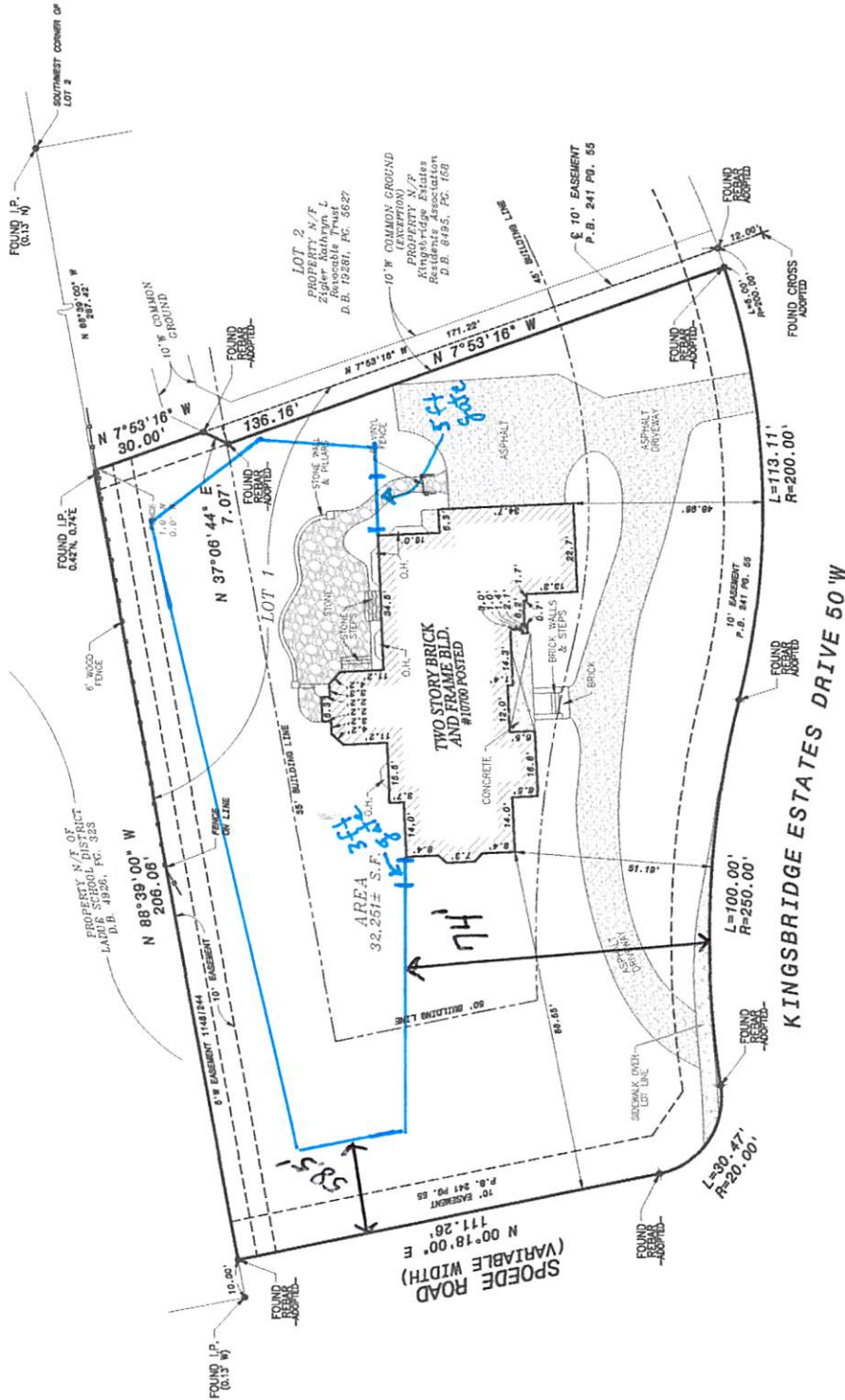
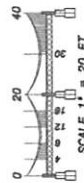
48"



48"

BOUNDARY AND IMPROVEMENT SURVEY

PART OF LOT 1 OF KINGSBRIDGE ESTATES
(EXCEPTING THEREFROM THAT PART OF COMMON GROUND)
PLAT BOOK: 237 PAGE(S): 77-78 ST. LOUIS COUNTY, MO



SOURCE OF RECORD DESCRIPTION:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NO. 11411/2024
COMMITMENT DATE: 03/14/2024 AT 08:00 AM

BASIS OF BEARING OR ANGLES:
KINGSBRIDGE ESTATES
PLAT BOOK: 237 PAGE(S): 77-78

SURVEYOR'S STATEMENT:
CLAREN LIVING TRUST DATED 12/15/14, AS AMENDED, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND LEADERS TITLE COMPANY, LLC, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC, HAS DURING THE MONTH OF MARCH, 2024, EXECUTED A RESURVEY OF PART OF LOT 1 OF KINGSBRIDGE ESTATES (EXCEPTING THEREFROM THAT PART OF COMMON GROUND), A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 237, PAGE(S) 77-78, ST. LOUIS COUNTY, MISSOURI, FOR THE PURPOSE OF IMPROVEMENTS THEREIN. IMPROVEMENT OWNERSHIP IS BASED ON FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S). THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING AT RIGHT ANGLES. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE SUCCESSORS THEREOF. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, AGENCIES, PARTIES, OR SUCCESSOR OWNERS.

DATE: 03/25/2024
Meridian Surveying Services LLC (agent)
STATE OF MISSOURI
LEE C. FERRENBRACH III
NUMBER PLS-2310
PROFESSIONAL LAND SURVEYOR
(agent) Lee C. Ferrenbrach III
General Manager

MERIDIAN LAND SURVEYING
21 POINT WEST BLVD., ST. CHARLES, MO 63301
PHONE: 858-209-2000
WWW.MERIDIANLANDSURVEYING.COM
© 2024 MERIDIAN SURVEYING SERVICES, LLC
CORPORATE LICENSE NO. 0101021844

PROJECT: AU LCF
FIELD CREW: KLN
DRAWING NO.: 1
PROJECT NO.: 17089

SHEET
1
OF 1

No Neighborhood Trustees



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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: May 20, 2024

Subject: **Application No. 24-012: 12311 North Forty Drive Municipal Boundary Adjustment Request**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Written Request
Annexation Exhibit and Narrative
North Forty Estates Subdivision Plat, 1969
Revised Site Development Plan

A written request has been submitted to the Department of Community Development by Stock & Associates, on behalf of Grand Communities LLC/Fischer Homes, seeking approval of a municipal boundary adjustment for the property addressed 12311 North Forty Drive. This property is one of three lots within the North Forty Estates subdivision, platted in 1969 and approved by the cities of Creve Coeur and Town and Country. The subject property is 1.17 acres in size and is improved with a single-family home. Approximately, 0.57 acres of the property is located in Creve Coeur and the remaining portion is located in Town and Country. The other two lots within the North Forty Estates subdivision, 12289 and 12273 North Forty Drive are located completely within the City of Creve Coeur.

Covenant Theological Seminary owns the subject property and the adjacent properties to the west, 12327 and 12345 North Forty Drive. The seminary is under contract to sell these properties to Fischer Homes which plans to develop a new residential subdivision.

The most recent plans submitted to the City of Creve Coeur consists of 21 detached single-family homes placed on individual lots. The subject property, 12311 North Forty Drive, is shown on the plan to be incorporated into the development consisting of portions of four new lots, an entrance street for the development and common ground. On the Creve Coeur side, portions of Lots 1 and 2 and common ground are proposed. Please refer to Figure 1 for additional details.

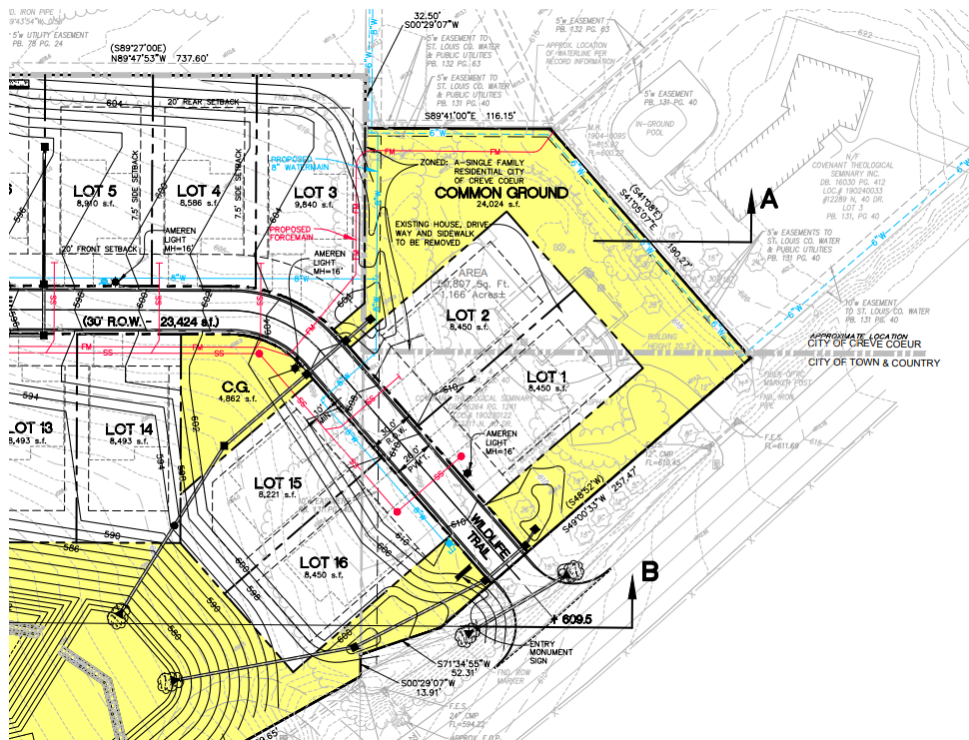


Figure 1: Close up of proposed residential development affecting 12311 North Forty Drive

As shown on the submitted plans and in the written request, most of the trees along the north property line will be removed, except adjacent to the creek. The developer will provide buffer landscaping along the north property line, adjacent to the Balcon Estates subdivision, which is located in Creve Coeur. Stormwater will be mitigated by incorporating three new stormwater basins that will collect run off and detain the water prior to it entering the creek.

The proposed residential development has been submitted to the City of Town and Country and, on April 17th, the proposal received a unanimous recommendation of approval by the Town and Country Planning Commission. The application is being held for final review and approval by the Town and County Board of Aldermen until June 10th to allow time for the municipal boundary adjustment request to be considered by Creve Coeur.

The municipal boundary adjustment request, if approved, would eliminate a single-family zoned property that is currently split between two municipalities. A condition where a single lot is split between two local governments creates difficulties with providing municipal services. The boundary adjustment would resolve this issue if the City of Creve Coeur approves this request by the applicant as the property would be fully within the City of Town and Country. With that being said, the motivation for this request is to support of the redevelopment of these properties for a new 21-lot residential subdivision. The plan appears to be well-supported by the City of Town and Country, having received unanimous approval by the Plan Commission, pending final review and approval by the Town and County Board of Aldermen.

The City's comprehensive plan, *Creve Coeur 2030*, adopted in 2017, addresses annexation matters within Chapter 4, Section 10 (pages 126-127). The annexation potential for Creve Coeur largely focuses

on land to the north of the current city limits within Unincorporated St. Louis County. There is no specific guidance that speaks to this type of request involving transferring 0.57 acres of land to the City of Town and Country.

The Planning and Zoning Commission is being asked to consider this municipal boundary adjustment request and make a recommendation to the City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council will consider the request and make the final determination. The City of Town and Country must also approve the request to annex approximately 0.57 acres of land from the City of Creve Coeur.

If the Commission believes this annexation request is in the best interests of the City, the following motion in support is suggested:

I move to recommend approval of Application 24-012 to the City Council for a request to adjust the municipal boundaries of Creve Coeur and City of Town and Country, consisting of approximately 0.57 acres of land within Lot 4 of the North Forty Estates Subdivision from the City of Creve Coeur to the City of Town and Country as shown on the written request and exhibits submitted by Stock and Associates on behalf of Grand Communities LLC/Fischer Homes.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE ADJUSTING THE MUNICIPAL
BOUNDARY BETWEEN THE CITY OF CREVE COEUR
AND THE CITY OF TOWN AND COUNTRY FOR THE
PROPERTY LOCATED ON LOT 4 OF NORTH FORTY
ESTATES SUBDIVISION**

WHEREAS, Covenant Theological Seminary, Inc. is the owner of Lot 4 of North Forty Estates Subdivision addressed as 12311 North Forty Drive and located within the City of Creve Coeur and the City of Town and Country (as described in the legal description attached hereto as Exhibit A and incorporated herein), and

WHEREAS, a request was submitted to the City of Creve Coeur Community Development Department on April 19, 2024 by Stock and Associates on behalf of Grand Communities LLC/Fischer Homes, owner under contract, requesting a municipal boundary adjustment of approximately 0.57 acres of the northern portion of Lot 4 from the City of Creve Coeur to the City of Town and Country, and

WHEREAS, the City has determined that the municipal boundary should be adjusted as may be necessary so that this property lie entirely within the City of Town and Country, and

WHEREAS, the aforementioned property would be well-served to be removed from the City of Creve Coeur to consolidate jurisdictional boundaries so that this property will be locate entirely within the boundaries of the City of Town and Country, and

WHEREAS, the City Council has determined pursuant to Section 71.011 RSMo. that such boundary adjustment is appropriate for efficient municipal regulation of and service to the involved property, and that such adjustment is in the best interests of all concerned, and

WHEREAS, the proposed annexation qualifies as a boundary adjustment between two municipalities that is not subject to review by the St. Louis County Boundary Commission, and

WHEREAS, on May 20, 2024, the Planning and Zoning Commission considered the boundary adjustment request and by _____ vote recommends approval of the request subject to the condition that the annexation be approved by the City of Creve Coeur and City of Town and Country, and

WHEREAS, copies of this proposed Ordinance have been made available for public inspection prior to consideration by the City Council, and this Bill has been read by title in open meeting twice before final passage by the City Council,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. The City hereby adjusts its corporate limits as may be necessary to remove all of the property depicted on **Exhibit A** hereto, subject to consent thereto by ordinance of the City of Town and Country.

SECTION 2. Upon verification of adoption of such consent ordinance by the City of Town and Country, any portion of the property described herein that was previously located within the City of Creve Coeur shall be concurrently detached therefrom and annexed into the City of Town and Country for the reasons recited herein, and the City Clerk shall cause certified copies of this ordinance to be filed with the City of Town and Country, Clerk of St. Louis County, the Assessor for St. Louis County, the Recorder of Deeds of St. Louis County, the Clerk of the Circuit Court of St. Louis County, the St. Louis County Boundary Commission, and the Election Authority for St. Louis County, whereupon the annexation shall be complete and final and thereafter all courts of this state shall take judicial notice of the limits of the City as so adjusted.

SECTION 3. This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter and as provided herein.

ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2024.

TIM CARNEY, PRESIDENT OF THE CITY
COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT HOFFMAN, MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Exhibit A

PROPERTY DESCRIPTION CITY OF CREVE COEUR (12311 N. Outer 40 Drive)

A Tract of land being part of Lot 4 of North Forty Estates as recorded in Plat Book 131, Page 40 and a tracts of land as conveyed to Covenant Theological Seminary Inc. by Book 14438, Page 129 all of the St. Louis County records located in the Section 15, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found Iron Pipe, located at the southeast corner of above said Lot 4, said point also being located on the northern right-of-way line of Northern line of Missouri Interstate Highway 64 (Missouri State Highway 40-61) variable width; thence along the northeastern line of said Lot 4 North 41 degrees 05 minutes 07 seconds West, 4.27 feet to the POINT OF BEGINNING of the herein described tract, said point also being located at the approximate intersection with the city limit line between the cities of Town and Country and Creve Coeur; thence along said city limit line, North 89 degrees 47 minutes 53 seconds West, 239.57 feet to the west line of said Lot 4. said point also being located on the west line of above said Section 15; thence along the west line of said Lot 4, North 00 degrees 29 minutes 07 seconds East, 140.00 feet to an Iron Pipe located at the northwest corner of above said Lot 4; thence along the north line of said Lot 4, South 89 degrees 41 minutes 00 seconds East, 116.15 feet to a found iron pipe located at the northeast corner thereof; thence along the northeastern line of said Lot 4, South 41 degrees 05 minutes 07 seconds East, 186.00 feet to the POINT OF BEGINNING.

Containing 24,872 square feet or 0.571 acres, more or less according to calculations performed by Stock & Associated Consulting Engineers, Inc. during March 2024

April 19, 2024

City of Creve Coeur
300 N New Ballas Rd.
Creve Coeur, MO 63141

Attention: Mr. Jason Jaggi – Director of Community Development

RE: Proposed Municipal Boundary Shift (Annexation) of 0.571 Acres @ 12311 North Outer 40 Drive from City of Creve Coeur to City of Town & Country. Associates with the propose 21 Single Family Residential Development known as “Deer Hollow”. (Stock Project No. 223-7553)

Dear Mr. Jaggi,

Pursuant to our on-going discussions regarding a Municipal Line Adjustment, we offer the following.

We respectfully request on behalf of Grand Communities LLC/ Fischer Homes the City of Creve Coeur’s consideration to adjust 0.571 Acres to the City of Town & Country.

The Municipal Line Adjustment is in conjunction with a proposed 21 Single Family Home Development known as “Deer Hollow”. On April 17, 2024, the City of Town & Country Planning and Zoning Commission gave a “unanimous” recommendation approval for the project.

Enclosed with our request are the following items to assist in the City’s consideration of our request:

1. Annexation Exhibit dated 4/19/2024.
2. Property Description – 0.571 Acres A 12311 North Outer Drive, dated 4/18/2024.
3. Deer Hollow Project Narrative
4. Preliminary Site Development Plan, sheets C1.0 – L1.01 Landscape Plan, dated 4/9/2024.
5. Slide show for City of Town & Country Planning & Zoning Commission Meeting 4/17/2024.

Should you have any questions or comments regarding the enclosed information please advise. As always, we appreciate your consideration and support regarding our request. Finally, we understand their request will be considered by the City of Creve Coeur’s Planning & Zoning Commission on 5/20/2024.

Sincerely,



George M. Stock, P.E.
President

CC. Mr. Robert Hayes – Grand Communities, LLC. / Fischer Homes (rhayes@fischerhomes.com)
Mr. Jason Wisniewski – Grand Communities, LLC / Fischer Homes (jwisniewski@fischerhomes.com)
Mr. Ryan Spencer – City Planner, City of Town & Country (spencerr@town-and-country.org)
Mr. Tim Stock – Executive V.P. (tim.stock@stockassoc.com)
Mr. Joe Pflieger – P.L.S., V.P. Surveying (joe.pflieger@stockassco.com)
Ms. Kate Stock Gitto – P.E. (kate.gitto@stockassco.com)
Mr. Eric Fischer – P.E. (eric.fischer@stockassco.com)

- 1. ANNEXATION EXHIBIT**
- 2. PROPERTY DESCRIPTION**

CITY OF CREVE COEUR
CITY OF TOWN & COUNTRY



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

N/F
COVENANT THEOLOGICAL
SEMINARY INC.
DB. 14438 PG. 129
LOC.# 190230155
#12327 N. 40 DR.

N/F
FERGUSON EDWARD & SARA
DB. 24992 PG. 2048
LOC.# 190230090
#34 BALCON EST.
PB. 132, PG. 63

CITY OF CREVE COEUR

FND. IRON
PIPE

S89° 41' 00"E 116.15'

FND. IRON
PIPE

NEW CORPORATE
LIMIT LINE

N/F
COVENANT THEOLOGICAL SEMINARY INC.
DB. 16030 PG. 412
LOC.# 190240033
#12289 N. 40 DR.
LOT 3
PB. 131, PG. 40

ANNEXATION AREA
24,872 Sq. Ft.
0.571 Acres±

N00° 29' 07"E 140.00'

CITY OF TOWN & COUNTRY
S41° 05' 07"E 190.27'

N89° 47' 53"W 239.57'

CITY OF TOWN & COUNTRY

APPROXIMATE LOCATION
4.27'

P.O.B.

FND. IRON
PIPE

P.O.C.

LOT 4
PB. 131, PG. 40
N/F
COVENANT THEOLOGICAL SEMINARY INC.
DB. 16264 PG. 1241
LOC.# 190230122
#12311 N. 40 DR.

FND. ROW
MARKER

S49° 00' 33"W 257.47'

N. OUTER (VW) 40

S71° 34' 55"W
52.31'

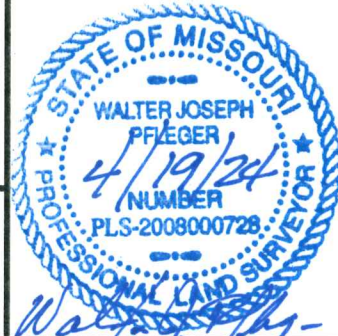
EXHIBIT "A"

ANNEXATION EXHIBIT

A TRACT OF LAND BEING PART OF LOT 4 OF NORTH FORTY ESTATES
PER PLAT BOOK 131, PAGE 40 TOWNSHIP 45 NORTH, RANGE 5 EAST
OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

WALTER J. PFLEGER
MO. P.L.S. # 2008-000728



DATE 4/18/24

7553\SURVEY\EXHIBIT\ANNEXATION.DWG

PROPERTY DESCRIPTION
CITY OF CREVE COEUR
(12311 N. Outer 40 Drive)

A Tract of land being part of Lot 4 of North Forty Estates as recorded in Plat Book 131, Page 40 and a tracts of land as conveyed to Covenant Theological Seminary Inc. by Book 14438, Page 129 all of the St. Louis County records located in the Section 15, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found Iron Pipe, located at the southeast corner of above said Lot 4, said point also being located on the northern right-of-way line of Northern line of Missouri Interstate Highway 64 (Missouri State Highway 40-61) variable width; thence along the northeastern line of said Lot 4 North 41 degrees 05 minutes 07 seconds West, 4.27 feet to the POINT OF BEGINNING of the herein described tract, said point also being located at the approximate intersection with the city limit line between the cities of Town and Country and Creve Coeur; thence along said city limit line, North 89 degrees 47 minutes 53 seconds West, 239.57 feet to the west line of said Lot 4. said point also being located on the west line of above said Section 15; thence along the west line of said Lot 4, North 00 degrees 29 minutes 07 seconds East, 140.00 feet to an Iron Pipe located at the northwest corner of above said Lot 4; thence along the north line of said Lot 4, South 89 degrees 41 minutes 00 seconds East, 116.15 feet to a found iron pipe located at the northeast corner thereof; thence along the northeastern line of said Lot 4, South 41 degrees 05 minutes 07 seconds East, 186.00 feet to the POINT OF BEGINNING.

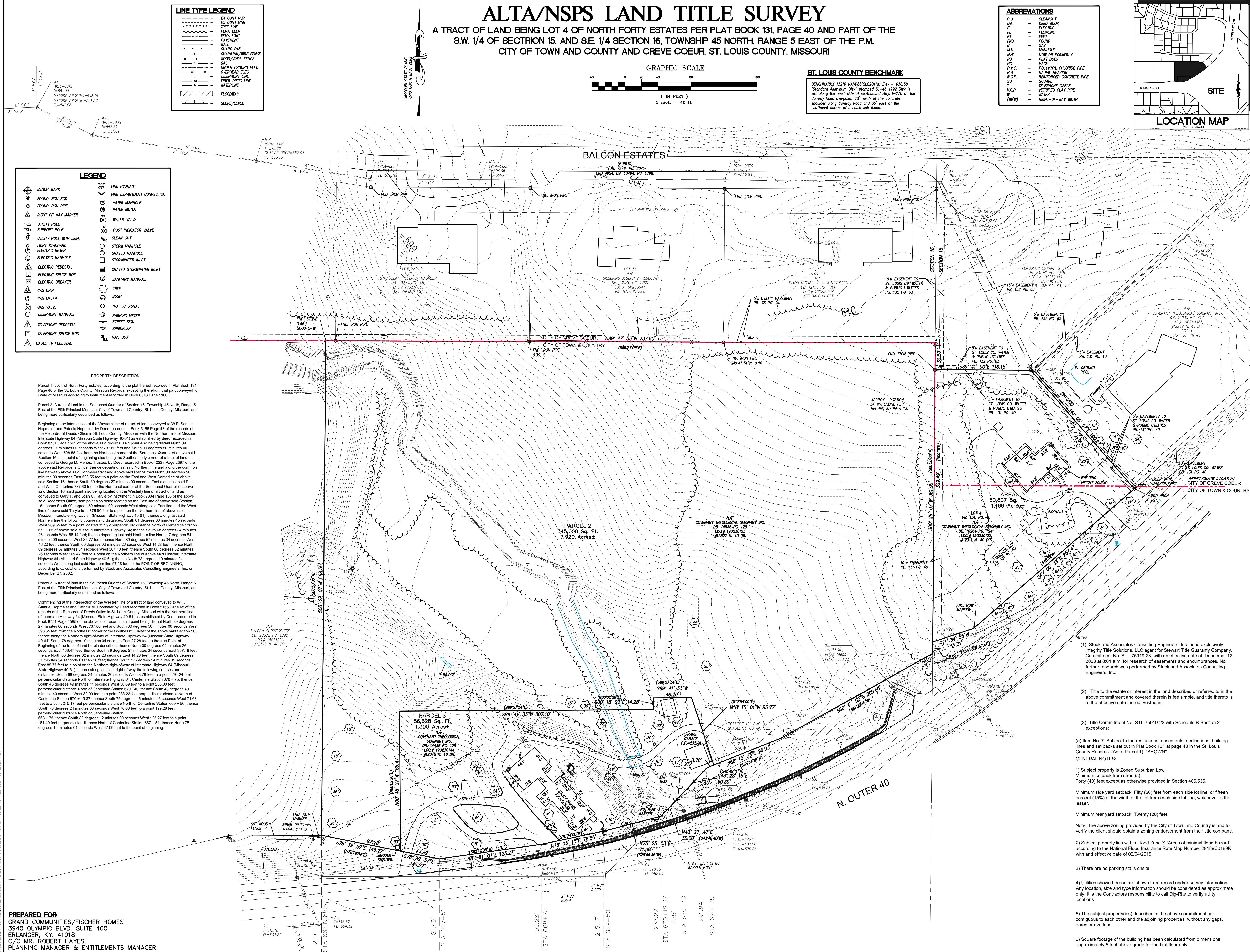
Containing 24,872 square feet or 0.571 acres, more or less according to calculations performed by Stock & Associated Consulting Engineers, Inc. during March 2024

3. DEER HOLLOW PROJECT NARRATIVE

Grand Communities, LLC requests this zone change from Suburban – Low to Planned Residential Development in accordance with the Town and County’s 2020 Comprehensive Plan designation of “Residential – Suburban.” Specifically, the proposed community utilizes creative homesite designs to preserve open space and the existing stream through the property, while providing a housing type that is currently not available in Town and Country. Landscaped buffers provide privacy to the adjacent residents and between the adjacent institutional uses from the proposed development.

Additionally, the proposed plan meets the conditions of Section 405.290 of the Town and Country, Missouri Zoning Regulations. Specifically, the plan provides an opportunity for a “move-down” buyer to remain in Town and Country in a modern home with full maintenance services provided by the Homeowners Association, a housing type that is traditionally lacking in the Town and Country community. As previously stated, the proposed plan is in harmony with the comprehensive plan designation of “Residential – Suburban.” Furthermore, adequate public water and sewer facilities are available to service the site and the public health safety and general welfare will not be damaged.

The proposed Deer Hollow community will not damage the land values of adjoining properties. Buffer landscaping and thoughtful design will provide significant screening between Deer Hollow and the adjacent residential community to the north in Creve Coeur. Additionally, the value of the land will be significantly increased through the redevelopment of these sites, which currently stand as single-family residences. These parcels are located adjacent to a frontage road and unlikely to redevelop individually as single-family homes; the highest and best use of the property is the proposed redevelopment plan.



PREPARED FOR:
GRAND COMMUNITIES/FISCHER HOMES
3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY 41018
C/O MR. ROBERT HAYES,
PLANNING MANAGER & ENTITLEMENTS MANAGER

PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY
PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION BY GRAND COMMUNITIES

12311, 12327, 12345 N. OUTER 40 DR.
CHESTERFIELD, MISSOURI

WALTER J. PFLEGER P.L.S.
M.S. P.L.S. # 2008-00078
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:
1 00/00/0000-

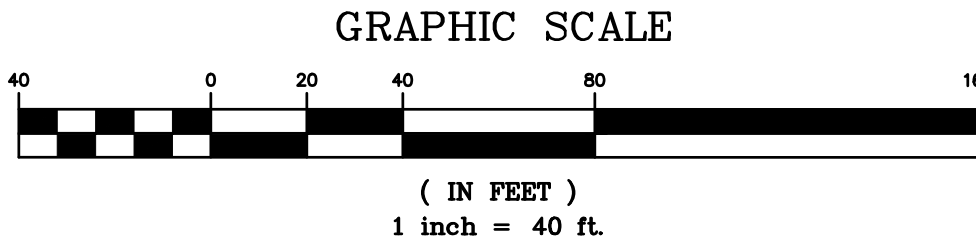
DRAWN BY: W.J.P.
DATE: 11/15/24
M.S.D. P. # 225-7553
S.L.C. HAT # HAT SUP. #
M.D.N.R. #

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 4 OF NORTH FORTY ESTATES PER PLAT BOOK 131, PAGE 40 AND PART OF THE S.W. 1/4 OF SECTION 15, AND S.E. 1/4 SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE P.M. CITY OF TOWN AND COUNTY AND CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
C.O.	CLEANOUT
D.R.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N.F.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.C.	TELEPHONE CABLE
V.C.P.	VITRIFIED CLAY PIPE
W	WATER
(96°W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 13216 NAVD83(SLC2011a) Elev = 630.58
"Standard Aluminum Disk" stamped SL-46 1992 Disk is set along the west side of southbound Hwy. I-270 at the Conway Road overpass, 68' north of the concrete shoulder along Conway Road and 65' east of the southeast corner of a chain link fence.

LOCATION MAP

(NOT TO SCALE)

PREPARED BY:

ALTA/NSPS LAND TITLE SURVEY
PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION BY GRAND COMMUNITIES

12311, 12327, 12345 N. OUTER 40 DR.
CHESTERFIELD, MISSOURI

WALTER J. PFEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1 00/00/0000-

Surveyors Certification

This is to certify to:
Grand Communities, LLC
Fischer Homes
Integrity Title Solutions, LLC
Stewart Title Guaranty Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during January, 2024.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: Walter J. Pfefer, Missouri P.L.S. No. 2008-000728

DRAWN BY: JK

CHECKED BY: WJ.P.

DATE: 1/15/24

JOB NO: 223-7553

M.S.D. P. #

BASE MAP #

S.L.C. HAT #

HAT SUP. #

M.D.N.R. #

SHEET TITLE:

ALTA/NSPS LAND

TITLE SURVEY

SHEET NO.:

2 OF 2

PREPARED FOR:
GRAND COMMUNITIES/FISCHER HOMES
3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY. 41018
C/O MR. ROBERT HAYES,
PLANNING MANAGER & ENTITLEMENTS MANAGER

DEER HOLLOW RESIDENTIAL SUBDIVISION

A TRACT OF LAND BEING LOT 4 OF NORTH FORTY ESTATES AS RECORDED IN PLAT BOOK 131, PAGE 40 AND PART OF THE S.E. 1/4 SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF TOWN AND COUNTY AND CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

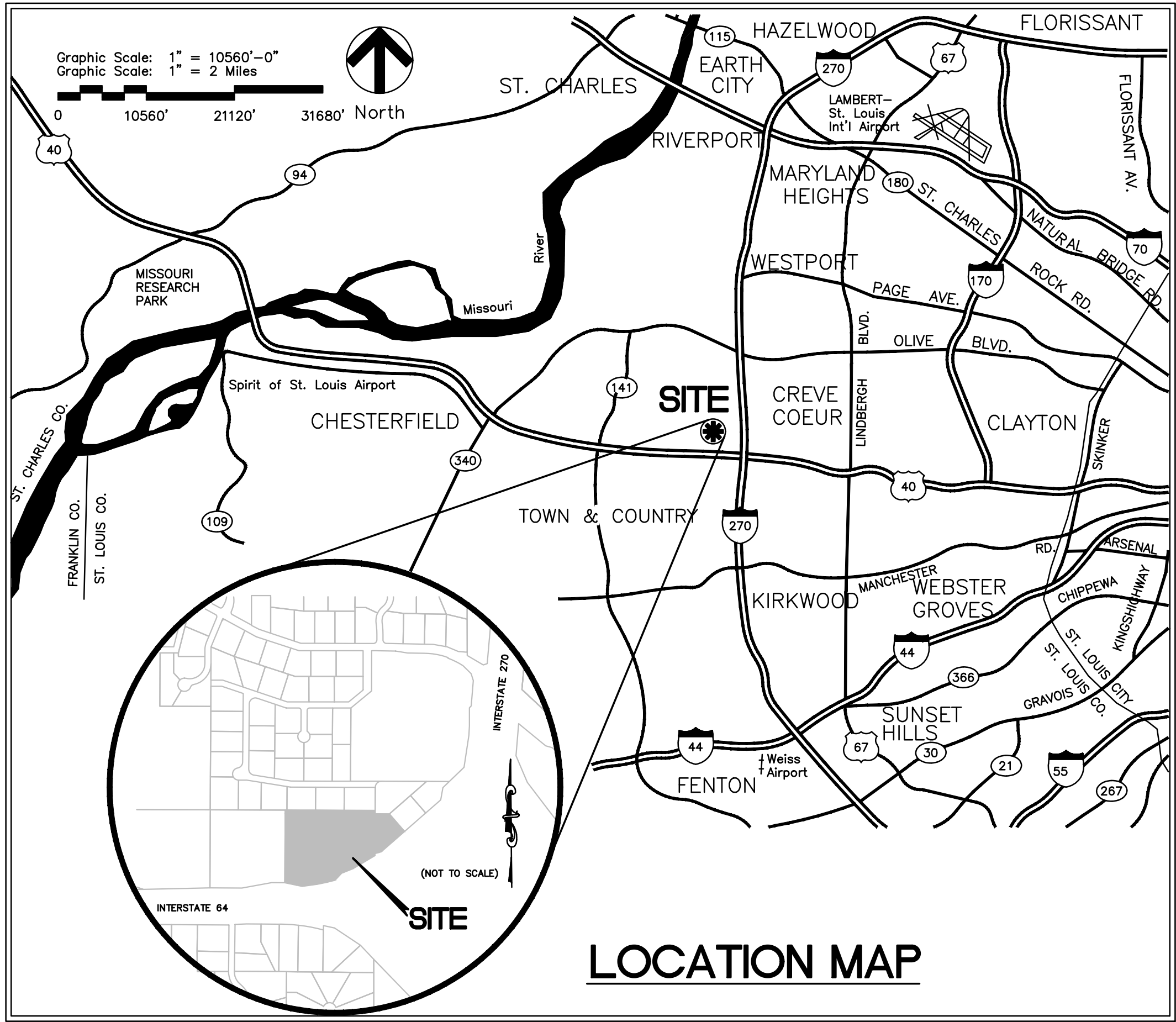
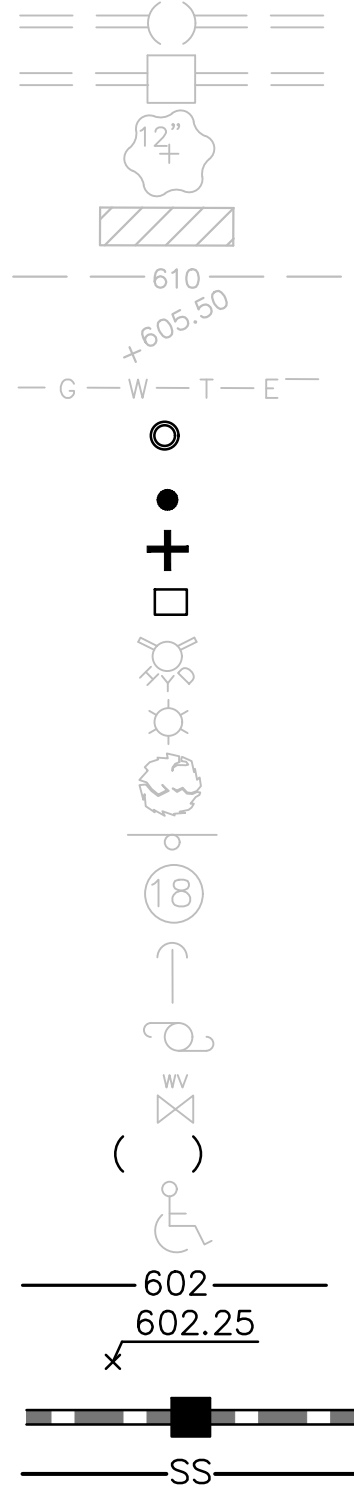
PRELIMINARY SITE DEVELOPMENT PLAN

ABBREVIATIONS

ATG	—	ADJUST TO GRADE
B.C.	—	BACK OF CURB
C.O.	—	CLEANOUT
C.G.	—	COMMON GROUND
DB.	—	DEED BOOK
E	—	ELECTRIC
ELEV.	—	ELEVATION
EX.	—	EXISTING
F.C.	—	FACE OF CURB
FL	—	FLOWLINE
FT.	—	FEET
FM	—	FORCE MAIN
FND.	—	FOUND
G	—	GAS
H.W.	—	HIGH WATER
LFB	—	LOW FLOW BLOCKED
M.H.	—	MANHOLE
N/F	—	NOW OR FORMERLY
PB.	—	PLAT BOOK
PG.	—	PAGE
PR.	—	PROPOSED
P.V.C.	—	POLYVINYL CHLORIDE PIPE
PVMT.	—	PAVEMENT
R.C.P.	—	REINFORCED CONCRETE PIPE
R/W	—	RIGHT-OF-WAY
R.O.W.	—	RIGHT-OF-WAY
SQ.	—	SQUARE
S.F.	—	SQUARE FEET
SS	—	SANITARY SEWER
T	—	TELEPHONE CABLE
T.B.A.	—	TO BE ABANDONED
T.B.R.	—	TO BE REMOVED
T.B.R.&R.	—	TO BE REMOVED AND REPLACED
TYP.	—	TYPICALLY
U.I.P.	—	USE IN PLACE
U.O.N.	—	UNLESS OTHERWISE NOTED
V.C.P.	—	VITRIFIED CLAY PIPE
W	—	WATER
(30'W)	—	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	==
EXISTING BUILDING	==
EXISTING CONTOUR	==
SPOT ELEVATION	==
EXISTING UTILITIES	==
FOUND 1/2" IRON PIPE	==
SET IRON PIPE	==
FOUND CROSS	==
FOUND STONE	==
FIRE HYDRANT	==
LIGHT STANDARD	==
BUSH	==
SIGN	==
NOTES PARKING SPACES	==
GUY WIRE	==
POWER POLE	==
WATER VALVE	==
DENOTES RECORD INFORMATION	==
ACCESSIBLE PARKING	==
PROPOSED CONTOUR	==
PROPOSED SPOT	==
PROPOSED STORM	==
PROPOSED SANITARY	==



PERTINENT DATA

OWNER:	COVENANT THEOLOGICAL SEMINARY, INC.
OWNER UNDER CONTRACT	GRAND COMMUNITIES, LLC / FISCHER HOMES
LOT AREA:	10.387 ACRES (9.816 ± Ac TOWN & COUNTRY / 0.571 ± Ac CREVE COEUR)
EXISTING ZONING:	SUBURBAN LOW (TOWN & COUNTRY) A-SINGLE FAMILY (CREVE COEUR)
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (TOWN & COUNTRY) A-SINGLE FAMILY (CREVE COEUR)
SITE ADDRESS:	12311, 12327 AND 12345 N. OUTER 40 DRIVE CITIES OF TOWN & COUNTRY AND CREVE COEUR, MO
LOCATOR NO:	190230122, 190230155, 190230144
FIRE DISTRICT:	WEST COUNTY EMS AND FIRE
SCHOOL DISTRICT:	PARKWAY
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	CREVE COEUR CREEK
FEMA MAP:	29189C0189K
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 13216 NAVD83(SG2001a) Elev = 630.58
"Standard Aluminum Disk" stamped SL 48 1992 Disk is set along the west side of southbound Hwy. I-270 at the Conway Road overpass; 68' north of the concrete shoulder along Conway Road and 65' east of the southeast corner of a chain link fence.

FLOOD NOTE

Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0189K with and effective date of 02/04/2015.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



MoDOT LOCATE (314) 340-4100

INDEX

C1.0	PRELIMINARY SITE DEVELOPMENT PLAN – TITLE SHEET
C2.0	PRELIMINARY SITE DEVELOPMENT PLAN – EXISTING CONDITIONS
C3.0	PRELIMINARY SITE DEVELOPMENT PLAN – SITE PLAN
C3.1	PRELIMINARY SITE DEVELOPMENT PLAN – COMMON GROUND / PERMANENT OPEN SPACE
C4.0	PRELIMINARY SITE DEVELOPMENT PLAN – SITE SECTIONS
C5.0	PRELIMINARY SITE DEVELOPMENT PLAN – LIGHTING PLAN
C6.0	PRELIMINARY SITE DEVELOPMENT PLAN – PRELIMINARY PLAT
C7.0	PRELIMINARY SITE DEVELOPMENT PLAN – HOME ELEVATIONS
NRP-1	NATURAL RESOURCE PLAN
NRP-2	TREE INVENTORY CHART
NRP-3	TREE PRESERVATION PLAN
L1.01	LANDSCAPE PLAN

OVERALL PROPERTY DESCRIPTION (12311, 12327, 12345 N. Outer 40 Drive)

Tracts of land being Lot 4 of North Forty Estates as recorded in Plat Book 131, Page 40 and a tracts of land as conveyed to Covenant Theological Seminary Inc. by Book 14438, Page 129 all of the St. Louis County records located in the Sections 15 and 16, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Town and Country and Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found Iron Pipe, located at the southeast corner of above said Lot 4, said point also being located on the northern right-of-way line of Northern line of Missouri Interstate Highway 64 (Missouri State Highway 40-61) variable width; thence along said northern right-of-way line the following courses and distances: South 49 degrees 00 minutes 33 seconds West, 257.47 feet; South 71 degrees 34 minutes 55 seconds West, 52.31 feet; South 00 degrees 29 minutes 07 seconds West, 13.91 feet; South 60 degrees 47 minutes 52 seconds West, 209.65 feet; to a point located 327.92 feet perpendicular distance North of Centerline Station 671 + 65 of above said Missouri Interstate Highway 64; South 68 degrees 13 minutes 33 seconds West, 96.93 feet to a point 291.94 feet perpendicular distance North of Missouri Interstate Highway 64 Centerline Station 670 + 75; South 43 degrees 26 minutes 18 seconds West, 50.89 feet; to a point 255.00 feet perpendicular distance North of Centerline Station 670 + 40; South 43 degrees 27 minutes 47 seconds West, 30.00 feet to a point 233.22 feet perpendicular distance North of Centerline Station 670 + 19.37; South 75 degrees 25 minutes 53 seconds West, 71.68 feet to a point 215.17 feet perpendicular distance North of Centerline Station 669 + 50; South 78 degrees 03 minutes 15 seconds West, 76.66 feet to a point 199.28 feet perpendicular distance North of Centerline Station 668 + 75; South 81 degrees 51 minutes 07 seconds West, 125.27 feet to a point 181.49 feet perpendicular distance North of Centerline Station 667 + 51 and North 78 degrees 39 minutes 57 seconds West, 145.27 feet to the southeast corner of a tract of land as conveyed to Christopher D. McLean by instrument recorded in Book 22332, Page 1282 of above said records; thence along the east line of said McLean tract, North 00 degrees 29 minutes 07 seconds East, 588.55 feet; to the south line of Balcon Estates Section 1 as recorded in Plat Book 24, Page 25 of above said records, from which a found stone lies 0.46 feet south of said line; thence along said south line, South 68 degrees 47 minutes 53 seconds East, 737.60 feet to the west line of above said Section 15; thence south along said Section line, South 00 degrees 29 minutes 07 seconds West, 32.50 feet to an Iron Pipe located at the northwest corner of above said Lot 4, thence along the north line of said Lot 4, South 89 degrees 41 minutes 00 seconds East, 116.15 feet to a found iron pipe located at the northeast corner thereof; thence along the northeastern line of said Lot 4, South 41 degrees 05 minutes 07 seconds East, 190.27 feet to the POINT OF BEGINNING.

Containing 452,443 square feet or 10.387 acres, more or less according to calculations performed by Stock & Associated Consulting Engineers, Inc. during March 2024

PROPERTY DESCRIPTION CITY OF TOWN AND COUNTRY (12311, 12327, 12345 N. Outer 40 Drive)

Tracts of land being part of Lot 4 of North Forty Estates as recorded in Plat Book 131, Page 40 and a tracts of land as conveyed to Covenant Theological Seminary Inc. by Book 14438, Page 129 all of the St. Louis County records located in the Sections 15 and 16, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Town and Country, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found Iron Pipe, located at the southeast corner of above said Lot 4, said point also being located on the northern right-of-way line of Northern line of Missouri Interstate Highway 64 (Missouri State Highway 40-61) variable width; thence along said northern right-of-way line the following courses and distances: South 49 degrees 00 minutes 33 seconds West, 257.47 feet; South 71 degrees 34 minutes 55 seconds West, 52.31 feet; South 00 degrees 29 minutes 07 seconds West, 13.91 feet; South 60 degrees 47 minutes 52 seconds West, 209.65 feet; to a point located 327.92 feet perpendicular distance North of Centerline Station 671 + 65 of above said Missouri Interstate Highway 64; South 68 degrees 13 minutes 33 seconds West, 96.93 feet to a point 291.94 feet perpendicular distance North of Missouri Interstate Highway 64 Centerline Station 670 + 75; South 43 degrees 26 minutes 18 seconds West, 50.89 feet; to a point 255.00 feet perpendicular distance North of Centerline Station 670 + 40; South 43 degrees 27 minutes 47 seconds West, 30.00 feet to a point 233.22 feet perpendicular distance North of Centerline Station 670 + 19.37; South 75 degrees 25 minutes 53 seconds West, 71.68 feet to a point 215.17 feet perpendicular distance North of Centerline Station 669 + 50; South 78 degrees 03 minutes 15 seconds West, 76.66 feet to a point 199.28 feet perpendicular distance North of Centerline Station 668 + 75; South 81 degrees 51 minutes 07 seconds West, 125.27 feet to a point 181.49 feet perpendicular distance North of Centerline Station 667 + 51 and North 78 degrees 39 minutes 57 seconds West, 145.27 feet to the southeast corner of a tract of land as conveyed to Christopher D. McLean by instrument recorded in Book 22332, Page 1282 of above said records; thence along the east line of said McLean tract, North 00 degrees 29 minutes 07 seconds East, 588.55 feet; to the south line of Balcon Estates Section 1 as recorded in Plat Book 24, Page 25 of above said records, from which a found stone lies 0.46 feet south of said line; thence along said south line, South 68 degrees 47 minutes 53 seconds East, 737.60 feet to the west line of above said Section 15; thence south along said Section line, South 00 degrees 29 minutes 07 seconds West, 172.50 feet to the approximate location of the city limit line between the cities of Town and Country and Creve Coeur; thence along said city limits line, South 89 degrees 41 minutes 00 seconds East, 239.57 feet to the northeastern line of above said Lot 4, thence along said northeastern line, South 41 degrees 05 minutes 07 seconds East, 4.27 feet to the POINT OF BEGINNING.

Containing 427,571 square feet or 9.816 acres, more or less according to calculations performed by Stock & Associated Consulting Engineers, Inc. during March 2024

PROPERTY DESCRIPTION CITY OF CREVE COEUR (12311 N. Outer 40 Drive)

A Tract of land being part of Lot 4 of North Forty Estates as recorded in Plat Book 131, Page 40 and a tracts of land as conveyed to Covenant Theological Seminary Inc. by Book 14438, Page 129 all of the St. Louis County records located in the Section 15, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found Iron Pipe, located at the southeast corner of above said Lot 4, said point also being located on the northern right-of-way line of Northern line of Missouri Interstate Highway 64 (Missouri State Highway 40-61) variable width; thence along the northeastern line of said Lot 4 North 41 degrees 05 minutes 07 seconds West, 4.27 feet to the POINT OF BEGINNING of the herein described tract, said point also being located at the approximate intersection with the city limit line between the cities of Town and Country and Creve Coeur; thence along said city limit line, North 89 degrees 47 minutes 53 seconds West, 239.57 feet to the west line of said Lot 4, said point also being located on the west line of above said Section 15; thence along the west line of said Lot 4, North 00 degrees 29 minutes 07 seconds East, 140.00 feet to an Iron Pipe located at the northwest corner of above said Lot 4; thence along the north line of said Lot 4, South 89 degrees 41 minutes 00 seconds East, 116.15 feet to a found iron pipe located at the northeast corner thereof; thence along the northeastern line of said Lot 4, South 41 degrees 05 minutes 07 seconds East, 186.00 feet to the POINT OF BEGINNING.

Containing 24,872 square feet or 0.571 acres, more or less according to calculations performed by Stock & Associated Consulting Engineers, Inc. during March 2024

DISCLAIMER:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED FOR:
GRAND COMMUNITIES/FISCHER HOMES
3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY, 41018
C/O MR. ROBERT HAYES,
PLANNING MANAGER & ENTITLEMENTS MANAGER

PREPARED BY:

257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636)
500-9100 FAX: (636) 530-9100
e-mail: general@stockinc.com
Web: www.stockinc.com

Stock & Associates
Consulting Engineers, Inc.

