

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

WEDNESDAY, MAY 4, 2016

7:00 P.M.

There will be a meeting of the Planning and Zoning Commission in the Robert C. Jones Chambers of City Hall located at 3939 S. Lindbergh Blvd., Sunset Hills, Missouri 63127 on May 4, 2016 at 7:00 p.m. The Commission will consider the following:

Pledge of Allegiance

Approval of the minutes of the April 6, 2016 meeting.

NEW BUSINESS:

Friendship Village Phase 1B Escrow Release

Election of a Planning & Zoning Commission Secretary

P-15-16 Petition for a Lot Split submitted by Nancy Thias to divide the property into two (2) parcels for the construction of two (2) new residences at 13 Roosevelt Drive.

ANY OTHER MATTERS DEEMED APPROPRIATE:

P-20-14 Discussion of the Comprehensive Plan

Should you be unable to attend, please call City Hall at 314-849-3400 no later than 1:00 p.m. on May 4, 2016.

City of Sunset Hills, Missouri

Public Works Department

MEMORANDUM

To: Planning and Zoning Commission

From: Bryson E. Baker, P.E.
City Engineer/Public Works Director

Date: April 28, 2016

Subject: Friendship Village Sunset Hills Request For Escrow Release – Phase 1B

Friendship Village Sunset Hills has requested the release of their escrow for the completion of Phase 1B. Phase 1B has been constructed, installed and completed and appears to meet all City requirements and the construction plans.

In accordance with Appendix A, Section 3.5 (e):

- (1) The chairman, upon recommendation of the city engineer and the city attorney, shall release the surety or escrow agent from all or any part of its obligation only upon receipt of the requisite written notification from the inspecting agency; and
- (2) In no case shall the chairman authorize the release of more than ninety (90) percent of the amount held as the bond or escrow sum until said improvements have been completed in a satisfactory manner, approved by the commission and accepted or approved by the appropriate authority.

Sunset Hills

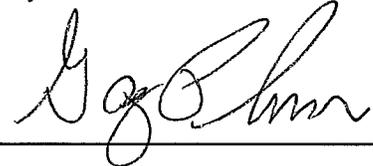
3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-15-16
DATE 4-13-16
FEE 25

LOT SPLIT

1. Applicant's Name NANCY THIAS
2. Mailing Address 1660 IVY CHASE LANE Phone 636 579-1344
3. Agent's Name and Address _____
(If different than Applicant)
4. Property Owner's Name DORIS THIAS
5. Address of Property 13 ROOSEVELT DRIVE
6. Area of Property 2.07 ACRES
7. Existing Zoning R-2
8. Name of Subdivision SUNSET TERRACE
9. Number of Parcels Proposed 2
10. Remarks and Reasons CONSTRUCT 2 NEW HOMES
11. Legal Description (to be attached)
12. Scale Drawings of Property showing proposed Lot Split (to be attached)
13. Fee: \$25.00

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: 

Summary:

This petition is for a lot split for the property located at 13 Roosevelt Drive. The property is located on the west side of Roosevelt Drive, approximately 1500 feet from South Lindbergh Boulevard. The property is currently zoned R-2, Single Family Residential, 20,000 square foot minimum lot size. The properties to the north and east are also zoned R-2. The properties to the south and west are zoned R-1, Single Family Residential, 1 acre minimum lot size.

Staff analysis:

The property currently consists of 2.07 acres with an existing residence that was constructed in 1957. The property is zoned R-2, Single Family Residential, 20,000 square foot minimum lot size and 80 foot minimum lot width.

The property owners wish to divide the property, tear down the existing residence and build two new residences. The lots would both be 85 feet wide and consist of .71 acres (30,728 square feet) and 1.37 acres (59,589 square feet).

The new residences would be required to meet the setbacks for the R-2 zoning district. For a residence, those setback requirements are 40 feet from the front property line, 10 feet from the side property lines and 30 feet from the rear property line.

