



VIIA.&B

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Planning Commission Staff Report

Subject: Change of Zoning Issues Report

Meeting Date: April 27, 2009

From: Charlie Campo, AICP, Project Planner
Mara Perry, AICP, Senior Planner

Location: The southwest corner of Olive Boulevard and Stablestone Drive. (16R320911, 16R320948)

Petition: P.Z. 35-2007 and P.Z. 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd)

Proposal Summary

The Petitioner Paul Ferber has submitted a request for a change of zoning from "R-2" Residence District to "R-5" Residence District with a Planned Environment Procedure (PEU) Procedure per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.119 and Section 1003.187. The site is located at the southwest corner of Olive Boulevard and Stablestone Drive.

Department Input

The Attachment A for this request meets all of the development requirements of the City of Chesterfield.

Zoning Analysis

The petitioner is proposing a residential development consisting of ten (10) attached single family units on ten (10) lots. The minimum lot size allowed in the "R-5" Residence District is 6000 square feet. The proposed lots range in size from 6630 square feet to 8069 square feet. Typically the Planned Environment Unit (PEU) Procedure allows the minimum lot size to be reduced for interior lots. However, because of the size and shape of the subject site all the proposed lots are considered perimeter lots and therefore may not be reduced in size. The PEU Procedure allows the City to include specific development conditions in an Attachment A. A preliminary plan is required to accompany all rezoning requests when the change of zoning is to a PEU. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

- North: The property to the north is Paddington Hill and is zoned "R-3" Residence District with a PEU procedure.
- South: The property to the south is Greenfield Village, and is zoned "R-2" Residence District.
- East: The property to the east is Greenfield Village common ground, and is zoned "R-2" Residence District.
- West: The property to the west is the Zierenberg Subdivision, zoned "R-2" Residence District with a Residential Business Use Procedure. Also to the West is the Glenfield Subdivision zoned "R-2" Residence District.



View looking north towards Paddington Hill.



View looking west along Olive.



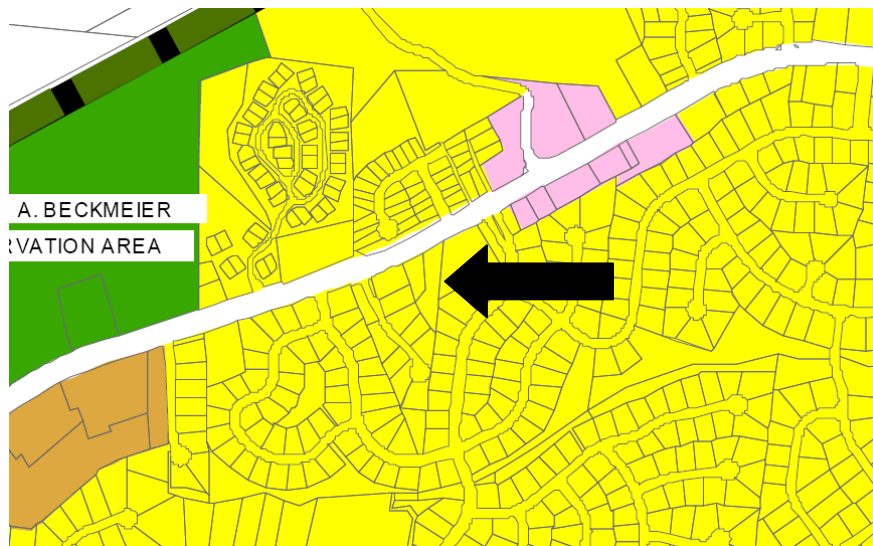
View looking east along Olive.



View looking across the subject site.

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The Future Land Use Map from the City of Chesterfield Comprehensive Plan shows the subject site, and all adjacent lots to be Single Family Residential. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site. The proposed development conforms to this land use, and addresses issue number seven (7) in the City's August 1, 2007 letter as identified at the first public hearing.



Site Area History

The subject site was zoned "R-2" Residence District prior to the incorporation of the City of Chesterfield. A public hearing was held for this project at the July 23, 2007, Planning Commission meeting. Several issues were identified by the Planning Commission at that time that the petitioner has been working toward addressing. Because more than six months has elapsed between Planning Commission meetings another public hearing is required.