PRELIMINARY SITE DEVELOPMENT PLAN FOR:

**PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION
BY GRAND COMMUNITIES**

12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI

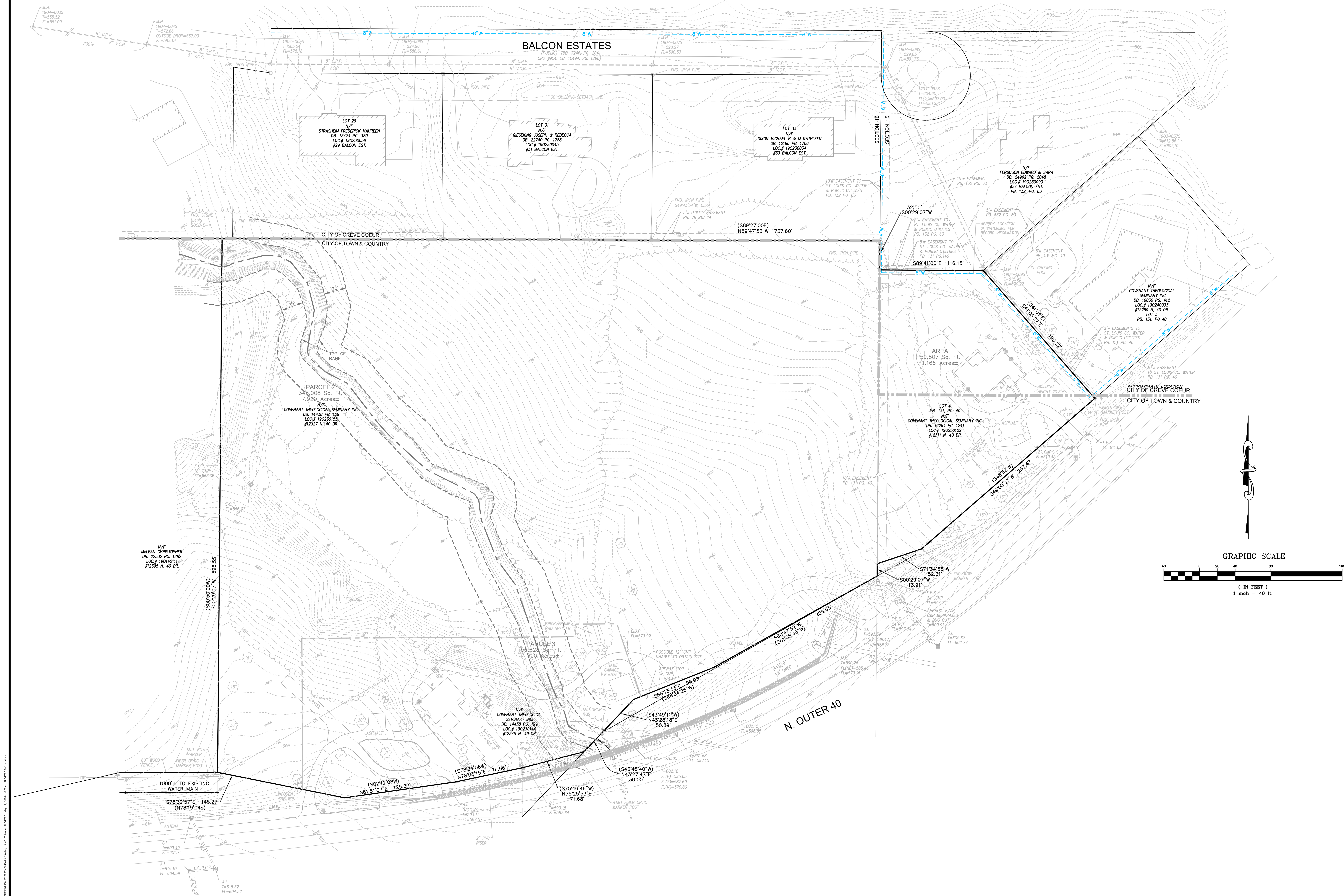


GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000991

REVISIONS:

1	4/30/2024 REVISED PER COMMENTS
2	5/14/2024 REVISED PER COMMENTS

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 3/15/2024	JOB NO: 223-7593
M.S.D. # P	BASE MAP # 190
S.L.C. HAT # P	HAT SUP. # P
M.A.N.R. # P	USAGE # MVS-2024-168
SHEET TITLE: PRELIMINARY SITE DEVELOPMENT PLAN TITLE SHEET	
SHEET NO.: C1.0	



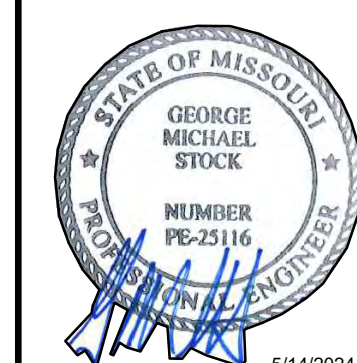
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY SITE DEVELOPMENT PLAN FOR:

PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION BY GRAND COMMUNITIES

12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI

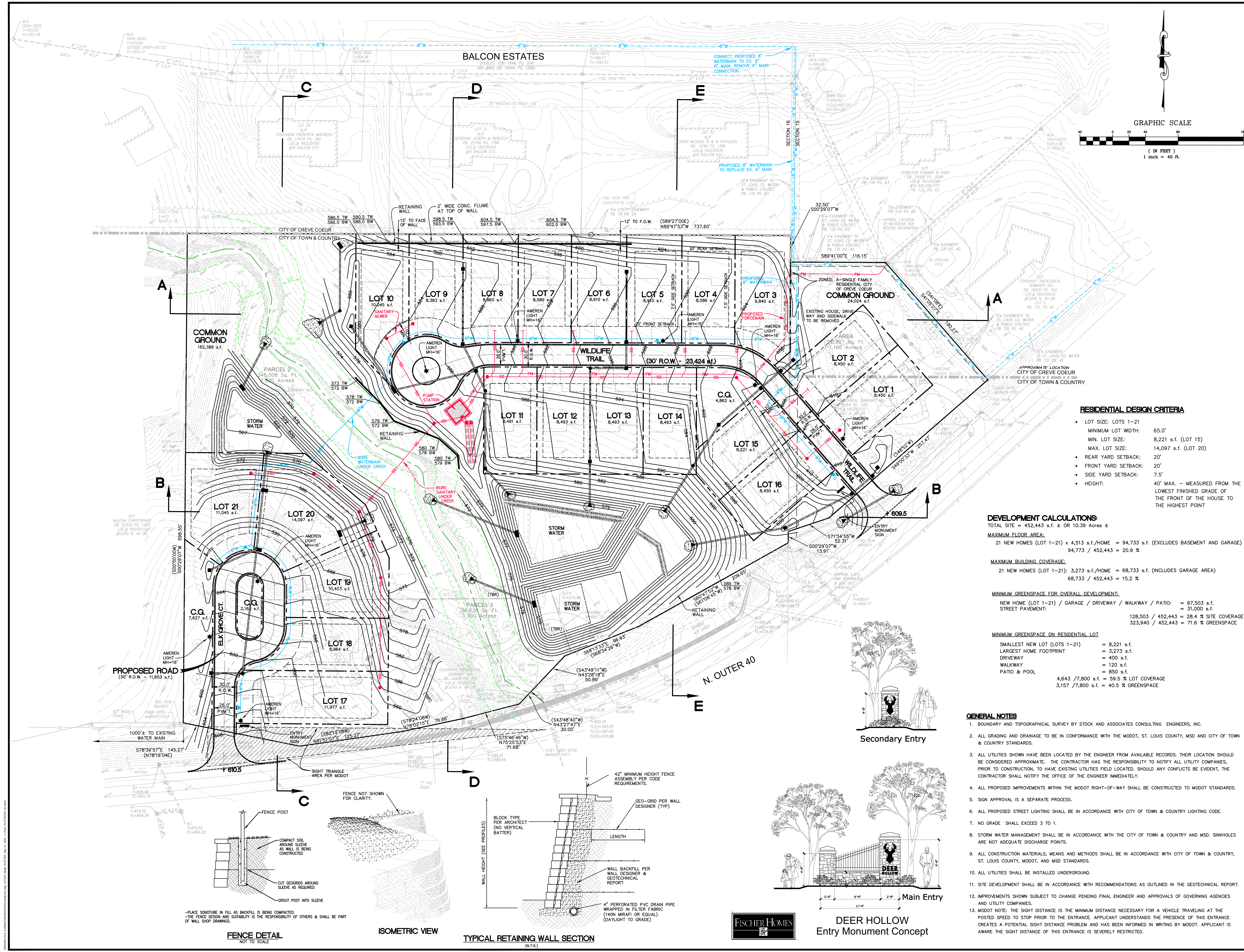


GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000990

REVISIONS:

1. 4/10/2024 REVISED PER COMMENTS
2. 5/14/2024 REVISED PER COMMENTS

DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	3/15/2024	JOB NO:	223-7553
M.S.D. P. #		BASE MAP P.	190
S.L.C. HAT #		HAT SUP. #	
M.D.N.R. #		USACE #	MVS-2024-168
SHEET TITLE:			
PRELIMINARY SITE DEVELOPMENT PLAN EXISTING CONDITIONS			
SHEET NO:			
C2.0			



RESIDENTIAL DESIGN CRITERIA

LOT SIZE: LOTS 1-21	
MINIMUM LOT WIDTH:	65.0'
MIN. LOT SIZE:	8,221 s.f. (LOT 15)
MAX. LOT SIZE:	14,097 s.f. (LOT 20)
REAR YARD SETBACK:	20'
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	7.5'
HEIGHT:	40' MAX. - MEASURED FROM THE LOWEST FINISHED GRADE OF THE FRONT OF THE HOUSE TO THE HIGHEST POINT

DEVELOPMENT CALCULATIONS:

TOTAL SITE = 452,443 s.f. ± OR 10.39 Acres ±

MAXIMUM FLOOR AREA:

21 NEW HOMES (LOT 1-21) x 4,513 s.f./HOME = 94,733 s.f. (EXCLUDES BASEMENT AND GARAGE)

94,773 / 452,443 = 20.9 %

MAXIMUM BUILDING COVERAGE:

21 NEW HOMES (LOT 1-21): 3,273 s.f./HOME = 68,733 s.f. (INCLUDES GARAGE AREA)

68,733 / 452,443 = 15.2 %

MINIMUM GREENSPACE FOR OVERALL DEVELOPMENT:

NEW HOME (LOT 1-21) / GARAGE / DRIVEWAY / WALKWAY / PATIO: = 97,503 s.f.

STREET PAVEMENT: = 31,000 s.f.

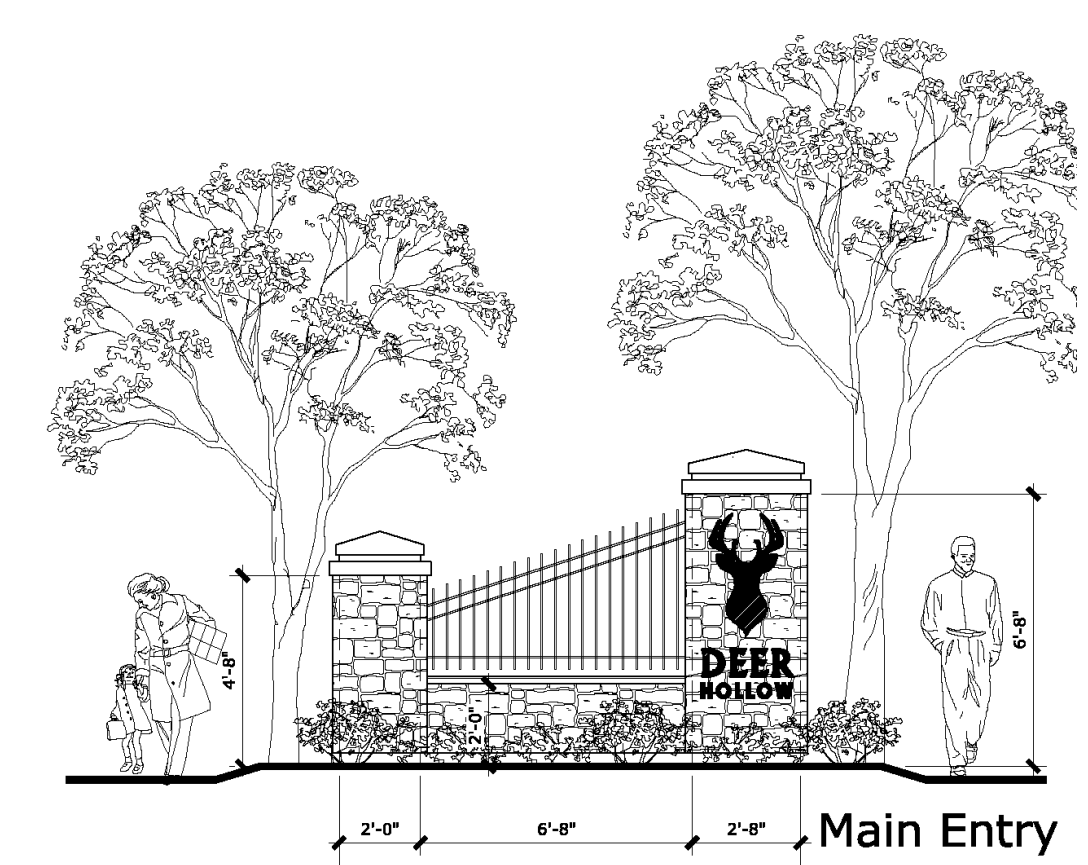
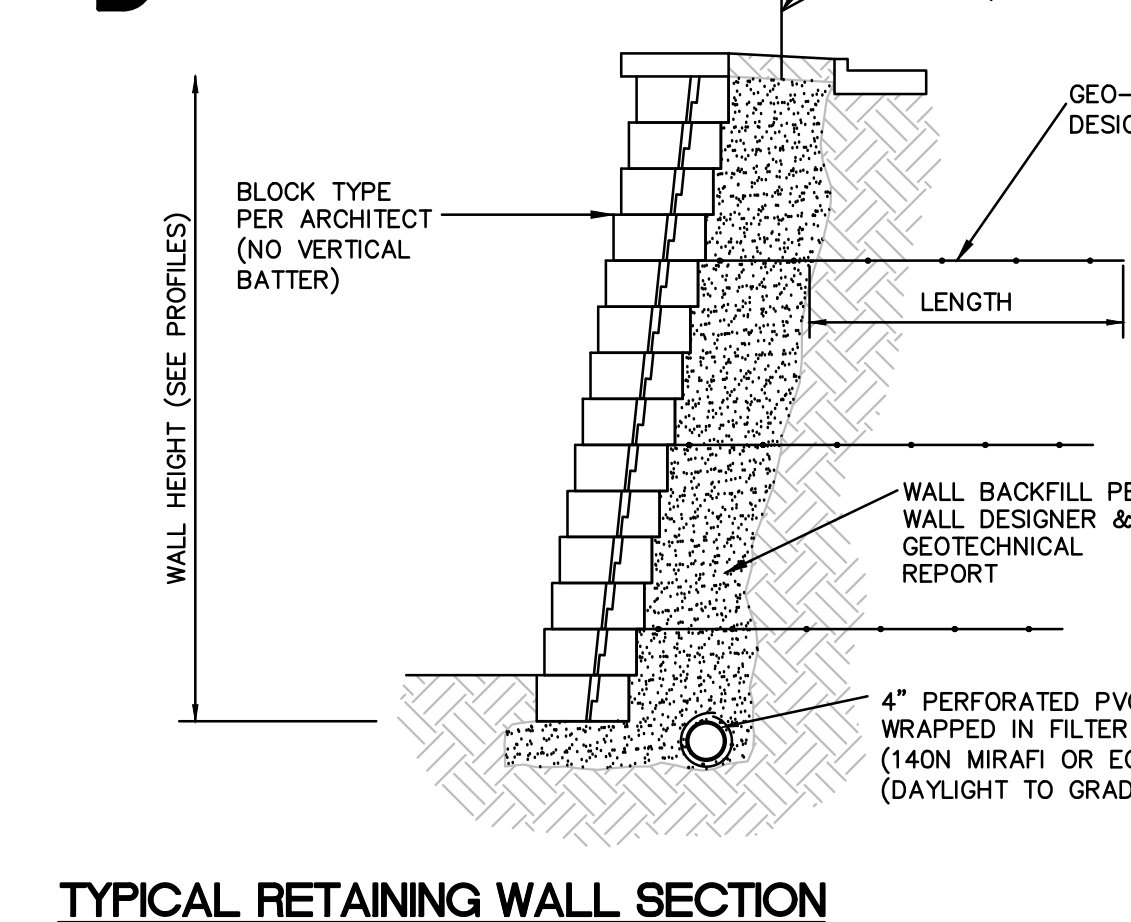
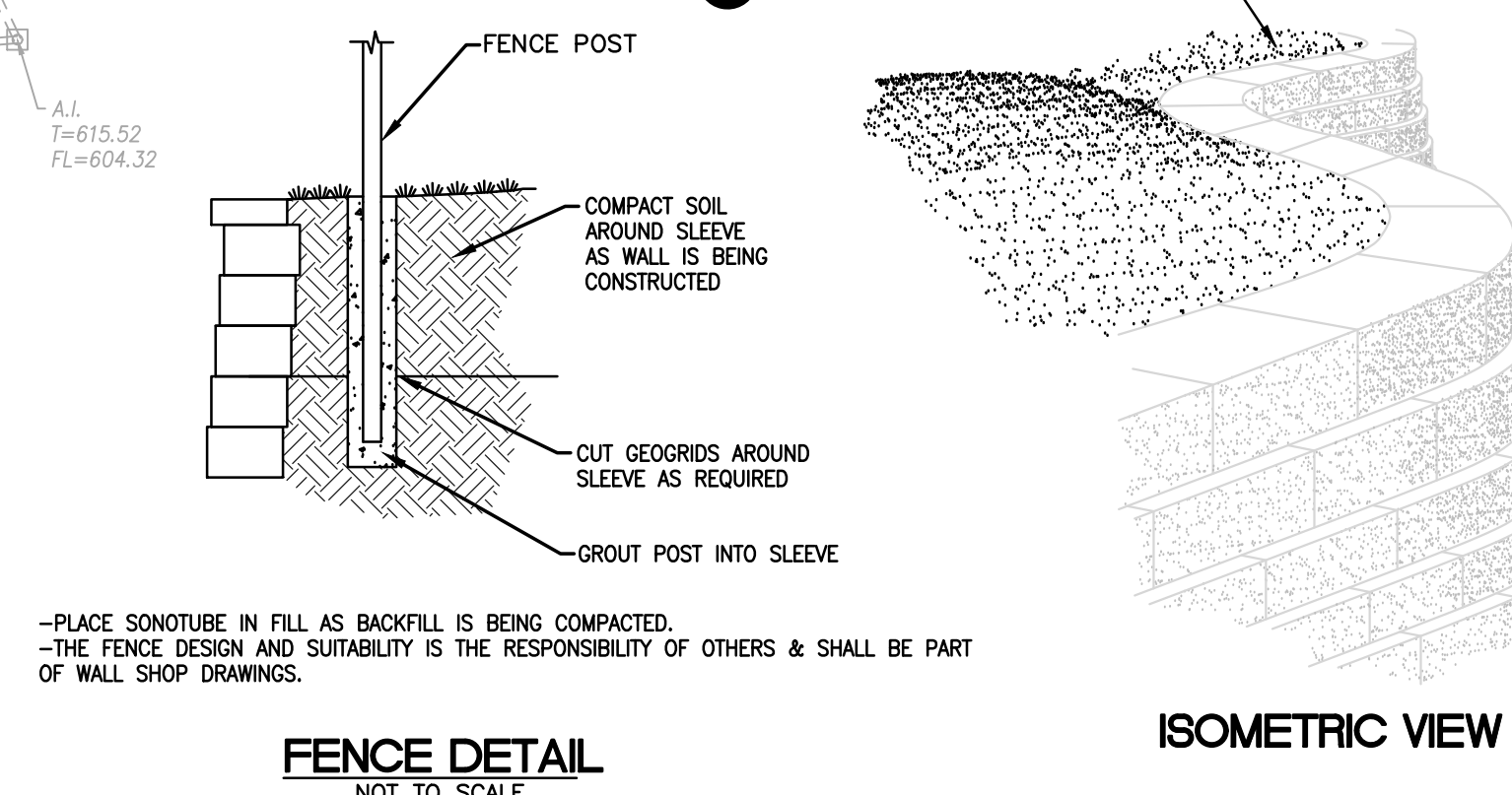
128,503 / 452,443 = 28.4 % SITE COVERAGE

323,940 / 452,443 = 71.6 % GREENSPACE

MINIMUM GREENSPACE ON RESIDENTIAL LOT

SMALLEST NEW LOT (LOTS 1-21)	= 8,221 s.f.
LARGEST HOME FOOTPRINT	= 3,273 s.f.
DRIVEWAY	= 400 s.f.
WALKWAY	= 120 s.f.
PATIO & POOL	= 850 s.f.
4,643 / 7,800 s.f. = 59.5 % LOT COVERAGE	
3,157 / 7,800 s.f. = 40.5 % GREENSPACE	

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE MODOOT, ST. LOUIS COUNTY, MSD AND CITY OF TOWN & COUNTRY STANDARDS.
 - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
 - ALL PROPOSED IMPROVEMENTS WITHIN THE MODOOT RIGHT-OF-WAY SHALL BE CONSTRUCTED TO MODOOT STANDARDS.
 - SIGN APPROVAL IS A SEPARATE PROCESS.
 - ALL PROPOSED STREET LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF TOWN & COUNTRY LIGHTING CODE.
 - NO GRADE SHALL EXCEED 3 TO 1.
 - STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF TOWN & COUNTRY AND MSD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF TOWN & COUNTRY, ST. LOUIS COUNTY, MODOOT, AND MSD STANDARDS.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.
 - IMPROVEMENTS SHOWN SUBJECT TO CHANGE PENDING FINAL ENGINEER AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.
 - MODOOT NOTE: THE SIGHT DISTANCE IS THE MINIMUM DISTANCE NECESSARY FOR A VEHICLE TRAVELING AT THE POSTED SPEED TO STOP PRIOR TO THE ENTRANCE. APPLICANT UNDERSTANDS THE PRESENCE OF THIS ENTRANCE CREATES A POTENTIAL SIGHT DISTANCE PROBLEM AND HAS BEEN INFORMED IN WRITING BY MODOOT. APPLICANT IS AWARE THE SIGHT DISTANCE OF THIS ENTRANCE IS SEVERELY RESTRICTED.



DEER HOLLOW
Entry Monument Concept

PREPARED BY: **Stock & Associates**
Consulting Engineers, Inc.

257 Riverfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-5000 FAX: (636) 590-9000
e-mail: general@stockassoc.com Web: www.stockassoc.com

PRELIMINARY SITE DEVELOPMENT PLAN FOR:
PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION
BY GRAND COMMUNITIES

12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
REGISTERED PROFESSIONAL ENGINEER
NUMBER PE-25116
EXPIRATION DATE 5/14/2024

REVISIONS:

1	4/9/2024	REVISED PER COMMENTS
2	5/14/2024	REVISED PER COMMENT 19

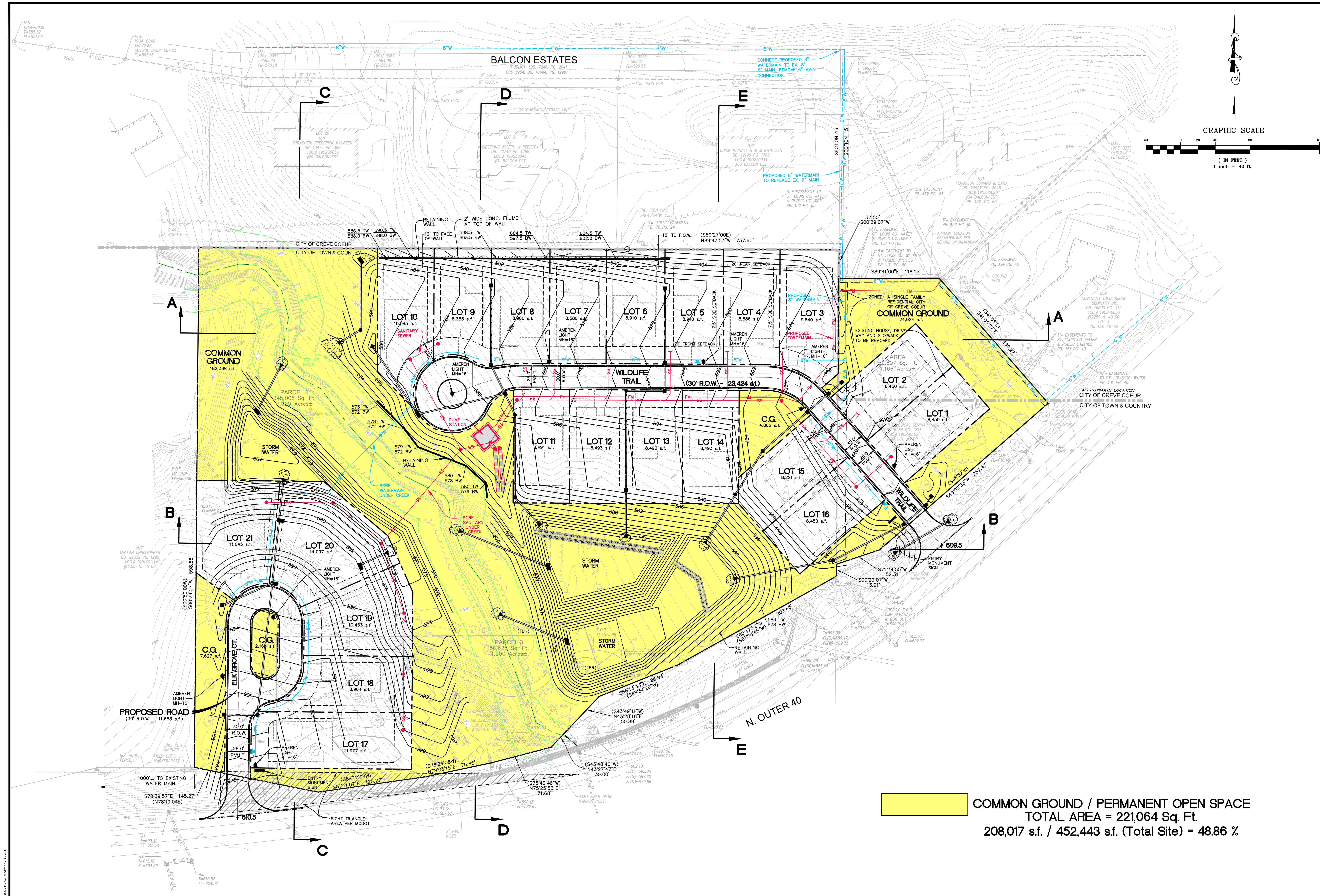
DRAWN BY: T.S.
DATE: 3/15/2024
M.S.D. P.#
S.L.C. HAT #

CHECKED BY: G.M.S.
JOB NO: 223-7553
BASE MAP: 150
HAT S.U.P. #

MDNR #
USACE #
MVS-2024-168

SHEET TITLE:
PRELIMINARY SITE DEVELOPMENT PLAN - SITE PLAN

SHEET NO.:
C3.0



COMMON GROUND / PERMANENT OPEN SPACE
TOTAL AREA = 221,064 Sq. Ft.
208,017 s.f. / 452,443 s.f. (Total Site) = 48.86 %

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY SITE DEVELOPMENT PLAN FOR:
PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION
BY GRAND COMMUNITIES
12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
ENGINEER
NUMBER PE-25116
EXPIRATION DATE 5/14/2024

REVISIONS:
1. 4/10/2024 REVISED PER COMMENTS
2. 5/14/2024 REVISED PER COMMENTS

DRAWN BY:
T.S.

CHECKED BY:
G.M.S.

DATE:
3/15/2024

JOB NO:
223-7553

M.S.D. #:
BASE MAP #

190

S.L.C. HAT #:
HAT SUP. #

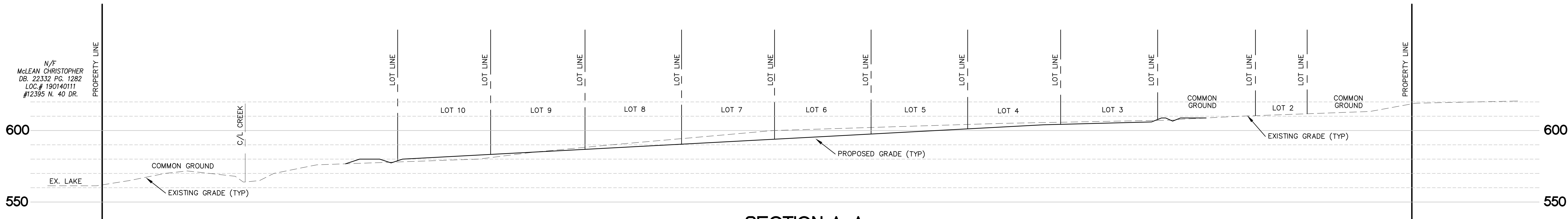
M.D.N.R. #:
USAGE #

MVS-2024-168

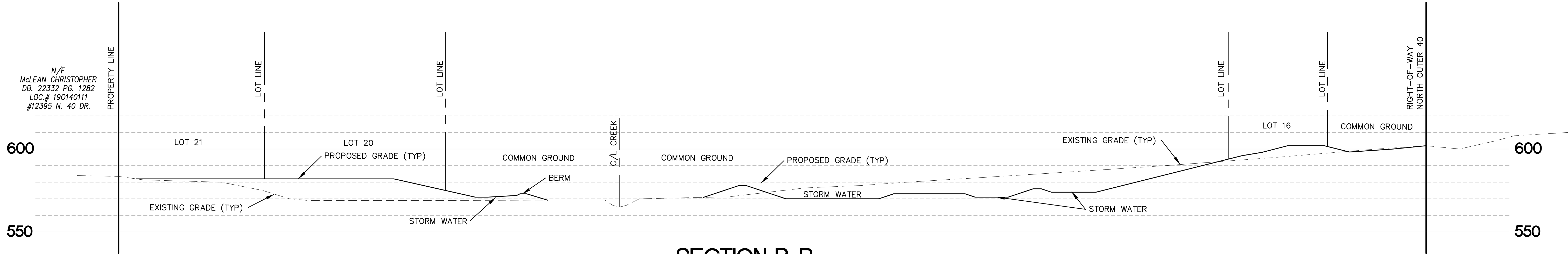
SHEET TITLE:
PRELIMINARY SITE
DEVELOPMENT PLAN -
COMMON GROUND /
PERMANENT OPEN SPACE

SHEET NO.:
C3.1

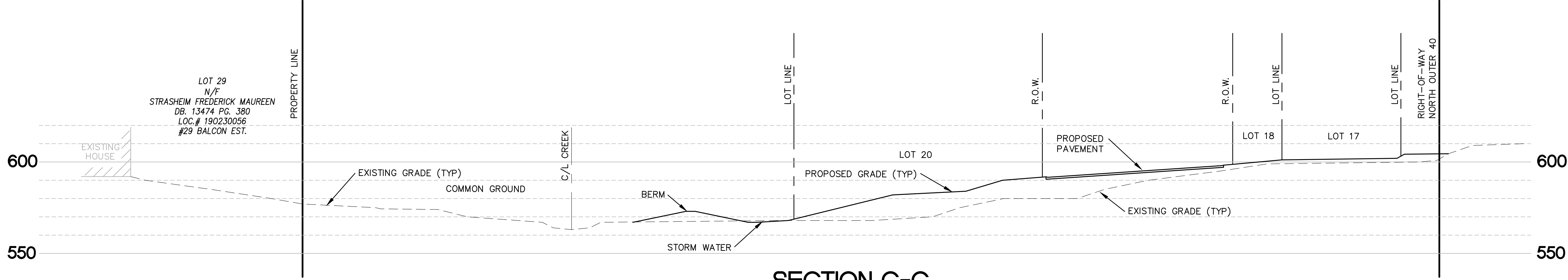
Page 46 of 155



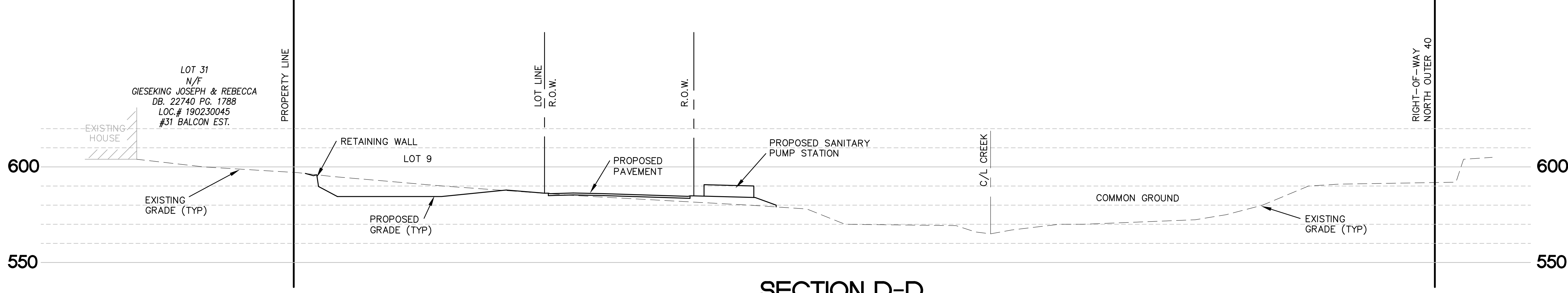
SECTION A-A



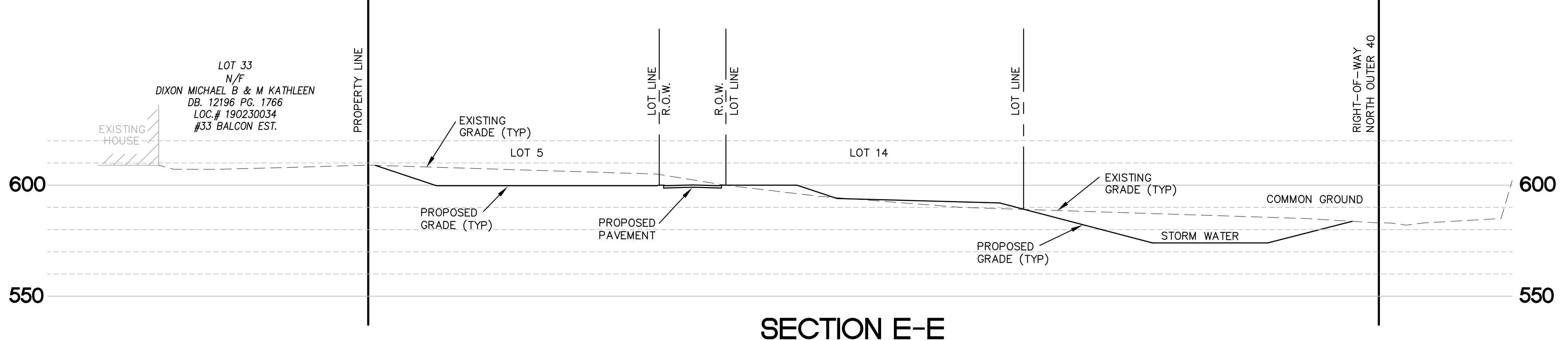
SECTION B-B



SECTION C-C



SECTION D-D



SECTION E-E

SITE SECTIONS
SCALE: 1"=30'

PREPARED BY:

STOCK & ASSOCIATES
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257 Theanfield Business Parkway
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e-mail: general@stockassoc.com
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PRELIMINARY SITE DEVELOPMENT PLAN FOR:

**PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION
BY GRAND COMMUNITIES**

12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI



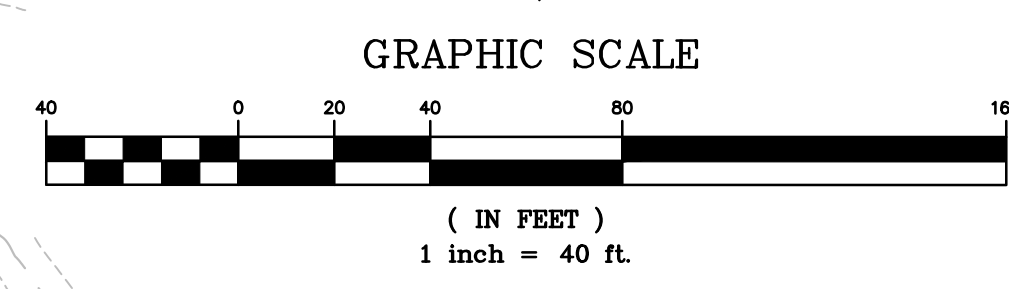
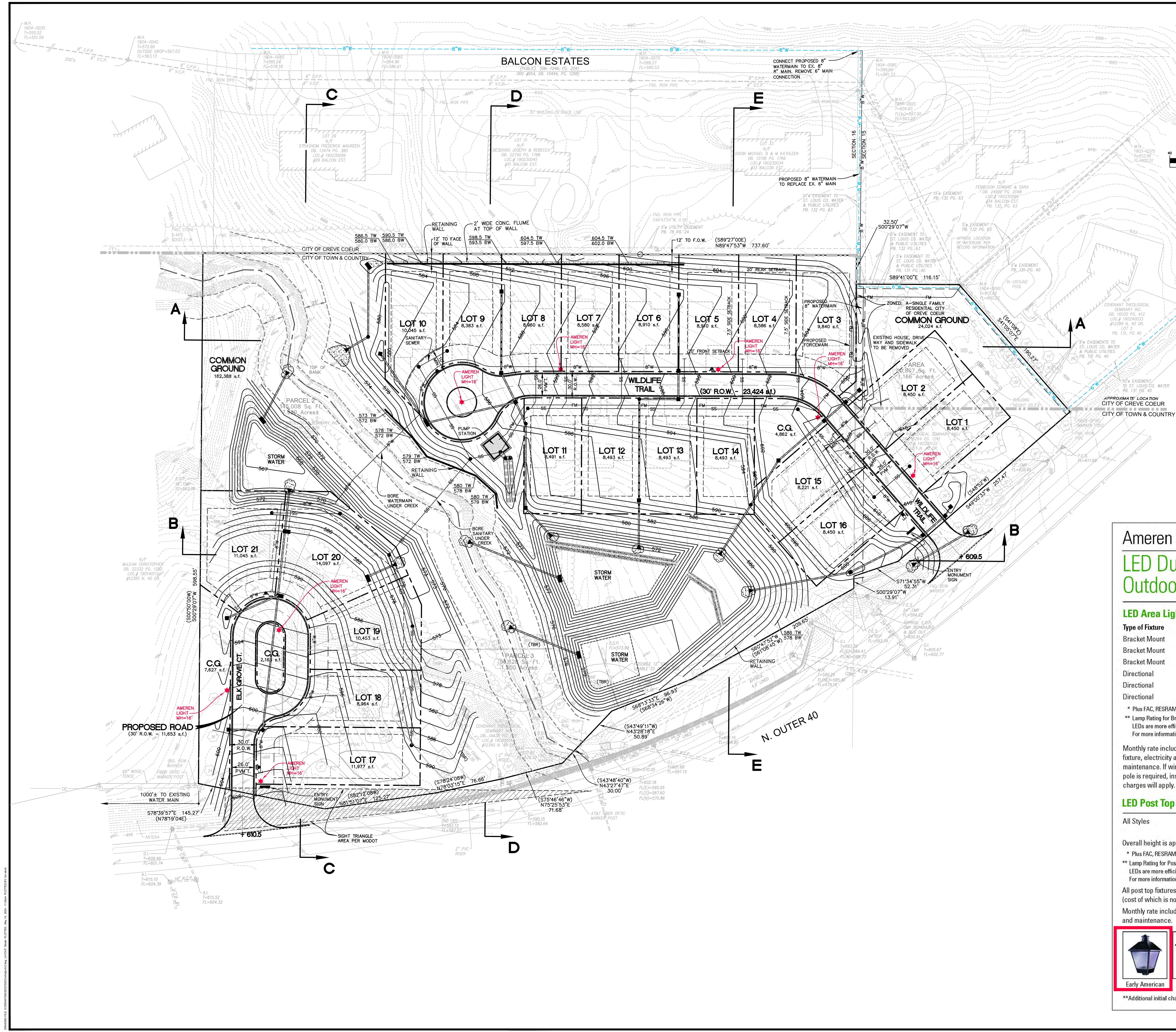
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000990

REVISIONS:
1. 4/30/2024 REVISED PER COMMENTS
2. 5/14/2024 REVISED PER COMMENTS

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 3/15/2024	JOB NO: 223-7593
M.S.D. P. #	BASE MAP P. # 190
S.L.C. HAT P. #	HAT SUP. P. #
M.D.N.R. #	USACE # MVS-2024-168

SHEET TITLE:
**PRELIMINARY SITE
DEVELOPMENT PLAN -
SITE SECTIONS**

SHEET NO.:
C4.0



Ameren Missouri LED Dusk-To-Dawn Outdoor Lighting

LED Area Lighting		
Type of Fixture	Lamp Rating**	Monthly Rate*
Bracket Mount	100 LED (Light Emitting Diode)	\$ 9.83
Bracket Mount	250 LED	\$ 15.86
Bracket Mount	400 LED	\$ 29.15
Directional	Small	\$ 20.66
Directional	Medium	\$ 33.12
Directional	Large	\$ 66.02

* Plus FAC, RESRAM and all applicable sales and municipal taxes
** Lamp Rating for Bracket Mount LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown. For more information please go to AmerenMissouri.com/Streetlights.

Monthly rate includes fixture, electricity and maintenance. If wire span or pole is required, installation charges will apply.



LED Post Top Lantern		
All Styles	Lamp Rating**	Monthly Rate*
	100 LED	\$ 21.83

Overall height is approximately 16 feet on a tapered pole.
* Plus FAC, RESRAM and all applicable sales and municipal taxes
** Lamp Rating for Post Top Lantern LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown. For more information please go to AmerenMissouri.com/Streetlights.
All post top fixtures require underground wiring (cost of which is not included in the above).
Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.



**Additional initial charge applies Rates effective April 1, 2020

PREPARED BY:
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e-mail: general@stockinc.com
Web: www.stockinc.com

PRELIMINARY SITE DEVELOPMENT PLAN FOR:
**PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION
BY GRAND COMMUNITIES**
12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI

GEORGE M. STOCK
No. 25116
Professional Engineer
State of Missouri

REVISIONS:
1. 4/10/2024 REVISED PER COMMENTS
2. 5/14/2024 REVISED PER COMMENTS

DRAWN BY:
T.S.

CHECKED BY:
G.M.S.

DATE:
3/15/2024

JOB NO:
223-7553

M.S.D. P. #

BASE MAP #

S.L.C. HAT #

HAT S.U.P. #

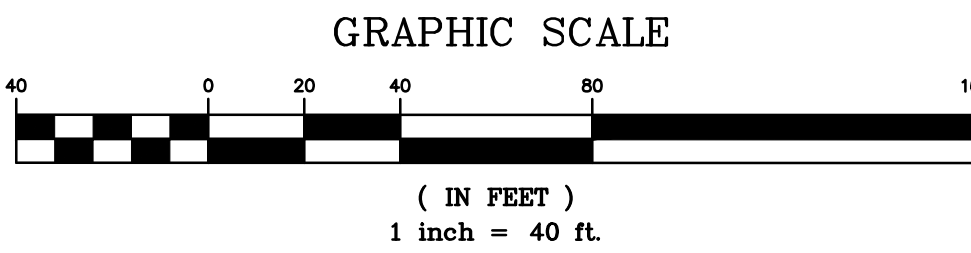
M.D.N.R. #

USACE #

MVS-2024-168

SHEET TITLE:
PRELIMINARY SITE
DEVELOPMENT PLAN -
SITE LIGHTING PLAN

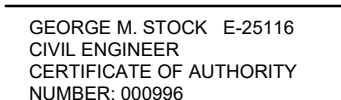
SHEET NO.:
C5.0



STOCK & ASSOCIATES
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257 Chesterfield Business Parkway
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E-mail: general@stockassoc.com
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2311 12327 12345 N OLIVER 40 DRIVE TOWN AND COUNTRY AND CREVE COEUR MISSOURI



REVISIONS:

SHEET TITLE:
PRELIMINARY SITE
DEVELOPMENT PLAN -
DRAFT PLAT

C6.0



THE CLAY
MASTERPIECE COLLECTION

3,029-3,916 SQFT 2 Story 4-5 Bedrooms 2-6 Baths



French Manor



Modern Retreat



English Elegance



American Classic



Coastal Classic



Photos, Options,
Virtual Tours
& More



THE MARGOT
MASTERPIECE COLLECTION

3155 SQFT 2 Story 4 Bedrooms 2.5-3.5 Baths



Modern Retreat



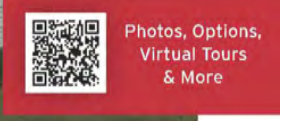
Modern Farmhouse



Modern European



Coastal Classic



Photos, Options,
Virtual Tours
& More



THE GRAYSON
MASTERPIECE COLLECTION

2929 SQFT 2 Story 4 Bedrooms 2.5-3.5 Baths



Coastal Classic



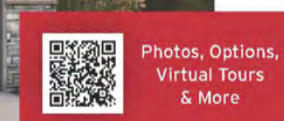
Modern Retreat



American Classic



Modern European



Photos, Options,
Virtual Tours
& More



THE TEAGAN
MASTERPIECE COLLECTION

2092 SQFT 1 Story 3-4 Bedrooms 2-3 Baths



Modern Retreat



Modern European



Coastal Classic



American Classic



Photos, Options,
Virtual Tours
& More



THE STANTON
MASTERPIECE COLLECTION

3,343-4,387 SQFT 2 Story 4-5 Bedrooms 2-6 Baths



English Elegance



Coastal Classic



Western Craftsman



Modern Farmhouse



Photos, Options,
Virtual Tours
& More



THE FINLEY
MASTERPIECE COLLECTION

2457 SQFT 2 Story 3-5 Bedrooms 2.5-3 Baths



European Romantic



Modern European



Coastal Classic



French Manor



Photos, Options,
Virtual Tours
& More



THE MITCHELL
MASTERPIECE COLLECTION

2,711-3,520 SQFT 2 Story 4-5 Bedrooms 2-5 Baths



Modern European



Coastal Classic



American Classic



Western Craftsman



Photos, Options,
Virtual Tours
& More



THE HUXLEY
MASTERPIECE COLLECTION

3114 SQFT 2 Story 4-5 Bedrooms 2.5-3.5 Baths



Modern Farmhouse



French Manor



Coastal Cottage



English Elegance



Photos, Options,
Virtual Tours
& More



THE PAXTON
MASTERPIECE COLLECTION

3,343-4,387 SQFT 2 Story 4-5 Bedrooms 2-6 Baths



Modern Prairie



American Classic



Modern Retreat



English Elegance



Coastal Classic



Photos, Options,
Virtual Tours
& More



THE BECKETT
MASTERPIECE COLLECTION

3732+ SQFT 2 Story 4-5 Bedrooms 2.5-3.5 Baths



Modern Farmhouse



American Classic



Coastal Cottage



English Elegance



Photos, Options,
Virtual Tours
& More



THE EVERETT
MASTERPIECE COLLECTION

2,212-4,295 SQFT 1 Story 2-6 Bedrooms 2-4.5 Baths



Coastal Classic



Modern Prairie



American Heritage



Photos, Options,
Virtual Tours
& More



THE PEARSON
MASTERPIECE COLLECTION

3529+ SQFT 2 Story 4-5 Bedrooms 2.5-3.5 Baths



Modern Farmhouse



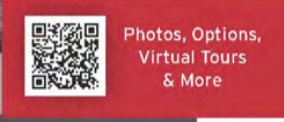
American Classic



Coastal Cottage



English Elegance



Photos, Options,
Virtual Tours
& More



THE RHODES
MASTERPIECE COLLECTION

3532-4351 SQFT 2 Story 4-5 Bedrooms 2.5-3.5 Baths



Modern Farmhouse



Modern Retreat



Modern European



American Classic



Photos, Options,
Virtual Tours
& More



THE LELAND
MASTERPIECE COLLECTION

3,045-3,295 SQFT 2 Story 4 Bedrooms 2.5-3.5 Baths



English Elegance



Coastal Classic



American Classic



Modern Farmhouse



Western Craftsman



Photos, Options,
Virtual Tours
& More



THE WINSLOW
MASTERPIECE COLLECTION

2690-3951 SQFT 1 Story 3-5 Bedrooms 2.5-4 Baths



English Elegance



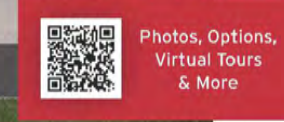
Modern Farmhouse



Modern Prairie



Coastal Classic



Photos, Options,
Virtual Tours
& More

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY SITE DEVELOPMENT PLAN FOR:
PROPOSED DEER HOLLOW RESIDENTIAL SUBDIVISION
BY GRAND COMMUNITIES

12311, 12327, 12345 N. OUTER 40 DRIVE, TOWN AND COUNTRY AND CREVE COEUR, MISSOURI



GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000991

REVISIONS:

1. 4/9/2024 REVISED PER COMMENTS

2. 5/14/2024 REVISED PER COMMENTS

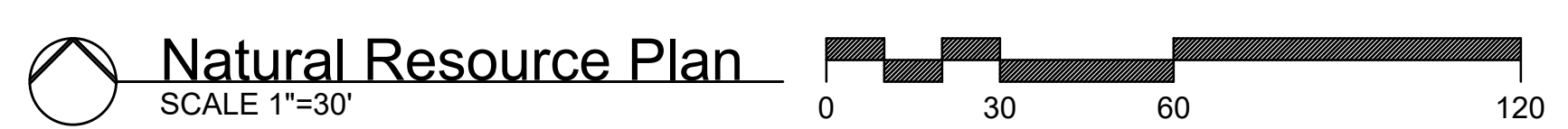
DRAWN BY: T.S.
DATE: 3/15/2024
M.S.D. P. #
S.L.C. HAT #
M.D.N.R. #
SHEET TITLE:
PRELIMINARY SITE
DEVELOPMENT PLAN -
HOME ELEVATIONS
SHEET NO.:
C7.0

CHECKED BY: G.M.S.
JOB NO: 223-7553
BASE MAP: 150
HAT SUP. #
USAGE #:
MVS-2024-168

Deer Hollow
Elevations - Masterpiece



- Legend:**
- Existing tree canopy
 - Existing individual tree
 - Existing Grand tree
- Existing Tree Summary:**
- Existing tree canopy woodland area total = 187,387 s.f. (4.3 acres)
 - Existing tree cross sectional area total = 23,497



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

**Proposed Deer Hollow Residential Subdivision
By Grand Communities**

12311, 12327, 12345 North Outer 40 Drive
Town and Country and Creve Coeur, Missouri

Revisions:

Date	Description	No.
4/9/24	City Comments	1
5/15/24	Site Changes	2

Drawn: KP
Checked: RS

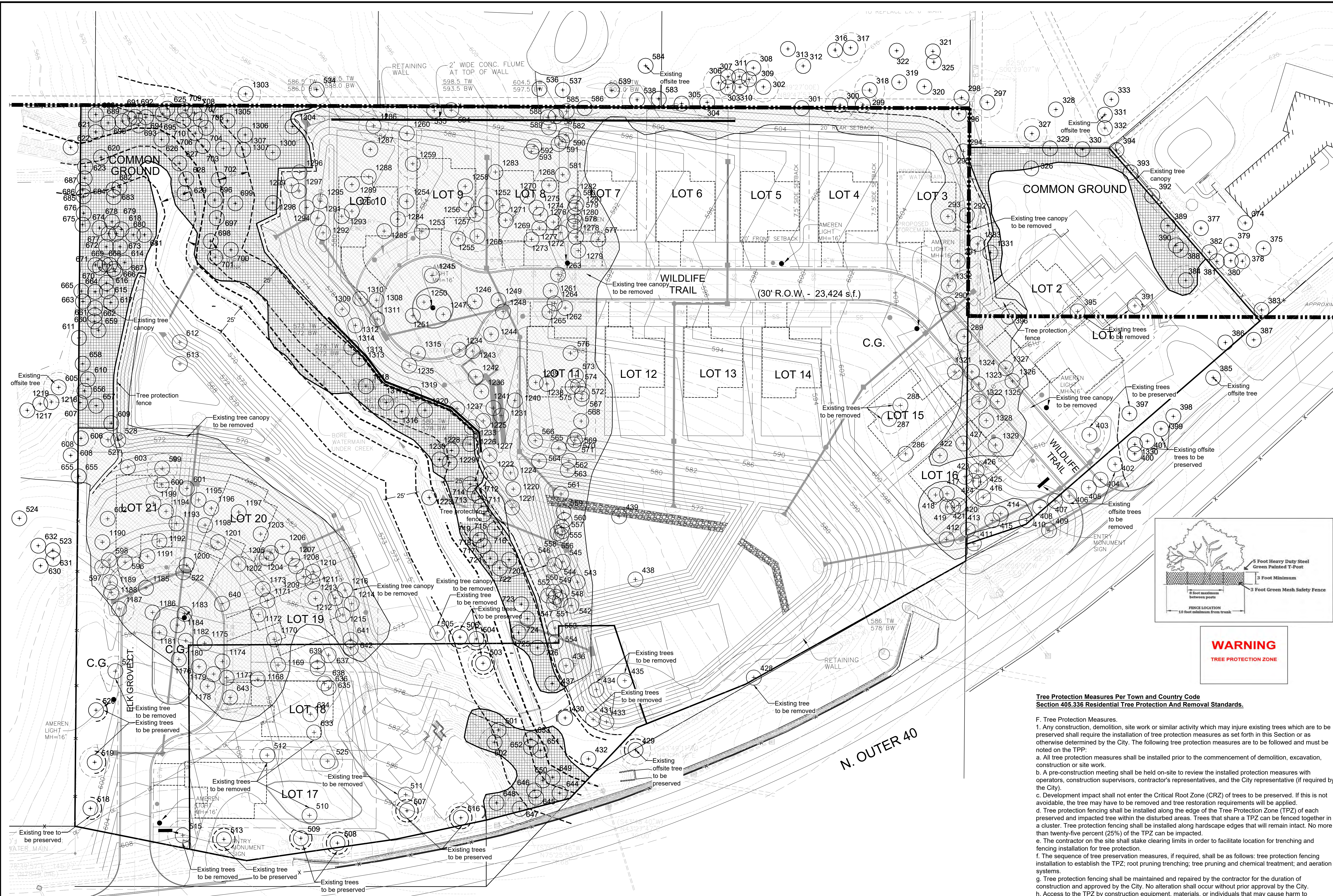
LOOMIS ASSOCIATES
landscape architects + planners
780 south 40 park drive, chesterfield, missouri 63005
t 636-519-8668
www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Natural Resource Plan
Sheet No:	NRP-1
Date:	3/15/24
Job #:	813.134

Note: Refer to NRP-2 for tree inventory chart.