All other requirements of Appendix A Subdivision Regulations, Section 4 Lot Split Procedures would be met by this proposal.

In February of this year, the petitioner applied for a lot split. At that time, she proposed to keep the existing residence on one of the lots. This Commission asked staff to visit the property and perform an inspection of the property. After that inspection, the petitioner withdrew the application. This application is also for a lot split, however, the existing residence is proposed to be demolished.

Demolition of the existing residence should be a condition on this petition.

P-15-16



MISSOURI
AMERICAN WATER

Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

January 22, 2016

St. Louis County Surveying and Engineering, Inc.
Attn: Gary Ploesser
12015 Manchester Road Suite 70
St. Louis, MO 63131

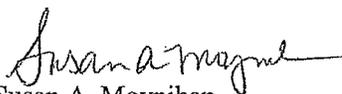
Re: Lot Split Sunset Terrace

Dear Gary:

This letter is to inform you that Missouri American Water Company has an existing 6 inch water main located on the north side of Roosevelt Drive that may be able to provide water service to the above mentioned Property. Both lots would have frontage to the existing 6 inch water main. This statement is conditioned on the premise that the domestic and fire flow requirements for this development do not exceed the quantity of water available in said 6 inch water mains. The existing water main ends at the end of your property at a point approximately 1099.5 feet west of the centerline of Matthews Lane. Water service can be obtained through the installation of a private service water line for each lot in your development.

Please be advised that you will need to contact the Operations Supervisor, Dave Brakensiek at 314.996.2466 or email dave.brakensiek@amwater.com for the required specifications concerning service line configuration, location, suitability and related meter box requirements or to discuss any other requirements for your project. If you do not contact the aforementioned Operations Supervisor concerning the service line requirements for your project, this may cause delays with the approval of your service line connection, possibly requiring additional modifications to your service line installation.

Sincerely,


Susan A. Moynihan
New Business Supervisor

Missouri American Water
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2306
F +1 314 569 3972
M +1 314 691 3616
E sue.moynihan@amwater.com
I www.amwater.com



**Metropolitan
St. Louis Sewer
District**

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

August 28, 2015

Mr. Jim Showmaker
St. Louis County Department of Public Works
41 South Central Avenue
St. Louis, MO 63105

Re: Sewer Service Availability
13 Roosevelt Dr.
Parcel ID. 26M210090

Dear Mr Showmaker,

This letter is to confirm that public sewer is not available within 200' for the above referenced property. If a septic system will not be approved by the regulating plumbing /health department authority then connection to a public sanitary sewer will be required. Any additional improvements to this site requiring storm and/or sanitary sewer must be submitted to the District for review and approval.

If you have any questions regarding this matter, please do not hesitate to contact the Engineering Plan Review Section at 314-768-2705.

Sincerely,

A handwritten signature in black ink, appearing to read "FT", is written over the word "Sincerely,".

Thanks,

Fred

Fred Tullmann, P.E.
Civil Engineer
Engineering / Planning / Development Review
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314-335-2077

ON-SITE SOILS, Inc.

Toll Free 1-888-878-1461

P-15-16

December 18, 2015

King Septic Service Engineering
8739 Byrnesville Road
Cedar Hill, MO 63016

Telephone: 314-973-0377

RE: Soil Evaluation Report
Project Number: **15-M223**

Dear Client:

Please consider this letter and attachments as a Soil Evaluation Report for the following property:

13 Roosevelt Drive
Repair
3 Bedrooms
St. Louis County, Missouri

The following are additional comments concerning your future on-site treatment system:

- 1) The area represented by each sample site is defined by landscape position.
- 2) Overland water flow and runoff water from roofs needs to be diverted away from the absorption field.
- 3) Do not disturb absorption field prior to system installation.
- 4) The treatment system should be installed by a registered installer.
- 5) Installation should be done when soil conditions are dry.
- 6) Consult with your administrative authority.