Issues

At the Public Hearing held July 23, 2007 there were twelve speakers in opposition and one speaker in favor of the project in addition to the Petitioner and

several issues were identified. A copy of the City of Chesterfield's issues letter and the petitioners' responses are attached.

The Department of Planning and Public Works commented during the public hearing that the addition of required stormwater management facilities should alleviate drainage issues to adjacent parcels. The issues from the City's August 1, 2007 letter numbered two (2), six (6), twelve (12) and sixteen (16) that concern stormwater drainage on the site will be addressed during the site plan review process.

Issue number nine (9) requested the minimum and maximum lot sizes of surrounding developments. Below is a list of residential developments in the area along with their densities and lot areas.

Subdivision	Zoning District	Number of Lots	Number of Acres	Approx. Min-Max Lot Size
Glenfield	R-2	7	5.28	12,000-16,000
Greenfield Village (adjacent to subject site)	R-2	5	(Lots 8-12)	12,900-16,000
Paddington Hill	R-3 PEU	27	7.8	4,104-9,682
Mansions @ Spyglass	R-2 R-3 PEU	50	15.6	4,500-5,300
Villages @Kendall Bulffs	"R1-A" PEU	115	63.8	3,800-5,500
Brunhaven	"R-2" PEU	26	5.19	5,800-16,900

Issue eleven (11) requested a means to illustrate the elevations of the site, and proposed buildings as they relate to adjacent lots. The petitioner has submitted site section profiles as part of the Preliminary Plan that address these concerns.

Staff has no outstanding issues on this Change of Zoning request.

Request

Staff is requesting that additional issues be identified at this time for this rezoning request.

Attachments

1. Attachment A
2. Issues Letter
3. Petitioners Response to Issues Letter
4. Preliminary Plan

Attachment A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. Specific Criteria

A. PERMITTED USES

1. The uses allowed in this "R-5" Planned Environment Unit District shall be:
 - a. A maximum of ten (10) single family attached units.

B. FLOOR AREA, HEIGHT, BUILDING AND STRUCTURE REQUIREMENTS

1. The maximum building height will be limited to 3 stories or forty-five (45) feet provided that any residential structure exceeding thirty-five (35) feet shall be set back from all planned environment unit boundary lines at least one additional foot for each foot of height above thirty-five (35) feet above the average finished ground elevation at the perimeter of such structure.

C. SETBACKS

1. No building or structure, other than a freestanding subdivision identification sign, light standards or flag poles, shall be located within the following setbacks:
 - a. Twenty (20) feet from any internal roadway right of way.
 - b. Thirty (30) feet from the northern boundary of this "PEU".
 - c. Twenty (20) feet from the eastern boundary of this "PEU".
 - d. Twenty (20) feet from the western boundary of this "PEU".
 - e. Twenty (20) feet from the residential development to the south of this "PEU".
2. Individual lots shall meet the following requirements:

- a. Minimum front yard setbacks shall be twenty (20) feet.
- b. Minimum side yard setbacks for un-attached sides of attached units and un-attached units shall be six (6) feet.
- c. Minimum rear yard setbacks shall be fifteen (15) feet.

D. PARKING AND LOADING REQUIREMENTS

1. Off-street parking spaces for this development shall be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield.

F. SIGN REQUIREMENTS

1. Ornamental Entrance monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Planning and Public Works, and/or Missouri Department of Transportation for sight distance considerations prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, color renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Olive Boulevard (State Route 340) shall be limited to one street approach. The street approach shall be aligned with Paddington Hill Drive on the opposite side of Olive Boulevard, as directed by the Department of Public Works and the Missouri Department of Transportation.

J. PUBLIC PRIVATE ROAD IMPROVEMENTS INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and The Missouri Department of Transportation. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard frontage of the site. The sidewalk shall connect to the existing sidewalk along Stablestone Drive. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or within a 6 foot wide sidewalk, maintenance and utility easement.
4. Any improvements within Missouri Department of Transportation's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards.

K. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall be graded and storm sewer systems installed such that no surface stormwater runoff shall cross the site property line onto the adjacent properties, as directed by the City of Chesterfield.
2. Formal plan submittal and approval is required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

M. SANITARY SEWERS

1. Formal plan submittal and approval is required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of

Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

O. MISCELLANIOUS

1. All utilities will be installed underground.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the

street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, the Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

V. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI. ENFORCEMENT

- A. The City of Chesterfield Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



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August 1, 2007

Paul Ferber
1227 S. Geyer Rd.
Kirkwood, MO 63122

SENT VIA US MAIL AND FACSIMILE: 314-822-4984

RE: P.Z. 35 and 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.)