Tree Inventory												
Tree ID	Tree Name	Condition	Grand Tree	DBH	Indiv. Tree	Cross-sectional area	CSA Preserved	Grand Tree CSA	Grand Tree CSA Preserved	To Preserve	To Remove	Observations
286	Black walnut	Good		18	Y						X	
287	Cottonwood	Fair	X	24	Y			452			X	Crown dieback
288	Sycamore	Poor		38	Y						X	Poor structure
289	Northern hackberry	Good	X	22				380			X	
290	Green ash	Poor		18							X	
291	Black walnut	Fair		8		50					X	
292	American elm	Fair	X	22				380			X	
293	Boxelder	Poor		14							X	
294	Sycamore	Poor		30							X	
295	Black walnut	Fair		12		113					X	
296	Shingle oak	Fair	X	23	Y			415		X		
297	Northern red oak	Good	X	22						X		Offsite
298	Northern red oak	Fair		7						X		Offsite
299	Pin oak	Good	X	24						X		Offsite
300	Shingle oak	Good	X	24						X		Offsite
301	American elm	Poor		30						X	X	Serious decline
302	Northern red oak	Good	X	22						X		Offsite
303	Shingle oak	Poor		24						X		Offsite, poor structure
304	American elm	Fair	X	24						X		Offsite, poor structure
305	Pin oak	Poor		6						X		Offsite, poor structure
306	Black cherry	Fair	X	28						X		Offsite
307	Shingle oak	Fair		15						X		Offsite
308	Northern red oak	Good	X	30						X		Offsite
309	Black cherry	Fair	X	14						X		Offsite
310	Northern red oak	Fair	X	24						X		Offsite
311	Northern red oak	Fair		13						X		Offsite
312	Shingle oak	Good		18						X		Offsite
313	Northern red oak	Good		18						X		Offsite
316	Shingle oak	Fair		19						X		Offsite
317	Northern red oak	Good	X	20						X		Offsite
318	Northern red oak	Fair	X	22						X		Offsite
319	Northern red oak	Good		18						X		Offsite
320	Shingle oak	Fair		12						X		Offsite
321	Black walnut	Good		18						X		Offsite
322	Shingle oak	Fair		18						X		Offsite
325	Red mulberry	Fair		6						X		Offsite
326	Northern hackberry	Good	X	20	Y			314	314	X		Lot 1A, Creve Coeur
327	Sycamore	Poor	X	22						X		Offsite, poor structure
328	Eastern white pine	Poor		14						X		Offsite
329	Northern red oak	Fair		7		38	38			X		Lot 1A, Creve Coeur
330		Dead		30						X		Dead, Lot 1A, Creve Coeur
331	Sycamore	Poor		12						X		Offsite, serious decline
332	Black walnut	Fair		8						X		Offsite
333	Red mulberry	Poor		8						X		Offsite
374	Magnolia	Good		6						X		Offsite
375	Black cherry	Poor		22						X		Offsite, poor structure
377	American elm	Fair		18						X		Offsite
378	Sycamore	Fair		10						X		Offsite
379	Sycamore	Fair		13						X		Offsite
380	Sycamore	Fair	X	24	Y					X		Offsite
381	Sycamore	Fair		13						X		Offsite
382	American elm	Fair		8						X		Offsite
383	Arbutus	Good		18						X		Offsite, poor structure
384	Eastern white pine	Fair	X	20	Y			314	314	X		Lot 1A, Creve Coeur
385	Spruce	Good		8						X		Offsite, ROW
386	Bradford pear	Good		8	Y	50	50			X		Lot 1A, Town & Country
387	Red maple	Good		6						X		Offsite, ROW
388	Sycamore	Good		18		254	254			X		Lot 1A, Creve Coeur
389	Sycamore	Good		15		177	177			X		Lot 1A, Creve Coeur
390	Sycamore	Fair		10		79	79			X		Lot 1A, Creve Coeur
391	Flowering dogwood	Fair		8	Y					X	X	Lot 1A, Creve Coeur
392	Black walnut	Fair		8		50	50			X		Lot 1A, Creve Coeur
393	Red mulberry	Poor		9						X		Lot 1A, Creve Coeur
394	American elm	Poor		9						X		Offsite
395	American elm	Fair	X	23	Y			415		X		Lot 1A, Creve Coeur
396	Red maple	Good	X	14		154				X		Lot 1A, Town & Country
397	Eastern red cedar	Fair	X	21	Y			346	346	X		Lot 1A, Town & Country
398	Green ash	Fair		4	Y					X		Offsite, ROW
399	Red maple	Good		10	Y					X		Offsite, ROW
400	Red maple	Good		7	Y					X		Offsite, ROW
401	Green ash	Fair		7	Y					X		Offsite, ROW
402		Dead									X	Dead, Offsite, ROW
403	Flower maple	Fair	X	20	Y			314			X	Lot 1A, Town & Country
404	Silvering dogwood	Fair		12	Y					X		Offsite, ROW, poor structure
405	Green ash	Fair		8	Y					X		Offsite, ROW
406	Spruce	Good		8	Y					X		Offsite, ROW
407	Flowering dogwood	Fair		16	Y					X		Offsite, ROW, poor structure
408	Green ash	Fair		7	Y	38				X		Lot 1A, Town & Country
409	Bradford pear	Poor		6						X		Offsite, ROW
410	Red maple	Fair		9	Y					X		Lot 1A, Town & Country
411	Northern hackberry	Fair		16	Y					X		Offsite, ROW
412	Green ash	Fair		18	Y						X	
413	Shingle oak	Poor		6						X		Lot 1A, Town & Country
414	American elm	Poor		7						X		Lot 1A, Town & Country
415	Black walnut	Fair		7	Y					X		Lot 1A, Town & Country
416	Black walnut	Poor		10						X		Lot 1A, Town & Country
417	Black walnut	Fair		15	Y					X		
418	Black walnut	Fair		15	Y					X		
419	Green ash	Poor		6						X		
420	American elm	Poor		10						X		
421	Persimmon	Poor		7						X		
422	Black walnut	Fair		11		95				X		
423	American elm	Dead		14	Y					X		Dead
424	American elm	Poor		10	Y					X		Lot 1A
425	American elm	Poor		10						X		Lot 1A
426	American elm	Poor		8	Y					X		Lot 1A
427	Black walnut	Fair		12		113				X		
428	Bur oak	Excellent		14	Y						X	
429	Green ash	Fair		19	Y					X		Offsite, ROW
430	Green ash	Fair		15	Y					X		Stream buffer
431	Green ash	Fair		13	Y						X	
432	Northern hackberry	Poor		15	Y						X	Stream buffer, crown dieback
433	Northern hackberry	Fair		15	Y					X		Crown dieback
434	Northern hackberry	Good	X	12	Y			452			X	Crown dieback
435	Green ash	Poor		12	Y						X	
436	Green ash	Poor		20	Y						X	
437	Green ash	Poor		20	Y						X	
438	Green ash	Poor		16	Y						X	
439	Green ash	Good		14	Y	154					X	
501	Black walnut	Fair		12		113	113			X		Stream buffer
502	White oak	Fair	X	24				452	452	X		
503	Green ash	Poor		21	Y						X	
504	Green ash	Fair		16	Y					X		Stream buffer
505	Green ash	Fair		12	Y						X	Stream buffer
506	Green ash	Fair	X	24	Y			452	452	X		Stream buffer
507	Sycamore	Good	X	36	Y			1017	1017	X		
508	Sycamore	Good	X	21	Y			346	346	X		
509	River birch	Fair		12	Y					X		
510	Sycamore	Good		14	Y						X	
511	Flowering dogwood	Good		8	Y						X	
512	Oak	Good	X	26	Y			631			X	
513	Pin oak	Good	X	29	Y			560	660	X		
515	Pin oak	Good	X	28	Y			615			X	
516	Amur maple	Poor		20	Y					X		
518	Austrian pine	Fair	X	20	Y			314	314	X		
519	Eastern white pine	Good	X	30	Y			707	707	X		
520	Austrian pine	Fair		18	Y	254	254			X		
521	Green ash	Dead		22	Y						X	
522	Sycamore	Good	X	30				707			X	
523	Eastern red cedar	Fair		9						X		Offsite
524	Eastern red cedar	Fair		14						X		Offsite
525	Sycamore	Good	X	21	Y			346	346		X	
527	White oak	Dead	X	24							X	Dead



Legend:

- Existing tree canopy to remove
- Existing individual tree to remove
- Existing tree canopy to preserve
- Existing individual tree to preserve
- Existing Grand tree to preserve
- Tree protection fence

Existing Tree Summary:

Existing tree canopy woodland area total	= 187,387 s.f. (4.3 acres)
Preserved tree canopy woodland area total	= 49,439 s.f. (1.13 acres)
Existing tree cross sectional area total	= 23,497
Preserved tree cross sectional area total	= 9,593 (40.8 %)
Preserved tree cross sectional area total required	= 11,748 (50 %)
Preserved tree cross sectional area total requiring mitigation	= 2,155

At current CSA per s.f. (0.126 CSA per s.f. woodland canopy)
Provide 17,103 s.f. x 1.2 = 20,524 s.f. (0.47 acres) of new woodland per
Ord. 405.335 D. 3. Replacement of Woodlands.

Tree Preservation Plan

SCALE 1"=30'



**Tree Protection Measures Per Town and Country Code
Section 405.336 Residential Tree Protection And Removal Standards.**

- F. Tree Protection Measures.
- Any construction, demolition, site work or similar activity which may injure existing trees which are to be preserved shall require the installation of tree protection measures as set forth in this Section or as otherwise determined by the City. The following tree protection measures are to be followed and must be noted on the TFP:
 - All tree protection measures shall be installed prior to the commencement of demolition, excavation, construction or site work.
 - A pre-construction meeting shall be held on-site to review the installed protection measures with operators, construction supervisors, contractor's representatives, and the City representative (if required by the City).
 - Development impact shall not enter the Critical Root Zone (CRZ) of trees to be preserved. If this is not avoidable, the tree may have to be removed and tree restoration requirements will be applied.
 - Tree protection fencing shall be installed along the edge of the Tree Protection Zone (TPZ) of each preserved and impacted tree within the disturbed areas. Trees that share a TPZ can be fenced together in a cluster. Tree protection fencing shall be installed along hardscape edges that will remain intact. No more than twenty-five percent (25%) of the TPZ can be impacted.
 - The contractor on the site shall stake clearing limits in order to facilitate location for trenching and fencing installation for tree protection.
 - The sequence of tree preservation measures, if required, shall be as follows: tree protection fencing installation to establish the TPZ, root pruning trenching; tree pruning and chemical treatment; and aeration systems.
 - Tree protection fencing shall be maintained and repaired by the contractor for the duration of construction and approved by the City. No alteration shall occur without prior approval by the City.
 - Access to the TPZ by construction equipment, materials, or individuals that may cause harm to protected trees will not be allowed. Only limited access, if necessary, shall be permitted with the prior approval of the City.
 - Removal of trees, shrubs, or undergrowth from protected areas shall only be performed when necessary and must be done with hand/power tools only, no heavy equipment/machinery.
 - Utility locations should be planned for areas outside of the (TPZ). Utilities that must cross through the TPZ of trees due to site constraints and utility design requirements must be approved by the City and will be directional bored. No open trenches are allowed. Tree protection fencing must be maintained on both sides of the boring alignment.
 - Attachment of any construction signs, fencing, etc., to any tree to be saved is strictly prohibited. Construction fence footings or support locations are required to be shown on the plan. Position post locations to span the TPZ. Upon completion of construction, all temporary barriers, fencing, and debris shall be removed from the site by the contractor.
 - Tree protection fencing shall consist of a green mesh safety fence that is a minimum of three (3) feet in height, secured with heavy duty steel t-posts set a maximum of eight (8) feet apart.
 - A moisture protected 8.5" x 11" sign stating, "Warning — Tree Protection Zone" shall be required to be placed on the tree protection fencing at a minimum of twenty (20) foot intervals, with a minimum of one (1) sign on each elevation of fence.

Note: Refer to NRP-2 for tree inventory chart.

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

**Proposed Deer Hollow Residential Subdivision
By Grand Communities**

12311, 12327, 12345 North Outer 40 Drive
Town and Country and Creve Coeur, Missouri

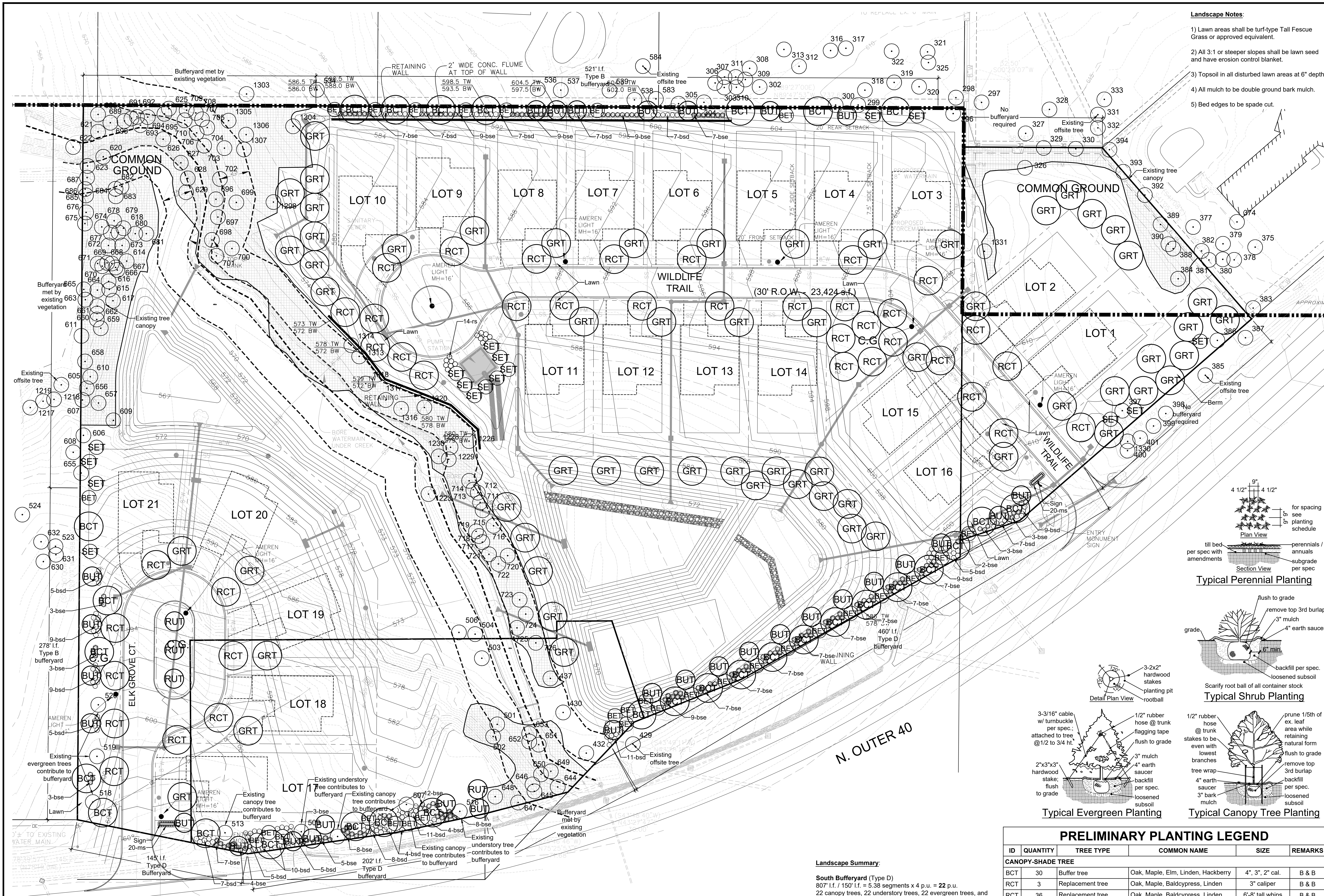
Revisions:

Date	Description	No.
4/9/24	City Comments	1
5/15/24	Site Changes	2

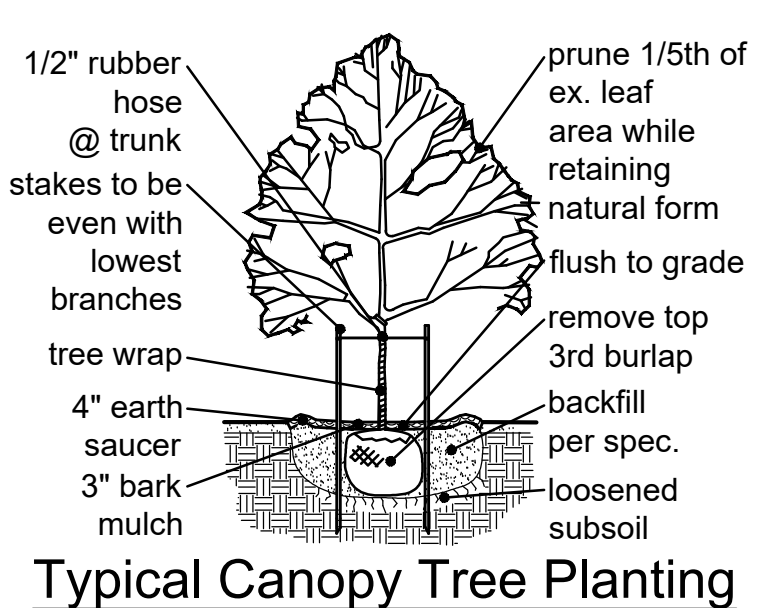
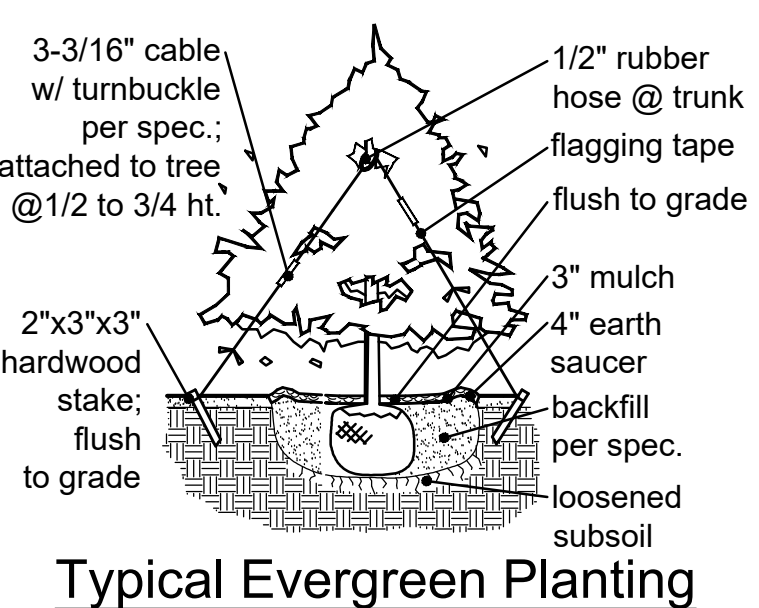
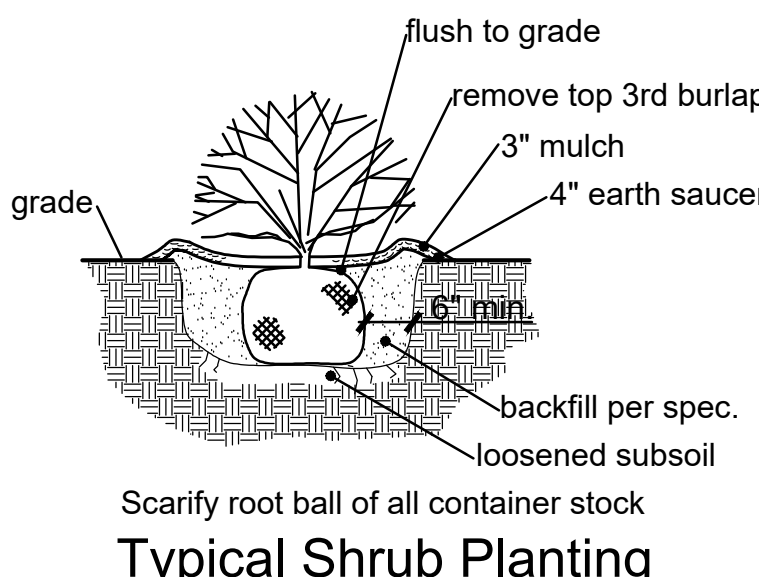
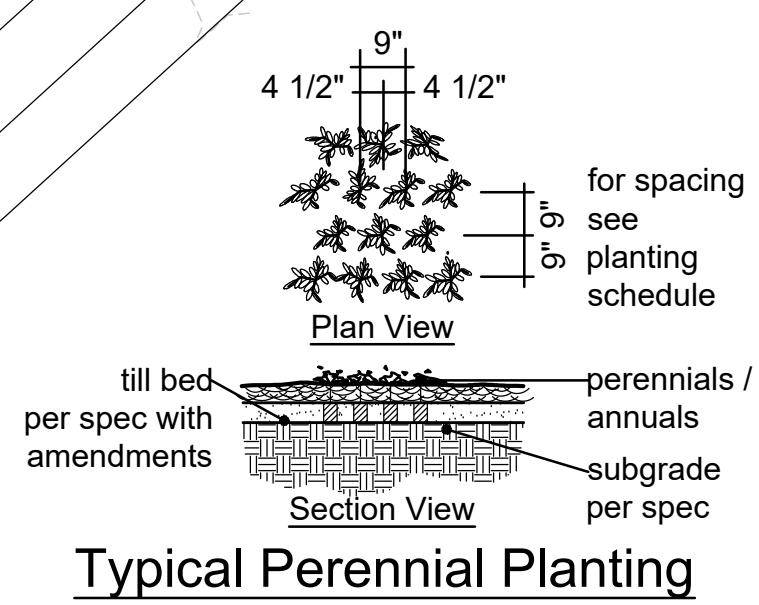
Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
7500 park 40 drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com
Missouri State Certificate of Authority #: LAG #00019

Sheet Title:	Tree Preservation Plan
Sheet No:	NRP-3
Date:	3/15/24
Job #:	813.134



- Landscape Notes:**
- 1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
 - 2) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
 - 3) Topsoil in all disturbed lawn areas at 6" depth.
 - 4) All mulch to be double ground bark mulch.
 - 5) Bed edges to be spade cut.



PRELIMINARY PLANTING LEGEND

ID	QUANTITY	TREE TYPE	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
BCT	30	Buffer tree	Oak, Maple, Elm, Linden, Hackberry	4", 3", 2" cal.	B & B
RCT	3	Replacement tree	Oak, Maple, Baldcypress, Linden	3" caliper	B & B
RCT	36	Replacement tree	Oak, Maple, Baldcypress, Linden	6"-8" tall whips	B & B
GRT	61	Grand replacement tree	Oak, Maple, Baldcypress, Hackberry	3" caliper	B & B
UNDERSTORY-ORNAMENTAL TREE					
BUT	31	Buffer tree	Hornbeam, Serviceberry, Redbud	2.5", 2", 1.5" cal.	B & B
RUT	4	Replacement tree	Serviceberry, Redbud, River Birch	1.5" caliper	B & B
EVERGREEN TREE					
BET	30	Buffer tree	American Holly, Juniper	10", 8", 6" tall	B & B
SET	17	Screening tree	American Holly, Juniper	6" tall	B & B
SHRUBS					
bse	171	Buffer shrub(evergreen)	Holly, Inkberry, Juniper	24" tall	Container
bsd	150	Buffer shrub(deciduous)	Viburnum, Lilac	24" tall	Container
rs	14	Replacement shrub	Holly, Inkberry, Juniper, Viburnum	18" tall	Container
ms	40	Monument sign shrubs	T.B.D.	18" tall	Container

Landscape Summary:

South Bufferyard (Type D)
807' l.f. / 150' l.f. = 5.38 segments x 4 p.u. = 22 p.u.
22 canopy trees, 22 understory trees, 22 evergreen trees, and 215 shrubs required

North Bufferyard (Type B)
521' l.f. / 150' l.f. = 3.47 segments x 2 p.u. = 7 p.u.
8 canopy trees, 8 understory trees, 8 evergreen trees, and 69 shrubs required

West Bufferyard (Type B)
278' l.f. / 150' l.f. = 1.85 segments x 2 p.u. = 4 p.u.
4 canopy trees, 4 understory trees, 4 evergreen trees, and 37 shrubs required

Total bufferyard plantings = 34 canopy trees, 34 understory trees, 34 evergreen trees, and 321 shrubs required

Note: Some existing canopy, understory, and evergreen trees contribute to the quantities in the proposed bufferyard locations.

Grand Tree Replacement Summary:

Grand trees to be removed = 24" DBH (#287) + 22" DBH (#289) + 22" DBH (#292) + 23" DBH (#395) + 20" DBH (#403) + 24" DBH (#434) + 26" DBH (#512) + 28" DBH (#515) + 30" DBH (#522) + 24" DBH (#525) + 20" DBH (#544) + 24" DBH (#547) + 28" DBH (#566) + 21" DBH (#567) + 26" DBH (#596) + 26" DBH (#599) + 30" DBH (#643) + 21" DBH (#1175) + 24" DBH (#1187) + 28" DBH (#1225) + 30" DBH (#1234) + 28" DBH (#1252) + 24" DBH (#1254) + 30" DBH (#1259) + 28" DBH (#1260) + 27" DBH (#1266) + 24" DBH (#1286) + 24" DBH (#1304) + 30" DBH (#1305) = 729" DBH

729" DBH x 0.25 = 182" DBH

182" DBH / 3" caliper tree = 61 replacement trees at 3" caliper inch size

Mitigation Tree Planting Summary:

17,103 s.f. x 1.2 = 20,524 s.f. of new woodland
20,524 s.f. = 0.471 acres
Provided:
6 canopy tree at 3" caliper x 0.471 = 3 canopy trees at 3" cal.
75 canopy tree whips at 6"-8" tall x 0.471 = 36 canopy tree whips at 6"-8" tall
9 understory trees at 1.5" caliper x 0.471 = 4 understory trees at 1.5" cal.
30 shrubs at 1.5" tall x 0.471 = 14 shrubs at 1.5" tall

Common Ground Summary:

122,956 s.f. (4.77 acres) proposed common ground area -
49,439 s.f. (1.13 acres) preserved woodland area =
73,517 s.f. = 1.687 acres of non-wooded common ground
1.687 acres x 8 plant units per acre = 14 plant units required
Requirement met and exceeded by bufferyard plantings (34 plant units)

**Proposed Deer Hollow Residential Subdivision
By Grand Communities**

12311, 12327, 12345 North Outer 40 Drive
Town and Country and Creve Coeur, Missouri

Date	Description	No.
4/9/24	City Comments	1
5/15/24	Site Changes	2

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
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www.loomis-associates.com

Missouri State Certificate of Authority # LAG #000019

Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	3/15/24
Job #:	813.134

City of Town & Country
Planning & Zoning Commission 4/17/2024
Proposed: Deer Hollow
Residential Subdivision at
12311, 12327 & 12345 North Forty Drive
By: Grand Communities LLC/Fischer Homes



Who is Grand Communities LLC/Fischer Homes

Legacy

Cincinnati-Based Company

Privately-Owned (Henry + Greg Fischer)

Founded in 1980

Create the best total new home experience

Maintain high customer satisfaction

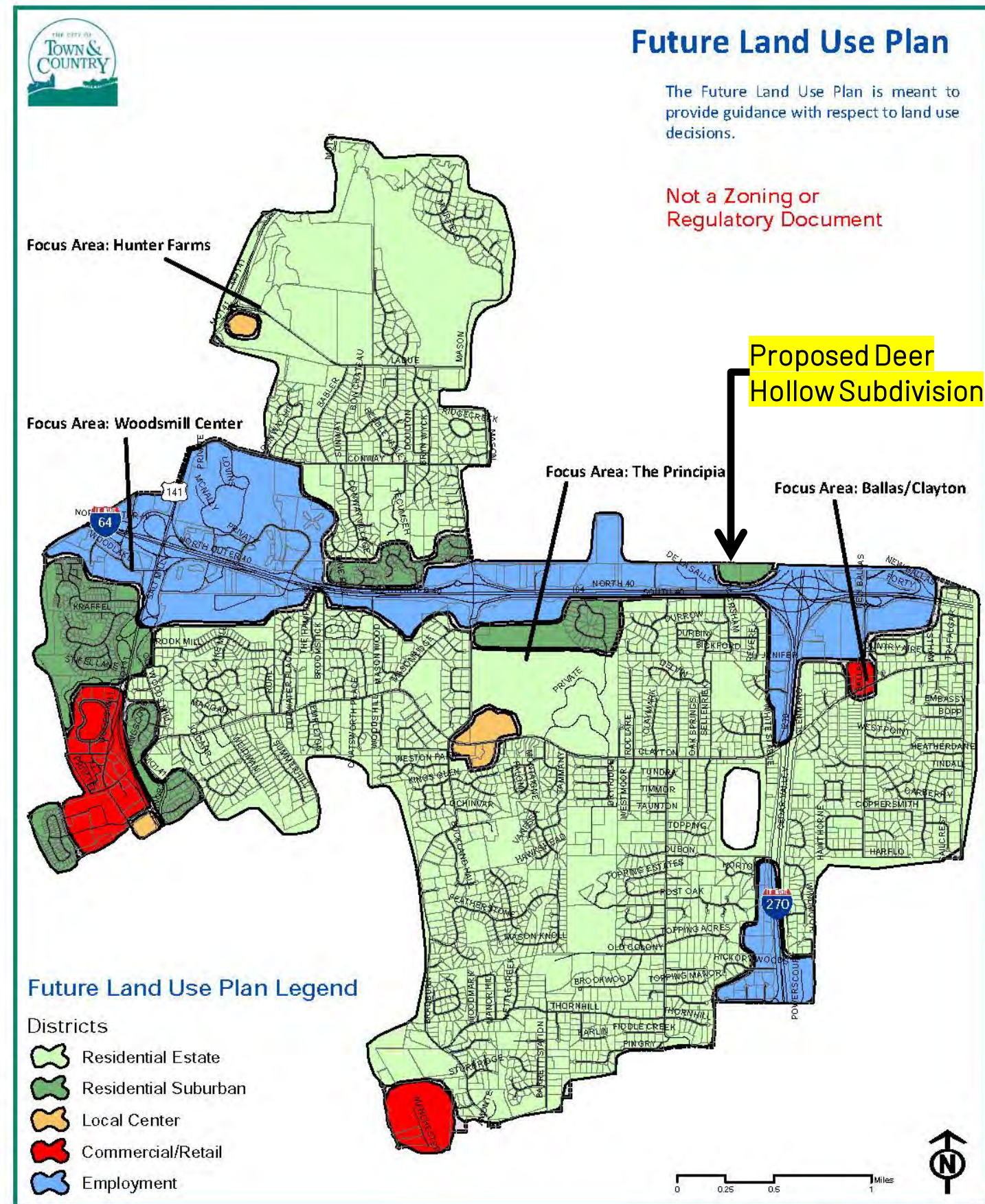
REQUEST:

Rezone from “Suburban Low” (SL) Zoning District to:
“Suburban Medium” (SM) Zoning District

In addition, A “Planned Residential Community Development” (PRC) w/
a “Preliminary Site Development Plan/ Preliminary Plat”

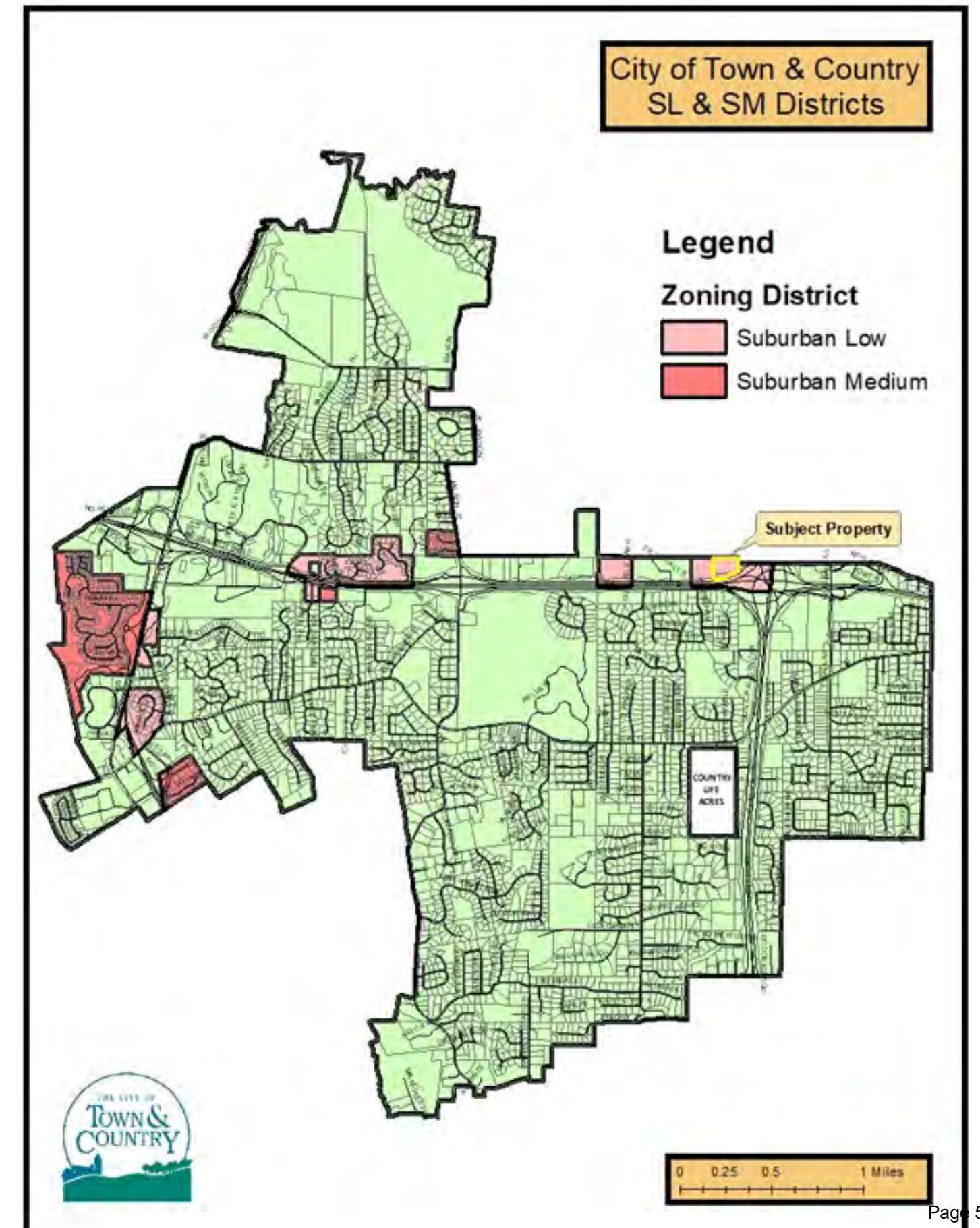
Comprehensive Plan

Property designated at Residential Suburban per figure 2.2 of Town & Country 2020 Comprehensive Plan.



Zoning District Analysis

Property currently zoned "Suburban Low"
Request Rezone to: "Suburban Medium"



RESIDENTIAL SUBURBAN

Design Characteristics

- Creative lot design that grants options for higher density in return for open space.
- A variety of housing types based on physical nature of the property and market trends or desired housing.
- Landscape buffers & natural resource dedication.
- Maximum building height: 2 stories.

Residential Suburban Land Use District

The Residential Suburban Land Use District is defined by residential lots of less than one acre and are found primarily in the vicinity of I-64/40 and MO-141. This district style is defined by residential subdivisions of a higher density, mostly seen in areas of the City that were annexed or created via special zoning regulations such as Suburban Low/Medium.

RESIDENTIAL - SUBURBAN

GENERAL CHARACTERISTICS

- Creative Lot Design that grants options for higher density in return for open space preservation or significant site layout
- A variety of housing types based on the physical nature of the property and market trends or desired housing
- Sensitive design and layout of non-residential uses that are adjacent to residential areas
- Landscape buffers and natural resource dedications
- Maximum building height: 2 stories

PRIMARY DEVELOPMENT TYPES

- Single-Family (Less than 1 acre)

Zoning: Suburban Low/Medium



Single Family Less than 1 Acre Example

SECONDARY DEVELOPMENT TYPES

- Single-Family Greater than an Acre
- Institutional Uses
- Utilities
- Parks and Public Spaces



Single Family 1 acre+ Example



Institutional Use Example (School)



Utilities Example (Storage Tank)



Park & Public Space Example



Site Area= 9.816 Ac.(T&C)
Site Area= 0.574 Ac.(C.C)

Site Area= 9.816 Ac.(T&C)
Site Area= 0.574 Ac.(C.C)

- Existing MSD - 8" P.V.C. Sanitary Sewer

- HIGH POINT = 619

EX. HOUSE, DRIVEWAY, &
SIDEWALK TO BE REMOVED

EX. CREEK

EX. HOUSE, DRIVEWAY, &
SIDEWALK TO BE REMOVED

Page 61 of 155 7

PROPOSED SITE PLAN

DESIGN CRITERIA

- Lot Size: Lots 1-21
- Minimum Lot Width: 65.0'
- Min. Lot Size: 7,800 S.F. (Lots 10,11,13)
- Max. Lot Size: 14,097 S.F. (Lot 20)
- Rear Yard Setback: 20'
- Front Yard Setback: 20'
- Side Yard Setback: 7.5'
- Height: 40' Max. - Measured from the lowest finished grade of the front of the house to the highest point

DEVELOPMENT CALCULATIONS

TOTAL SITE = 452,443 S.F. ± Or 10.39 Acres ±

Maximum Floor Area:

21 New Homes x 4,513 S.F./Home = 94,733 S.F. (Excludes Basement & Garage)
94,733 / 452,443 = 20.9 %

Maximum Building Coverage:

21 New Homes : 3,273 S.F./Home = 68,733 S.F. (Includes Garage Area)
68,733 / 452,443 = 15.2 %

Minimum Greenspace For Overall Development:

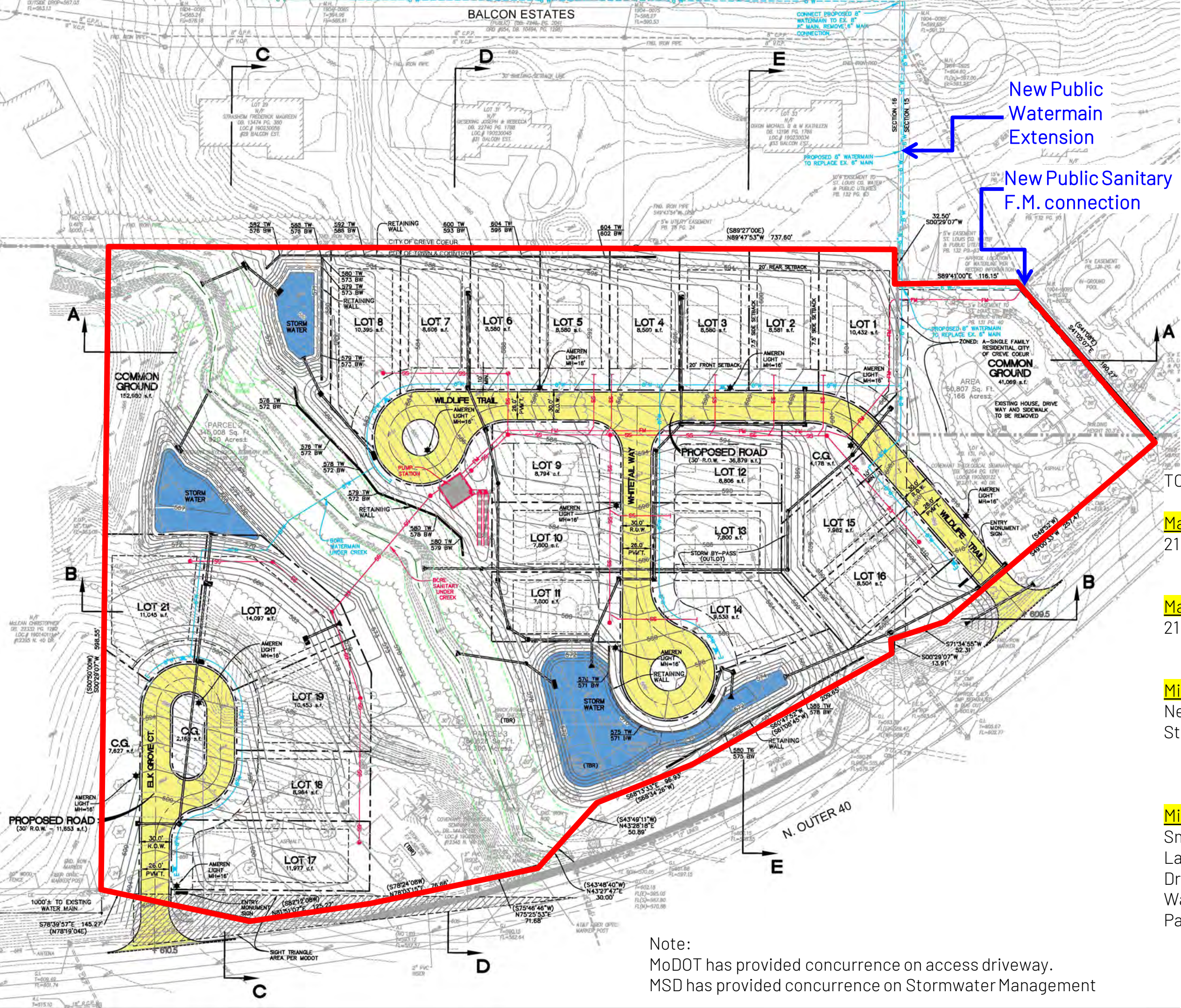
New Home /Garage /Driveway /Walkway /Patio = 88,033 S.F.
Street Pavement: = 41,380 S.F.
129,953 / 452,443 = 28.6 % Site Coverage
323,030 / 452,443 = 71.4 % Greenspace

Minimum Greenspace On Residential Lot

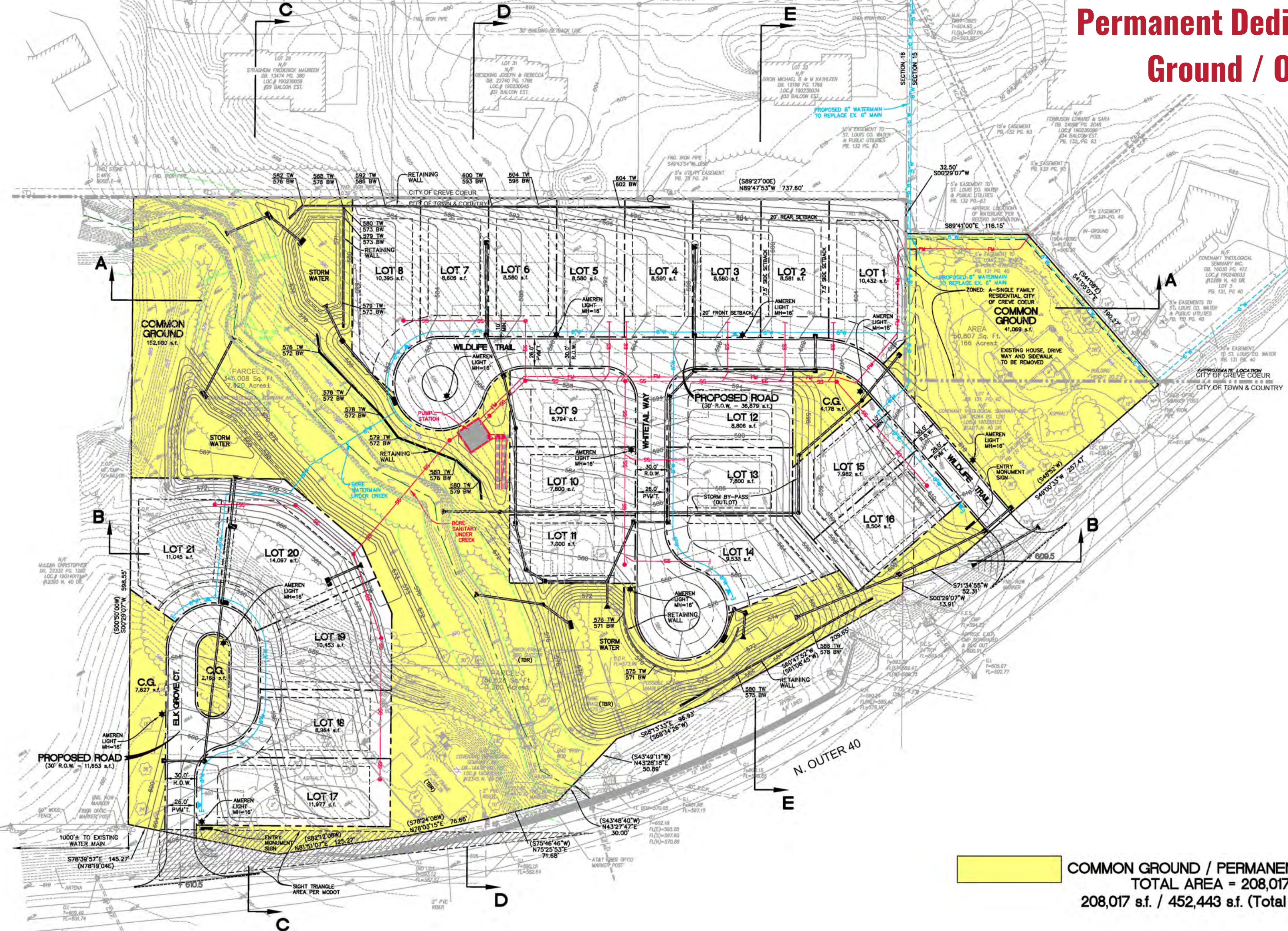
Smallest New Lot (Lots 1-21) = 7,800 S.F.
Largest Home Footprint = 3,273 S.F.
Driveway = 400 S.F.
Walkway = 120 S.F.
Patio & Pool = 850 S.F.