The soil information contained in this report is intended to assist the administrative authority in their evaluation of your property for an on-site treatment system. Any other conclusions or interpretations will be outside the scope of this report. On-Site Soils does not represent nor warrant the operation or functionality of any installed system.

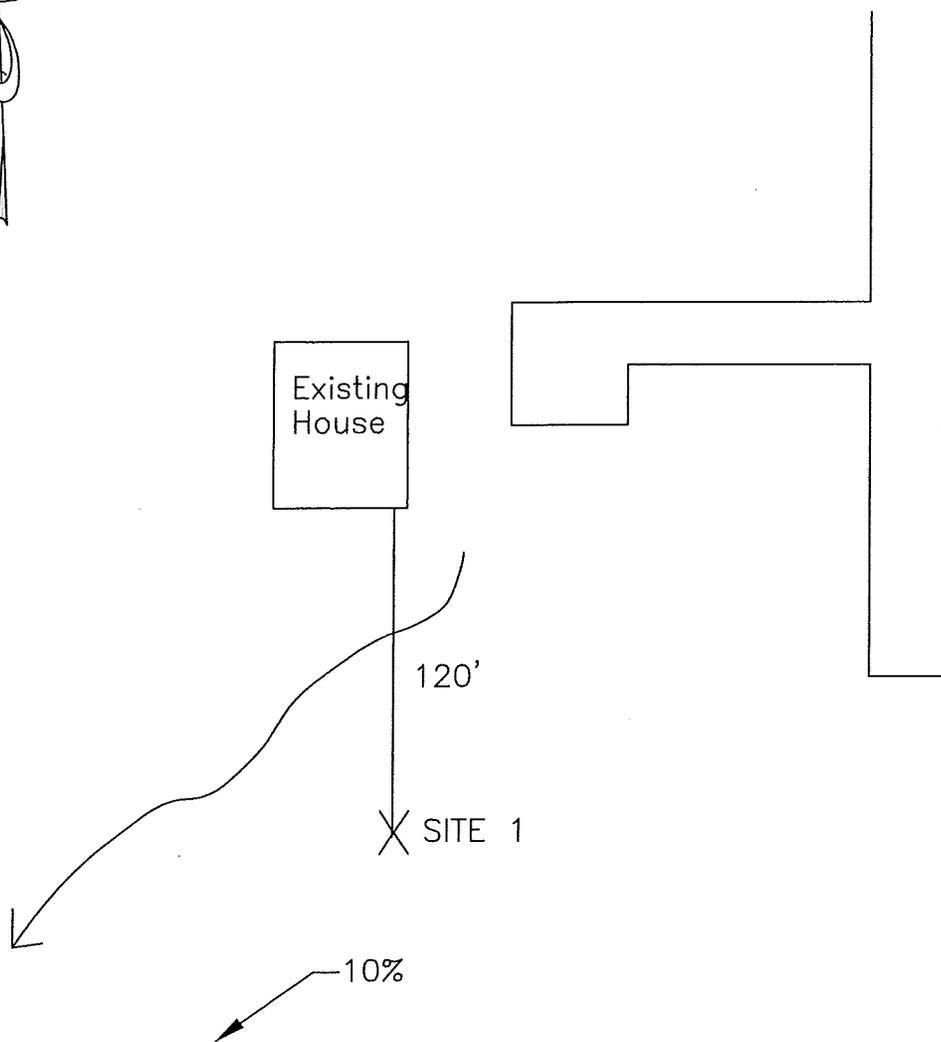
Sincerely,



Matthew W. Roth
Soil Scientist

DHSS Registration #10039

Client copy
County copy



LEGEND

X=Soil Sample Location
 %=Slope in percent & Direction of Slope

NOTES

Distances approximated.