Dear Mr. Ferber,

A Public Hearing was held for the project referenced above on July 23, 2007. At that time, several issues were raised by the Planning Commission for review. Those issues, as well as those raised by Staff, and any site specific ordinance requirements are listed below. Please be advised that additional ordinance requirements will be added upon request of various agencies and that a draft of the governing ordinance will be made available to you prior to the Planning Commission Issues Meeting on this project.

Issues

1. Consider reducing the density of the development to better suit the existing surrounding density.
2. Please address concerns regarding drainage problems on properties to the south of the development.
3. Please address concerns regarding required landscape buffers.
4. Please address concerns regarding the amount of traffic generated by the proposed project.
5. Please address concerns regarding a privacy fence along the Greenfield Village Dr. side of the development.
6. Please address concerns regarding a storm sewer pipe located at 645 Stablestone Dr.
7. Please explain how the proposed development is consistent with the City of Chesterfield Comprehensive Plan.

8. Please Submit a Tree Stand Delineation.
9. Please provide a chart showing the specific maximum/minimum lot sizes of the surrounding neighborhoods.
10. Please provide drawings of the site showing existing and proposed contours.
11. Please provide a computer-generated model of the proposed development, which would show the heights and depths of the site.
12. Please address concerns regarding the necessity of a third party study to examine storm water runoff issues.
13. Please include the density calculation of the development as defined in City of Chesterfield Ordinance 1819.
14. Please include the proposed openspace percentage for the development.
15. The edge of the opening for the first driveway (Lot 1) should be located a minimum of 80' from the edge of the drive lane for Olive Boulevard as measured along the line of the proposed street. It appears from the plan that this minimum distance will not be met.
16. Detention of stormwater runoff will be required for this project. No detention facilities are shown on the plan and it does not appear that there will be adequate space within the common ground areas outside of the landscape buffer for detention purposes. Stormwater management/detention facilities shall be shown on the Site Development Plan.
17. Please be advised of the attached comments submitted by Monarch Fire Protection District, Metropolitan St. Louis Sewer District, MoDot, and St. Louis County Department of Highways and Traffic. These conditions will be included in your Attachment A.

The following conditions related to site specific issues will be applied to the rezoning petition:

Landscaping

1. A thirty (30) foot landscape buffer is required along arterial and collector streets.
2. A twenty (20) foot landscape buffer is required when a residential subdivision abuts a residential subdivision; ten feet of which may be satisfied by landscaping on the abutting property if provided

Setbacks

(The Setback requirements listed below are preliminary and based on the preliminary plan and the setbacks required in the City of Chesterfield Zoning Ordinance.)

3. No structure, will be located within the following setbacks:
 - a. Twenty (20) feet from any internal roadway right of way
 - b. Thirty (30) feet from the northern boundary of this "PEU".
 - c. Twenty (20) feet from the eastern boundary of this "PEU".
 - d. Twenty (20) feet from the western boundary of this "PEU"
 - e. Twenty (20) feet from the residential development to the south of this "PEU"
4. Individual lots shall meet the following requirements:
 - a. Minimum front yard setbacks shall be twenty (20) feet.
 - b. Minimum side yard setbacks for un-attached sides of attached units and un-attached units shall be six (6) feet.
 - c. Minimum rear yard setbacks shall be fifteen (15) feet.

Building Height

5. The maximum building height will be limited to 3 stories or 45 feet (as measured from grade) whichever is less.

Access

6. Access to Olive Boulevard (State Route 340) shall be limited to one street approach. The street approach shall be aligned with Paddington Hill Drive on the opposite side of Olive Boulevard, as directed by the Department of Public Works and the Missouri Department of Transportation.

Road Improvements

7. All roadway and related improvements shall be constructed prior to issuance of building permits exceeding 60% for the overall development.

Pedestrian Circulation

8. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard frontage of the site. The sidewalk shall connect to the existing sidewalk along Stablestone Drive. The sidewalk may be located within State

right-of-way, if permitted by the Missouri Department of Transportation, or within a 6 foot wide sidewalk, maintenance and utility easement.