4,643 / 7,800 S.F. = 59.5 % Lot Coverage
3,157 / 7,800 S.F. = 40.5 % Greenspace

Note:
MoDOT has provided concurrence on access driveway.
MSD has provided concurrence on Stormwater Management



Permanent Dedicated Common Ground / Openspace



Proposed Landscape Plan

Proposed Plantings

Canopy-shade Trees: 131
Understory Trees: 35
Evergreen Trees: 48
Shrubs: 373



Grand Tree Replacement Summary:

Provided = 61 replacement trees at 3" caliper

Mitigation Tree Planting Summary:

Provided

- Canopy Trees @ 3" Caliper = 3
- Canopy Trees @ 6'-8' tall = 37
- Understory Trees @ 1.5" caliper = 4
- Shrubs @ 1.5' tall = 15

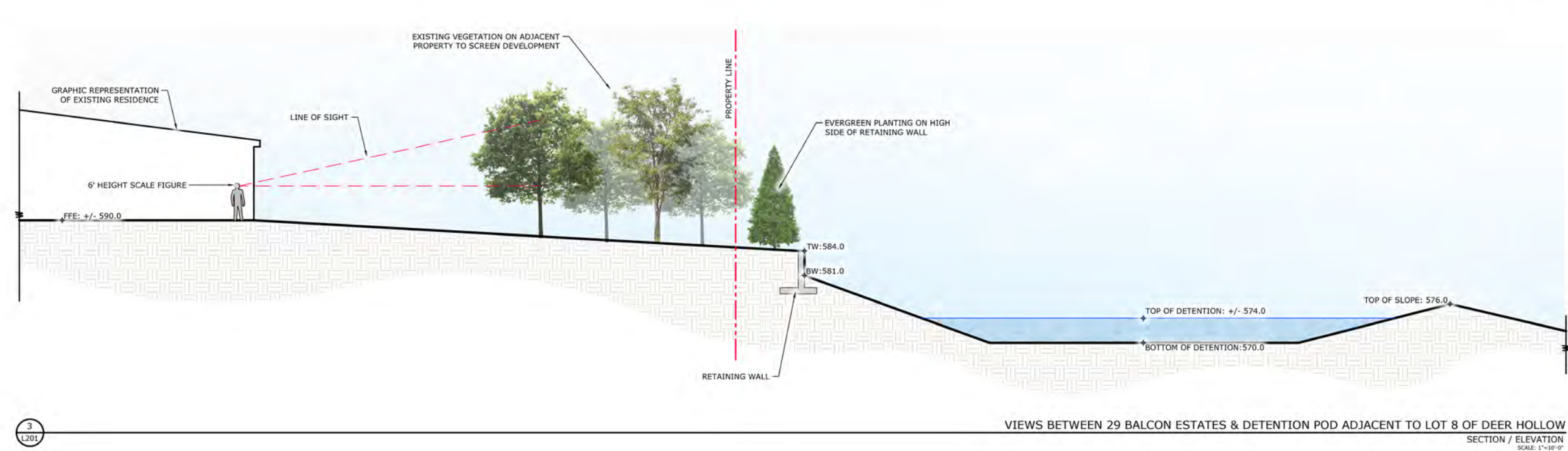
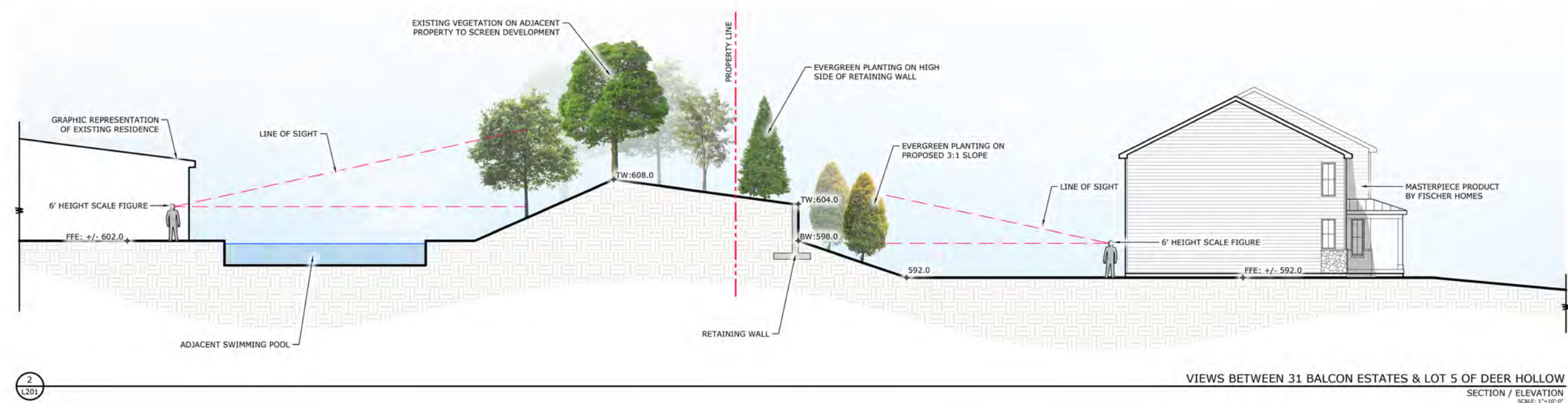
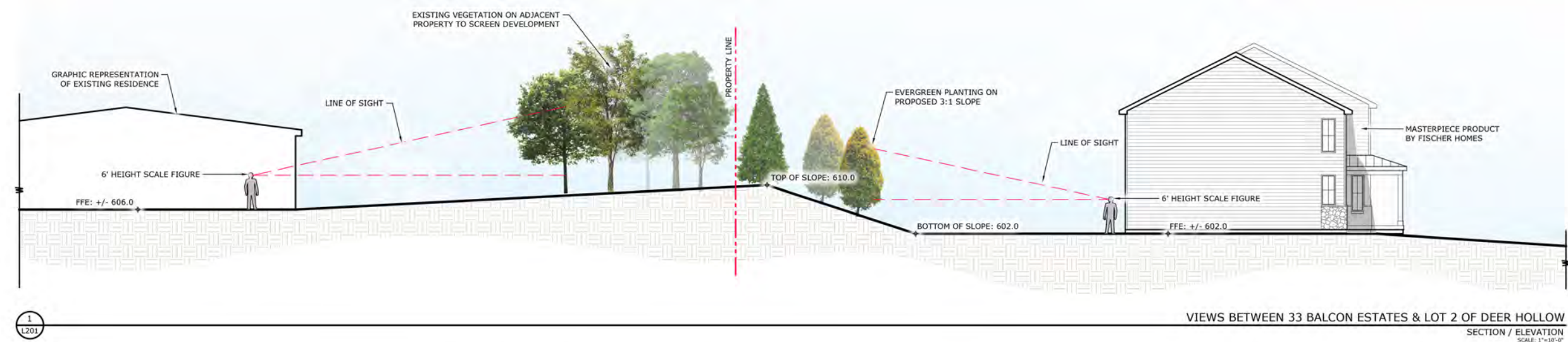
Common Ground Summary:

Proposed Common Ground = 4.77 Ac.
Preserved Woodland = 1.06 Ac.
Non-Wooded Common Ground = 3.71 Ac.
Req. Plant Units = 30
Provided Plant Units = 33

Bufferyard Landscape Summary:

South Buffer: 22 Canopy Trees, 22 Understory Trees, 22 Evergreen, & 215
North Buffer: 8 Canopy Trees, 8 Understory Trees, 12 Evergreen Trees, & 79 Shrubs
West Buffer: 3 Canopy, 3 Understory Trees, 3 Evergreen Trees & 24 Shrubs

Total Buffer Plantings = 33 Canopy, 33 Understory, 37 Evergreen & 318 Shrubs



Community Design

Simple + Understated

Contemporary

Contextual

Create a timeless, high-quality community

Integrate homes with the site

Maximize value



Single-Family Detached (fee-simple)

Option for included maintenance











average
\$1.2 million

Luxury Home Lifestyle

Detached homes on low maintenance homesites

One and two-story options

Masterpiece Collection

Spacious open-concept living. Customizable options. Unique design.



2,090 – 4,975
Square Feet



2 – 6
Bedrooms



2 – 6
Bathrooms

Homes That Meet the Modern Lifestyle + Aesthetic

Modern interiors

Natural light

Open concept living









FISCHER HOMES

THE CLAY
MASTERPIECE COLLECTION

3,029-3,916 SQFT 2 Story 4-5 Bedrooms 2-6 Baths



French Manor

Modern Retreat



English Elegance

American Classic

Coastal Classic



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE MARGOT
MASTERPIECE COLLECTION

3155 SQFT 2 Story 4 Bedrooms 2.5-3.5 Baths



Modern Retreat



Modern Farmhouse

Modern European

Coastal Classic



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE GRAYSON
MASTERPIECE COLLECTION

2929 SQFT 2 Story 4 Bedrooms 2.5-3.5 Baths



Coastal Classic



Modern Retreat

American Classic

Modern European



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE TEAGAN
MASTERPIECE COLLECTION

2092 SQFT 1 Story 3-4 Bedrooms 2-3 Baths



Modern Retreat



Modern European

Coastal Classic

American Classic



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE STANTON
MASTERPIECE COLLECTION

3,343-4,387 SQFT 2 Story 4-5 Bedrooms 2-6 Baths



English Elegance



Coastal Classic

Western Craftsman

Modern Farmhouse



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE FINLEY
MASTERPIECE COLLECTION

2457 SQFT 2 Story 3-5 Bedrooms 2.5-3 Baths



European Romantic



Modern European

Coastal Classic

French Manor



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE MITCHELL
MASTERPIECE COLLECTION

2,711-3,520 SQFT 2 Story 4-5 Bedrooms 2-5 Baths



Modern European



Coastal Classic

American Classic

Western Craftsman



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE HUXLEY
MASTERPIECE COLLECTION

3114 SQFT 2 Story 4-5 Bedrooms 2.5-5.5 Baths



Modern Farmhouse



French Manor

Coastal Cottage

English Elegance



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE PAXTON
MASTERPIECE COLLECTION

3,343-4,387 SQFT 2 Story 4-5 Bedrooms 2-6 Baths



Modern Prairie

American Classic



Modern Retreat

English Elegance

Coastal Classic



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE BECKETT
MASTERPIECE COLLECTION

3732+ SQFT 2 Story 4-5 Bedrooms 2.5-5.5 Baths



Modern Farmhouse



American Classic

Coastal Cottage

English Elegance



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE EVERETT
MASTERPIECE COLLECTION

2,212-4,295 SQFT 1 Story 2-6 Bedrooms 2-4.5 Baths



Coastal Classic



Modern Prairie

American Heritage



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE PEARSON
MASTERPIECE COLLECTION

3529+ SQFT 2 Story 4-5 Bedrooms 2.5-5.5 Baths



Modern Farmhouse



American Classic

Coastal Cottage

English Elegance



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE RHODES
MASTERPIECE COLLECTION

3532-4351 SQFT 2 Story 4-5 Bedrooms 2.5-5.5 Baths



Modern Farmhouse



Modern Retreat

Modern European

American Classic



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE LELAND
MASTERPIECE COLLECTION

3,045-3,295 SQFT 2 Story 4 Bedrooms 2.5-3.5 Baths



English Elegance

Coastal Classic



American Classic

Modern Farmhouse

Western Craftsman



Photos, Options,
Virtual Tours
& More

FISCHER HOMES

THE WINSLOW
MASTERPIECE COLLECTION

2690-3951 SQFT 1 Story 3-5 Bedrooms 2.5-4 Baths



English Elegance



Modern Farmhouse

Modern Prairie

Coastal Classic



Photos, Options,
Virtual Tours
& More

Thank you!

**BALCON ESTATES
HOMEOWNERS ASSOC.**

32 BALCON ESTATES
CREVE COEUR, MO 63141

Dan & Laurie McDougell, Trustees

32 Balcon Estates / (314) 941-1310

mcdougdo@gmail.com / lmcDougell@gmail.com

Bill Roper, Trustee

12 Balcon Estates / (636) 236-2909

bill@adjunctconsulting.co

Creve Coeur Planning & Zoning Commission

300 N New Ballas Road

Creve Coeur, Missouri 63141

RECEIVED

MAY 15 2024

PLANNING DEPT.

May 15, 2024

The trustees and residents of the Balcon Estates neighborhood in Creve Coeur recognize the likelihood of the Deer Hollow Development directly behind our neighborhood in the City of Town & Country moving forward, and as such, we'd like to strongly emphasize our areas of concern which we believe are reasonable, rationale and merit thoughtful consideration, discussion and *advocacy* by the City of Creve Coeur on behalf of its impacted residents. We appreciate your willingness to engage with us on these issues. These are as follows:

- 1) Environmental - noise/air pollution, wildlife buffer – we request a greater number of and more sizeable trees than currently in the plan.
- 2) Privacy from the construction, and privacy from the homes and their 30' setbacks at the rear – possible fence (proposed as a notion by Jason Jagge of Creve Coeur).
- 3) Stormwater Management – Policing the civil engineering to confirm MSD requirements are met.
- 4) Presenting and discussing the hazards created by both entries proposed off of North Outer 40 as per MODOT comments.
- 5) Earlier designs showed berms and/or retaining walls that encroached 3 properties to accomplish positive drainage away; this needs to be discussed.

We presented these and other issues at the introductory meeting with the developer, Fischer Homes. The preliminary site development plan may have been revised to accomplish their grading requirements without asking the permission of the Balcon property owners, but the visual and maintenance concerns at the actual property line are still very valid.

Our capacity to have our voices heard loudly is limited by the size of our small neighborhood, and we therefore graciously ask that the City of Creve Coeur supplement our own efforts using whatever advocacy avenues that may be reasonable and at your disposal. We greatly thank you in advance for your consideration to our concerns and any help you may be able to provide.

Respectfully,

Dan McDougell, Laurie McDougell & Bill Roper

On behalf of the residents of Balcon Estates

P.S. Please see attached for the documentation provided to the Town & Country Planning & Zoning Committee meeting on April 17th, 2024.

Balcon Estates Homeowners Association (HOA)

This document, and the concerns/issues presented in it, are put forth in good faith by the Balcon Estates Board of Trustees on behalf of all 29 homesteads constituting the Balcon Estates Subdivision ("Balcon").

Trustee: Dan McDougell / 32 Balcon Estates / mcdougdo@gmail.com / (314) 941-1310

Trustee: Laurie McDougell / 32 Balcon Estates / lmcdougell@gmail.com / (314) 283-7005

Trustee: Bill Roper / 12 Balcon Estates / bill@adjunctconsulting.co / (636) 236-2909

Regarding: Fischer Homes development initiative south/southeast of Balcon

Initial Requests

- We request a **traffic study** be conducted to study eastbound and westbound North Outer Forty traffic and the impacts of entrances at the start of wide curves.
- We request that both a **left turn middle lane and right turn turnout lane be added** for these entrances so as to not impede the flow of traffic on North Outer Forty.

Initial Inquiries

- Can MoDOT, Town & Country, and MSD **guarantee** the residents of Balcon that this development, coupled with the planned lane widening on Interstate 270 & approach ramps to Highway 40, won't exacerbate existing flooding potential?
 - In other words, **we request evidence** that both projects – but especially the Fischer Homes development initiative – **will consistently/unfailingly handle** the anomalous, yet recurring rainstorms that are in the ~10"/24 hours magnitude (e.g., one experienced a couple of years ago which broke a 106-year-old record) and not dump higher water volumes into the creek running through Balcon for the duration of the rainfall than the current (pre-development) amount. The creek is already overwhelmed and has flooded homes historically.
- **Is Fischer Homes complying with Town & Country ordinances for pervious area relative to lot size and the proportion of pervious to impervious surfaces?**
 - Seemingly, the proposed Planned Unit Development (PUD) would deviate from the Town & Country standards that were adopted for the purposes of: stormwater management, quality of life and reduction of urban heat islands.

Balcon Estates Homeowners Association (HOA)

Assuming the stormwater issues described above are adequately/fully addressed by the proposed Fischer Homes development, Balcon secondarily makes the following requests and inquiries:

- **Light Pollution:** Concerns with light pollution are real. Balcon requests that only light cut-off type fixtures be allowed on the rear-facing elevations of the homes and that no direct light source can be viewed from either story of Balcon homes.
- **Tree Loss:** In losing mature trees, Balcon requests 3 new evergreen trees for every tree removed, whether deciduous or evergreen. Evergreens in place scrub the air and mitigate sound pollution all year long, and since we are going to lose a volume of pine and other very mature trees, we request this 3-to-1 replacement ratio. Replacement trees should have a minimum 4-inch caliper and height of 10-12 feet. A combination of White Pines and Loblolly Pines (both prevalent in this immediate area) should be used to replace those removed and augment the berms that are going in on the property boundaries.
- We seek a commitment from the city of Town & Country Building Division that would require on-site road cleaning equipment be utilized throughout the life of the development until build out is complete. This is to ensure:
 - Quick address of any mud, spills and rock tracked out onto the roadway that pose a hazard to traffic, as well as to bicyclists and pedestrians who consistently use this side of the North Outer Forty road shoulder.
- Assuming this development is approved by Town & Country, it would seem prudent that poured concrete Jersey barriers similar to those that were installed 5 years ago on Clayton Road would be considered, at least along the area of sweeping curve transition from a south/north orientation into an east/west orientation. The existence of two new subdivision entrances raises the chances for car/bicyclist and car/jogger accidents. Are such installations being considered?
- The curved area of North Outer Forty that crosses over the retaining wall to the northwest and sits below the MoDOT retaining wall to the southeast, already poses problems during icy precipitation. What is being provisioned in the approach aprons to both subdivision streets to capture liquid precipitation before it flows out onto the roadway, exacerbating the problem?
- We request finer be levied if construction noise occurs before/after ordinance-mandated start/end times, respectively.
- Should the Fischer Homes development be approved by Town & Country and, post-development, flooding occurs in our downstream properties to a higher flood level than previously documented flood levels, Balcon reserves the right to pursue litigation to collect damages and preserve the properties, homes, lawns, landscapes and access to the homes of the Balcon Estates Subdivision.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-013: AMENDMENTS TO THE RESIDENTIAL DESIGN
DISTRICT PRELIMINARY PLAT AND SUBDIVISION
IMPROVEMENT PLANS FOR THE SANTINO COURT
SUBDIVISION WITHIN THE B-RDD SINGLE FAMILY
RESIDENTIAL ZONING DISTRICT**

FOR THE MEETING OF: Monday, May 20, 2024

LOCATION: 11900-11925 Santino Court. Zoned B-RDD Single-Family Residential District

REQUEST: Randall Mathews, of Renaissance Living, LLC, has submitted an application for amendments to the Residential Design District Preliminary Plat and Subdivision Improvement Plans for the Santino Court Subdivision. The Santino Court Residential Design Development was approved by the City Council in 2018 by Ordinance 5570 and further amended by Ordinance 5627 in 2019.

ADDITIONAL INFORMATION: The final plat was approved in 2018 by Ordinance 5590. The applicant is under contract to purchase the remaining 7 lots from the prior developer, UIC Homes and complete the subdivision improvements. The submitted amendments include new home designs, revised entry monument signs, landscaping, fencing, and a revised common ground park. The number and configuration of lots, setbacks, and the stormwater design for the subdivision are not proposed to be changed.

APPLICANT: Randall Mathews, Renaissance Living LLC **OWNER:** 9920 Watson Road, Ste. 110
St. Louis, MO 63126

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?
- Does the subdivision meet the zoning requirements for Residential Designed Developments?

Creve Coeur 2030 Comprehensive Plan References

- ER-2 Estate Neighborhood 2 Type District
- Design Guidelines

Zoning Code References

- Section 405.260: B-Single Family Residential District
- Section 405.450: Permitted Uses
- Chapter 410: Subdivision and Development of Land

Ballas and Ladue, LLC, c/o UIC.
1536 Tower Grove Avenue
St. Louis, MO 63110

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development
Bethany L. Moore, AICP, City Planner

DATE: May 14, 2024

ATTACHMENTS: Applicant's revised drawings received May 10, 2024
Draft Ordinance

PROJECT BACKGROUND

In 2018, the City Council approved the Santino Court Residential Design Development for 9 single family residences to be developed by Urban Improvement Company, LLC/ UIC Homes. The properties were rezoned from “A” Single-Family Residential to “B” Single Family Residential with RDD-Residential Design Development designation to allow for smaller lot sizes with shared common ground. The lots were originally part of the Emerald Green Estates Subdivision and included four houses which were demolished to make way for the new development. Since its approval, two of the original house designs have been purchased and built, leaving 7 empty lots. The development has been stalled for several years and is in the process of being acquired for development by Randall Mathews of Renaissance Living, LLC.

PROJECT PROPOSAL

The applicant is seeking to make amendments to the RDD preliminary plan and subdivision improvement plans in order to complete the development. The approved final plat, the stormwater design, and the indentures will remain unchanged. The amendments include revised home designs, revised entry monument signage, revised common ground amenities, new fencing around the entire development and landscaping updates as needed to fulfill the approved landscaping plans.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residences	A and B Single-Family Residential	N/A
South	Woodbridge Subdivision Multi Family Residences	A-RDD, A Single Family Residential with Residential Designed Development	Ladue Road
East	Religious/Institutional Use- Congregation Shaare Emeth	A Single Family Residential	N. New Ballas Road
West	Single Family Residences	A and B Single-Family Residential	NA

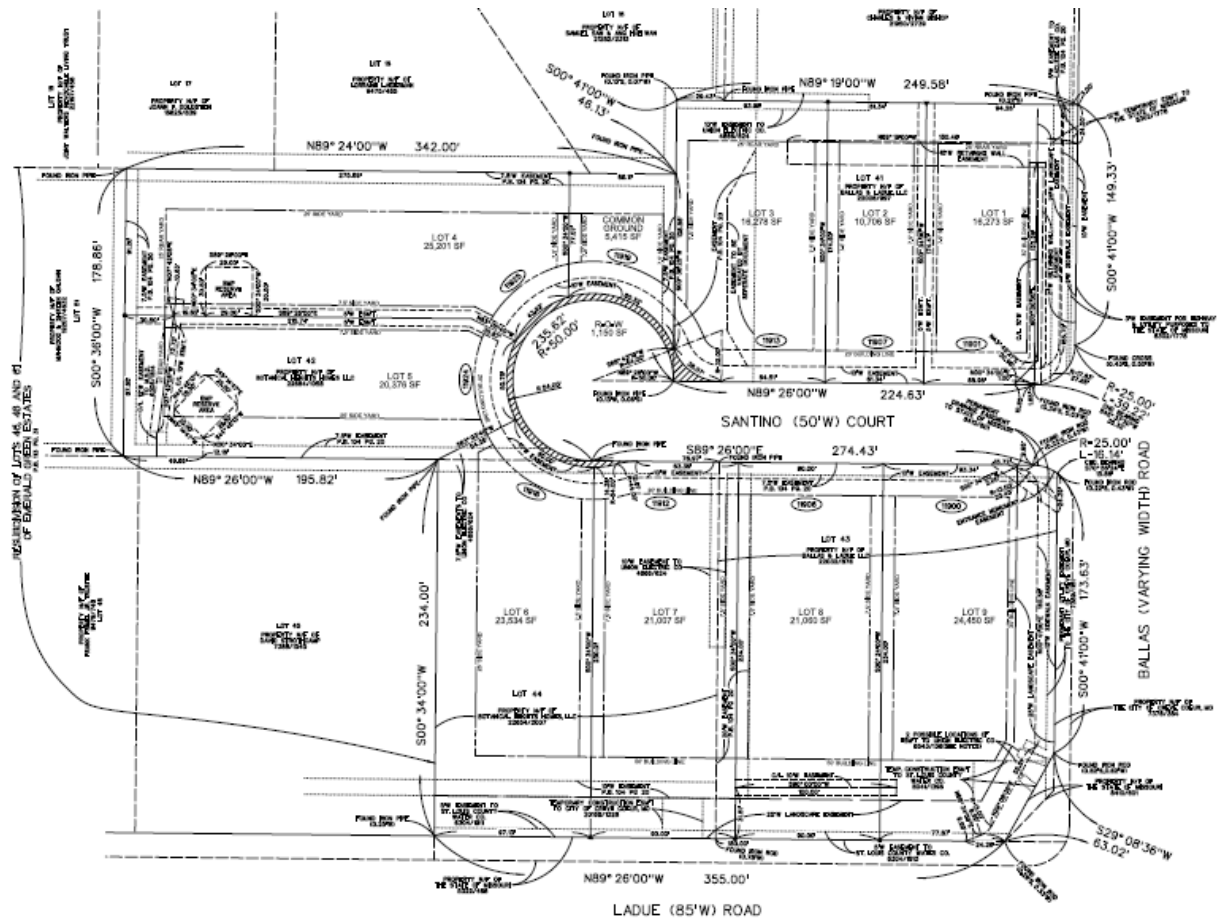


Figure 1: Approved Final Plat to Remain Unchanged.

ZONING ANALYSIS

As part of the Residential Designed Development (RDD) procedure that was approved for the Santino Court Residential Design Development, the previous applicant submitted Preliminary Plat and Subdivision Improvement Plans indicating their plans for the development. Since the development will be completed by a new applicant, parts of those plans would need to be amended based on changes requested by the applicant.

Design

The design of the remaining 7 homes has changed from the designs that were previously approved. The new design scheme for the development includes more traditional designs than the previous contemporary style of architecture. Staff have discussed with the applicant the desire to blend the two existing houses (see Fig. 2 and 3) into the rest of the development. The exteriors of the existing houses feature few materials, mostly dark brick and neutral siding, with minimal ornamentation or decorative elements. The form of the houses is essentially single-story ranch layouts with a small second story element, side entry garages, and low roof lines.

The applicant has proposed a similar neutral color scheme for the James Hardie siding, EIFS and brick proposed for the new houses with the addition of stone materials (see Fig. 4). The applicant has provided four elevation design options for the remaining lots in order to create a more

diverse development to blend in the two existing houses (Fig. 5). The elevations are more traditional and feature more ornamentation and prominent rooflines than the two existing houses. The applicant has expressed that these features are home designs that are more likely to do better in the real estate market for Creve Coeur. Staff have discussed with the applicant that the new homes should have side entry garages like the designs that were previously approved, and the applicant has agreed. This has been added as a condition of approval. The side entry garages, the neutral color scheme with limited variation of materials and no changes to the existing lot layouts all help to blend in the new designs with the existing two houses for a cohesive Residential Designed Development. The Planning and Zoning Commission should review the proposed designs with the applicant to ensure compatibility.



Figure 2: Existing House on Lot 4.



Figure 3: Existing House on Lot 1.

Santino Court Conceptual James Hardie Siding (and EIFS) Color Palette



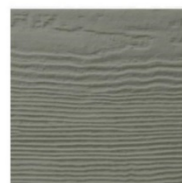
Aged Pewter

Khaki Brown

Monterey Taupe



Pearl Gray



Gray Slate



Cobble Stone

Santino Court Conceptual Brick Color Palette - BrickCraft Coral Blend



Santino Court Conceptual Brick Color Palette - BrickCraft Driftwood



Santino Court Conceptual Brick Color Palette - Acme Brick Tulsa Old Town



Santino Court Conceptual Brick Color Palette - Columbus Brick Company Mill Creek



Santino Court Conceptual Stone Color Palette - Earthworks Aux Vases Dimensional Tumbled



Santino Court Conceptual Stone Color Palette - Earthworks Pewter Mist Dimensional Snapped



Santino Court Conceptual Stone Color Palette - Casa di Sassi Niveo Volterra



Santino Court Conceptual Stone Color Palette - Fond du Lac Country



Figure 4: Proposed Brick, Siding and Stone Materials.

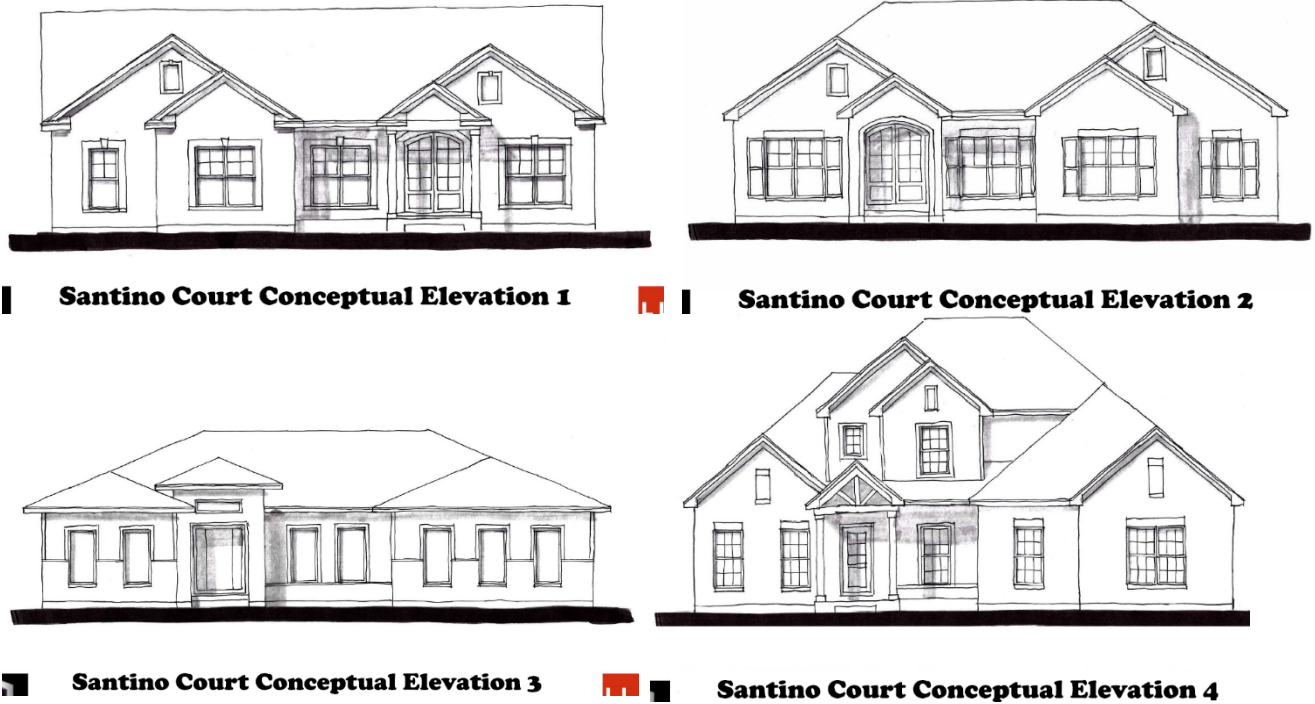


Figure 5: Proposed Elevations

Common Ground and Fence

The original subdivision plans included playground equipment and seating in the common ground which will now be replaced with a pavilion and a landscaped park area (Fig. 6). A mulched path is shown to access the pavilion from the sidewalk; however, Staff have included a condition that this walk be paved for improved access to the pavilion subdivision amenity. The plans also included a 4-foot-tall wood perimeter fence around the development and a 3 ½ foot tall aluminum fence along North New Ballas Road (Fig. 7). The aluminum fence was installed along North New Ballas Road, but it was installed in an abnormal way and needs to be removed. The applicant is proposing to replace the existing aluminum fence with a new 3 ½ foot decorative aluminum fence to be installed consistent with the slope in a typical stair step manner in relation to the existing grade. The aluminum fence will be placed around the entire perimeter in place of the wooden fence. A condition has been included to specify that the fence be placed behind the berm and landscaping along Ladue Road and the new tree line along North New Ballas Road south of the Santino Court entrance.

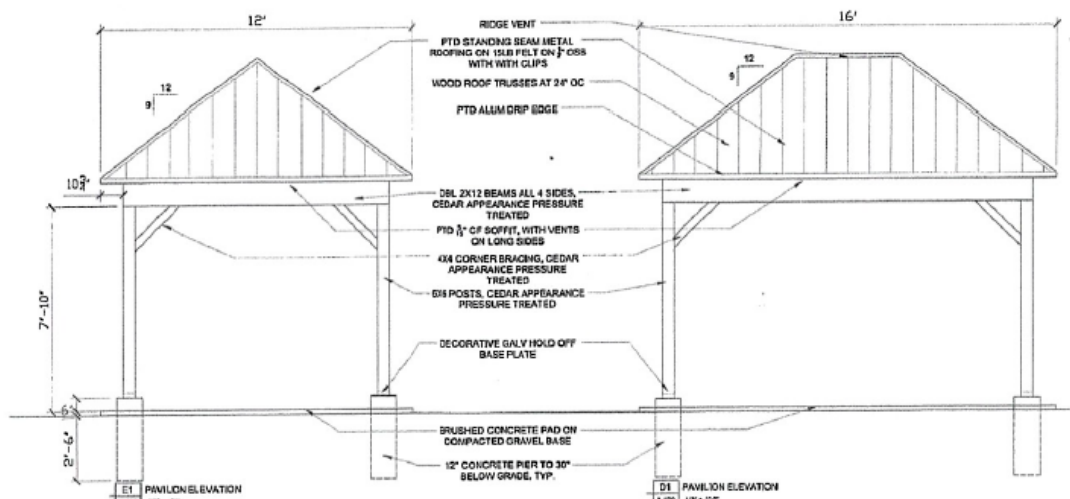


Figure 7: Pavilion design for the common ground park area.



Figure 8: Original Fence Materials and Locations.

Subdivision Entrance Monument Sign

The applicant is proposing two new brick column entrance signs for the development which will be 6 feet tall by 2 feet in width, made of brick to match the homes and includes a 22" x 24" metal plaque with the name of the development (Fig. 8)

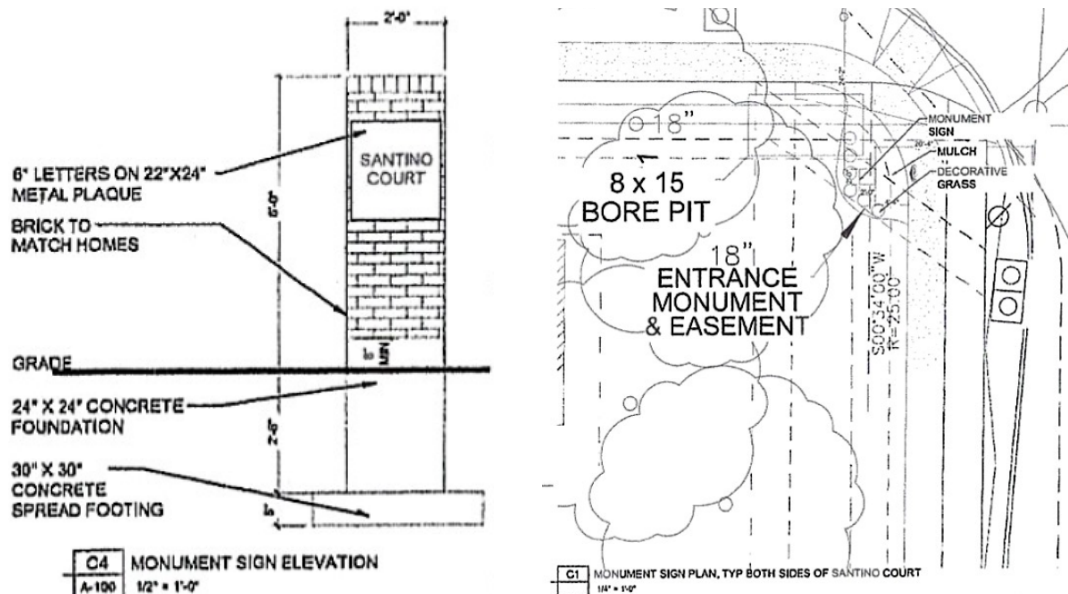
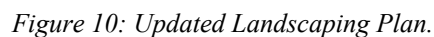


Figure 9: Proposed Monument Sign and Site Plan Location.

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

The signs meet the requirements of the sign code and are made of durable material. Staff have added a condition that the planting plan be provided at the base of each sign for staff approval prior to the issuance of a sign permit.

All street trees from the approved landscaping plan have been planted on site and most are in good condition. The applicant plans to replace any trees in bad condition and complete all plantings as previously approved per the amended sheet L-1 (Fig. 9) The applicant has also submitted typical lot landscaping plans (Fig. 10)



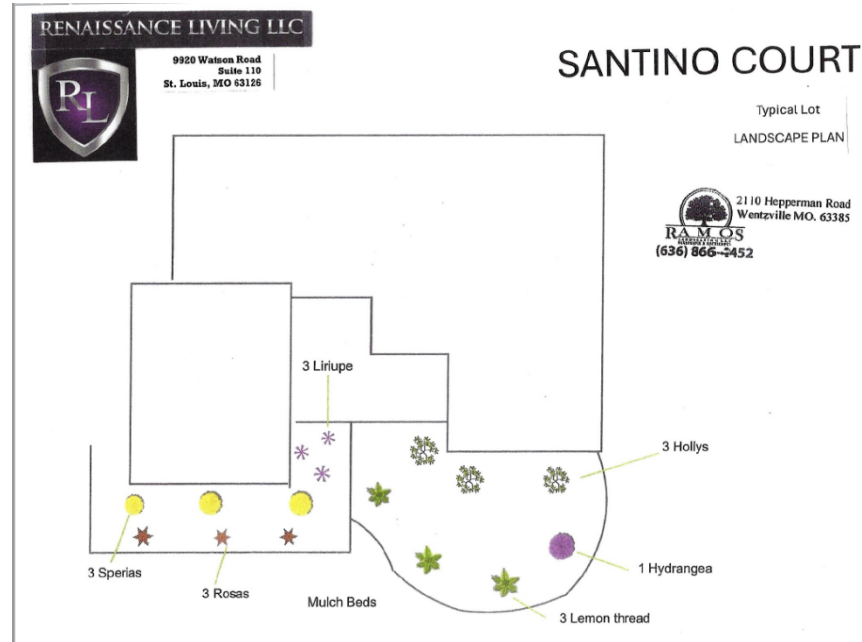


Figure 11: Lot Landscaping Plan

Subdivision Layout, Stormwater Management Plan, Final Plat and Subdivision Indentures

The applicant is not proposing any changes to the number of lots, configuration of lots, or setbacks within the Santino Court subdivision. The site coverage allowance of 35% for each lot is also proposed to remain unchanged. As result, Staff has confirmed with the applicant that no changes to the final record plat or indentures are proposed. Should there be any future changes to the subdivision indentures, a condition of approval has been added to require City Attorney approval prior to recording of any amendments.

CONCLUSION AND MOTION

The applicant is proposing changes mostly affecting the design elements of the previously approved Santino Court RDD subdivision. The applicant believes these changes will help bring the project into better alignment with the market for new single-family homes. Staff largely concurs with this assessment as the existing subdivision design elements have contributed to a stagnant site for several years. The new designs of the homes represent a departure from the former contemporary approach; however, staff believes the new homes will blend in sufficiently if the neutral colors are followed and similar materials are used. The Planning and Zoning Commission should review the proposed designs with the applicant.

After the Commission completed its deliberations on this request and if it believes the proposed changes are appropriate, the following is an example of a motion for a positive recommendation for this application:

“I move to recommend approval of the Amendments to the Residential Design District Preliminary Plat, Site Development Plan and Subdivision Improvement Plans for the Santino Court subdivision submitted with Application #24-013, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of May 20, 2024” (conditions may be added, eliminated, altered, and modified).

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)

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

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

City Limits

Parcels

May 8, 2024

N
W E S

CITY OF CREVE COEUR MO.
1949

Prepared By HORNER+SHIFRIN

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO ORDINANCE
5570 REGARDING THE REZONING AND APPROVAL OF A RESIDENTIAL
DESIGNED DEVELOPMENT WITH ACCOMPANYING PRELIMINARY
SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE SANTINO
COURT SUBDIVISION**

WHEREAS, Ordinance 5570 authorized the rezoning of property at the northwest corner of Ladue Road and North New Ballas Road from A Single Family Residential to B-RDD and approved preliminary plans for the Santino Court Subdivision on February 26, 2018; and

WHEREAS, Ordinance 5627 corrected an error in the prior ordinance concerning the period of validity with the site development plan and was approved by the City Council on February 11, 2019; and

WHEREAS, the final plat and subdivision improvement plan were subsequently reviewed and approved by the Planning and Zoning Commission and by the City Council by Ordinance 5590 on June 11, 2018; and

WHEREAS, the subdivision has not been completed by the current developer, Urban Improvement Company, LLC (UIC) with only two of the nine platted lots developed and subdivision improvements that remain unfinished; and

WHEREAS, an application by Randall G. Mathews, of Renaissance Living, LLC, owner under contract, has been submitted to amend the Preliminary Subdivision Plat and Site Development Plan and associated Subdivision Improvement Plans associated with the Santino Court Residential Designed Development in order to build homes on the remaining lots and complete the subdivision improvements; and

WHEREAS, the Planning and Zoning Commission reviewed and by a ____ vote recommended approval of the amendments to the Preliminary Plat, Site Development Plan and associated Subdivision Improvement Plan, at its meeting on May 20, 2024; 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 was made available for public inspection prior to its further consideration by the City Council; and this Bill having been read by title in open meeting two times by the City Council;

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

SECTION 1: The amendments to the Santino Court Residential Designed Development affecting the preliminary plat, site development plan and subdivision improvement plan are hereby approved, subject to the conditions stated herein.

SECTION 2: The conditions of Ordinances 5570, 5627, and 5590 shall remain in effect except as shown in the revised plans submitted by Renaissance Living, LLC on May 10, 2024, and subject to the following additional conditions:

1. All building elevations shall be in substantial conformance with the "Exterior Elevations" submitted on May 10, 2024 as bound together and submitted in conjunction with Application #24-013 by Renaissance Living, LLC, showing equal design treatment of all

BILL NO. _____

ORDINANCE NO. _____

sides. Exterior wall materials shall be limited to brick, fiber cement, and wood siding, utilizing a neutral color palette as submitted with this application. No EIFS or vinyl siding is permitted.

2. All site improvements shall be in substantial conformance with revised plans submitted on May 10, 2024 as bound together and submitted in conjunction with Application #24-013 by Renaissance Living, LLC, except as modified by this Ordinance.
3. Front entry garages facing Santino Court shall be prohibited. Side or rear entry garages are required.
4. The ground floor of the east elevations of the homes facing North New Ballas Road on Lots 1 and 9 shall be faced with brick in a consistent manner with the front elevations.
5. Final design of the private park amenity shall be submitted as part of the final landscape plan for staff review and approval and shall include a paved path consistent with requirements of law.
6. A final landscape plan shall be submitted to staff for review and approval. The final landscape plan shall incorporate additional shrubs within mulched beds along the Ballas and Ladue frontages, replacement street trees as necessary to meet the requirements of Sections 410.300, and the final landscaping and paved walkway to the pavilion within the common ground park amenity, and landscaping at the base of the two new subdivision entry signs.
7. Additional evergreen plants shall be provided along the north of Lots 1 and 2 to provide screening for the residents to the north.
8. The proposed decorative aluminum four-foot fence along Ladue Road shall be dark in color and not be any closer than 25 feet from the property line or be placed behind the existing berms subject to final approval by staff prior to fence permit issuance.
9. The existing decorative black fence installed along North New Ballas Road shall be removed and replaced to create a stair step appearance and to match the design of the new perimeter fencing for a consistent appearance.
10. The following subdivision improvements shall be completed and inspected by the City prior to an occupancy permit being issued for any future homes: perimeter fencing, subdivision entry signs and perimeter landscaping.
11. Any future changes to the Santino Court subdivision indentures shall be approved by the City Attorney prior to recording at St. Louis County Recorder of Deeds.
12. All signs shall comply with Section 405.940 of the Zoning Ordinance.
13. All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
14. All other standards not specifically approved by the City Council should be in conformance with Section 405.260, B Single-Family Residential District of the Zoning Code, including the site coverage maximum for each lot of 35 percent.

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

ADOPTED THIS _____ DAY OF _____, 2024

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2024

BILL NO. _____

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☒ Site Concept Plan ☐ Minor Site Plan ☐Title of Project: SANTINO COURTLocation of Project: NORTHWEST CORNER OF BALLAS & LADUE Locator # MULTIPLESubject for Agenda: REVISIONS TO ORIGINAL SITE DEVELOPMENT PLAN &
RESIDENTIAL DEVELOPMENT DESIGN PLAN**Applicant:**Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒ (UNDER CONTRACT)

Applicant:	Applicant's Representative (if applicable):
<u>RENAISSANCE LIVING LLC</u> Name	<u>RANDALL G. MATTHEWS</u> Name
<u>9920 WATSON ROAD, STE 110</u> Company (If Applicable) Address	<u>5 HICKORY LN</u> Company (If Applicable) Address
<u>ST LOUIS, MO 63126</u> Address	<u>COLUMBIA, IL 62236</u> Address
Telephone # _____	Telephone # <u>314-575-6985</u>
Fax # _____	Fax # _____
Email: _____	Email: <u>randall.g.mathews@gmail.com</u>
<u>[Signature]</u> Applicant's Signature	<u>[Signature]</u> Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):	
<u>BALLES & LADUE, LLC</u> Name	<u>C/O UIC</u> Company (If Applicable)
<u>1536 TOWER GROVE AVE,</u> Address	<u>ST. LOUIS, MO 63110</u>
<u>314-440-3175</u> Phone	<u>berittenden@uicstl.com</u> Email
<u>314-440-3175</u> Fax	
<u>Brent Crittenden</u> Applicant's Signature	<u>MANAGER</u>

Description of Request (attach additional sheets as needed)

General Description: _____

① REVISE ORIGINAL SITE DEVELOPMENT PLAN

A. ELIMINATE PLAYGROUND ON COMMON GROUND

B. ELIMINATE ORIGINAL ENTRANCE MONUMENT AND

REPLACE WITH TWO BRICK COLUMNS WITH NAME PLATE

ON EITHER SIDE OF SANTANO COURT ENTRANCE

② REVISE RESIDENTIAL DEVELOPMENT PLAN PERMIT TO OFFER DIFFERENT
SINGLE FAMILY STYLE HOMES.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

WE HAVE PROPERTY UNDER CONTRACT. PRODUCT OFFERED UNDER EXISTING
RDD PERMIT IS FAILING AS ONLY TWO HOMES HAVE BEEN BUILT IN 5 YEARS
WE PLAN TO OFFER MORE TRADITIONAL HOMES.

WE FEEL THE PLAYGROUND IS IMPRACTICAL FOR THIS DEVELOPMENT AND RESULTS IN UNNECESSARY
LIABILITY FOR HOMEOWNERS. WE PREFER THE AESTHETICS OF NEW ENTRANCE MONUMENTS.
BMP'S ARE PREFERRED OVER AMENDED SOILS BY MSD FOR STORMWATER CONTROL.

Submittal Checklist

- | | |
|--|--|
| ☒ Rationale | ☒ Building elevations for new construction |
| ☒ Site plan 4 hard copies | ☒ Photographs of existing structures |
| ☒ Access and parking plan-4 hard copies; (may be shown on site plan) | ☒ Materials samples for Commission review |
| ☒ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☐ Fees: \$250 (non-refundable) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, MAY 20, 2024.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Revised: 7/22



Renaissance Living, LLC

Santino Court

Residential Development Design Permit Re-Submittal

Elevations designed to be more traditional architectural construction as opposed to the two existing residences in the subdivision that were constructed as contemporary/modern architectural style elevations. We have supplied four examples of styles we will offer. These are examples and not specific elevations as the recorded plat building pads vary from lot to lot regarding buildable widths and driveway access. Each home will be designed to fit the specific lot requirements and buyer's discretionary choices.

We will attempt to provide some consistency in the development with the color pallet we will offer. We use a combination of masonry, stone, efis (stucco variation) and Hardie siding materials in the earthtone/off white color lines. Samples provided for meeting.