SCALE: NONE

ON-SITE SOILS

13 Roosevelt Dr

St. Louis County, Missouri

Project # 15-M223

December 2015

DRW'N BY | MWR | CHK'D BY |

City of Sunset Hills, Missouri

Public Works Department

MEMORANDUM

To: City of Sunset Hills Planning & Zoning Commission Members

From: Lynn Sprick, Assistant Planner

Date: April 29, 2016

Re: May 4, 2016 meeting

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1. Pat Otto has requested the attached information be included in your packet regarding the comprehensive plan.

COMPREHENSIVE PLAN PUBLIC HEARING AND PREVIOUS REVIEW

Prepared for Planning and Zoning Commission May 2016 meeting.

There continues to be no information about the total square foot of office space in the city and how much is occupied.

Page 3 – Date incorrect on adoption.

Page 49 – Column 2 at the bottom: “Throughout this diverse mix of suburban employers Sunset Hills will incrementally lessen the overall tax burden on homeowners and residents while also providing the community a 7more economically vibrant mix of land uses and businesses.” How does Sunset Hills tax rate relate to comparable cities in St. Louis County?

Page 55 – Highway 30 not 33: first column line 7

Page 58 – Land Use Plan: Perhaps I missed it but I don’t recall any discussion in the text relative to the land use designation referred to as “Flex”. If that is the case, please provide that discussion.

Page 64 – Remove Column 2 last 5 lines: “The one exception is the incremental transition of some of the lots on Deane Court to commercial use, aligned with redevelopment in the Watson Road corridor, which is detailed in Chapter 6: Subarea Plans.”

Page 69 – **Public Hearing:** Rental on this page has outdated rental information and should be removed. Narrative: Column one end of first paragraph: “The presence of rental property is fairly evenly dispersed throughout the community with the exception of Sunset Manor. That neighborhood is predominantly rental in nature at 78% of area parcels, based on the data provided by the **and** available to the City of Sunset Hills. That figure is substantially higher than the 7.6% figure for the community as a whole.”

Page 71 – Third column beginning: “the most likely opportunities to add new housing product types is any potential redevelopment of Sunset Hills Golf, the Highway 30 frontage immediately adjacent to it, and the H. G. Heimos Greenhouses site.” The first two areas are in the 500 year flood plane **and, as such, this reference needs to be further explained relative to how these areas might be developed residentially.**

Page 76 – Second column end of first paragraph: “The area lacks any unified or centrally-managed district identity, such as the amenities common in newer industrial, employment, and/or business park developments located elsewhere in the St. Louis region. These amenities include gateway monuments, streetscaping, wayfinding signage, and consistent infrastructure standards.” Who in the City is responsible for this development **and how might the City accomplish the implementation of such amenities?**

Also on page 76, 3rd column, 3rd sentence – It was my understanding that this parcel of land is predominantly undeveloped and not light industrial.

Page 87 – End of first column: Remove “However, the City should anticipate future development proposals that aim to consolidate and combine both residential and commercial lots in the area, in order to add additional lot depth that would facilitate infill projects.”

Page 88 – Remove from map **and legend** commercial encroachment for Deane Court.

Page 89 – Delete reference to Opportunity Site 4.

Page 95 – Number 1 in first column: Discuss again appropriate use of current residential areas to add to the corner of Gravois and Lindbergh.

Page 97 – First paragraph line four: is “paring” meant to be “parking”?

Page 99 - From Public Hearing on Commuter Parking Lots at 30 and 270.

Concern for traffic and safety in poorly designed intersection. Desire for no commercial. Recommendation that the City purchase the lots and charge for their use as a means of generating revenue.

Page 106 and 107 – There are bike lanes and sidewalks on Old Gravois. Statement in third column second paragraph and map is incorrect.

Page 113 – Map: The light green color showing “Open Space & Golf Courses” doesn’t match the color on the map.

Page 115 – Map: Is the 500 year flood plain correct after Dec. 2015?

Page 120 – Second column at end of first paragraph: Fire station Number 3 is not in Sunset Hills.

Page 123 – Map: Community Facilities #5 and #6 are incorrectly identified on the map.

Public Hearing: West Watson and Lindbergh including Court Drive remain residential.