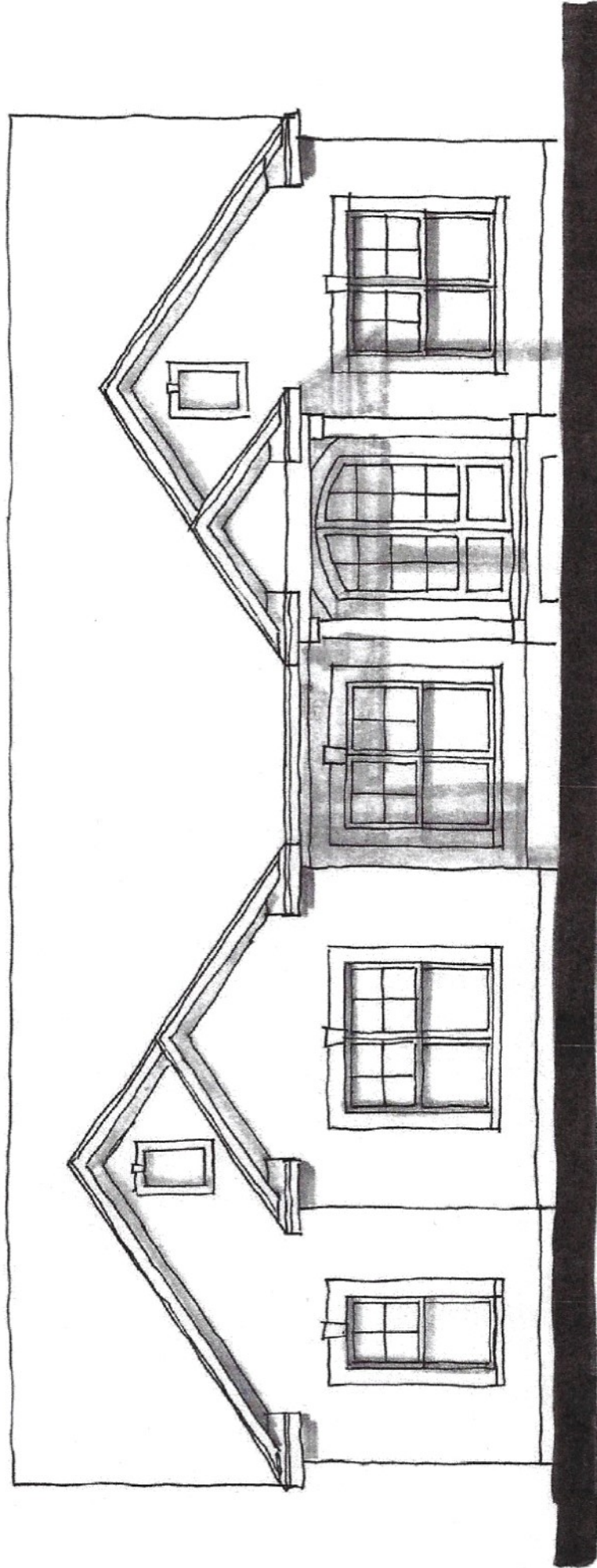
Partial list of material color options:

Stone - Fond Du Lac Country, Earthworks Pewter Mist, Earthworks Aux Vases and
Cassi Di Sassi Niveo Volterra

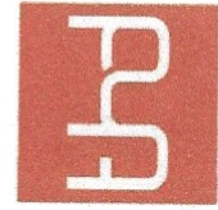
Brick - Brickcraft Coral Blend, Brickcraft Driftwood, Acme Brick Tulsa Old Town and
Columbus Mill Creek

Hardie (& Efis) - Aged Pewter, Khaki Brown, Monterey Taupe, Pearl Gray, Gray Slate and
Cobble Stone

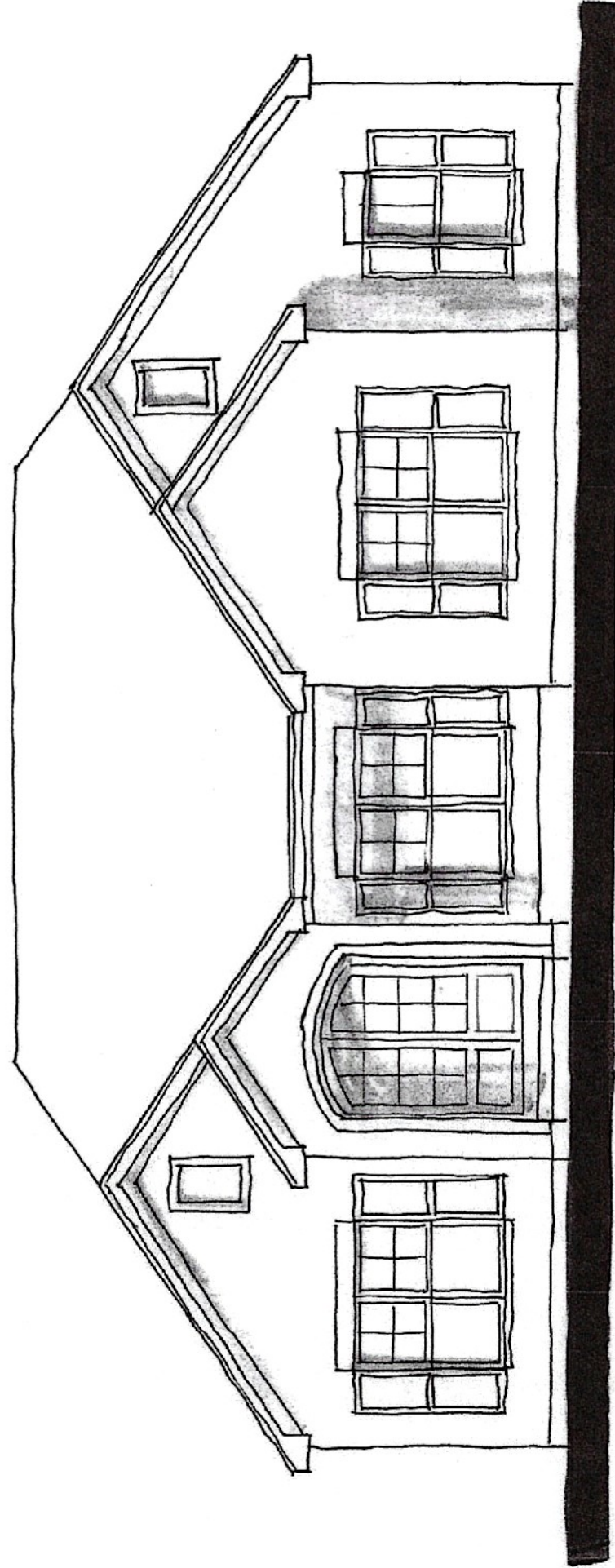




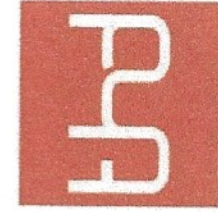
Santino Court Conceptual Elevation 1



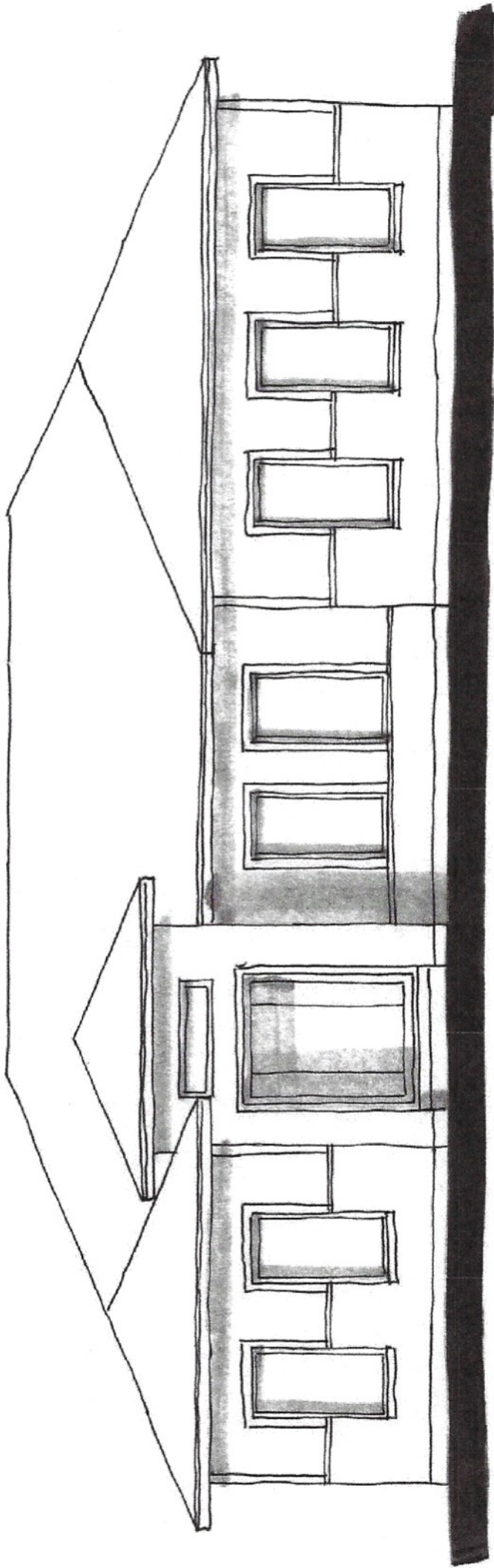
TIM HOLLERBACH
DESIGNS



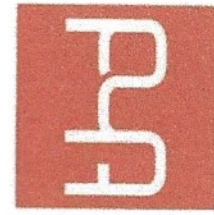
Santino Court Conceptual Elevation 2



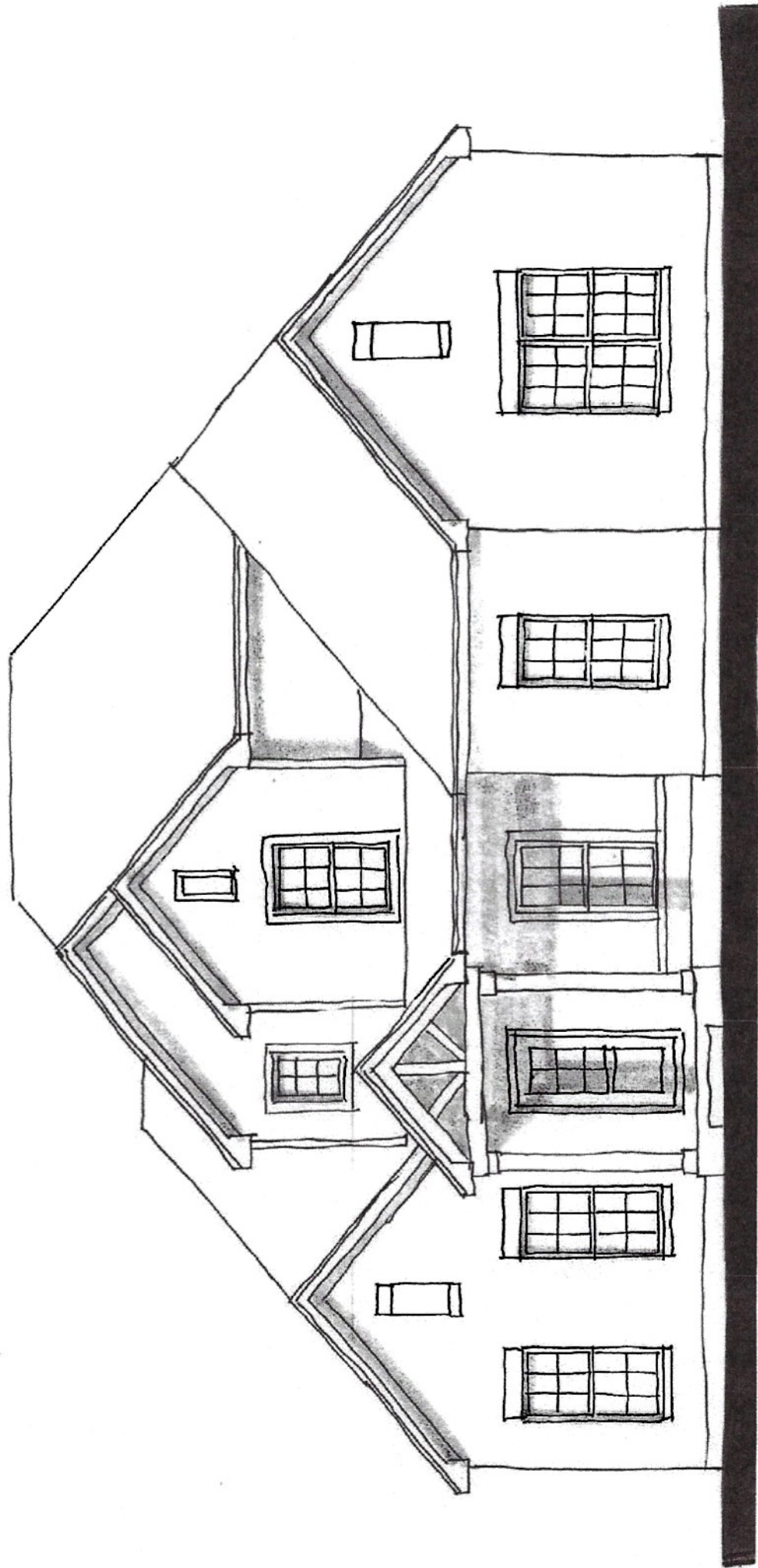
TIM HOLLERBACH
DESIGNS



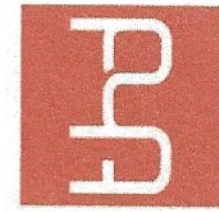
Santino Court Conceptual Elevation 3



TIM HOLLERBACH
DESIGNS



Santino Court Conceptual Elevation 4



TIM HOLLERBACH
DESIGNS



EXISTING HOME – Lot 1



EXISTING HOME – Lot 4

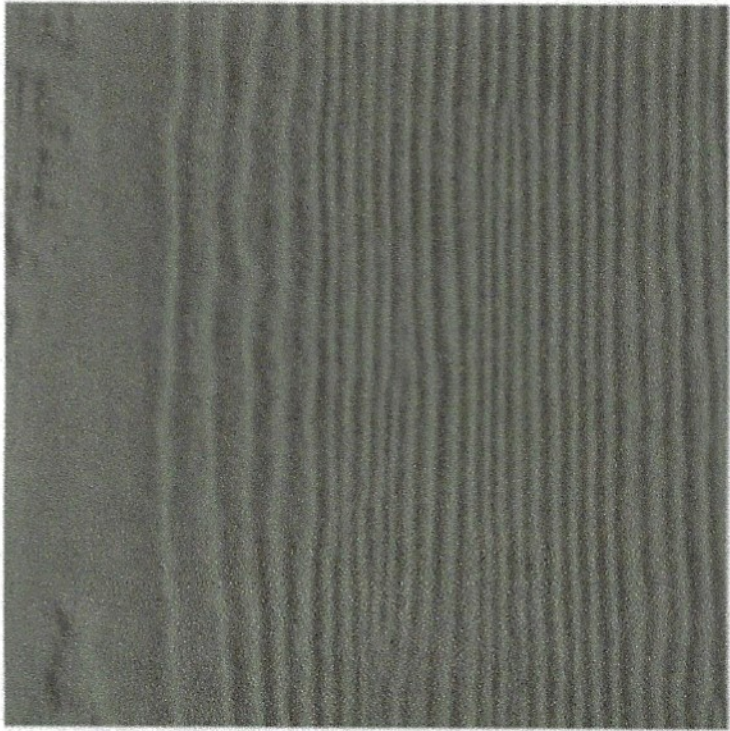
Santino Court - Conceptual Stone Color Palette



Santino Court - Conceptual Brick Color Palette



Santino Court – Conceptual Hardie (& EIFS) Color Palette



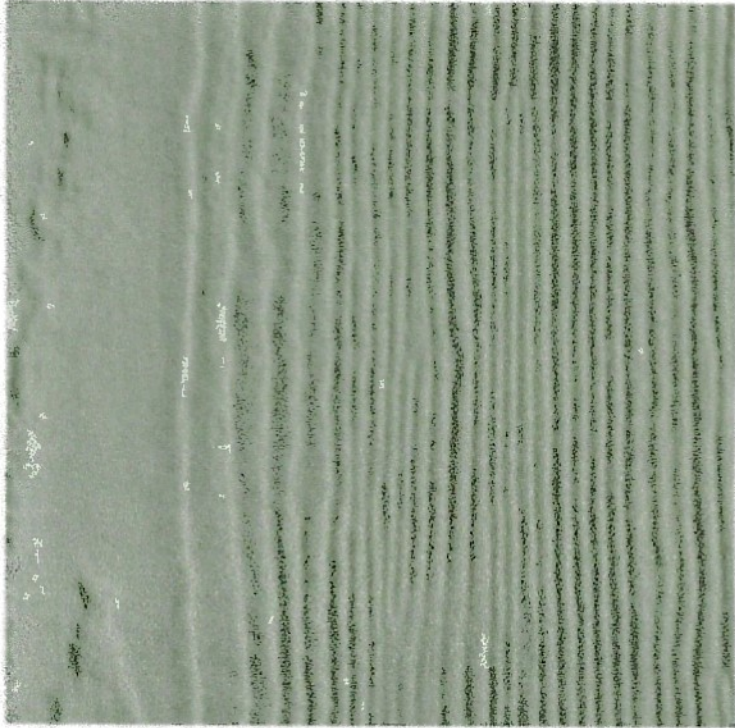
Aged Pewter



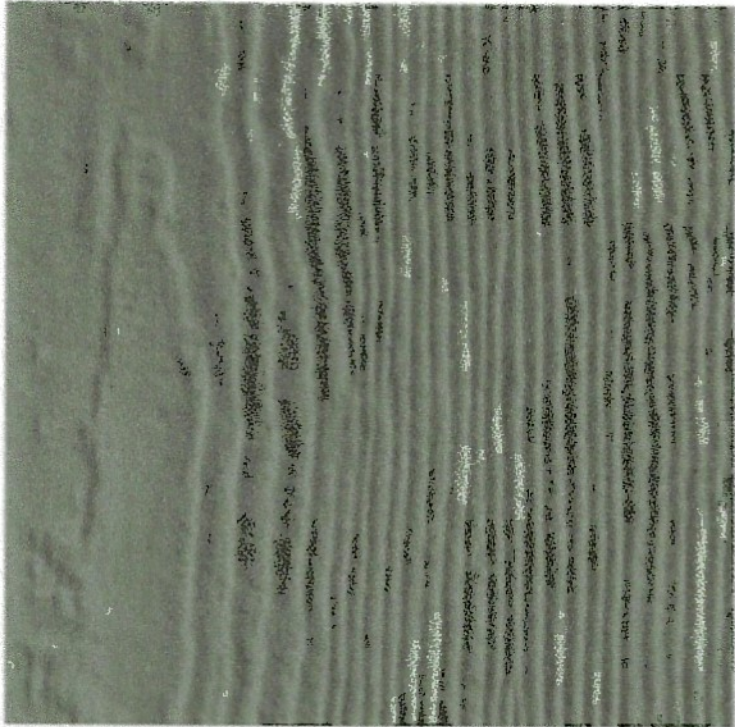
Khaki Brown



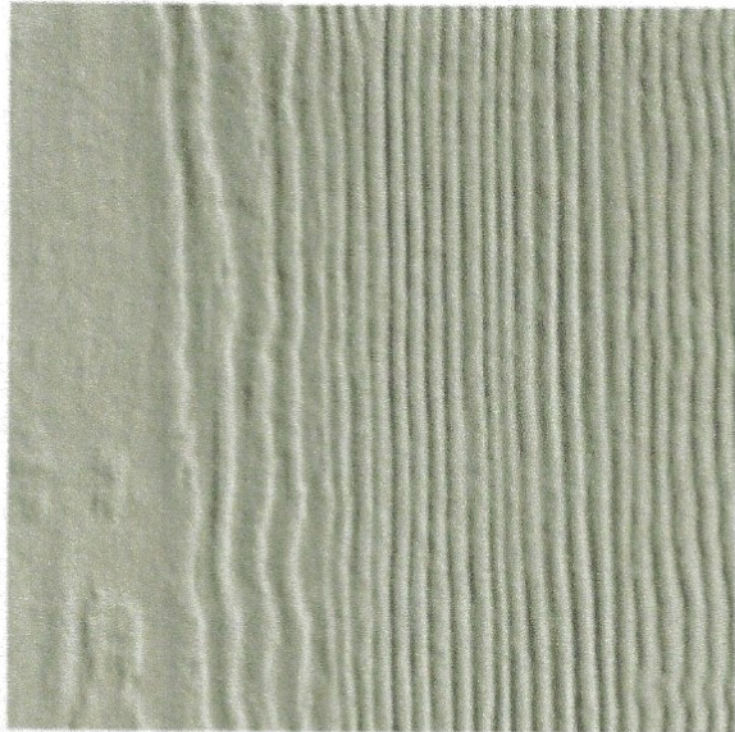
Monterey Taupe



Pearl Gray



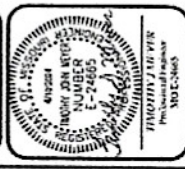
Gray Slate



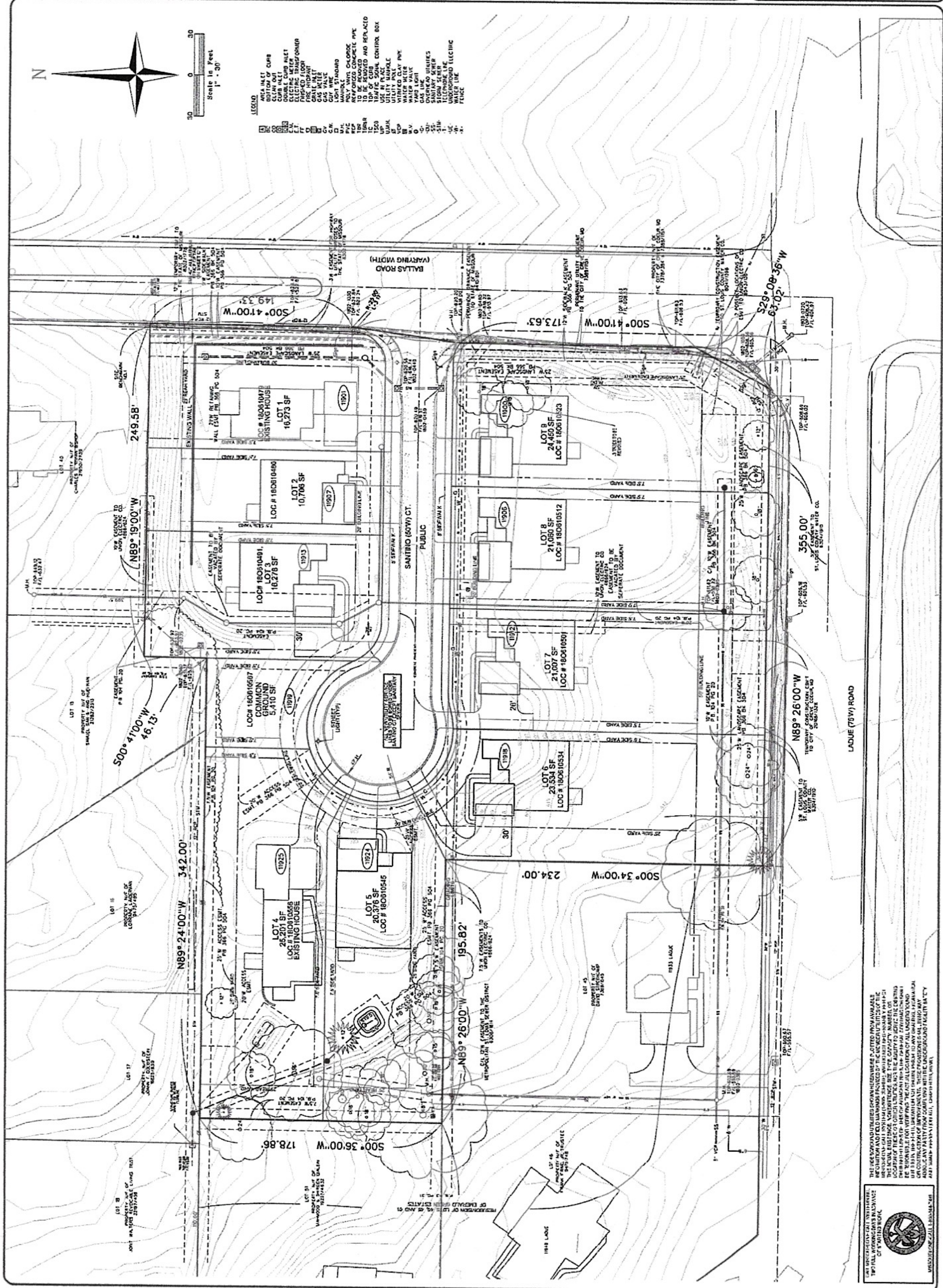
Cobble Stone

SANTINO COURT

OF EMBALD GREEN ESTATE SECTION 12, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

**VOLT**
Incorporated
25100 14TH AVE. S.W.
LYNN, WASH. 98035
(206) 225-1100

1	AREA INLET	2	TOP OF CUB	3	UTILITY POLY	4	WATER VALVE	5	WATER VALVE	6	WATER VALVE	7	WATER VALVE	8	WATER VALVE	9	WATER VALVE	10	WATER VALVE	11	WATER VALVE	12	WATER VALVE	13	WATER VALVE	14	WATER VALVE	15	WATER VALVE	16	WATER VALVE	17	WATER VALVE	18	WATER VALVE	19	WATER VALVE	20	WATER VALVE	21	WATER VALVE	22	WATER VALVE	23	WATER VALVE	24	WATER VALVE	25	WATER VALVE	26	WATER VALVE	27	WATER VALVE	28	WATER VALVE	29	WATER VALVE	30	WATER VALVE	31	WATER VALVE	32	WATER VALVE	33	WATER VALVE	34	WATER VALVE	35	WATER VALVE	36	WATER VALVE	37	WATER VALVE	38	WATER VALVE	39	WATER VALVE	40	WATER VALVE	41	WATER VALVE	42	WATER VALVE	43	WATER VALVE	44	WATER VALVE	45	WATER VALVE	46	WATER VALVE	47	WATER VALVE	48	WATER VALVE	49	WATER VALVE	50	WATER VALVE	51	WATER VALVE	52	WATER VALVE	53	WATER VALVE	54	WATER VALVE	55	WATER VALVE	56	WATER VALVE	57	WATER VALVE	58	WATER VALVE	59	WATER VALVE	60	WATER VALVE	61	WATER VALVE	62	WATER VALVE	63	WATER VALVE	64	WATER VALVE	65	WATER VALVE	66	WATER VALVE	67	WATER VALVE	68	WATER VALVE	69	WATER VALVE	70	WATER VALVE	71	WATER VALVE	72	WATER VALVE	73	WATER VALVE	74	WATER VALVE	75	WATER VALVE	76	WATER VALVE	77	WATER VALVE	78	WATER VALVE	79	WATER VALVE	80	WATER VALVE	81	WATER VALVE	82	WATER VALVE	83	WATER VALVE	84	WATER VALVE	85	WATER VALVE	86	WATER VALVE	87	WATER VALVE	88	WATER VALVE	89	WATER VALVE	90	WATER VALVE	91	WATER VALVE	92	WATER VALVE	93	WATER VALVE	94	WATER VALVE	95	WATER VALVE	96	WATER VALVE	97	WATER VALVE	98	WATER VALVE	99	WATER VALVE	100	WATER VALVE
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THE 1980 BOARD OF DIRECTORS PROPOSED TO BE EQUITELY DIVIDED AMONG THE
 FOLLOWING GROUPS: 1. 10% WHITE MALES; 2. 10% WHITE FEMALES; 3. 10% BLACK
 MALES; 4. 10% BLACK FEMALES; 5. 10% HISPANIC MALES; 6. 10% HISPANIC
 FEMALES; 7. 10% ASIAN MALES; 8. 10% ASIAN FEMALES; 9. 10% NATIVE AMERICAN
 MALES; 10. 10% NATIVE AMERICAN FEMALES; 11. 10% PACIFIC ISLANDER MALES;
 12. 10% PACIFIC ISLANDER FEMALES; 13. 10% OTHER MALES; 14. 10% OTHER
 FEMALES. THE BOARD OF DIRECTORS PROPOSED TO BE EQUITELY DIVIDED AMONG
 THE FOLLOWING GROUPS: 1. 10% WHITE MALES; 2. 10% WHITE FEMALES; 3. 10%
 BLACK MALES; 4. 10% BLACK FEMALES; 5. 10% HISPANIC MALES; 6. 10%
 HISPANIC FEMALES; 7. 10% ASIAN MALES; 8. 10% ASIAN FEMALES; 9. 10%
 NATIVE AMERICAN MALES; 10. 10% NATIVE AMERICAN FEMALES; 11. 10%
 PACIFIC ISLANDER MALES; 12. 10% PACIFIC ISLANDER FEMALES; 13. 10%
 OTHER MALES; 14. 10% OTHER FEMALES. THE BOARD OF DIRECTORS PROPOSED
 TO BE EQUITELY DIVIDED AMONG THE FOLLOWING GROUPS: 1. 10% WHITE MALES;
 2. 10% WHITE FEMALES; 3. 10% BLACK MALES; 4. 10% BLACK FEMALES; 5. 10%
 HISPANIC MALES; 6. 10% HISPANIC FEMALES; 7. 10% ASIAN MALES; 8. 10%
 ASIAN FEMALES; 9. 10% NATIVE AMERICAN MALES; 10. 10% NATIVE AMERICAN
 FEMALES; 11. 10% PACIFIC ISLANDER MALES; 12. 10% PACIFIC ISLANDER
 FEMALES; 13. 10% OTHER MALES; 14. 10% OTHER FEMALES. THE BOARD OF
 DIRECTORS PROPOSED TO BE EQUITELY DIVIDED AMONG THE FOLLOWING GROUPS:
 1. 10% WHITE MALES; 2. 10% WHITE FEMALES; 3. 10% BLACK MALES; 4. 10%
 BLACK FEMALES; 5. 10% HISPANIC MALES; 6. 10% HISPANIC FEMALES; 7. 10%
 ASIAN MALES; 8. 10% ASIAN FEMALES; 9. 10% NATIVE AMERICAN MALES; 10. 10%
 NATIVE AMERICAN FEMALES; 11. 10% PACIFIC ISLANDER MALES; 12. 10%
 PACIFIC ISLANDER FEMALES; 13. 10% OTHER MALES; 14. 10% OTHER FEMALES.

[illegible]



May 9, 2024

RE: Application#24-013: Amendments to Santino Court RDD Preliminary Subdivision Plan and Subdivision Improvement Plans

Dear Sirs:

Our response to your review letter is as follows:

Preliminary Subdivision Plan

1. Stormwater Management. There are no changes from the previously submitted and approved plan. We added page 2 of the preliminary plan and noted the same in the General Notes.
2. Signs. The brick columns are dimensioned on the Common Ground, Monument & Fence Detail. The Sign plaque, "Santino Court", on the columns are drawn and dimensioned at 2' x 2'. The Schedule A-100 is referenced in the General Notes on the aforementioned page 2 of the new preliminary plan.
3. Fencing. The fence location is included on page L1 of the preliminary plan and added in the key detail on the page. The fence detail has been added to the schedule A-100. The fence has been installed on New Ballas Road north of Santino Court in an unacceptable manner. We will remove the fence and install the initial sections of the fence consistent with the slope. The balance of the fence will be installed in a typical stair step manner in relation to the existing grade.
4. Landscape/Tree Plan. UIC planted all trees per Landscape plan along Ladue Road and New Ballas south of Santino Court. Most are surviving and in good condition. It may be necessary to replace two or three trees. We will replant as necessary and complete the planting as previously approved. We added mulched bed notes to Plant Schedule on page L1 and have included a typical basic landscape plan for homes to be built.



5. Common Ground Pocket Park. We have added a pavilion type structure to the pocket park with mulched path to the previously added trees (3) and mulched planting bed.
6. Design of New Houses. I have submitted a revised narrative on compatibility with existing residences and re-worked the color palette submittal for better clarity and will deliver physical samples by Monday, May 13th. The amended preliminary plat has been revised so no garage doors face Santino Court or New Ballas Road (lot 9).
7. Site coverage allowance of 35% is acceptable and no change is being requested.

Additional Information:

1. We are resubmitting documents as electronic files and not scanned documents in most instances.
2. Removed UIC name from title block on Common Ground, Monument and Fence schedule A-100.
3. There are no changes at this time to the Santino Court indentures. I am aware if we have future changes they will need to be reviewed and approved by the City Attorney. I have met with two trustees of Emerald Green Estates and they seem in favor of the new home designs and open to releasing the Santino Court lots from their indentures. It appears to be a matter of determining the compensation for releasing the lots. There is a meeting May 14th of their HOA to hopefully resolve the matter.
4. There are no changes to the final plat.

Sincerely,

Renaissance Living LLC

A handwritten signature in blue ink, appearing to read 'Randall G Mathews', is written over the printed name. The signature is stylized with a large initial 'R' and a long horizontal stroke extending to the right.

Randall G Mathews

Managing Member



Renaissance Living, LLC

Santino Court

Residential Development Design Permit Re-Submittal

Elevations designed to be more traditional architectural construction as opposed to the two existing residences in the subdivision that were constructed as contemporary/modern architectural style elevations. We have supplied four examples of styles we will offer. These are examples and not specific elevations as the recorded plat building pads vary from lot to lot regarding buildable widths and driveway access. Each home will be designed to fit the specific lot requirements and buyer's discretionary choices.

Even though the new homes will be more traditional in design, we feel we can complement the existing homes by using a similar earth tone color palette and introducing some stone and efis exterior finish. We have provided samples.

The new homes will vary from each other given the different building pad restraints. For instance, the home on lot two will be narrower and most likely a two story home given the width and size of the lot and thus similar in dimension to the existing home on lot 1 but not the same elevation. Similarly, lot 5 may require a "courtyard" driveway as existing on the completed residence on lot 4. However, by varying the exterior design and material mix of the remaining seven lots, while keeping the color palette similar, we feel the existing homes will blend better with the completed subdivision than if we built 7 identical homes without regard to the existing two homes.





SANTINO COURT

Typical Lot

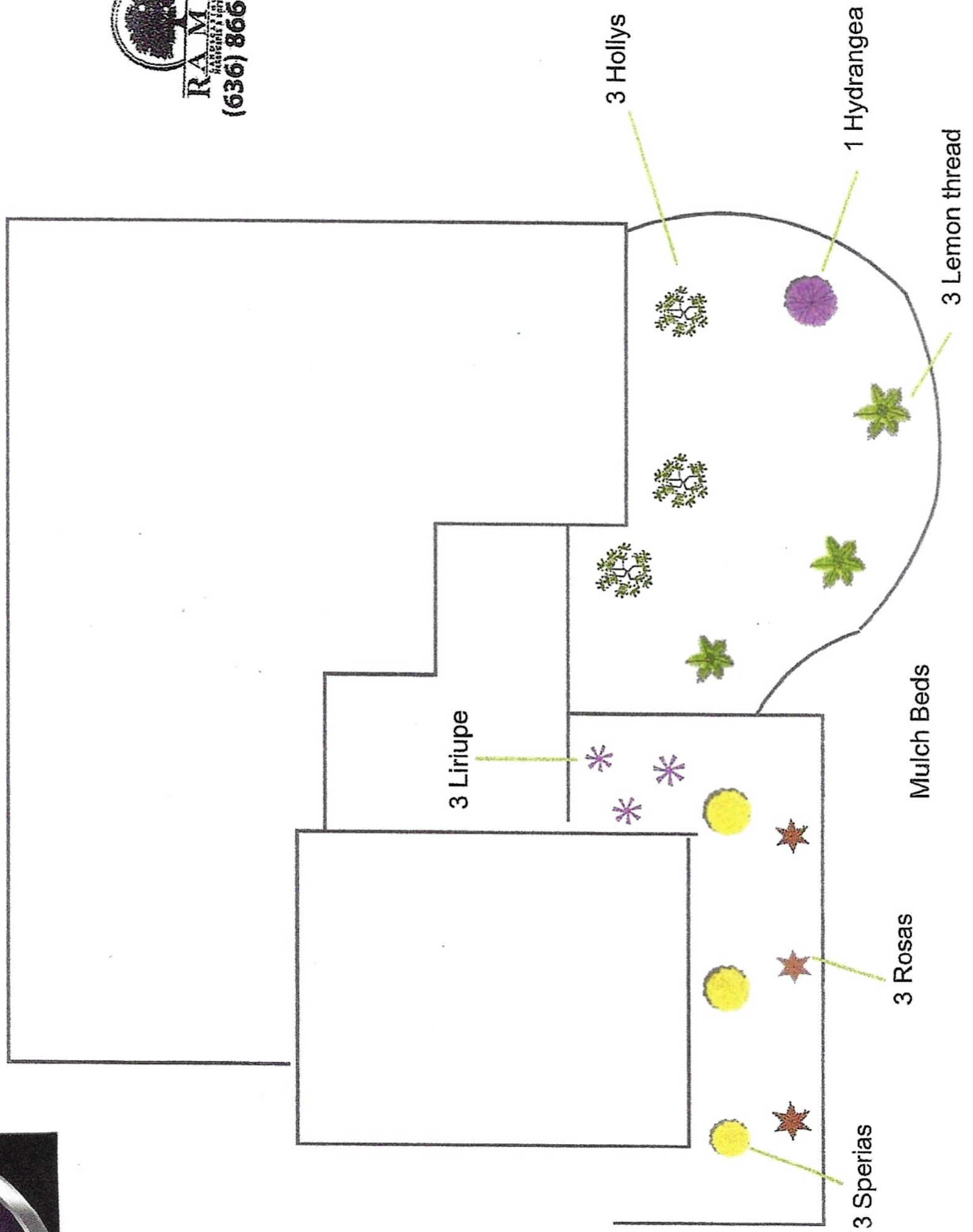
LANDSCAPE PLAN

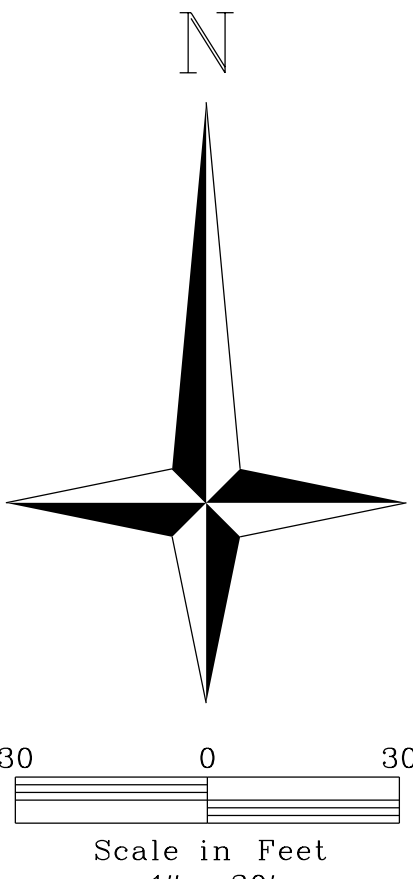


2110 Hepperman Road
Wentzville MO. 63385

RAMOS

(636) 866-2452





LEGEND

AREA INLET
BOTTOM OF CURB
CLEAN OUT
CURB INLET
DOUBLE CURB INLET
ELECTRIC METER
ELECTRIC TRANSFORMER
FINISHED FLOOR
FIRE HYDRANT
GRATE INLET
GAS METER
GAS VALVE
GUY WIRE
LIGHT STANDARD
MANHOLE
POLY VINYL CHLORIDE
REMOVED CONCRETE PIPE
TO BE REMOVED
TO BE REMOVED AND REPLACED
TOP OF CURB
TRAFFIC SIGNAL CONTROL BOX
USE IN PLACE
UTILITY MANHOLE
UTILITY POLE
VITRIFIED CLAY PIPE
WATER METER
WATER VALVE
YARD LIGHT
GAS LINE
OVERHEAD UTILITIES
SANITARY SEWER
STORM SEWER
TELEPHONE LINE
UNDERGROUND ELECTRIC
WATER LINE
FENCE

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-ITRE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL, IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

05.07.2024

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

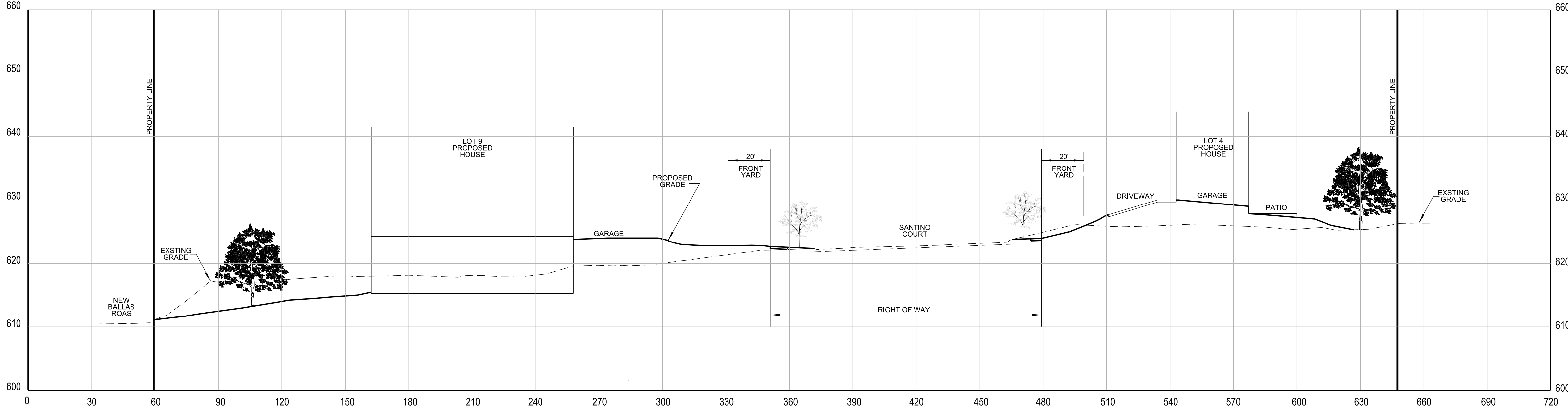
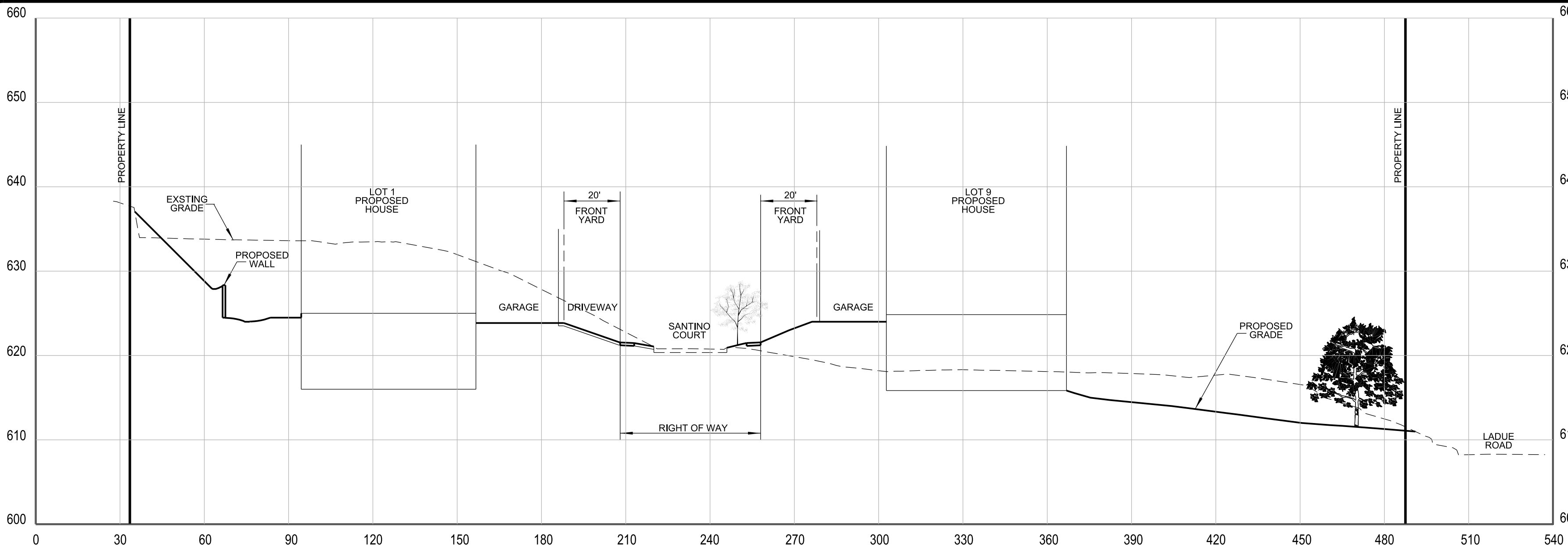


TIMOTHY J MEYER
Professional Engineer
MO E-24665

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ST. LOUIS, MISSOURI 63132
314.426.6212 MAIN
314.890.1250 FAX
WWW.VOLZINC.COM
AUTHORITY #902

 RENAISSANCE
LIVING LLC
9920 WATSON LIVING LLC
SUITE 110
ST. LOUIS, MO 63128
PHONE 314.575.
all@mathews@gmail.com

H:\CAD\23300-23399\Planning\23399_Site.dgn - Master Model 8/9/2024 10:51:16 AM Plotted by: jenkins Plot Scale: 30.000000 1/4" = 1'-0" Plot Driver: Volz25 PDF.plt6 Pen Table: Volz25 PDF.tbl



STORMWATER MANAGEMENT FLOOD PROTECTION	
TOTAL SITE AREA = 185,130 sf	
EXISTING	
PERVIOUS AREA =	140,317 sf
PERVIOUS PERCENTAGE =	75.8%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	5.48 cfs
IMPERVIOUS AREA =	44,813 sf
IMPERVIOUS PERCENTAGE =	24.2%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	3.64 cfs
FLOWRATE (Q) =	9.12 cfs
PROPOSED	
PERVIOUS AREA =	129,201 sf
PERVIOUS PERCENTAGE =	69.8%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	5.04 cfs
IMPERVIOUS AREA =	55,929 sf
IMPERVIOUS PERCENTAGE =	30.2%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	4.55 cfs
FLOWRATE (Q) =	9.59 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	0.47 cfs
Q_p	Not Required
CHANNEL PROTECTION	
TOTAL SITE AREA = 185,130 sf	
	4.25 Ac
C_{pv}	Not Required
WATER QUALITY	
TOTAL DISTURBED AREA = 172,737 sf	
	3.97 Ac
W_{qv}	Required

DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT PARKWAY SCHOOL DISTRICT
CREVE COEUR CREEK WATERSHED

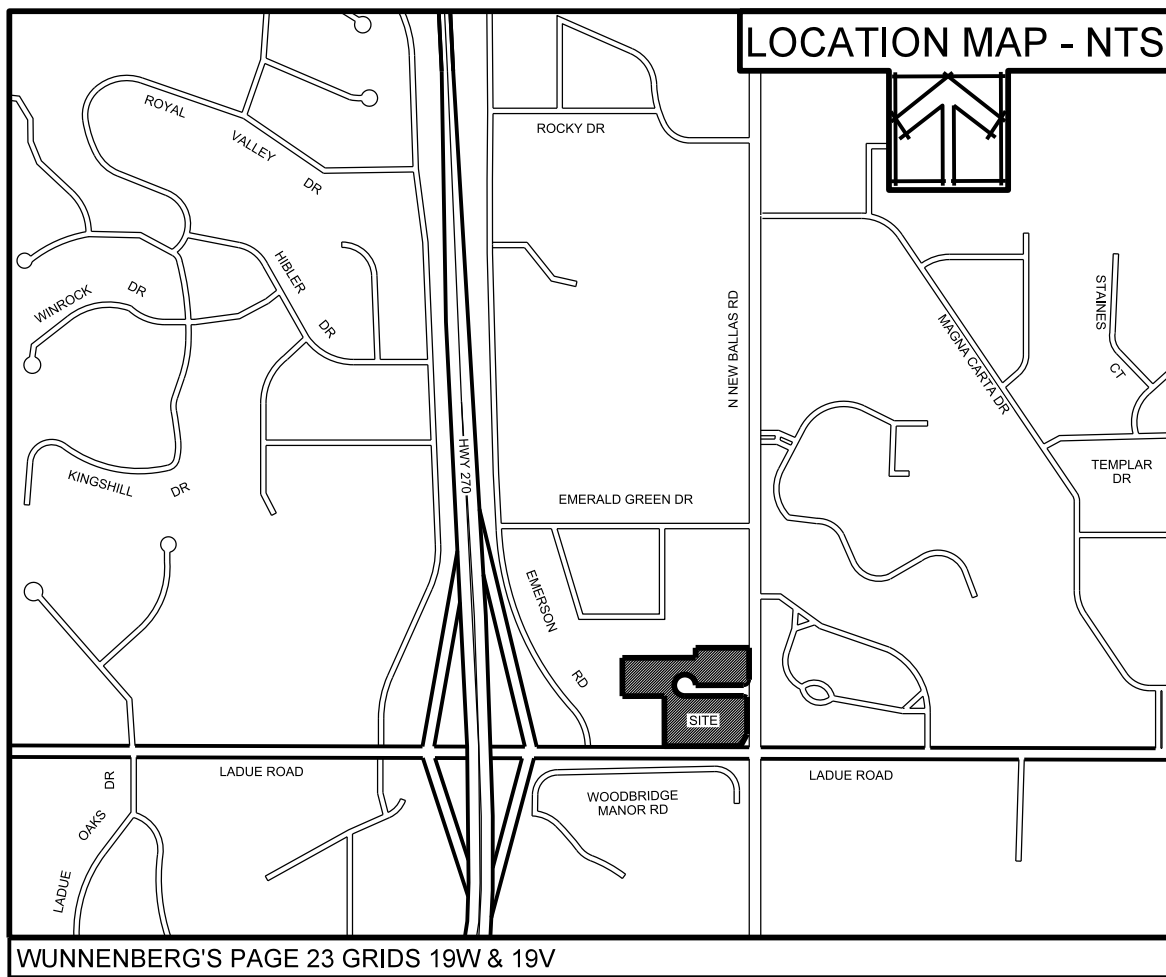
UTILITY SERVICE AREAS:
AMEREN
SPIRE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER COMMUNICATIONS (CABLE TV)
AT&T TELEPHONE COMPANY

GENERAL NOTES:

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING AND DRAINAGE SHALL BE PER CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS.
- LANDSCAPING WILL BE PROVIDED AS REQUIRED BY CITY OF CREVE COEUR.
- SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF CREVE COEUR STANDARDS.
- SETBACKS FOR RDD REQUIREMENTS TAKE PRECEDENCE OVER "SPECIAL USE" SETBACK REQUIREMENTS.
- THE PROPOSED LIGHT STANDARDS SHALL BE IN COMPLIANCE TO THE CITY OF CREVE COEUR'S LIGHTING CODE.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

STORMWATER MANAGEMENT PLAN WILL REMAIN THE SAME AS SUBMITTED ON ORIGINAL IMPROVEMENT PLANS AND APPROVED BY MSD ON 11/1/2018.

SEE SCHEDULE A-100 FOR COMMON GROUND AND ENTRANCE MONUMENT DETAIL.



PROJECT NOTES:	
AREA OF SITE:	4.732 ACRES 4.257 ACRES EXCLUDES RIGHT-OF-WAY
LOCATOR NO:	180610479 / LOT 1
OWNER OF RECORD:	11901 SANTINO CT
SITE ADDRESS:	RDZANEK SOPHIA URSZULA TESTAMENTARY
BALLAS & LADUE LLC 1602 TOWER GROVE AVE SAINT LOUIS MO, 63110	180610556 / LOT 2 11925 SANTINO CT PORTER PATRICK A & DIONNE R T/E
PREPARED FOR:	9920 WATSON LIVING LLC SUITE 110 ST. LOUIS, MO. 63126 PHONE 314.575. randall.g.mathews@gmail.com6985
PREPARED BY:	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
RECORDED PLAT:	PLAT 366 BOOK 504
EXISTING ZONING:	NOV 13, 2018 "B" SINGLE FAMILY RESIDENTIAL – SECTION 405.260 RDD – RESIDENTIAL DEVELOPMENT DISTRICT
PROPOSED SETBACKS:	20' FRONT YARD 7.5' SIDE YARD 25' REAR YARD
NEW BALLAS ROAD:	30' SETBACK
LADUE ROAD:	50' SETBACK
OPEN SPACE:	3.45 ACRES / 4.732 ACRES = 73%
DENSITY CALCULATIONS:	4.257 ACRES - 185,434.92 SF EXCLUDES RIGHT OF WAY 185,434.92 SF 20,000 SF = 9.27
PROPOSED LOTS:	9 LOTS
OFF-STREET PARKING REQUIREMENTS:	9 LOTS x 2 PARKING SPACES PER 18 SPACES
LEGAL DESCRIPTION	A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44 OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST CITY OF CREVE COEUR, MISSOURI

BASED ON MSD GENERAL DESIGN CRITERIA FOR STORM WATER MANAGEMENT, WATER QUALITY IS THE ONLY ELEMENT REQUIRED. THIS SITE DOES NOT MEET THE THRESHOLD NEEDS FOR CHANNEL PROTECTION OR FLOOD VOLUME DETENTION.

A TRACT OF LAND BEING SANTINO ROAD (50 FEET WIDE), LOTS 41 & 42 AND PART OF LOTS 43 & 44 OF "EMERALD GREEN ESTATES" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS IN SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 42; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 42 SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST 342.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST 46.13 FEET TO THE NORTH LINE OF SAID LOT 41; THENCE EASTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS WEST 249.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BALLAS ROAD (VARYING WIDTH); THENCE SOUTHWARDLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 149.33 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST 25.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 3.17 FEET, SOUTH 07 DEGREES 57 MINUTES 04 SECONDS WEST 77.46 FEET, SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 173.63 FEET AND SOUTH 29 DEGREES 08 MINUTES 36 SECONDS WEST 63.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD (75 FEET WIDE); THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST 355.00 FEET TO THE WEST LINE OF AFOREMENTIONED LOT 44; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 34 MINUTES 00 SECONDS WEST 234.00 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED LOT 42; THENCE WESTWARDLY ALONG SAID SOUTH LINE NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST 195.82 FEET TO THE WEST LINE OF SAID LOT 42; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 36 MINUTES 00 SECONDS EAST 178.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.732 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED DURING NOVEMBER 2017.



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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WWW.VOLZINC.COM
AUTHORITY #003

TIMOTHY J MEYER
Professional Engineer
MO E-24665

SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

AMENDED SITE DEVELOPMENT PLAN
PRELIMINARY PLAT

4.732 ACRES

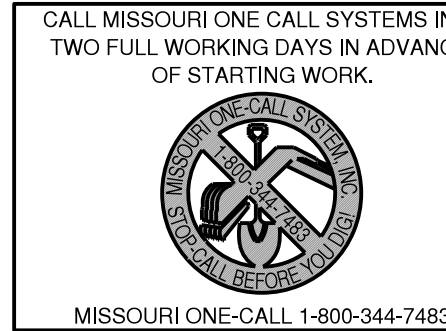
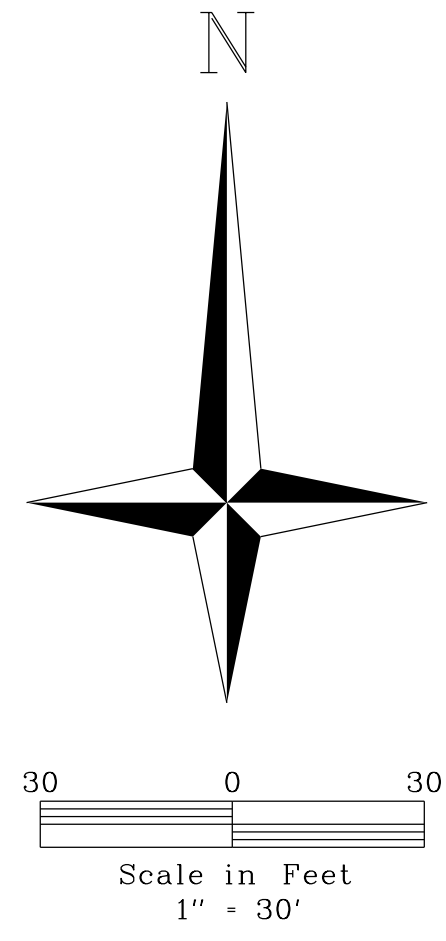
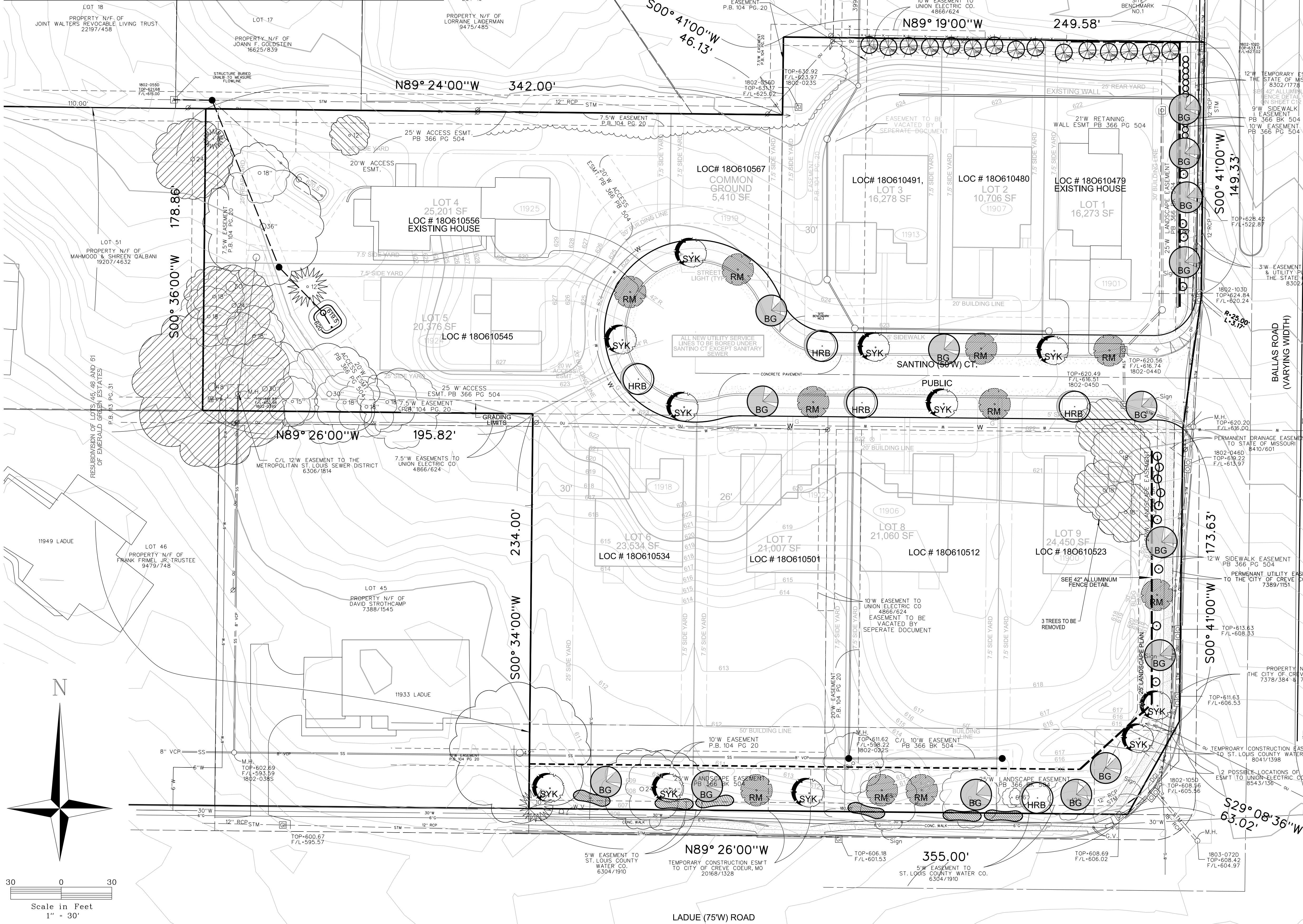
PROJECT # 23396

05/07/2024

2

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SYK	11	LONDON PLANE / PLATANUS x ACERIFOLIA	3.0" CAL
BG	9	BLACK GUM / NYSSA SYLVATICA	3.0" CAL
HRB	5	HERTAGE RIVER BIRCH / BETULA NIGRA 'CULLY' HERITAGE	3.0" CAL
RM	14	RED MAPLE / ACER RUBRUM	3.0" CAL
WP	15	WHITE PINE/PINUS STROBUS	6'-8" H
	14	ASSORTED GRASSES - IN MULCH BED	18" O.C.
	9	MAIDEN GRASS - IN MULCH BED	18" O.C.
	9	ARBORVITAE / THUJA - IN MULCH BED	24" O.C.



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RIE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

Street Trees				
Road	Linear Feet	Require Trees	Existing Trees	Proposed Trees
Ballas	385.98'	13	4	9
Ladue	355'	12	0	12
Santino	676.68'	23	3	20

42" ALLUMINUM FENCE

FLAKE OF TRUNK TO BE VISIBLE ABOVE SOIL LINE

PLAN
DO NOT CUT CENTRAL LEADER

NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING
N.T.S.

EVERGREEN TREE PLANTING
N.T.S.

PLANT SPACING AS PER PLAN

2" MULCH INSTALLED BEFORE PLANTING

PREPARE BED AS PER WRITTEN SPECIFICATION

PERENNIAL / ANNUAL PLANTING
N.T.S.

SPADE-CUT EDGE DETAIL
N.T.S.

SHRUB PLANTING
N.T.S.

TREE PROTECTION DETAIL
N.T.S.

VOLZ Incorporated

9920 WATSON LIVING LLC
1808 INDIAN HEAD IND. BLVD.
ST. LOUIS, MISSOURI 63120
314.486.8212 MAIN
WWW.VOLZINC.COM
PHONE 314.575.7875
randall.g.mathews@gmail.com

SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATE SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

AMENDED SITE DEVELOPMENT PLAN
PRELIMINARY PLAT

4.732 ACRES

PROJECT # 23396

08/07/2024

L7



Santino Court Conceptual Elevation 1



TIM HOLLERBACH
DESIGNS



Santino Court Conceptual Elevation 2





Santino Court Conceptual Elevation 3



TIM HOLLERBACH
DESIGNS



Santino Court Conceptual Elevation 4



TIM HOLLERBACH
DESIGNS

Santino Court Conceptual Stone Color Palette - Earthworks Aux Vases Dimensional Tumbled



Santino Court Conceptual Stone Color Palette - Earthworks Pewter Mist Dimensional Snapped



Santino Court Conceptual Stone Color Palette - Casa di Sassi Niveo Volterra



Santino Court Conceptual Stone Color Palette - Fond du Lac Country



Santino Court Conceptual Brick Color Palette - Columbus Brick Company Mill Creek



Santino Court Conceptual Brick Color Palette - Acme Brick Tulsa Old Town



Santino Court Conceptual Brick Color Palette - BrickCraft Driftwood



Santino Court Conceptual Brick Color Palette - BrickCraft Coral Blend



Santino Court Conceptual James Hardie Siding (and EIFS) Color Palette



Aged Pewter



Khaki Brown



Monterey Taupe



Pearl Gray



Gray Slate



Cobble Stone

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE 4.257 ACRES OF LAND FROM "A" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "B" SINGLE-FAMILY RESIDENTIAL DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED SANTINO COURT SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 105 AND 157 N. NEW BALLAS ROAD, 1 SANTINO COURT, AND 11921 LADUE ROAD

WHEREAS, Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the rezoning and preliminary plat approval of 4.257 acres at 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, Creve Coeur, MO from A Single Family Residential to B Single Family Residential with RDD-Residential Design Development designation to allow for the development of a subdivision of 9 single family homes with an average lot size of 19,817.7 square feet; 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 Santino Court subdivision, including 9 lots on the 4.257 acres, with residential designed development (RDD); and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 18, 2017, beginning at 6:30 p.m., and continued to Tuesday, January 16, 2018, at 6:30 p.m. or immediately following the close of the previous public hearing, on the rezoning and RDD request and accompanying Preliminary Plat; 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, the Planning and Zoning Commission reviewed and, by a 1-5 vote recommended denial of the rezoning, RDD, plat, and site development plan, at its meeting on January 16, 2018; 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 was made available for public inspection prior to its further consideration by the City Council; and this Bill having been read by title in open meeting two times 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 December 12, 2018 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;

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 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, Creve Coeur, MO from A Single Family Residential to B Single Family Residential with RDD-Residential Design Development designation, subject to the conditions stated herein, which property is more specifically described as follows:

Legal Descriptions

1 Santino Court – Lot 42 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page 20 of the St. Louis County Records

105 N New Ballas - Lot 43 of Emerald Green Estates, according to the plat thereof, recorded in Plat Book 104 page 20, EXCEPTING THEREFROM the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466 of the St. Louis County Records and FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission by deed recorded in Book 8410 page 601 of the St. Louis County Records.

157 N New Ballas – Lot 41 of Emerald Green Estates, according to the plat thereof recorded in plat book 104 page 20 of the St. Louis County Records.

11921 Ladue - Lot 44 of Emerald Green Estates, as per plat thereof recorded in Plat Book 104 page 20 of the St. Louis County Records, excepting therefrom the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466.

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

SECTION 3: The Santino Court RDD shall conform to the Site Improvement Plan, the Preliminary Plat and the Landscape Plan, last revised January 10, 2018, or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. The final plat shall include a 25 foot landscaped easement provided along Ladue Road and N. New Ballas Road, south of Santino Court, and to the top of the retaining wall for Lot 1 to ensure long-term preservation of the green space and landscaping in these areas.
2. The Applicant shall submit a final subdivision plat with trust indentures and final subdivision improvement plans for review and approval by the Planning and Zoning Commission and City Council. The Grading and Subdivision Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on January 10, 2018 as bound together and submitted in conjunction with Application #17-044 by UIC, and as amended below.

3. All building elevations shall be in substantial conformance with the "Exterior Elevations" submitted on January 10, 2018 as bound together and submitted in conjunction with Application #17-044 by UIC, showing equal design treatment of all sides. Exterior wall materials shall be limited to brick, fiber cement, and wood siding, except as modified below. No vinyl siding is permitted.
4. The ground floor of the east elevations of the homes facing North New Ballas Road on Lots 1 and 9 shall be faced with brick in a consistent manner as the front elevations.
5. Final design of the private park amenity shall be specified in the subdivision improvement plans.
6. 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 along Santino Court, Ladue Road, and North New Ballas Roads, for the Zoning Administrator's approval.
7. Additional evergreen plants shall be provided along the north of Lots 1 and 2 to provide additional screening for the residents to the north.
8. A tree preservation plan shall be submitted showing a minimum of 25% of the existing tree mass or 25% of the trees over 8" caliper shall be preserved as required by Section 405.320 Tree Conservation of the Subdivision Ordinance, and a copy of the Arborist Report regarding the health of the trees to be removed and replaced, subject to Zoning Administrator approval.
9. The proposed four-foot fence along Ladue Road shall not be any closer than 25 feet from the property line.
10. The Subdivision Improvement Plans and final plat shall provide the appropriate easement for the sidewalks along N. New Ballas Road in coordination with the City's Public Works Department
11. 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 BMPs as required by MSD, maintenance of landscaping along Ladue and N. New Ballas roads, and common ground area, to be approved by the City Attorney.
12. All signs shall comply with Section 405.940 of the Zoning Ordinance.
13. All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
14. All other standards not specifically approved by the City Council should be in conformance with the Section 405.260, B Single-Family Residential District of the Zoning Code.

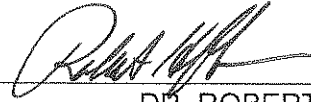
SECTION 4: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, A Site Development Plan approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless 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.

SUBSTITUTE BILL NO. 5690

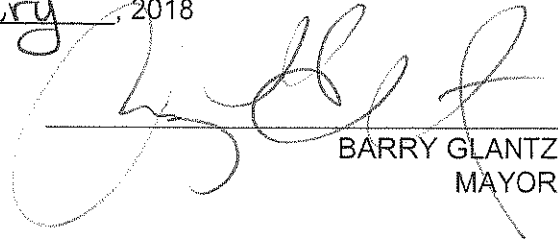
ORDINANCE NO. 5570

ADOPTED THIS 26 DAY OF February, 2018



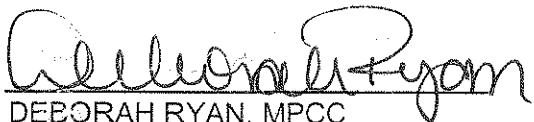
DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF February, 2018



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS SANTINO COURT AT 105 AND 157 N. NEW
BALLAS ROAD, 1 SANTINO COURT, AND 11921 LADUE ROAD, CITY OF
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application by Brent Crittenden, of Urban Improvement Company, LLC, has been submitted for the final plat and site improvement plan approval for the 4.257 acres located at 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, for 9 single family homes, zoned "B" Single Family Residential with "RDD" Residential Design Development; and

WHEREAS, Ordinance No. 5570 authorized the rezoning for Santino Court Subdivision with the Residential Designed Development designation and the preliminary plat was approved by the City Council on February 23, 2018; and

WHEREAS, the final plat of the Santino Court subdivision substantially conforms to the preliminary plat; and

WHEREAS, public notice of said final plat application was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission recommended, by a vote of 7-0, approval of the Santino Court final plat on May 21, 2018; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council;

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

SECTION 1: The final plat of the subdivision known as Santino Court, described as a tract of land being Lots 41 & 42 & Parts of Lots 43 & 44 of Emerald Green Estates Section 10, Township 45 North – Range 5 East City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on April 20, 2018 is hereby approved subject to the following conditions:

1. The Applicant shall provide two (2) disks containing digitized versions of the plat along with two (2) printed copies of the recorded plat. Acceptable data formats include AutoCAD (.dwg or .dxf), MicroStation Design File (.dgn), ArcInfo Coverage, ArcView Shape File (.shp), or MapInfo.
2. The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar and proof of recording shall be provided prior to the issuance of a building permit.

SECTION 2: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

BILL NUMBER 5713

ORDINANCE NUMBER 5590

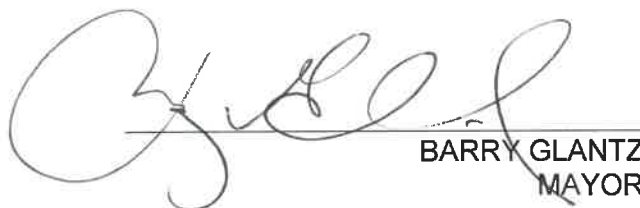
SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 11th DAY OF June, 2018.

A handwritten signature in black ink, appearing to read "Scott Saunders", written over a horizontal line.

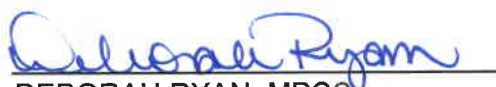
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 11th DAY OF June, 2018.

A large, stylized handwritten signature in black ink, appearing to read "Barry Glantz", written over a horizontal line.

BARRY GLANTZ
MAYOR

ATTEST:

A handwritten signature in blue ink, appearing to read "Deborah Ryan", written over a horizontal line.

DEBORAH RYAN, MPCC
CITY CLERK

**AN ORDINANCE AMENDING ORDINANCE 5570 REGARDING THE REZONING
AND APPROVAL OF A RESIDENTIAL DESIGNED DEVELOPMENT WITH
ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE
DEVELOPMENT PLAN FOR THE SANTINO COURT SUBDIVISION AT 105 AND
157 N. NEW BALLAS ROAD, 1 SANTINO COURT, AND 11921 LADUE ROAD**

WHEREAS, Ordinance 5570 authorized the rezoning of property at the northwest corner of Ladue Road and N. New Ballas Road from A Single Family Residential to B-RDD and approved preliminary plans for the Santino Court Subdivision on February 26, 2018; and

WHEREAS, the final plat and subdivision improvement plans were subsequently reviewed and approved by the Planning and Zoning Commission and by the City Council through Ordinance 5590; and

WHEREAS, Brent Crittenden, of Urban Improvement Company, LLC, submitted a request for a one-year extension of the approval of the site development plan pursuant to Section 405.1080(K)(4); and

WHEREAS, Section 4 of Ordinance 5570 incorrectly referenced the time period for validity of site development plan approvals; and

WHEREAS, this Ordinance corrects the error; and

WHEREAS, the Planning and Zoning Commission reviewed and by a 5-0 vote recommended approval of the extension request, and clarification of the revised 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 was made available for public inspection prior to its further consideration by the City Council; and this Bill having been read by title in open meeting two times by the City Council;

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

SECTION 1: The validity of the site development plan approval is hereby extended for a period of an additional 12 months. Section 4 of Ordinance 5570 shall be amended to read as follow, with all other conditions remaining in effect:

As set forth in Section 405.1080 (K)(4) of the Zoning Ordinance of the City of Creve Coeur, no site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator

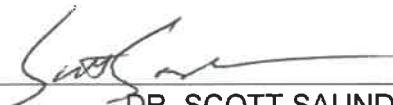
~~SUBSTITUTE~~ BILL NO. 5751
~~5690~~

ORDINANCE NO. 5627

shall initiate a new site development plan review procedure as stated in Section 405.1080
or a new minor site plan review procedure as stated in Section 405.1080.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the
City Charter.

ADOPTED THIS 11th DAY OF February, 2019


DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 11th DAY OF February, 2019


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK

March 01, 2018

Members of the Creve Coeur City Council,

This past Monday, February 26, 2018 - Substitute Bill No. 5690 (an Ordinance Amending the Official Zoning Map of the City of Creve Coeur to Rezone 4.257 Acres of Land from "A" Single Family Residential District to "B" Single-Family Residential District and Authorizing a Residential Designed Development (RDD) with Accompanying Preliminary Subdivision Plat and Site Development Plan for the Proposed Santino Court Subdivision, for the Property Currently Addressed as 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road) received Final Reading / Passage – with a 7-1 City Council vote.

I respectfully request that this item be brought back for further discussion and reconsideration before the City Council - at our meeting on Monday evening, March 12, 2018. A motion (and second) for reconsideration needs to be made by a member of the Council who voted in favor of the project.

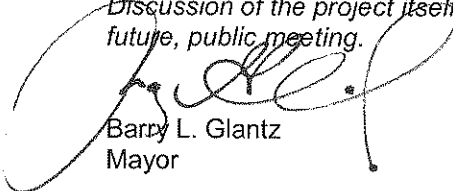
I make this request for the following reasons :

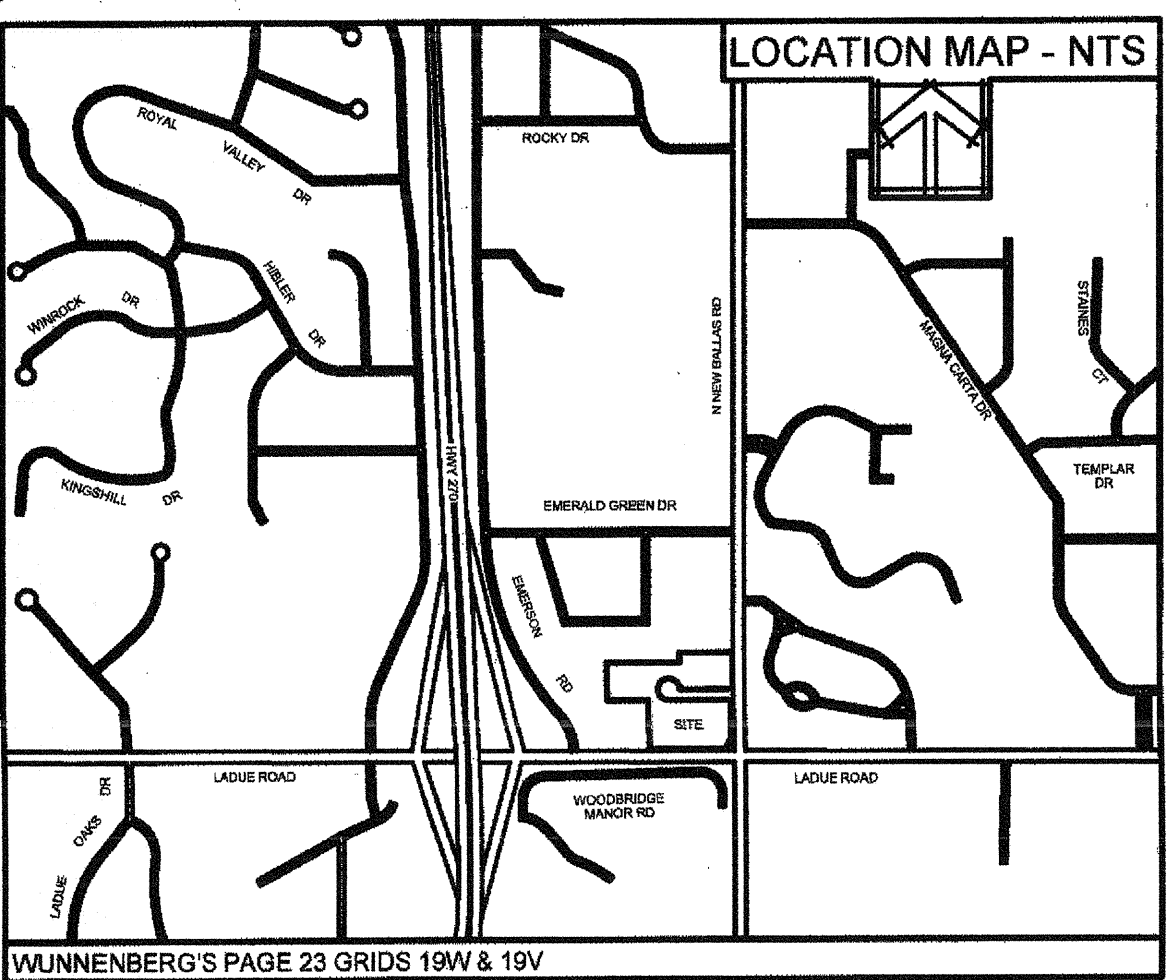
- Statements made by various Council members during the actual vote were quite compelling, and worthy of further public discussion.*
- Numerous subdivision issues with Emerald Green indentures remain unresolved, and City Council approval of this project may be premature to subdivision approval.*
- Unanimous opposition from our Planning and Zoning Commission - along with overwhelming neighborhood opposition.*
- With approval of this project, the remaining "A" zoned properties just to the North (on Ballas Road) and just to the West (on Ladue Road) of the subject property appear to now be "isolated", perhaps inviting additional / similar re-zoning requests.*
- Precedent setting "down-zoning" of residential property along Ladue Road. This was the primary issue of concern during my initial campaign for Mayor in 2012 – and still remains the foremost concern of Creve Coeur citizens living along this residential corridor.*
- Unconventional architectural design. This project is a significant departure from the architecture of the surrounding area, and is a source of concern for neighbors and our Planning and Zoning Commission. The applicant declined to make any substantive design modifications despite strong encouragement from City staff and the Planning and Zoning Commission. Compatibility of design is a risk that must be discussed / addressed in our community. In addition, problems may occur if a project is not embraced by the public (for whatever reason) and remains vacant for too long. This was an issue during the initial development of Enclave Bellerive, and also Ladue Court.*

I have not yet signed the above mentioned ordinance, and would rather not veto the bill – as that would prove to be a rather pointless exercise. But I remain deeply troubled and unsettled about this project as proposed, and believe that further due diligence on our part could be beneficial to all involved.

Therefore, I respectfully request that reconsideration of this issue be added to the agenda for our meeting on Monday, March 12 – under business from the Mayor / City Council. A motion (and second) from a Council member on the prevailing side of this issue would open discussion of reconsideration only.

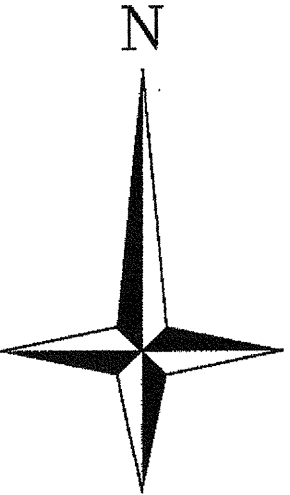
Discussion of the project itself (only if the motion for reconsideration is approved) would be held at a future, public meeting.


Barry L. Glantz
Mayor



201811300463
PLAT BK 368, PG. 504
FILED FOR RECORD
Nov 13, 2018 2:26 PM
RECORDED OF DEEDS
ST. LOUIS COUNTY, MO.
Witness my hand and official seal
on the day and year aforesaid.

Charles E. Smith
Deputy Recorder, J.M.C.



Scale in Feet
Scale: 1"=30'

463

SANTINO COURT

A TRACT OF LAND BEING
LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES
SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

504

We, Volz Incorporated, have by order of Ballas & Ladue LLC, prepared a subdivision plat of "A tract of land being Lots 41 & 42 and part of Lots 43 & 44 of Emerald Green Estates", recorded in Plat Book 104 page 20 of the St. Louis County records, in Section 10, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri based on a survey by Volz Incorporated dated October 26, 2017 and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by The Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Agriculture, and meets the accuracy requirements set forth for Urban Class property. Monumentation shown on this plat will be set upon completion of construction.

VOLZ INCORPORATED

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #200500074

Notes:

- Bearing system adopted from "Emerald Green Estates" as recorded in Plat Book 104 page 20
- Property referenced from U.S. Title Guaranty Company Commitment No.: 2070018-04790, with a commitment of April 3rd, 2018. The above reference title commitment were relied upon to disclose all easements of record.
- St. Louis County Benchmark 13211 NAVD88(SL0211a) Elev = 698.91 FUS Standard DNR aluminum disk stamped SL-22 situated in an area of gravel and sparse grass south of Olive Boulevard between the on and off ramps connecting northbound Lindbergh Boulevard with eastbound Olive Boulevard; 68.8 feet east of a chiseled "X" 3 feet above ground level on the east face of the northernmost of three steel I-beam support posts for a MoDOT exit sign reading "67 North" with a directional arrow above "Lindbergh Boulevard", roughly 20 feet south of the solid white stripe along the south side of the southernmost eastbound driving lane of Olive Boulevard, and 75 feet northeast of the solid yellow stripe along the northeast side of the exit lane from eastbound Olive Boulevard to northbound Lindbergh Boulevard. (In September 2012, two survey nail markers in the south asphalt shoulder of Olive Boulevard were 20.4 feet northwest of SL-22 and 18 feet northeast of SL-22.)

Parcel No. 1
Lot 41 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page(s) 20 of the St. Louis County Records.

Parcel No. 2
Lot 42 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page(s) 20 of the St. Louis County Records.

Parcel No. 3
Lot 43 of Emerald Green Estates, according to the plat thereof, recorded in Plat Book 104 page 20

EXCEPTING THEREFROM the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466 of the St. Louis County Records, FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission by deed recorded in Book 8410 page 601 of the St. Louis County Records, FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Creve Coeur, Missouri by deed recorded in Book 7378 page 384 of the St. Louis County Records.

Parcel No. 4
Lot 44 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page 20 of the St. Louis County Records.

EXCEPTING THEREFROM the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466

U.S. Title Guaranty Company
Commitment No.: 2070018-04790,
Commitment Date: April 3rd, 2018
Schedule B Section II
[Note: Surveyor's Comments in Parenthesis]

- Building lines and easements established by plat recorded in Plat Book 104 page 20, and covenants and restrictions, including a provision for Subdivision Assessments recorded in Book 4961 page 466. [Shown, Easements plot on Parcel 1, 2, 3 & 4.]
- Easement granted to St. Louis County Water Company as recorded in Book 4815 Page 499 of the Saint Louis County Records. [Easement does not plot on surveyed property]
- Permanent easement for highway and utility purposes by instrument recorded in Book 8302 page 1778. [Shown, Easement plots on Parcel 1]
- Temporary slope and construction license granted to State of Missouri by instrument recorded in Book 8302 page 1778. [Shown, Easement plots on Parcel 1]
- Easement to Laclede Gas Company by the instrument recorded in Book 4728 page 375. [Easement lies within the right-of-way of Ladue Rd, as widened.]
- Easement granted to St. Louis County Water Company by the instrument recorded in Book 4815 page 499. [Easement lies within the right-of-way of Ladue Rd, as widened.]
- Easement granted to the Metropolitan St. Louis Sewer District by the instrument recorded in Book 6306 page 1814. [Shown, Easement plots on Parcel 1]
- Easement to Union Electric Company recorded in Book 4866 page 624. [Shown, Easements plot on Parcels 1, 2, 3 & 4.]
- Easement to St. Louis County Water Company recorded in Book 6304 page 1910 and Book 6304 page 1911. [Shown, Easements plot on Parcels 3 and 4.]
- Easement for right-of-way, and a perpetual drainage easement for construction, repair, and maintenance of drainage structures granted to the City of Creve Coeur, Missouri by the instrument recorded in Book 7378 page 384. [Shown, Right-of-Way taking and easement plot on Parcel 3.]
- Perpetual utility easement for construction, repair and maintenance of utility structures granted to the City of Creve Coeur, Missouri by the instrument recorded in Book 7389 page 1151 [Shown, Easements plot on Parcel 3]
- Easement granted to St. Louis County Water Company recorded in Book 8041 page 1398. [Shown]
- Terms and provisions of Maintenance Agreement recorded in Book 8253 page 610. [Based upon the property description contained therein, instrument does not affect the surveyed property.]
- Permanent easement for construction, repair and maintenance of drainage structure granted to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission by deed recorded in Book 8410 page 601. [Shown, Easement plots on Parcel 3]
- Easement granted to Union Electric Company recorded in Book 8543 page 136. [Description of easement in document is vague. Two possible location are shown on the survey drawing. Easement plots on Parcel 3]
- Restrictions, Conditions and Reservations together with abutter rights of direct access between highway (now known as Interstate Route 244) and Parcel No. 4 recorded in Book 5322 page 466.
- Easement granted to State of Missouri Highway Commission recorded in Book 5369 page 403. [Easement described below the right-of-way of Ladue Road]
- Temporary construction easement granted to City of Creve Coeur by instrument recorded in Book 20168 page 1328. [Shown]

Approved by the City of Creve Coeur Planning and Zoning Commission on this 24th day of October, 2018.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Beth Kistner
Beth Kistner, Chair

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this plat of "Santino Court" was approved by the City Council of the City of Creve Coeur by Ordinance Number 5570 on June 11th, 2018.

Deborah Ryan
Deborah Ryan, MRCC, City Clerk

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Santino Court". The right-of-way dedication shown hereon along Santino Court, is hereby dedicated to the City of Creve Coeur, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Creve Coeur, Missouri, American Water, Spire Energy, Ameren Missouri, AT&T, The Metropolitan St. Louis Sewer District and Charter Communications, and their successors and assigns as their interests may appear for the purpose of improving, constructing, replacing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

The Entrance Monument Easement as shown on this plat is hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining, and repairing a subdivision entrance monument.

The Retaining Wall Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining and repairing the retaining walls and to use such additional space adjacent to the easements so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned retaining walls.

The sidewalk easements shown hereon, are hereby dedicated to the City of Creve Coeur, Missouri, and to its assigns and successors, for the purpose of making cuts, fills, and sloping embankment, using, maintaining, repairing, expanding, reconstructing, or removing sidewalks and other associated facilities; and providing working room and implementing any necessary construction methods within the area of the easement.

The 25 feet wide Landscape Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, with the right to plant, maintain, replace, or remove landscaping in, upon, over and across that certain real property, together with the right to enter upon and to pass and repass over and along said easement and right-of-way and to deposit tools, implements and other materials thereon by said Trustees, their officers, agents, and employees.

The BMP Reserve Areas shown on this plat are hereby established for the stormwater management features, as known as BMP(s) (Best Management Practices). The reserved area hereby established is irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated 10/17/2018 as recorded in the Recorder of Deed's Book 3252, Page 385, or as amended thereafter.

The Access Easement shown on Lots 4 and 5 are hereby dedicated to the Metropolitan St. Louis Sewer District to provide access the BMP Reserve Areas to make repairs and corrections and perform such maintenance as it deems necessary.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the 25 day of October, 2018 as Daily Number 378 in the St. Louis County Records.

Two permanent monuments for each block created (indicated as $\blacktriangle$) and semi permanent monuments at all lot corners (indicated as $\bullet$) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete per the provisions of the plat. The plat of this subdivision shall be recorded in this subdivision plat, in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.030 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 25th day of October, 2018.

BALLAS & LADUE LLC
Brant Crittenden, Manager
Print Name & Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this 25th day of October, 2018, before me personally appeared *Brant Crittenden*, who being by me duly sworn did say that he/she is the *MANAGER* of Ballas & Ladue LLC, a Missouri limited liability company and that said instrument was signed on behalf of said limited liability companies by authority of its members and the said Manager acknowledged said instrument to be the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: 12/27/21
Brant Crittenden
Notary Public
Brant Crittenden
Print Name

WHEREAS, *Ballas & Ladue LLC* by a deed of trust, dated 5-11-18, 2018, recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book 780-22, at page 1127 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby by REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this 25 day of October, 2018.

Midwest Regional Bank
Tyler M. Bender, President
Print Name

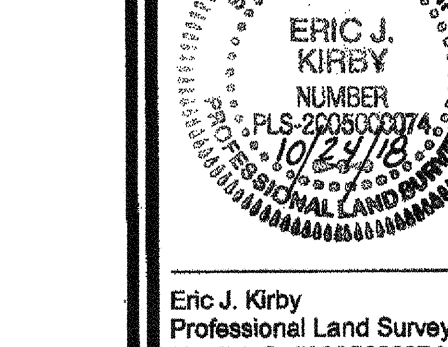
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this 25th day of October, 2018, before me personally appeared *Tyler M. Bender*, who being by me duly sworn did say that he is the *PRESIDENT* of *Midwest Regional Bank*, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said *PRESIDENT* acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: 1/22/2022
Megan Penkavsky
Notary Public
Megan Penkavsky
Print Name

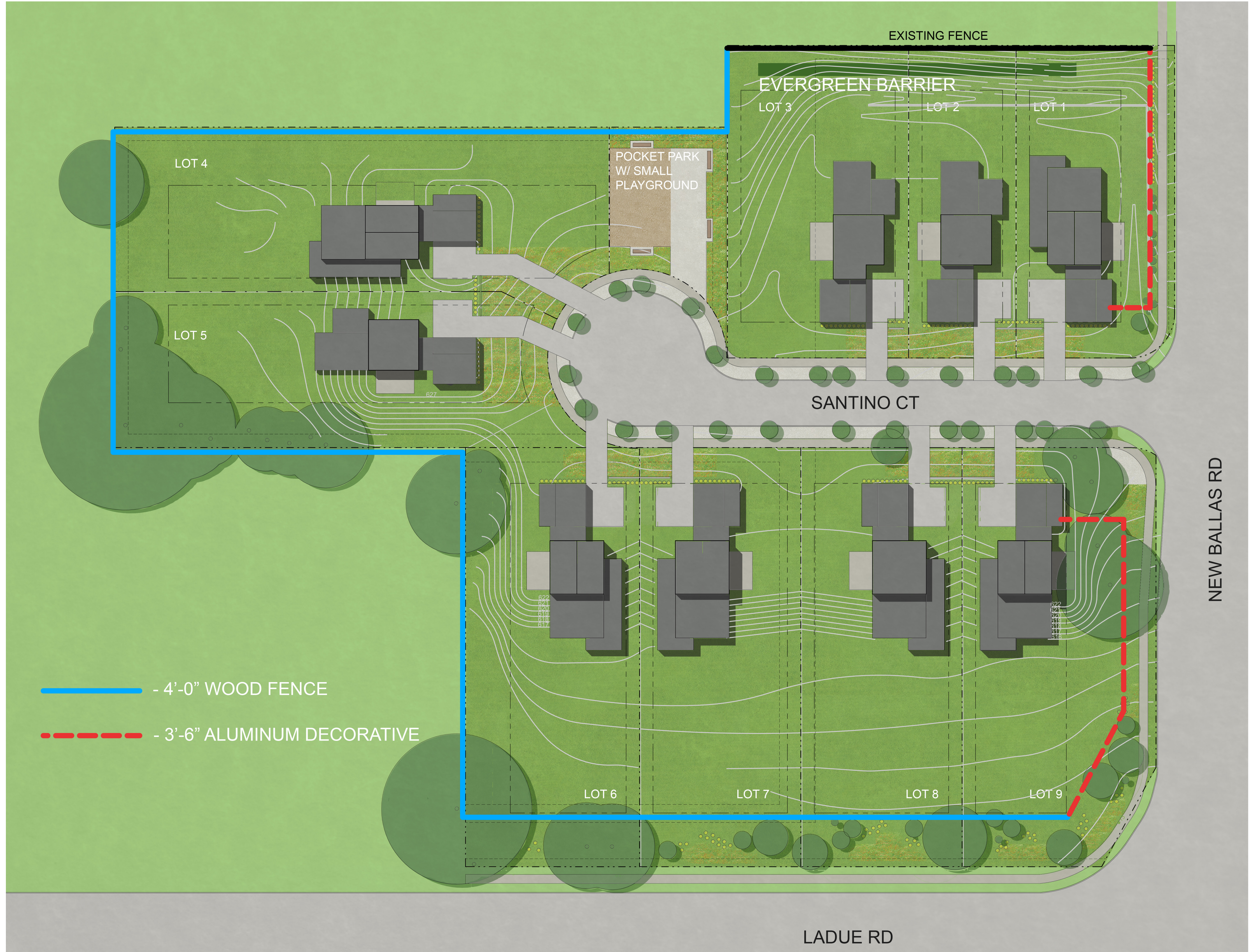
MEGAN K. PENKAVSKY
Notary Public, Notary Seal
JANUARY 22, 2022
My Commission Expires 1/22/2022



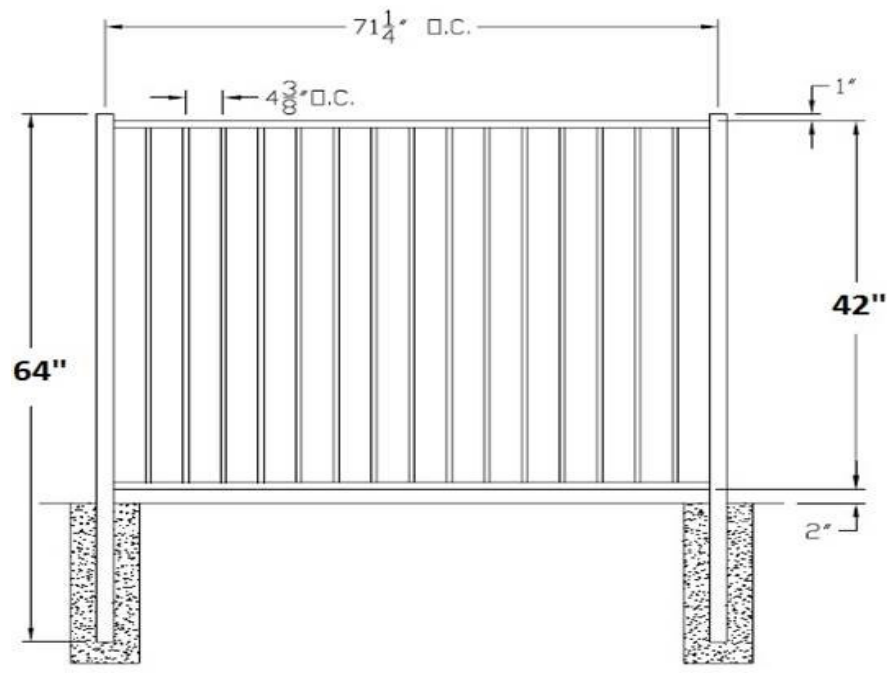
VOLZ
Incorporated
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.880.1250 fax
WWW.VOLZINC.COM
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2017 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2017 - ENGINEERING

PROJECT NOTES:		
AREA OF SITE:	4.257 ACRES	
LOCATOR NO.:	180610392, 180610062, 180610402, 180610028	
OWNER OF RECORD:	180610392 BALLAS & LADUE LLC 180610062 BALLAS & LADUE LLC 180610402 157 N NEW BALLAS RD 180610028 SAINT LOUIS, MO 63141	
SITE ADDRESS:	180610028 BOTANICAL HEIGHTS HOMES LLC 180610028 BOTANICAL HEIGHTS HOMES LLC 1 SANTINO CT SAINT LOUIS, MO 63141	
ZONING:	B-1 SINGLE FAMILY RESIDENTIAL SECTION 405.280 RDO - RESIDENTIAL DEVELOPMENT DISTRICT	
Subdivider:	UIC 1607 Tower Grove Avenue St. Louis, MO 63110 Ph: 314-771-7200	

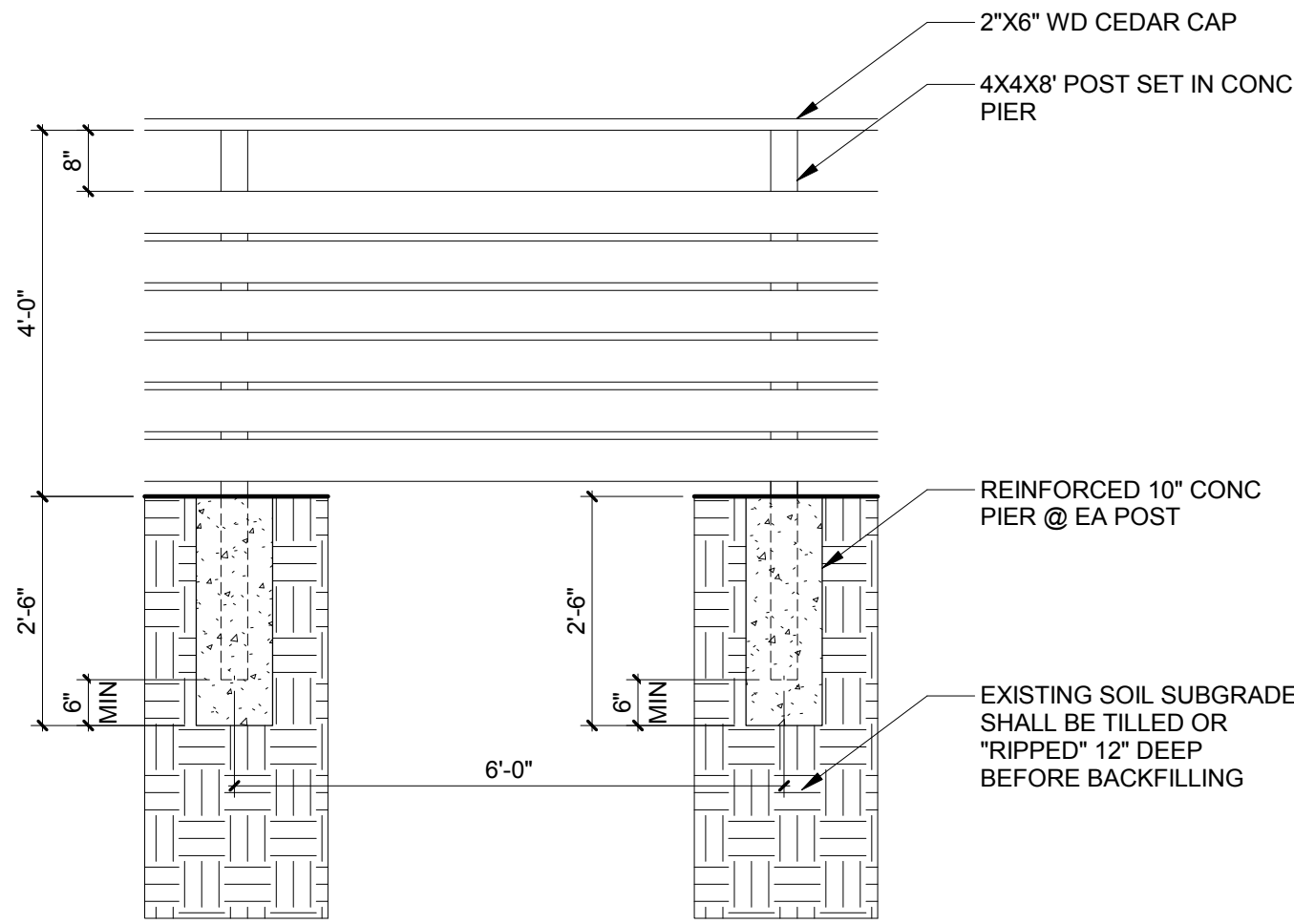
12/8/2017 2:30:45 PM



SITE PLAN



DECORATIVE ALUMINUM FENCE DETAIL



4'-0" WOOD DECORATIVE FENCE DETAIL

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110

ARCHITECT:
Central Design Office, LLC
1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01 00 - SINGLE FAMILY NEW CONSTRUCTION

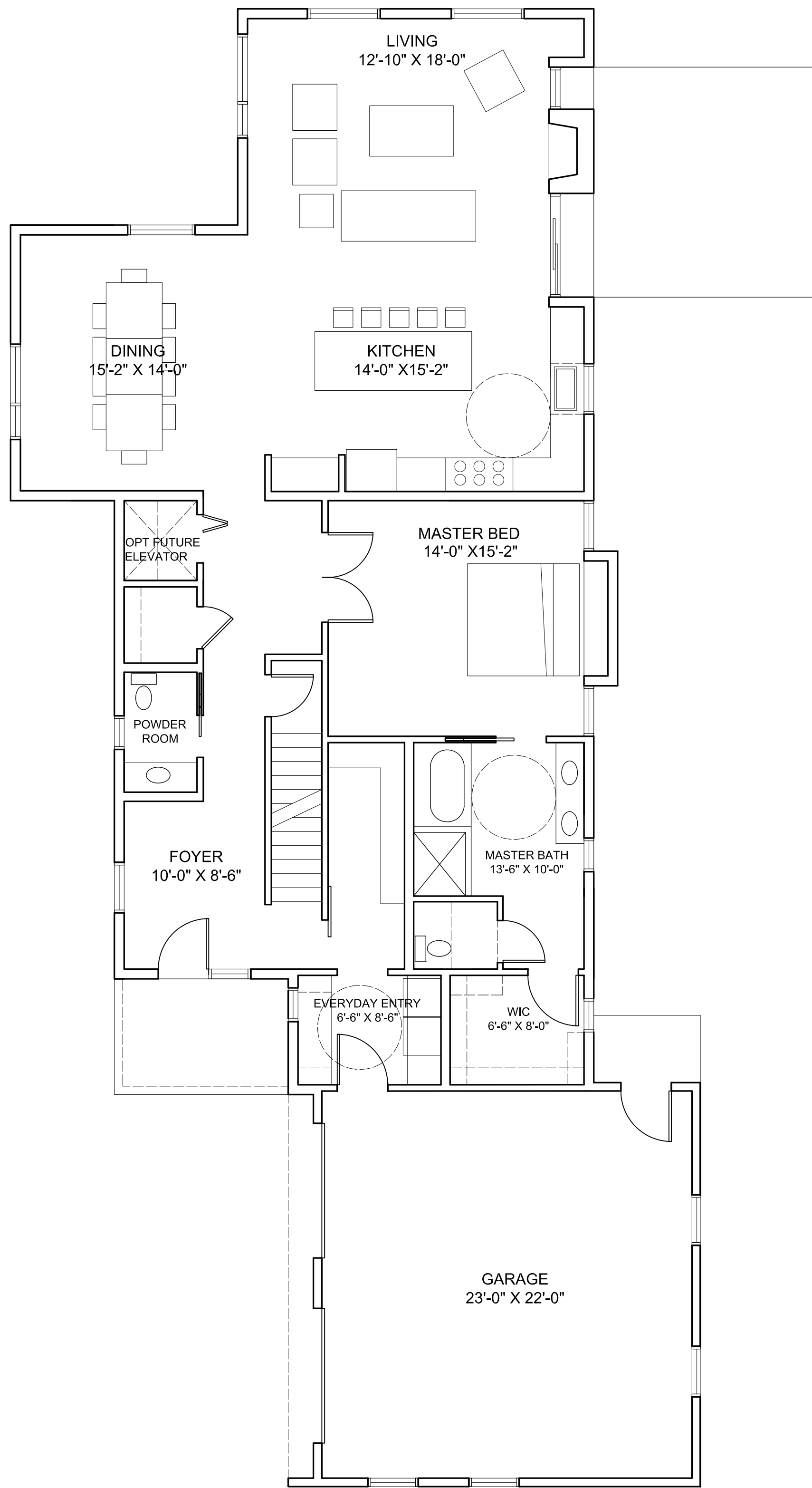
SANTINO COURT
CREVE CEUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: DECEMBER 11, 2017
DRAWN BY: TNW
SHEET NAME: FENCING LOCATION AND DETAILS

001

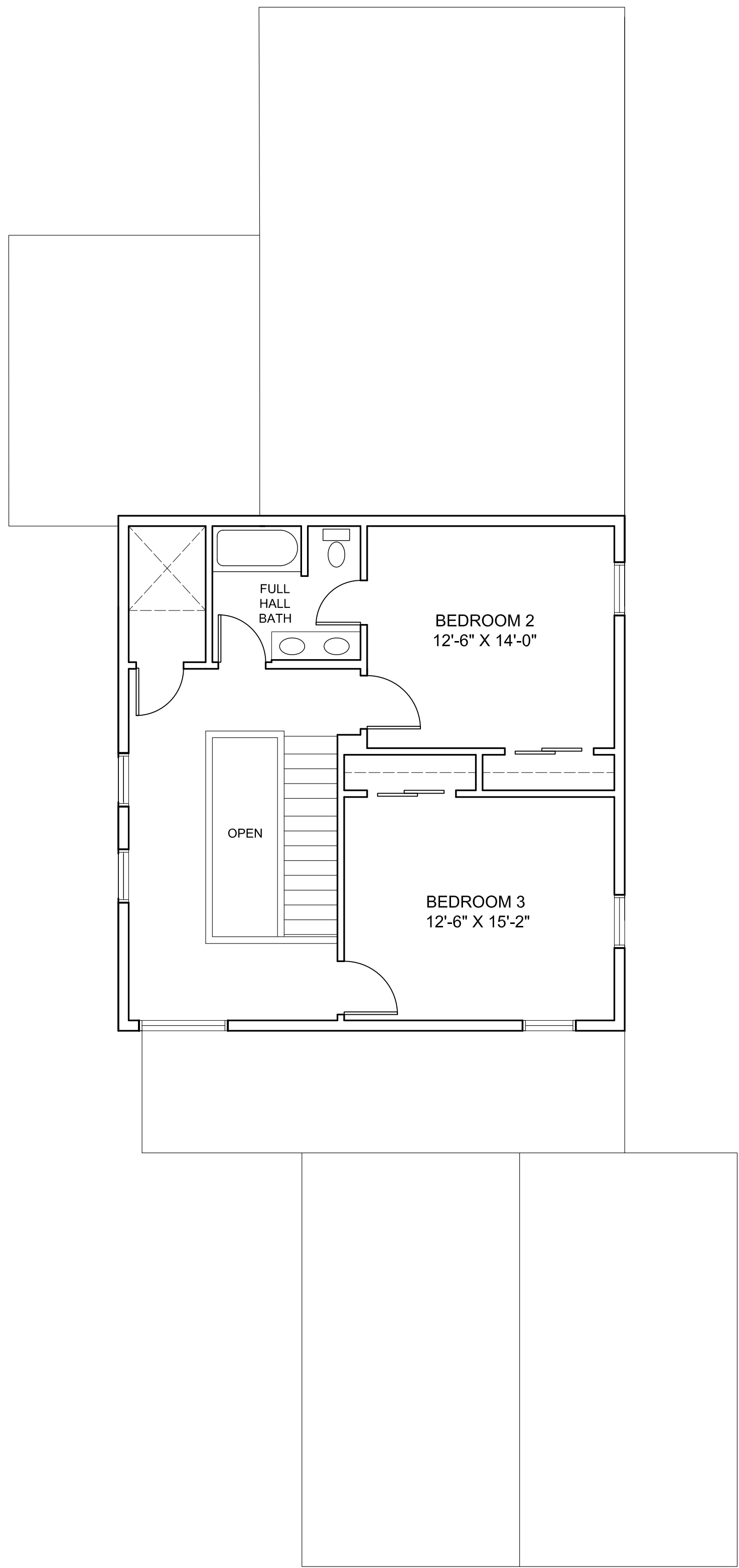
SHEET

1/9/2018 1:35:39 PM



1ST FLOOR

FLOOR PLAN A - BASE PLANS



2ND FLOOR

Note: All floor plans and elevations are compatible with each model



OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01.00 - SINGLE FAMILY NEW CONSTRUCTION

SANTINO COURT

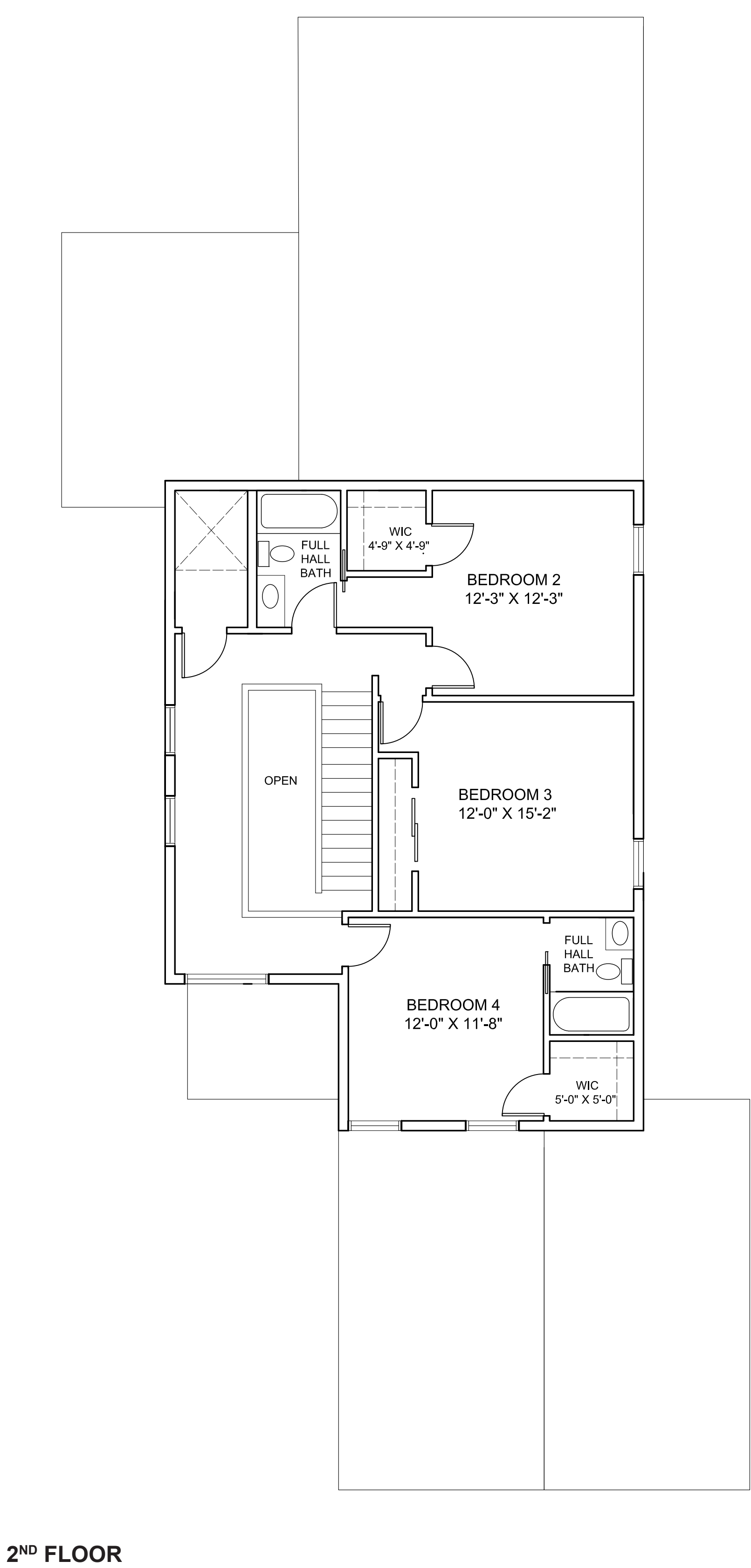
CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: JANUARY 9, 2018
DRAWN BY: Author
SHEET NAME: FLOOR PLANS

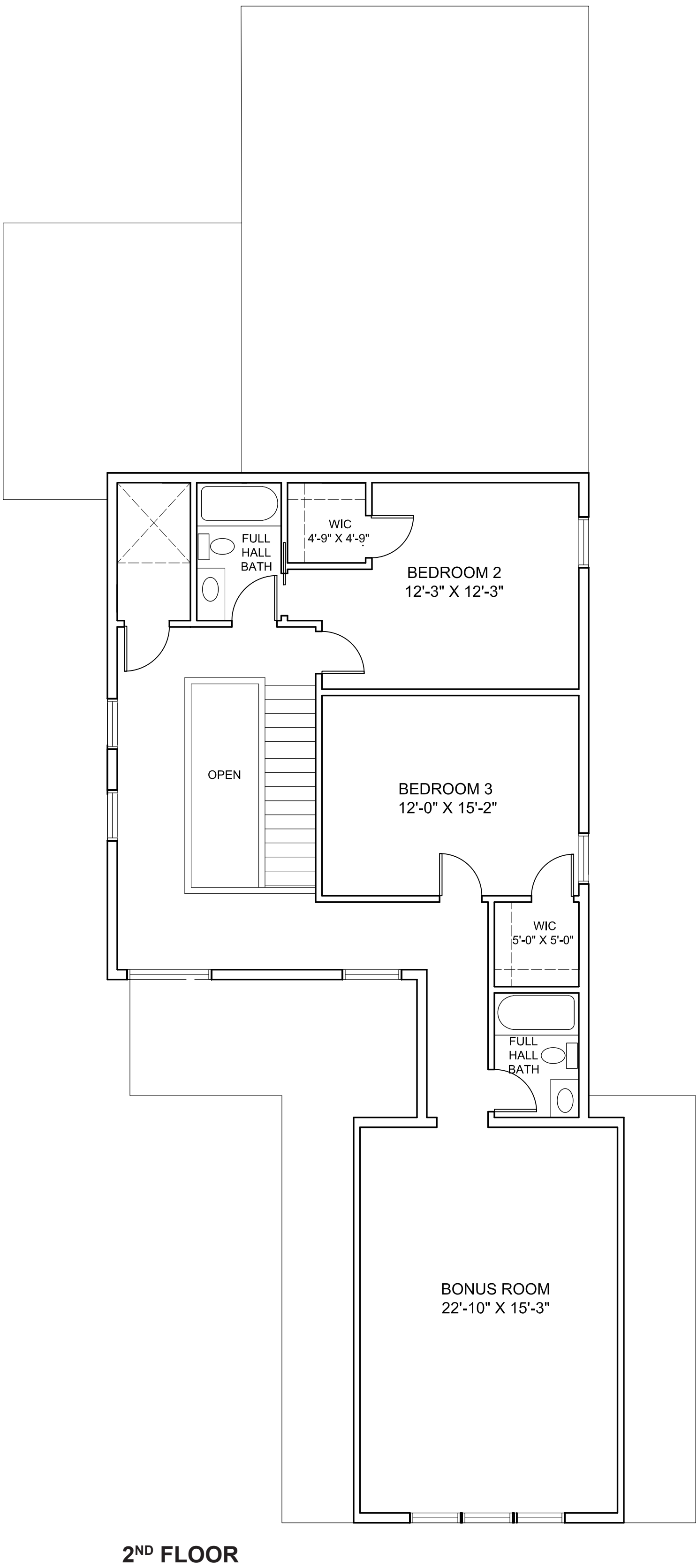
SHEET

002

1/9/2018 1:39:39 PM



FLOOR PLAN A - OPTION 1 - 4 BEDROOM



FLOOR PLAN A - OPTION 2 - BONUS ROOM ABOVE GARAGE

Note: All floor plans and elevations are compatible with each model



OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110


ARCHITECT:
Central Design Office, LLC

1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

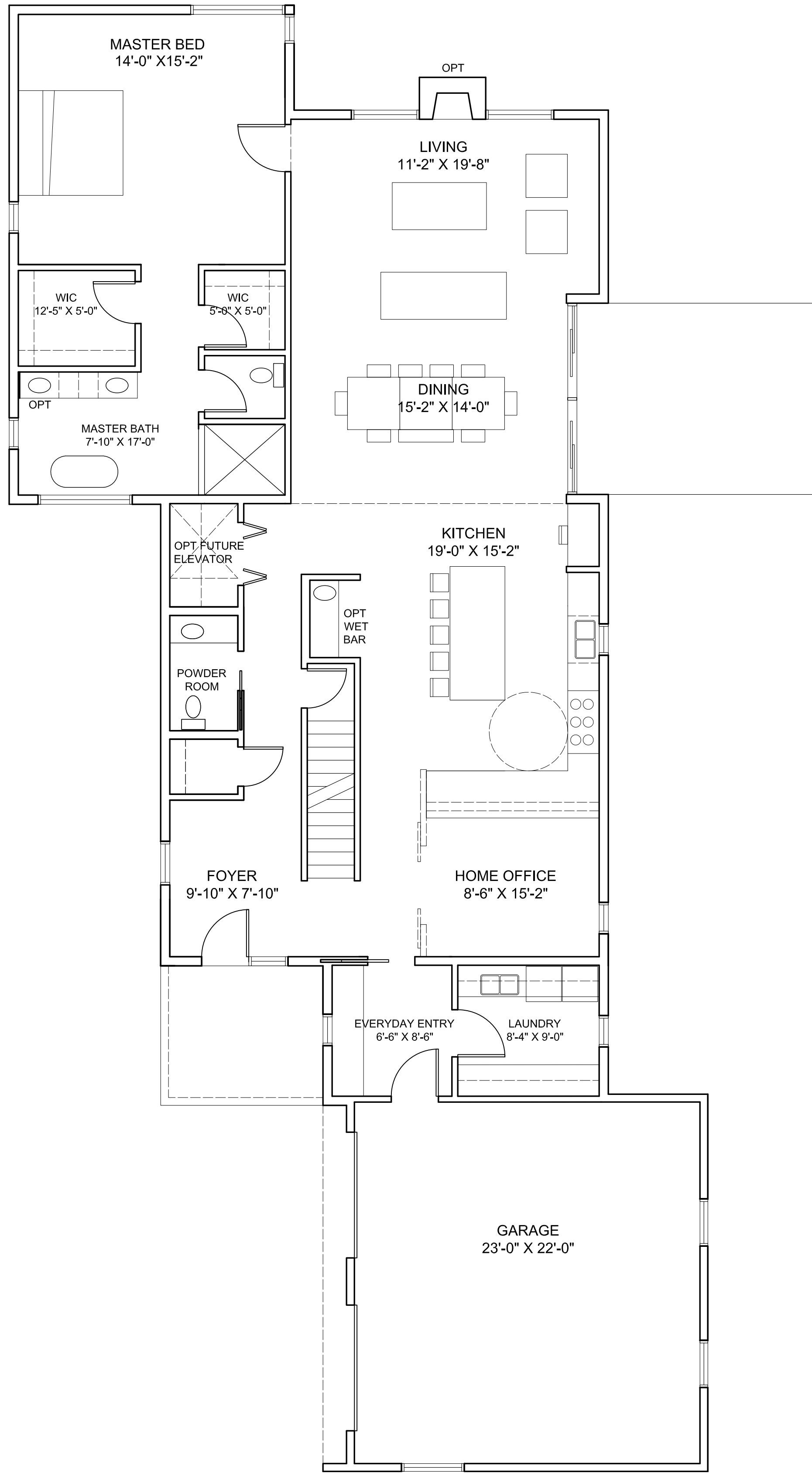
140.01.00 - SINGLE FAMILY NEW CONSTRUCTION
SANTINO COURT
CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: JANUARY 9, 2018
DRAWN BY: Author
SHEET NAME: FLOOR PLANS

SHEET

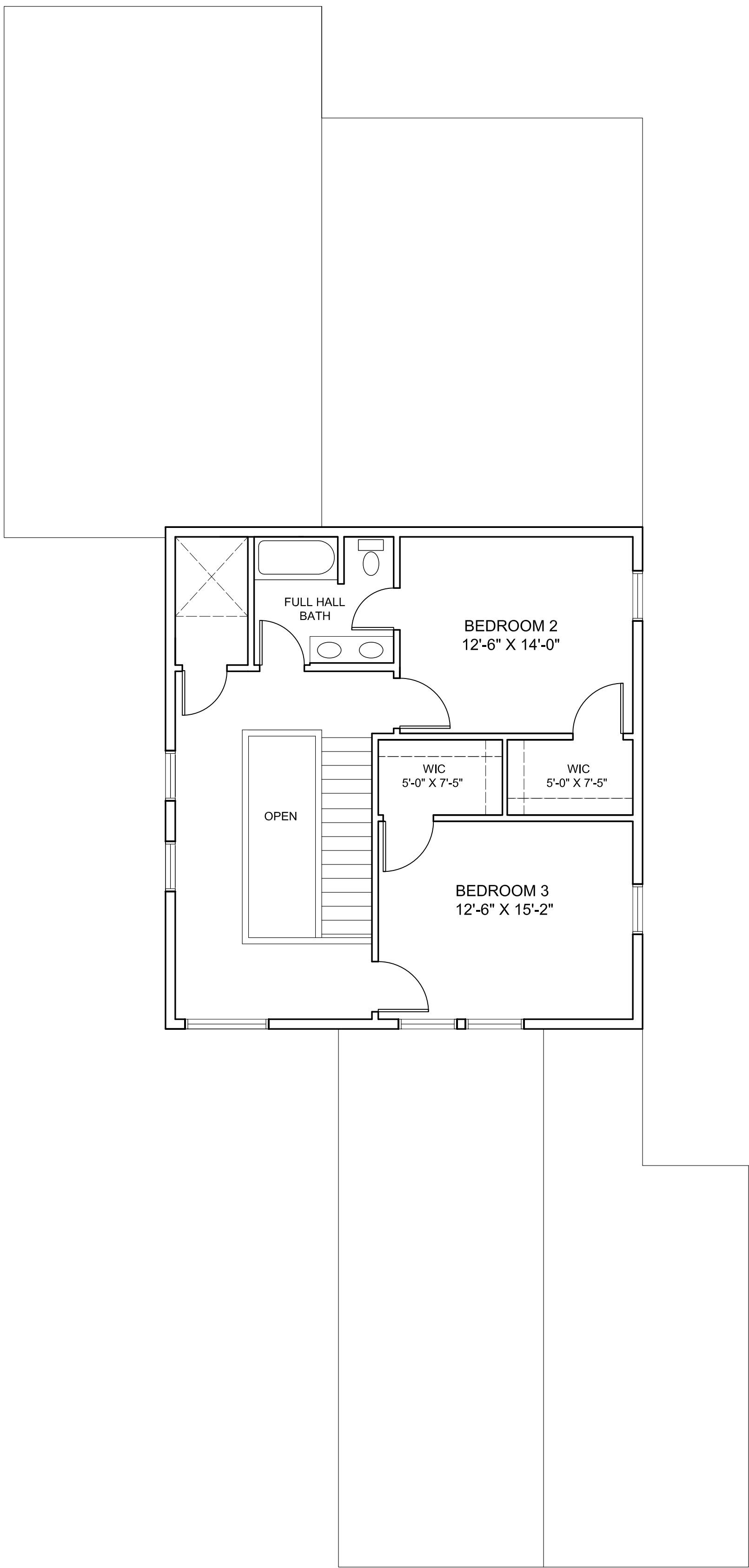
002

1/9/2018 1:39:45 PM



1ST FLOOR

FLOOR PLAN B - BASE PLANS



2ND FLOOR

Note: All floor plans and elevations
are compatible with each model



OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01.00 - SINGLE FAMILY NEW CONSTRUCTION

SANTINO COURT

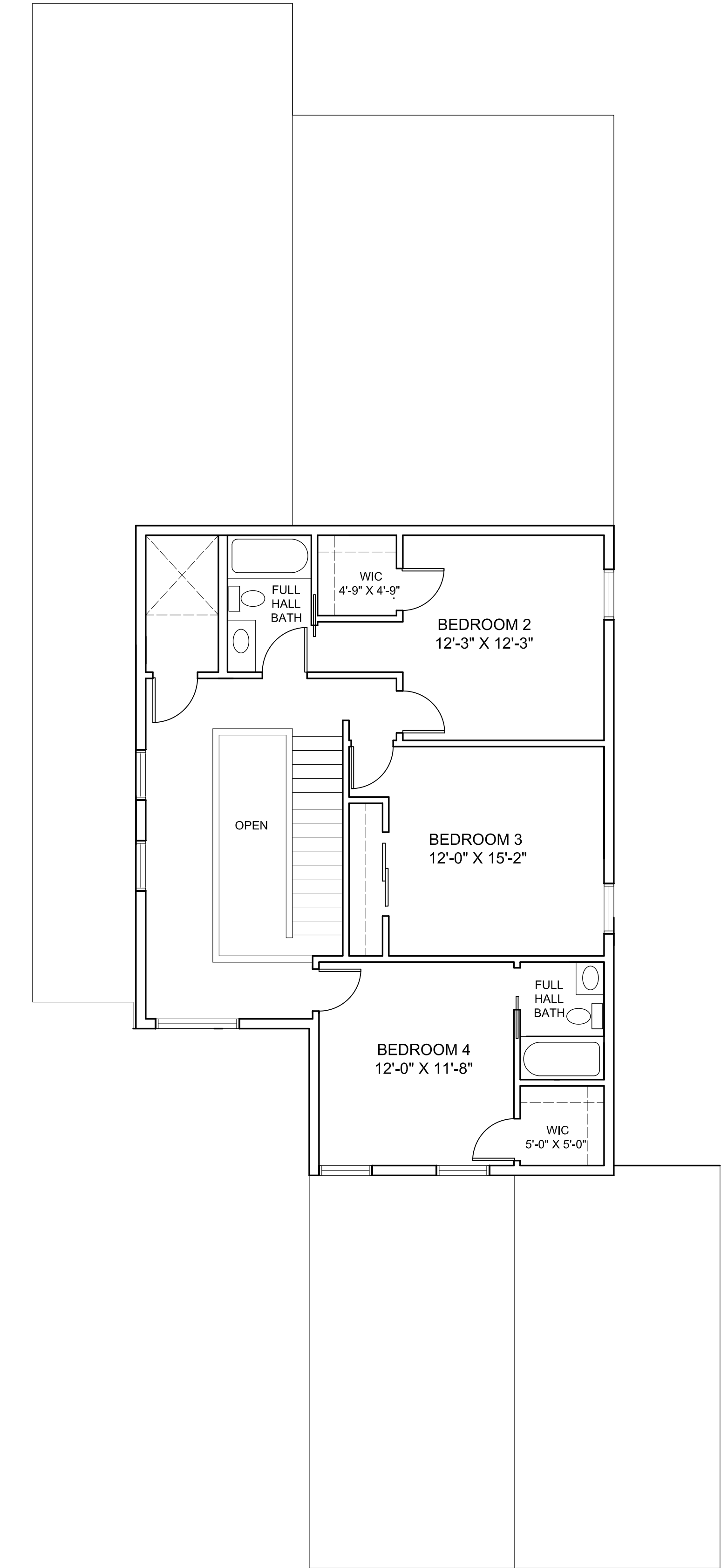
CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY R00
ISSUE DATE: JANUARY 9, 2018
DRAWN BY: Author
SHEET NAME: FLOOR PLANS

SHEET

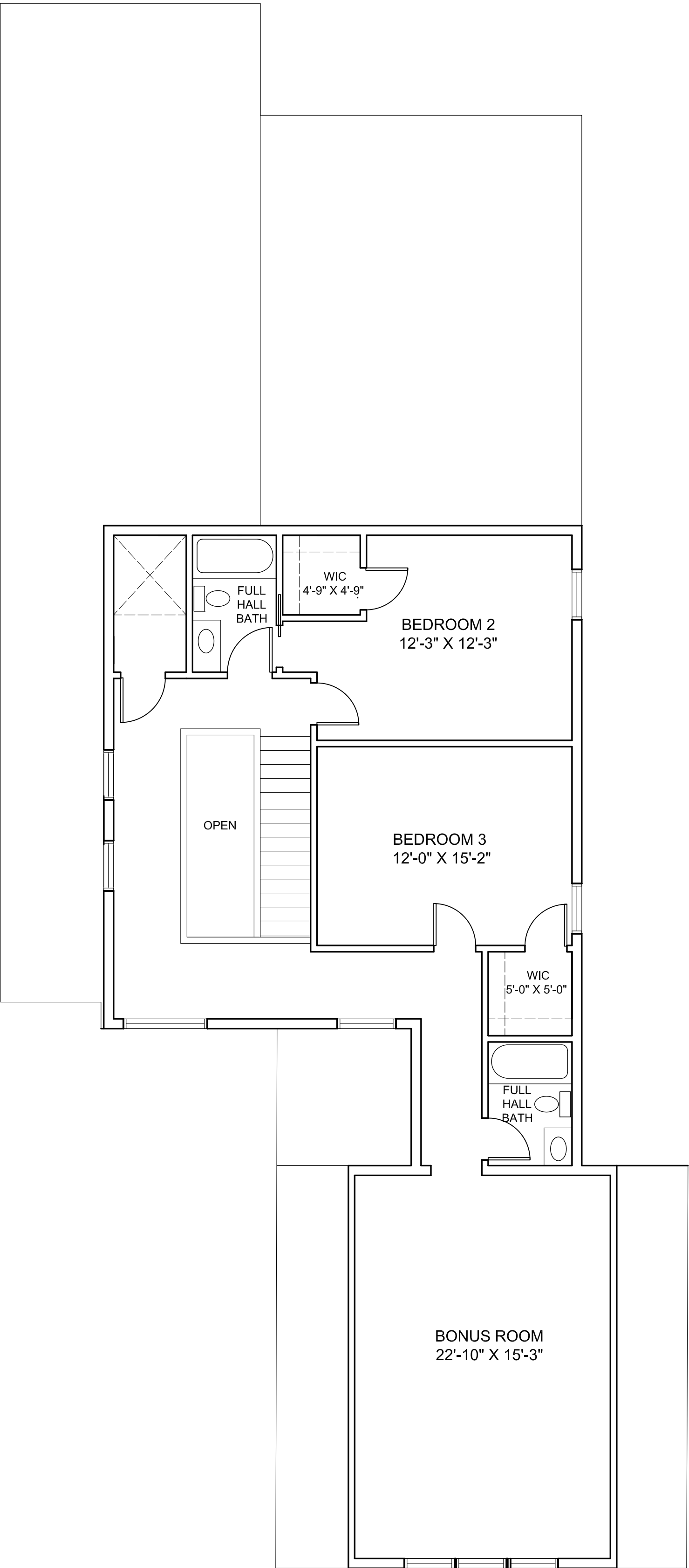
003

1/9/2018 1:39:45 PM



2ND FLOOR

FLOOR PLAN B - OPTION 1 - 4 BEDROOMS



2ND FLOOR

FLOOR PLAN B - OPTION 2 - BONUS ROOM ABOVE GARAGE

Note: All floor plans and elevations are compatible with each model



OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01.00 - SINGLE FAMILY NEW CONSTRUCTION

SANTINO COURT

CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: JANUARY 9, 2018
DRAWN BY: Author
SHEET NAME: FLOOR PLANS

SHEET

003

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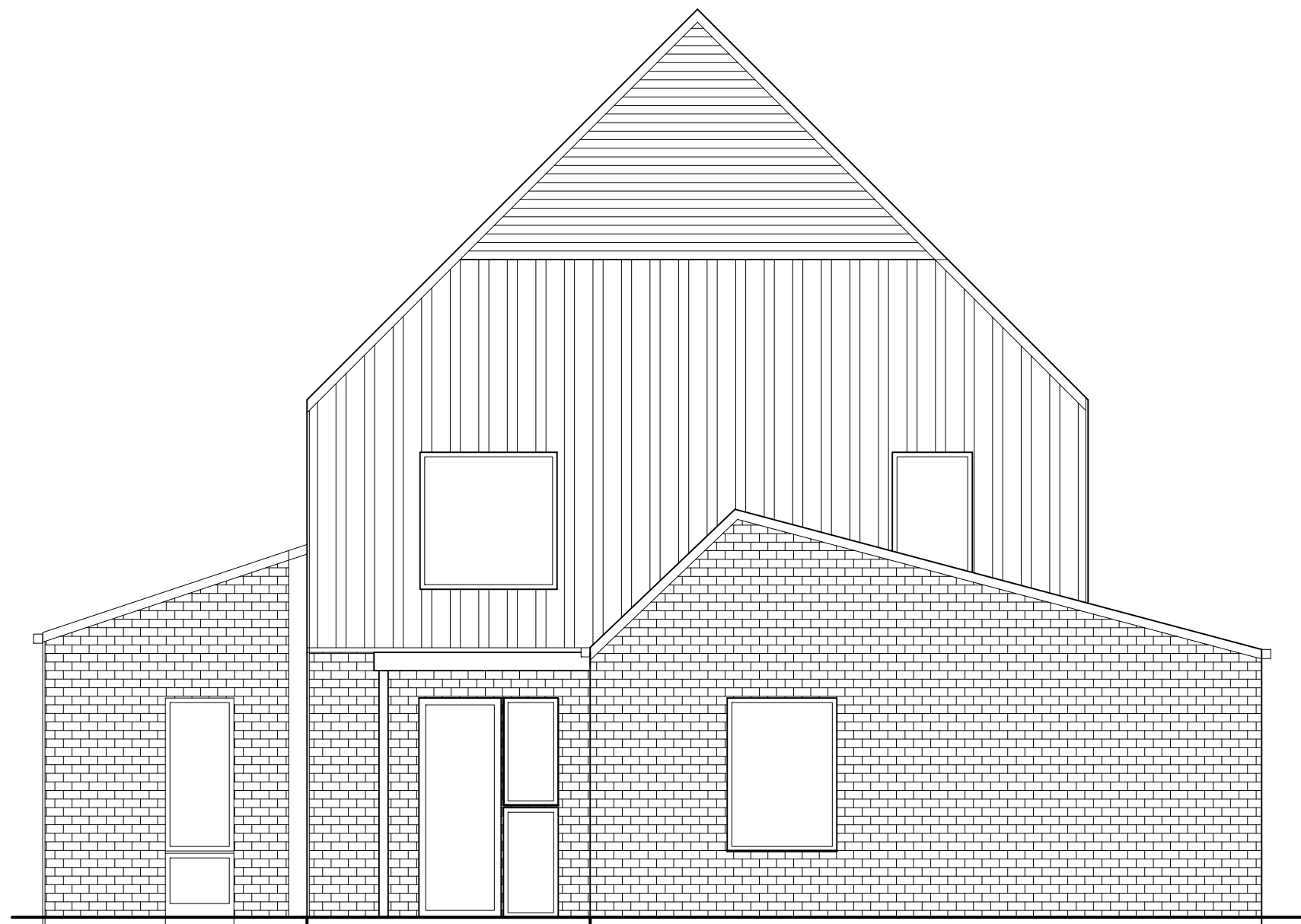


OPTIONAL BONUS ROOM - DESIGN 2

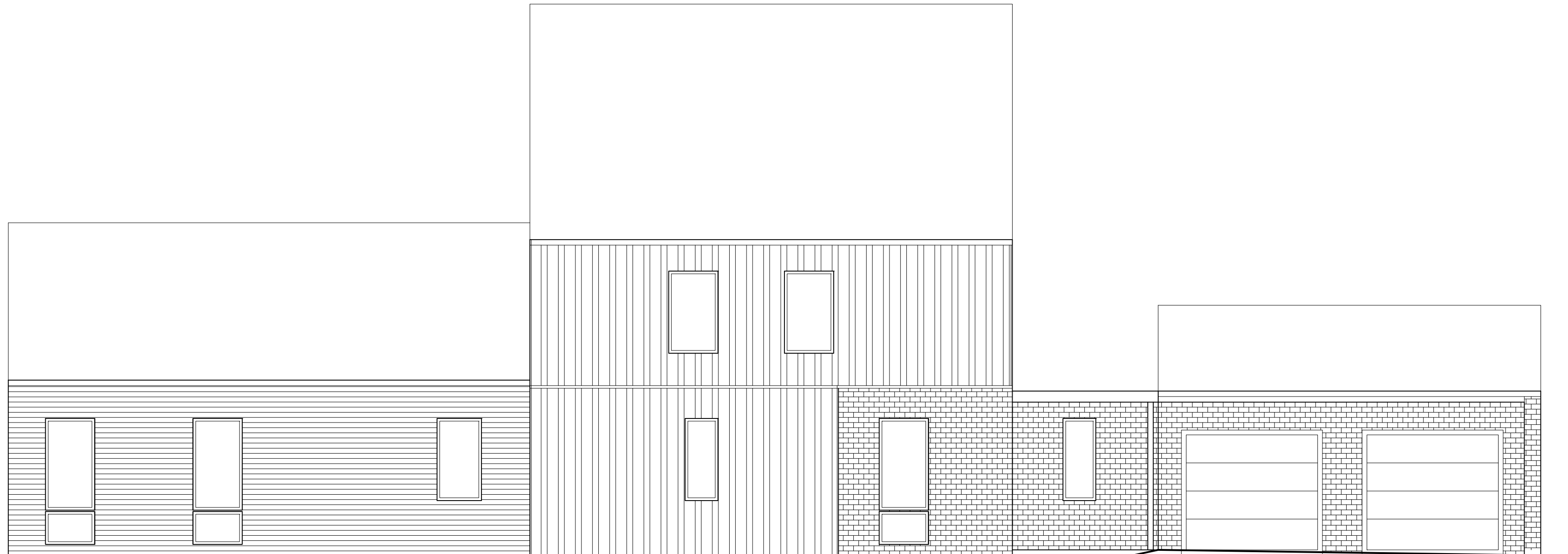


OPTIONAL BONUS ROOM - DESIGN 3

- BOARD AND BATTEN
- CEMENT FIBER LAP SIDING
- BRICK
- WOOD SIDING



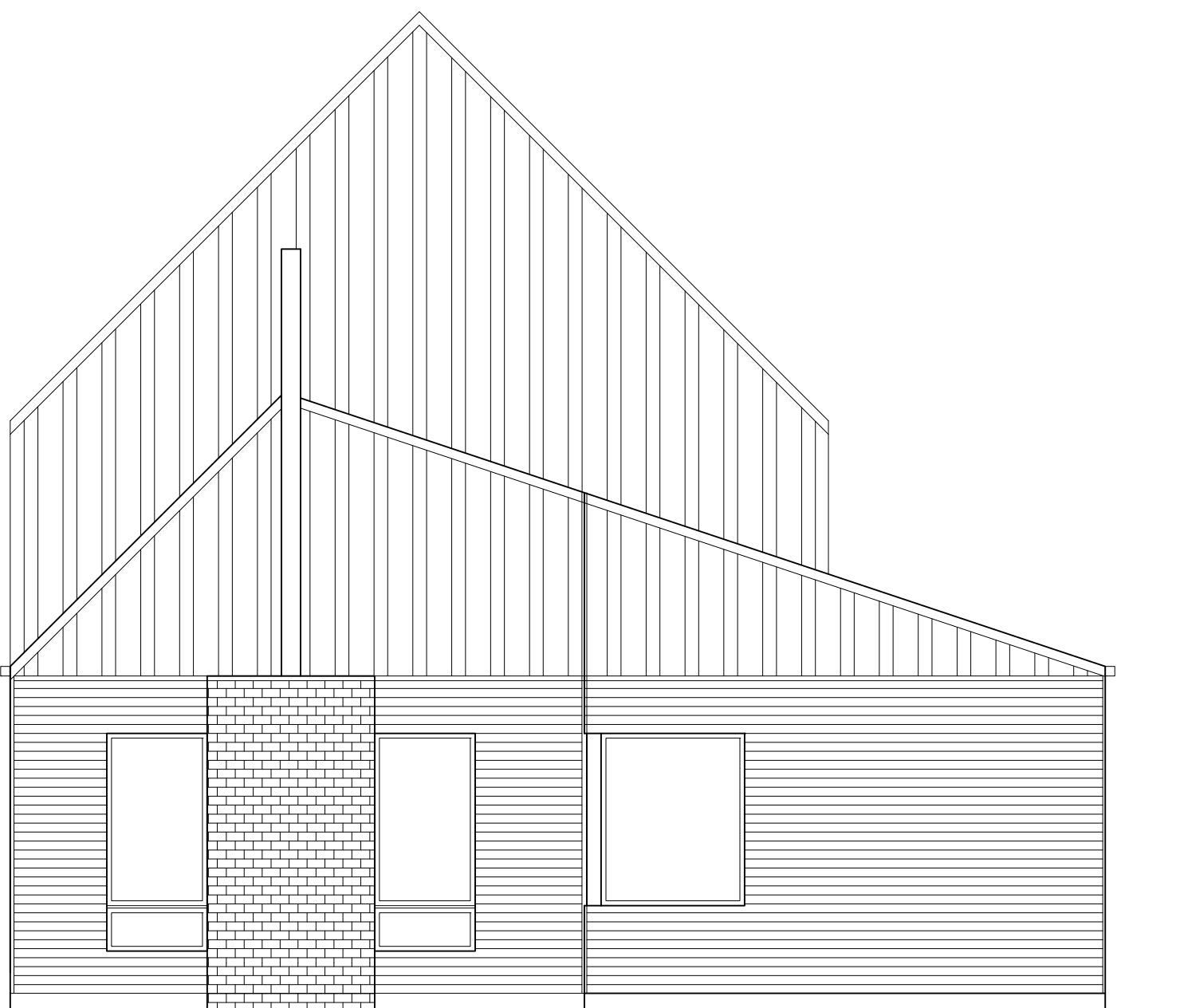
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

ELEVATION STYLE 1

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01.00 - SINGLE FAMILY NEW CONSTRUCTION
SANTINO COURT
CREVE COEUR, SANTINO COURT

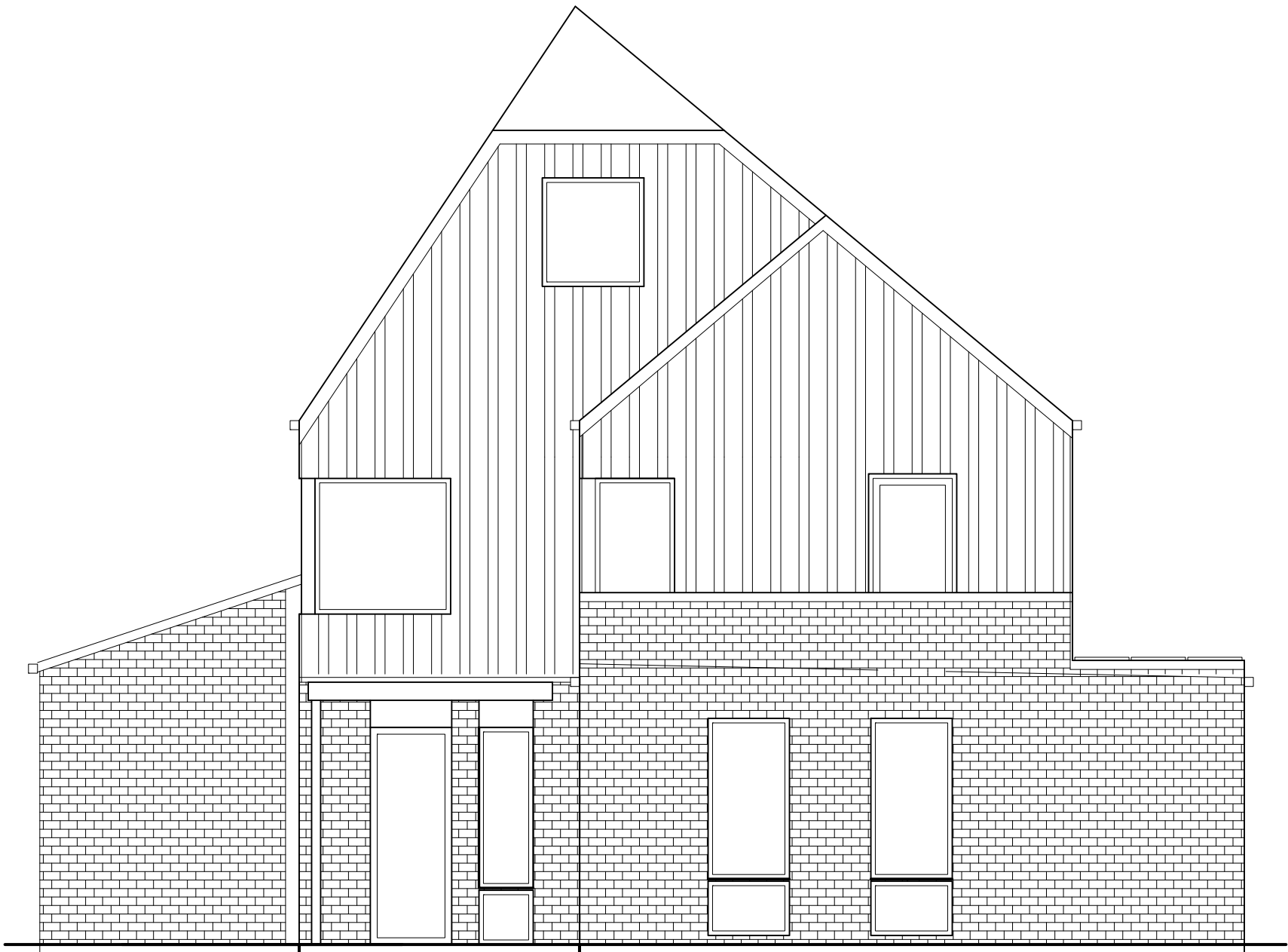
ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: JANUARY 9, 2018
DRAWN BY: Author
SHEET NAME: ELEVATIONS

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004

SHEET

1/9/2018 1:39:51 PM



OPTIONAL BONUS ROOM - DESIGN 2



OPTIONAL BONUS ROOM - DESIGN 3

- BOARD AND BATTEN
- CEMENT FIBER LAP SIDING
- BRICK
- WOOD SIDING

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110

ARCHITECT:
Central Design Office, LLC

1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

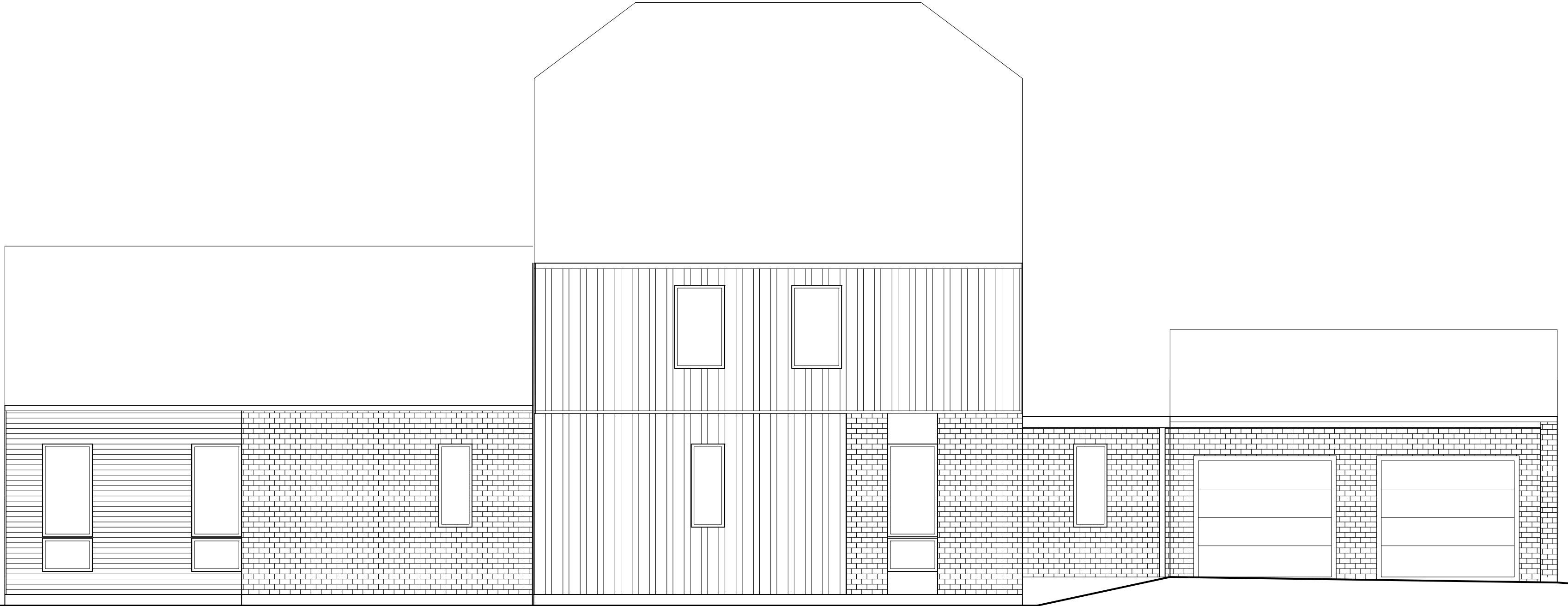
NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION



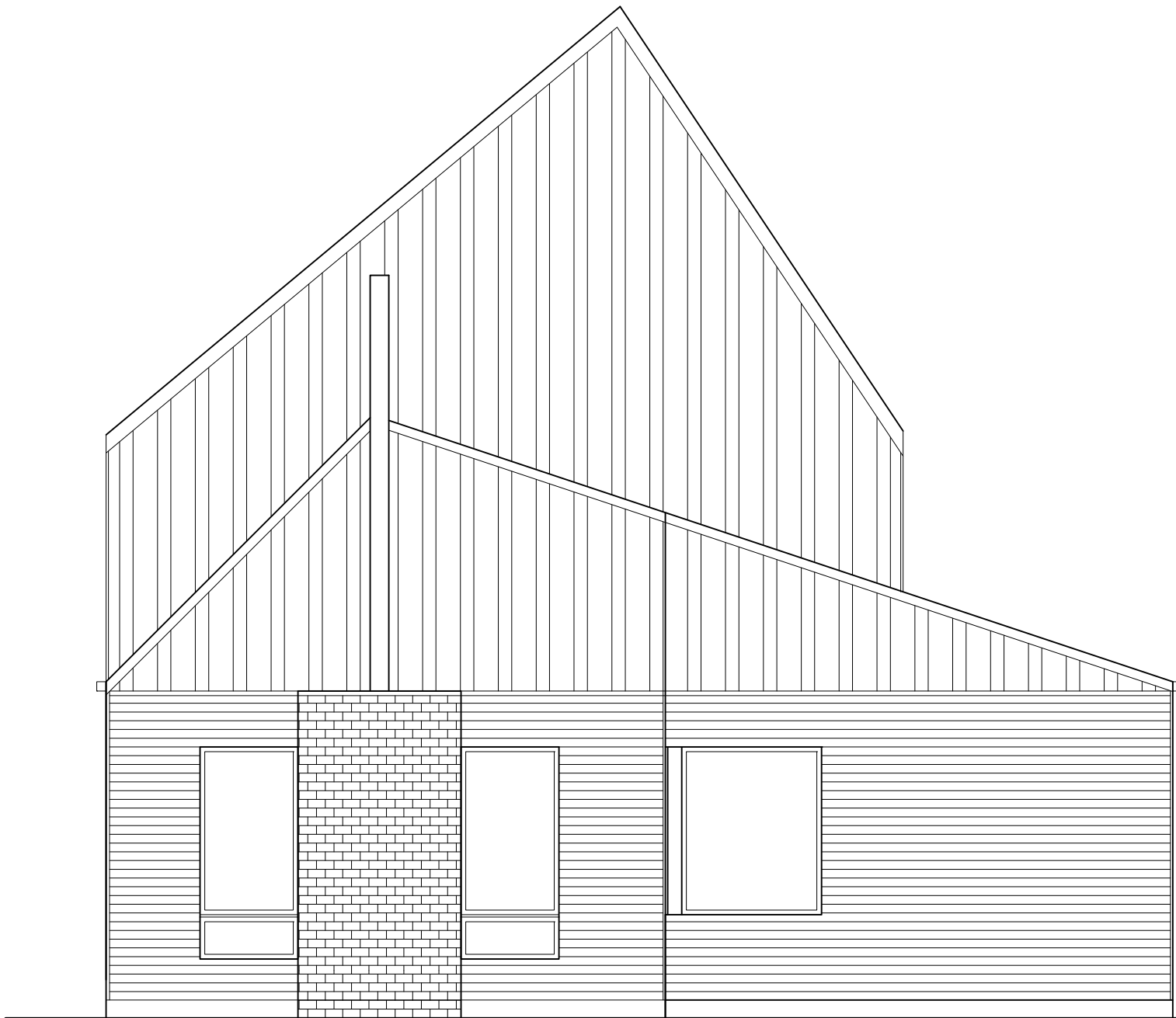
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION
ELEVATION STYLE 2



BACK ELEVATION

1" ACTUAL

140.01.00 - SINGLE FAMILY NEW CONSTRUCTION

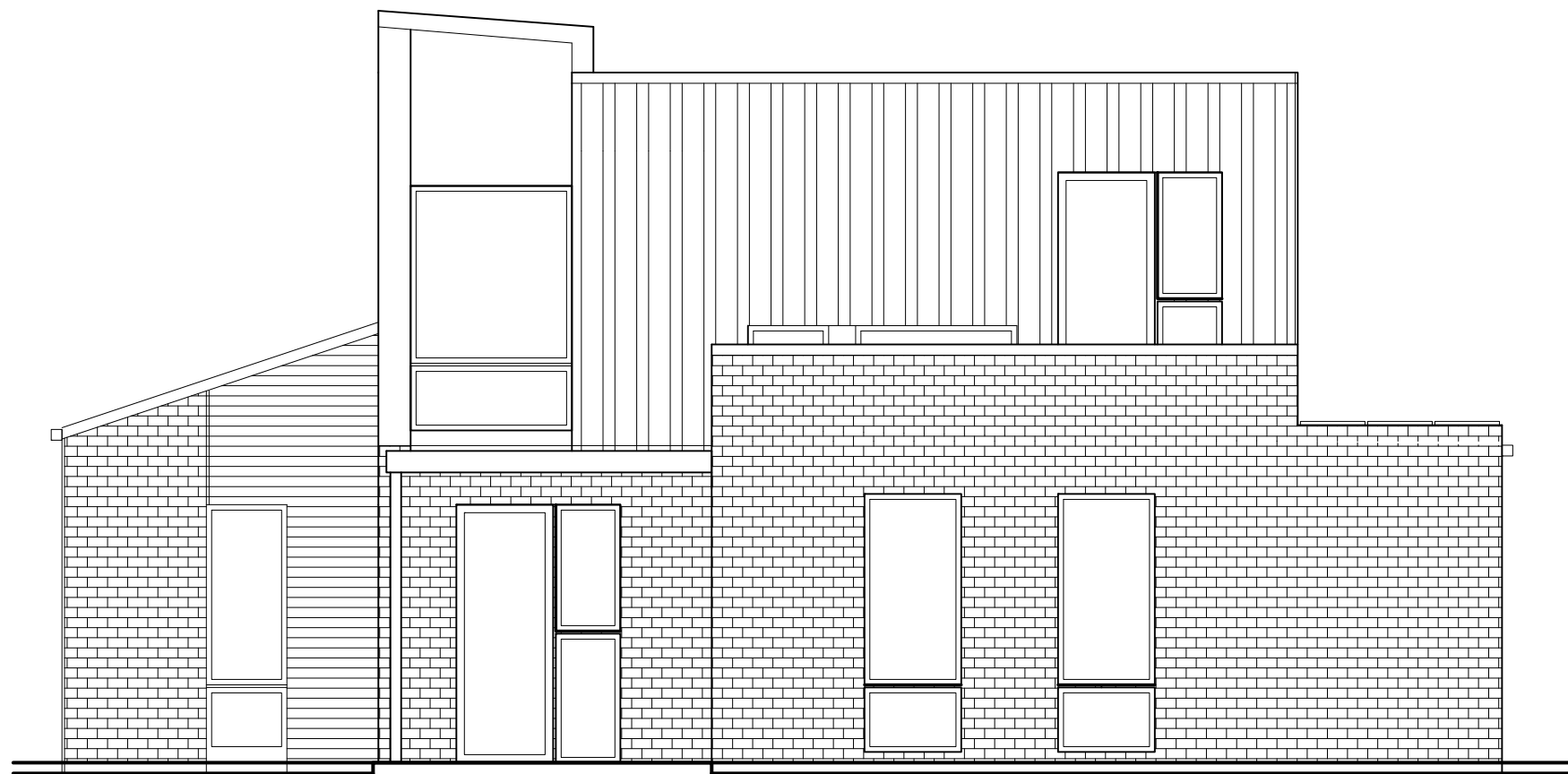
SANTINO COURT
CREVE CEUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: JANUARY 9, 2018
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SHEET NAME: ELEVATIONS

005
SHEET

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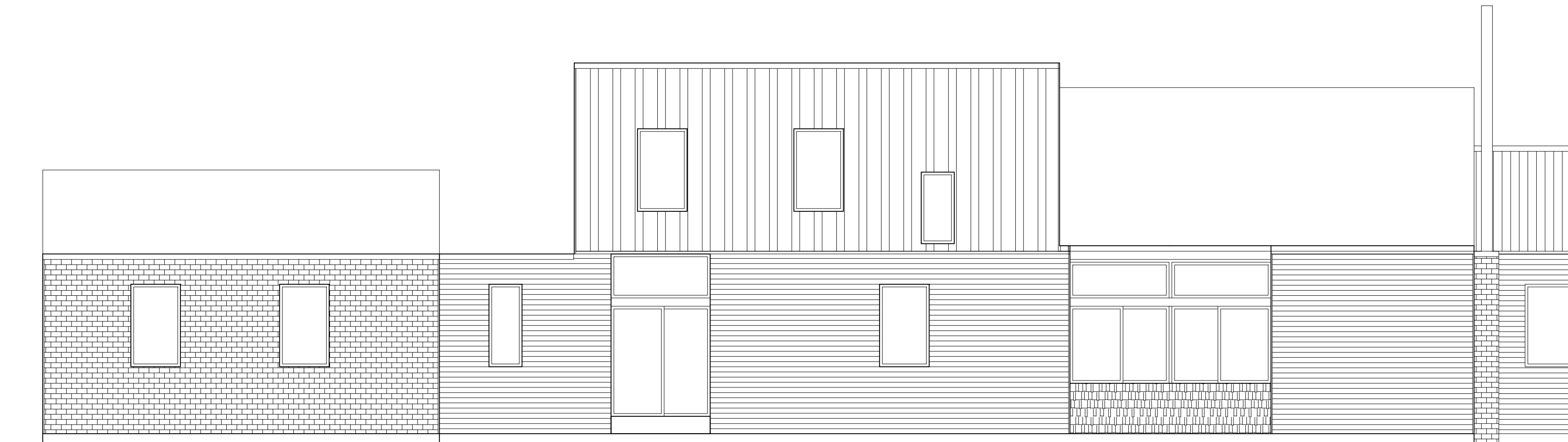


OPTIONAL BONUS ROOM - DESIGN 2

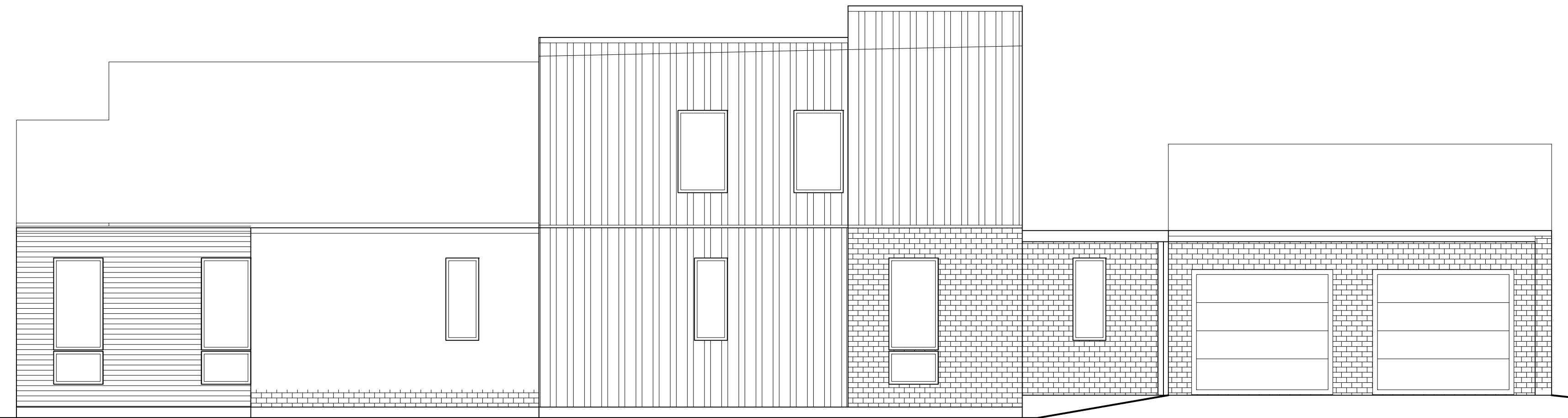
- BOARD AND BATTEN
- CEMENT FIBER LAP SIDING
- BRICK
- WOOD SIDING



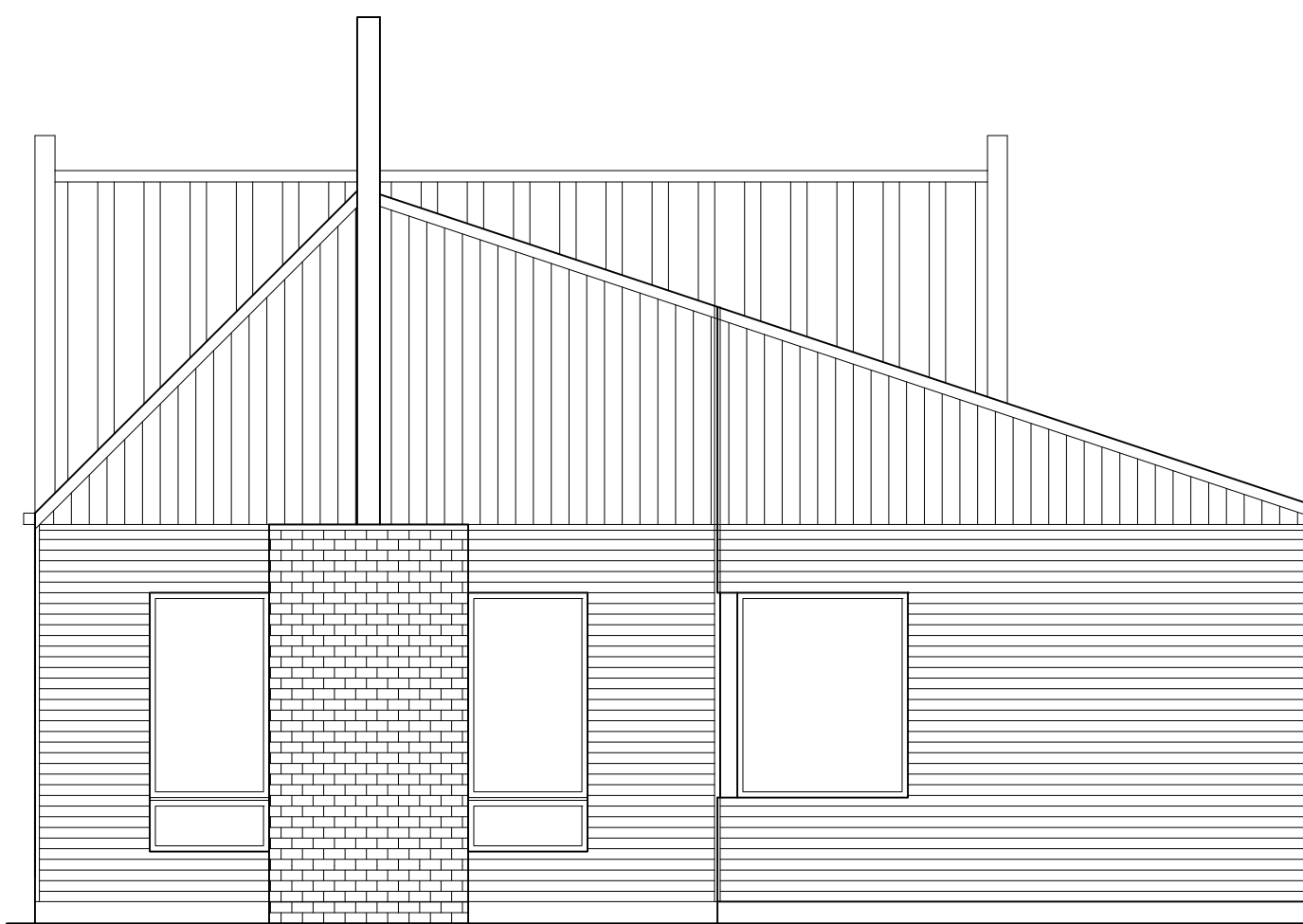
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

ELEVATION STYLE 3

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01.00 - SINGLE FAMILY NEW CONSTRUCTION

SANTINO COURT
CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: JANUARY 9, 2018
DRAWN BY: Author
SHEET NAME: ELEVATIONS

SHEET

006

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ELEVATION STYLE 3

ELEVATION STYLE 2

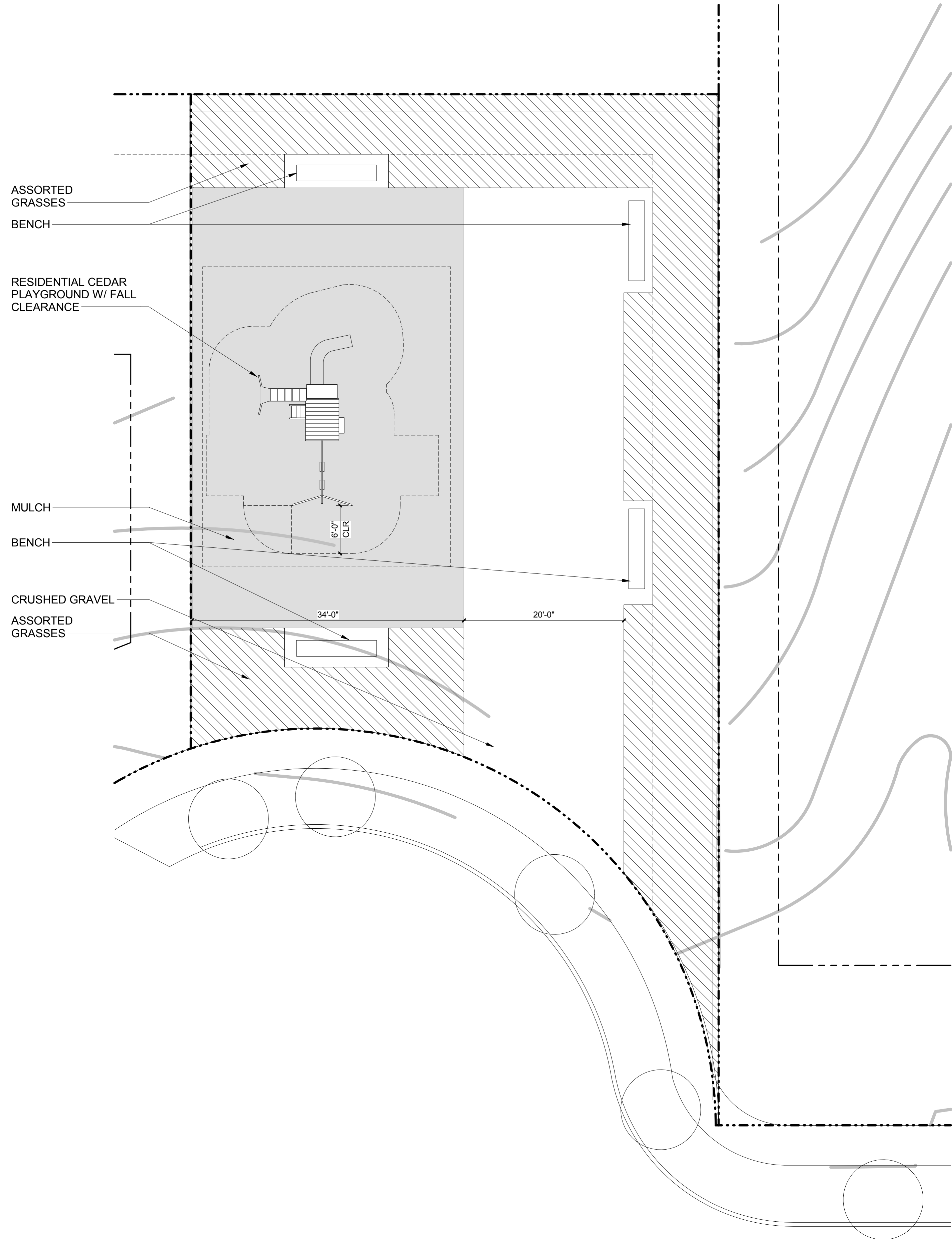
PERSPECTIVE LOOKING NORTH



PERSPECTIVE LOOKING WEST

12/11/2017 5:03:20 PM

COMMON AREA - ENLARGED PLAN



OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01 00 - SINGLE FAMILY NEW CONSTRUCTION

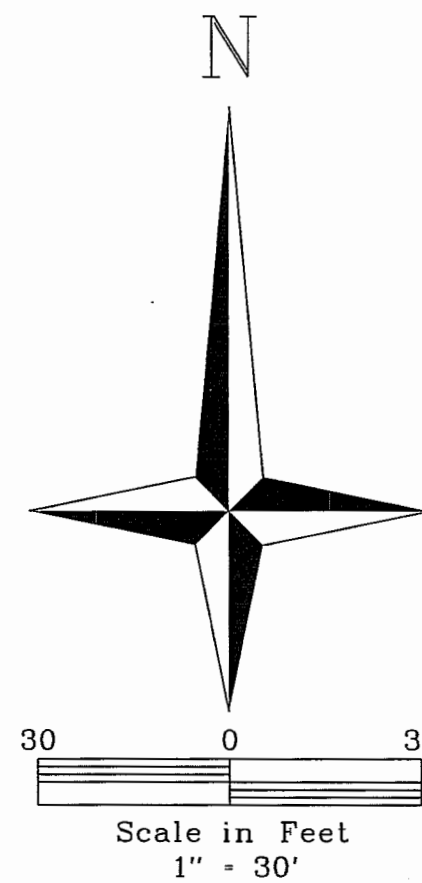
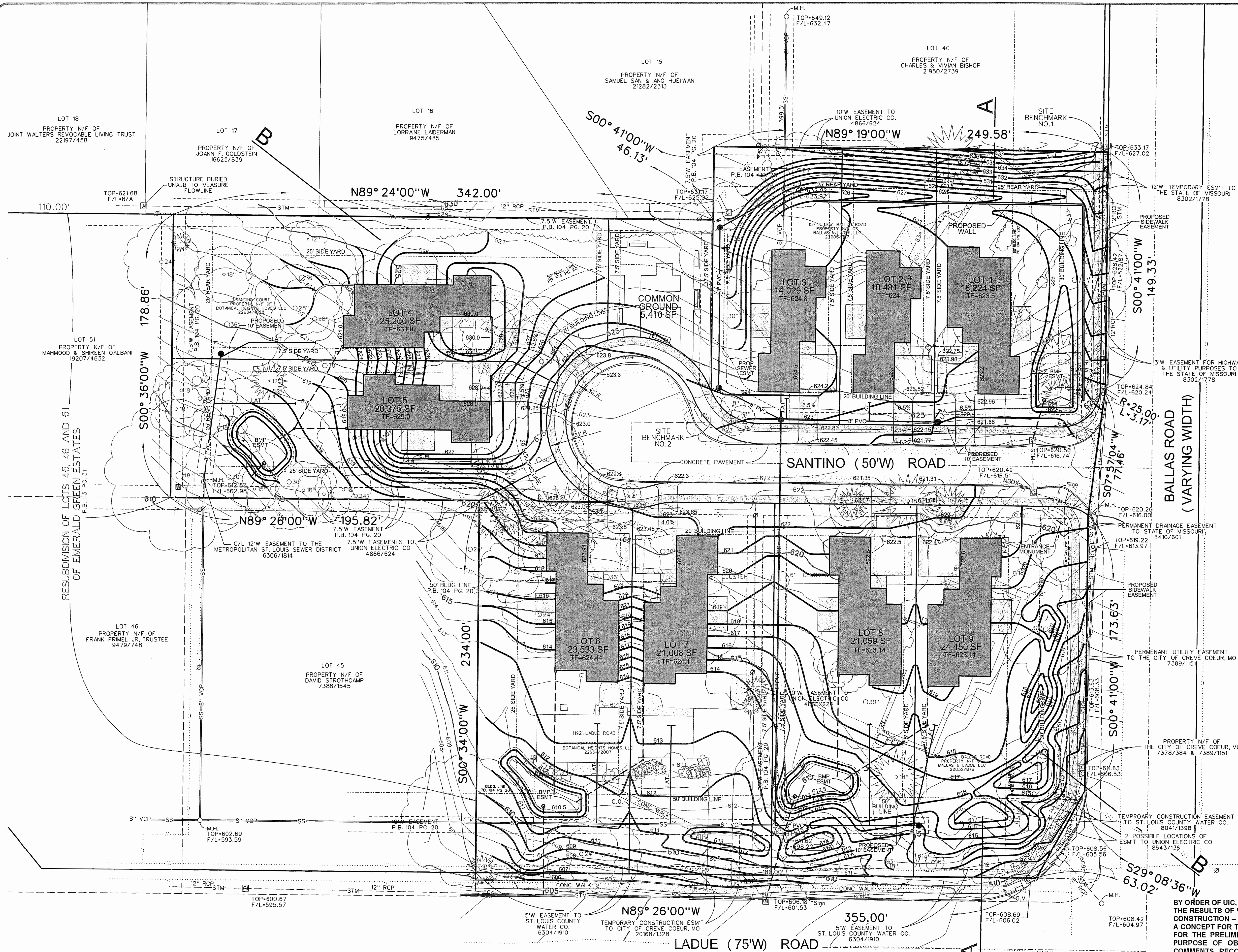
SANTINO COURT

CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD
ISSUE DATE: DECEMBER 11, 2017
DRAWN BY: Author
SHEET NAME: PARK ENLARGED PLAN

SHEET

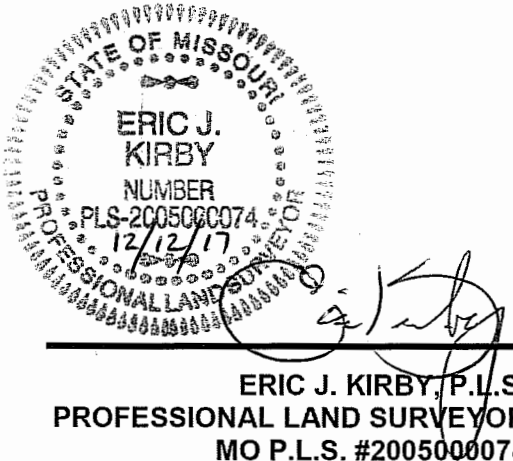
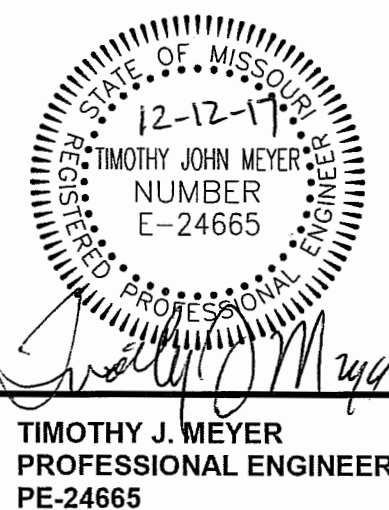
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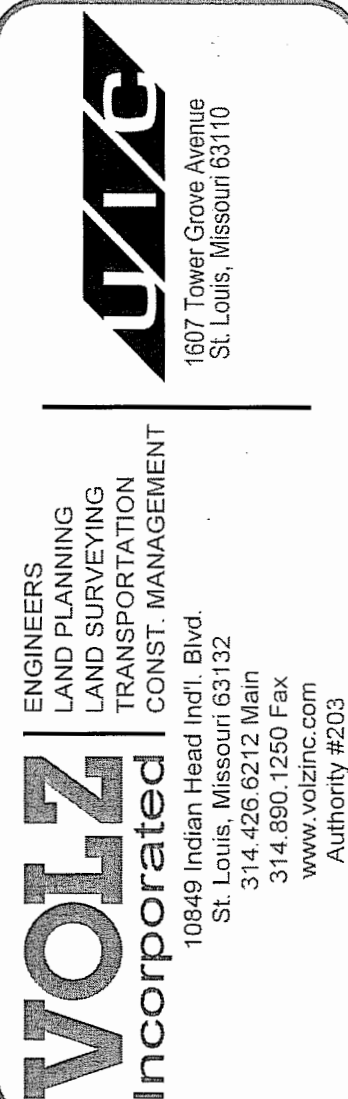
LEGEND

- AREA INLET
- BOTTOM OF CURB
- CLEAN OUT
- CURB INLET
- DOUBLE CURB INLET
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FINISHED FLOOR
- FIRE HYDRANT
- GRATE INLET
- GAS INLET
- GAS VALVE
- GUY WIRE
- LIGHT STANDARD
- MANHOLE
- POLY VINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- TO BE REMOVED
- TO BE REMOVED AND REPLACED
- TOP OF CURB
- TRAFFIC SIGNAL CONTROL BOX
- USE IN PLACE
- UTILITY MANHOLE
- UTILITY POLE
- VITRIFIED CLAY PIPE
- WATER METER
- WATER VALVE
- YARD LIGHT
- GAS LINE
- OVERHEAD UTILITIES
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- UNDERGROUND ELECTRIC
- WATER LINE
- FENCE

REVISED 12-12-2017



BY ORDER OF UIC, WE HAVE PREPARED A SITE DEVELOPMENT PLAN / PRELIMINARY PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.



SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

SITE DEVELOPMENT PLAN
PRELIMINARY PLAN

4.732 ACRES

21495-0

11-17-2017

07

DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT PARKWAY SCHOOL DISTRICT
CREVE COEUR CREEK WATERSHED

UTILITY SERVICE AREAS:

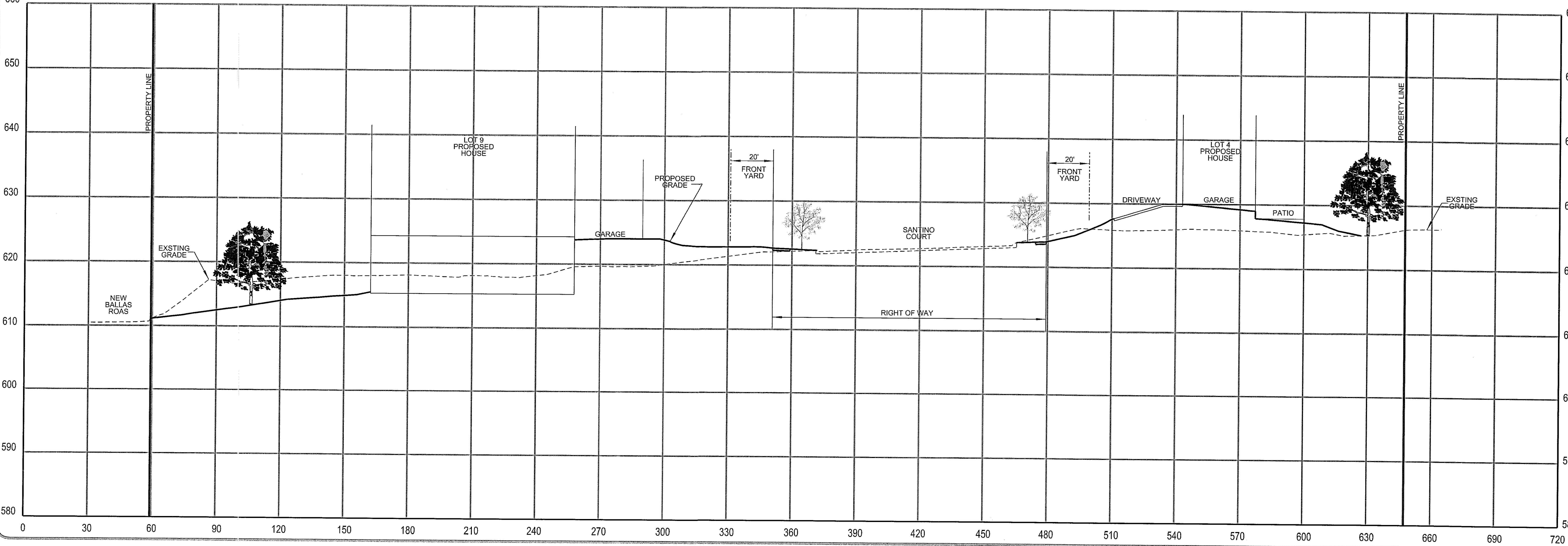
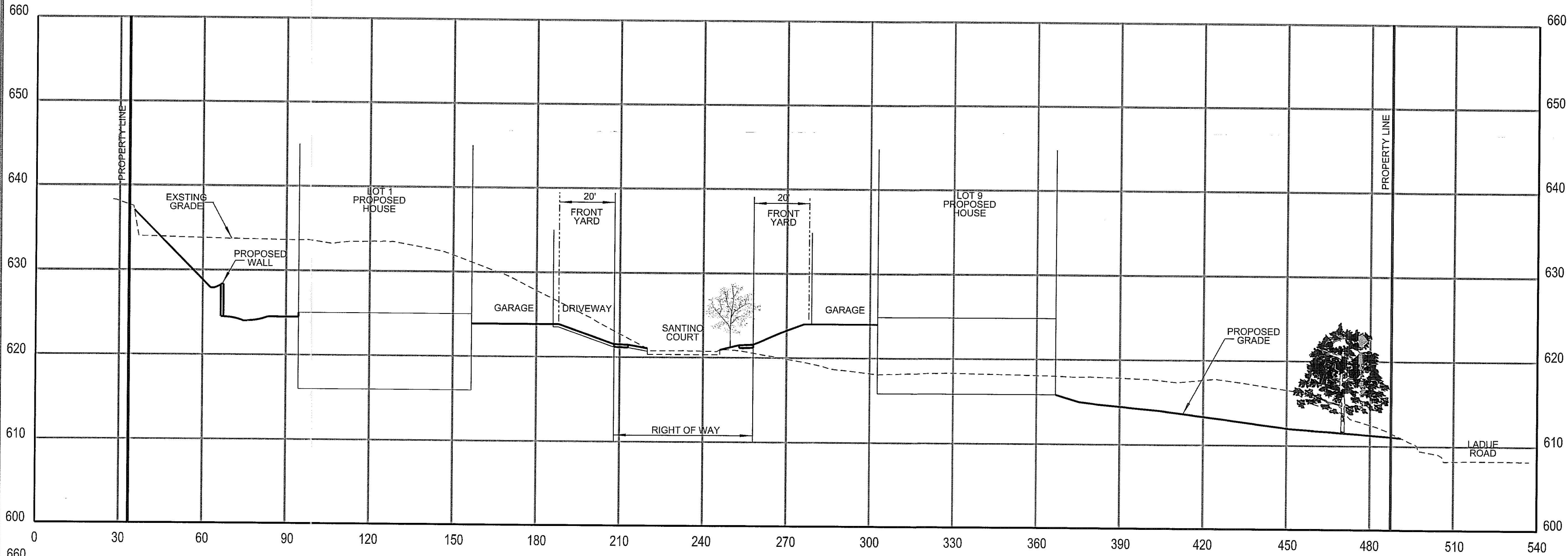
AMEREN
SPIRE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER COMMUNICATIONS (CABLE TV)
AT&T TELEPHONE COMPANY

GENERAL NOTES:

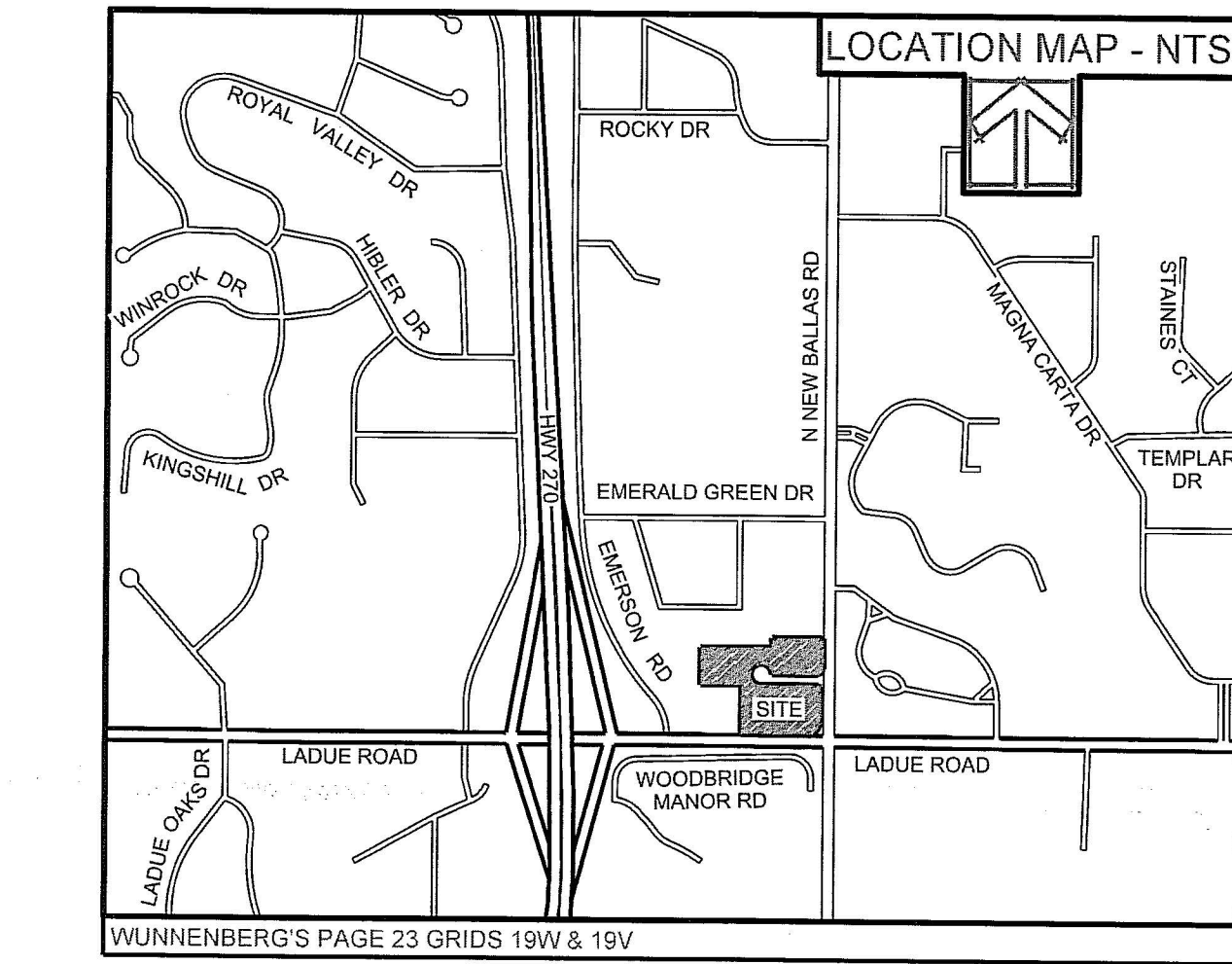
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING AND DRAINAGE SHALL BE PER CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS.
- LANDSCAPING WILL BE PROVIDED AS REQUIRED BY CITY OF CREVE COEUR.
- SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : TO 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF CREVE COEUR STANDARDS.
- SETBACKS FOR RDD REQUIREMENTS TAKE PRECEDENCE OVER "SPECIAL USE" SETBACK REQUIREMENTS.
- THE PROPOSED LIGHT STANDARDS SHALL BE IN COMPLIANCE TO THE CITY OF CREVE COEUR'S LIGHTING CODE.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

A TRACT OF LAND BEING SANTINO ROAD (50 FEET WIDE), LOTS 41 & 42 AND PART OF LOTS 43 & 44 OF "EMERALD GREEN ESTATES" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS IN SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 42; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 42 SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST 342.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST 46.13 FEET TO THE NORTH LINE OF SAID LOT 41; THENCE EASTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS WEST 249.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BALLAS ROAD (VARYING WIDTH); THENCE SOUTHWARDLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 149.33 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST 25.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 3.17 FEET, SOUTH 07 DEGREES 57 MINUTES 04 SECONDS WEST 77.46 FEET, SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 173.63 FEET AND SOUTH 29 DEGREES 08 MINUTES 36 SECONDS WEST 63.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD (75 FEET WIDE); THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST 355.00 FEET TO THE WEST LINE OF AFOREMENTIONED LOT 44; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 34 MINUTES 00 SECONDS WEST 234.00 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED LOT 42; THENCE WESTWARDLY ALONG SAID SOUTH LINE NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST 198.82 FEET TO THE WEST LINE OF SAID LOT 42; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 36 MINUTES 00 SECONDS EAST 178.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.732 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED DURING NOVEMBER 2017.



STORMWATER MANAGEMENT FLOOD PROTECTION	
TOTAL SITE AREA =	185,130 sf
EXISTING	
PERVIOUS AREA =	140,317 sf
PERVIOUS PERCENTAGE =	75.8%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	5.48 cfs
IMPERVIOUS AREA =	44,813 sf
IMPERVIOUS PERCENTAGE =	24.2%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	3.64 cfs
FLOWRATE (Q) =	9.12 cfs
PROPOSED	
PERVIOUS AREA =	129,201 sf
PERVIOUS PERCENTAGE =	69.8%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	5.04 cfs
IMPERVIOUS AREA =	55,929 sf
IMPERVIOUS PERCENTAGE =	30.2%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	4.55 cfs
FLOWRATE (Q) =	9.59 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	0.47 cfs
Q _p	Not Required
Q _p	Not Required
CHANNEL PROTECTION	
TOTAL SITE AREA =	185,130 sf
=	4.25 Ac
C _{pv}	Not Required
WATER QUALITY	
TOTAL DISTURBED AREA =	172,737 sf
=	3.97 Ac
W _{qv}	Required



PROJECT NOTES:	
AREA OF SITE:	4.732 ACRES 4.257 ACRES EXCLUDES RIGHT-OF-WAY
LOCATOR NO:	180610392 180610062 180610402 180610028
OWNER OF RECORD:	180610392 BALLAS AND LADUE LLC 157 N NEW BALLAS RD SAINT LOUIS, MO 63141
SITE ADDRESS:	180610402 BALLAS & LADUE LLC 105 N NEW BALLAS RD SAINT LOUIS, MO 63141
180610062 BOTANICAL HEIGHTS HOMES LLC 1 SANTINO CT SAINT LOUIS, MO 63141	180610028 BOTANICAL HEIGHTS HOMES LLC 11921 LADUE RD SAINT LOUIS, MO 63141
PREPARED FOR:	1607 TOWER GROVE AVENUE ST. LOUIS, MISSOURI 63110 MAIN: 314.771.7300
PREPARED BY:	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	"B" SINGLE FAMILY RESIDENTIAL - SECTION 405.260 RDD - RESIDENTIAL DEVELOPMENT DISTRICT
PROPOSED SETBACKS:	20' FRONT YARD 7.5' SIDE YARD 25' REAR YARD 30' SETBACK
NEW BALLAS ROAD:	30' SETBACK
LADUE ROAD:	50' SETBACK
OPEN SPACE:	3.45 ACRES / 4.732 ACRES = 73%
DENSITY CALCULATIONS:	4.257 ACRES - 185,434.92 SF EXCLUDES RIGHT OF WAY 185,434.92 SF 20,000 SF = 9.27
PROPOSED LOTS:	9 LOTS
OFF-STREET PARKING REQUIREMENTS:	9 LOTS x 2 PARKING SPACES PER 18 SPACES
LEGAL DESCRIPTION	A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44 OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST CITY OF CREVE COEUR, MISSOURI

BASED ON MSD GENERAL DESIGN CRITERIA FOR STORM WATER MANAGEMENT, WATER QUALITY IS THE ONLY ELEMENT REQUIRED. THIS SITE DOES NOT MEET THE THRESHOLD NEEDS FOR CHANNEL PROTECTION OR FLOOD VOLUME DETENTION.

WATER QUALITY WILL BE ADDRESSED IN A SERIES OF RAIN GARDENS AS SHOWN ON THE PROPOSED PLAN.

REVISED 12-12-2017

BY ORDER OF UIC, WE HAVE PREPARED A SITE DEVELOPMENT PLAN / PRELIMINARY PLAT, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

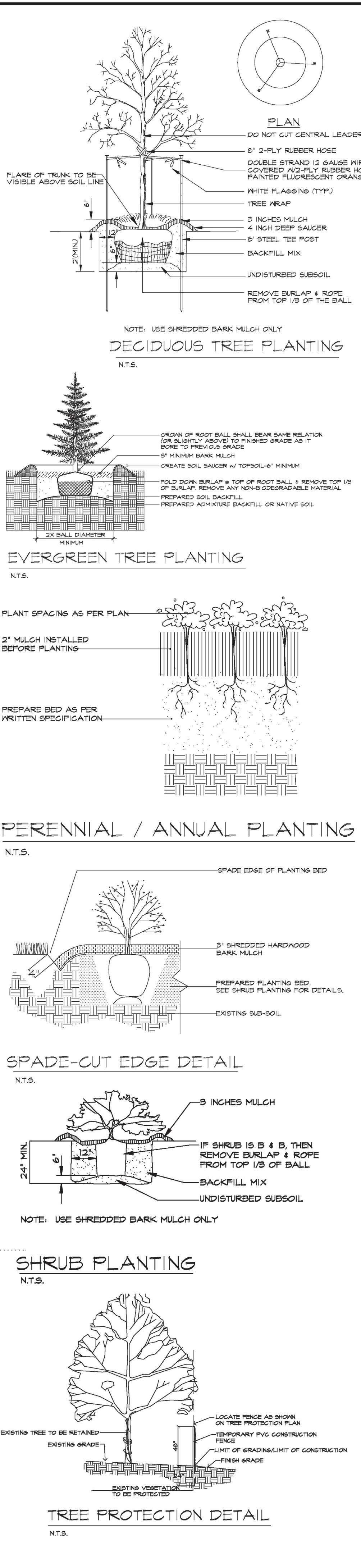
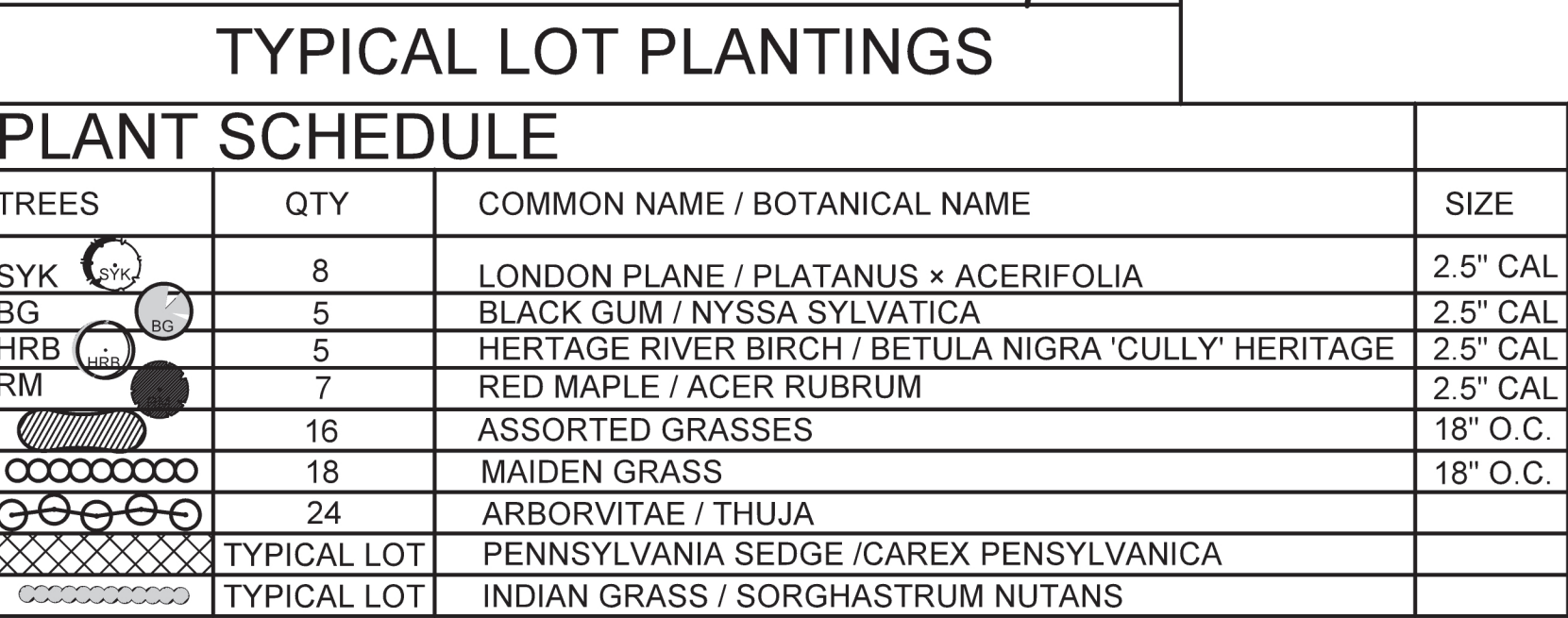
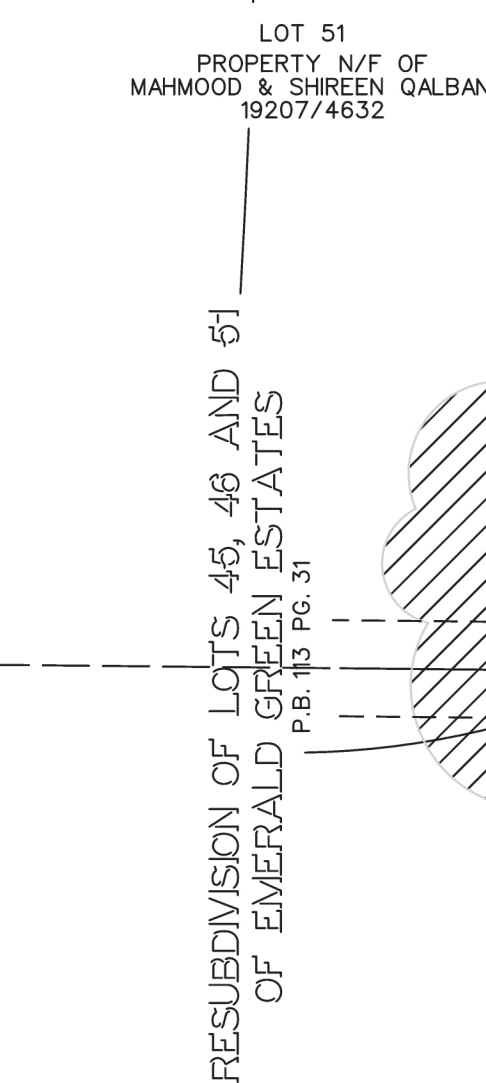
TIMOTHY J. MEYER
PROFESSIONAL ENGINEER
PE-24665

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
MO P.L.S. #200500007.

VOLZ
INCORPORATED
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT
1807 TOWER GROVE AVENUE
ST. LOUIS, MO 63110
MAIN: 314.771.7300
FAX: 314.890.1250
WWW.VOLZINC.COM
Authority #203

SANTINO COURT
A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

**SITE DEVELOPMENT PLAN
PRELIMINARY PLAT**
11-17-2017
02
4.732 ACRES
21495-0

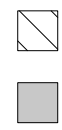


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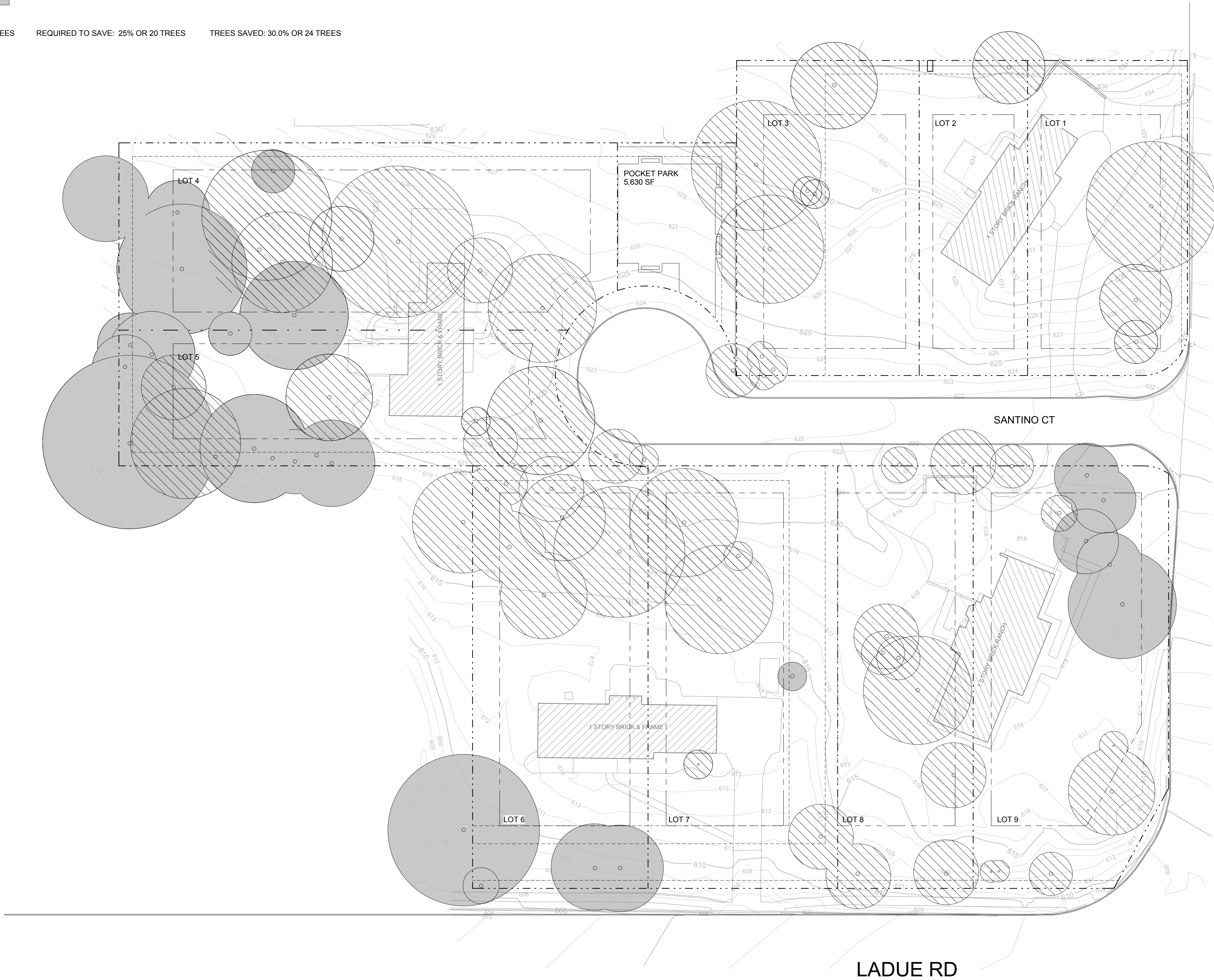
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1 TREE CENSUS
1/32" = 1'-0"

EXISTING TREES 8"
DIA. OR MORE
TREES TO SAVE



INDIVIDUAL TREES:
8" DIA OR MORE
80 TREES
REQUIRED TO SAVE: 25% OR 20 TREES
TREES SAVED: 30.0% OR 24 TREES



NEW BALLAS RD

LADUE RD

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

NOT FOR
CONSTRUCTION

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL	140.01.00 - SINGLE FAMILY NEW CONSTRUCTION
	SANTINO COURT
	CREVE CEOUR, SANTINO COURT

ISSUE NAME: PRELIMINARY RDD ISSUE DATE: DECEMBER 11, 2017 DRAWN BY: Author SHEET NAME: TREE CENSUS	SHEET L-100
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