Parking

9. No Construction related parking shall be permitted with the Olive Boulevard right of way.

Storm Water

10. The site shall be graded and storm sewer systems installed such that no surface stormwater runoff shall cross the site property line onto the adjacent properties, as directed by the City of Chesterfield.

Occupancy Permit

11. Prior to the issuance of any occupancy permit, the storm water channel located at this site shall be regraded to restore the channel to the line and grade required by the Chesterfield Valley Master Storm Water Plan and positive drainage of the channel shall be restored if necessary.

The following standard general conditions shall be applied to the petition

Road Improvements

- G-1 Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the **Missouri Department of Transportation**. No gate installation will be permitted on public right of way.
- G-2 If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

Storm Water

- G-3 Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

Geotechnical Report

- G-4 Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify

the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

Finally, the petitioner should be advised of the following requirements of the City Code which may impact the project during the later stages of the development process.

- Access management principals to be applied to this development can be found in Chapter 26 of the City Code.
- Access/utility easements shall be required throughout the development. A continuous 15 foot wide rear yard easement will be required. At a minimum, a 10 foot wide utility/access easement will also be required at every other lot line or break between structures, as directed.
- Should the design of the subdivision include retaining walls that serve multiple properties, those walls need to be located within common ground or special easements, including easements needed for access to the walls.

Before submitting your written response to these issues, please set-up an issues meeting with the Department of Planning. A written response to each issue listed in this letter should be submitted along with three (3) copies of the plan, if any revisions are made.

This project will not be placed on the Planning Commission agenda until after all items are addressed in writing and any revised plan has been reviewed by Staff. Please do not hesitate to contact me at ccampo@chesterfield.mo.us or 636-537-4742 if you have any questions about the process.

Sincerely,



Charlie Campo
Project Planner

Cc: Michael O. Geisel, Director of Planning and Public Works
Bonnie Hubert, Superintendent of Engineering Operations
Susan Mueller, Principal Engineer
Mark Schlotzhauer, Civil Engineer
Aimee Nassif, Senior Planner
Reading File

**PAUL R. FERBER
ATTORNEY AT LAW
1227 S. GEYER RD.
KIRKWOOD MO. 63122**

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FACSIMILE TRANSMITTAL

To: Charlie Campo

Fax No: 636-537-4798

From: Paul Ferber

Date: 9/19/07

**Re: Issues letter P.Z. 35 and 37-2007 Olive Greenfield Condos
14298 – 14306 Olive Blvd.**

COMMENTS: Attached please find applicants/petitioners response

To: City of Chesterfield
Date: September 18, 2007
Attn: Charlie Campo

Re: P.Z. 35 and 37-2007 Olive Greenfield Condos (14306 and 14298 Olive Blvd.

Dear Mr. Campo:

Attached please find the applicants/petitioners response to ISSUES per letter of 8/1/07

1. Applicant is willing to reduce the number of units from 12 to 10 by eliminating lots Nos. 7 and 8 as reflected on the submitted plans. These areas would become common ground and storm water detention areas.
2. All requirements, including storm water detention, will meet all City and MSD requirements to maintain storm water control on the project.
3. Landscape buffers will meet all requirements of the City and the City staff and will be incorporated into the PEU approval ordinance.
4. Traffic generated by the proposed project will be as determined by EDSI. It is expected to be minimal, if any.
5. Fence between subject site and Greenfield Village Dr. -- although no fence now exists applicant is willing to share the cost with the trustees for a reasonable amount.
6. The stormwater detention on the subject will take care of this sewer pipe located at 645 Stablestone Dr.
7. Our review of the Comprehensive Plan indicates this residential use under the PEU procedure is in compliance with the Plan.
8. Tree stand delineation was submitted with the application.
9. The surrounding lot sizes are as follows:

Glenfield -- from 11949 square feet to 15,989 square feet. Abutting lots to subject are 12,860 to 15,000.

GREENFIELD: From 11,875 to 19,566 square feet as they abut the subject site.

PADDINGTON HILLS: 4,104 to 9,682 square feet. (across Olive from subject).
10. Existing and Proposed contours are being prepared by EDSI.

11. The proposed building height for a two story is as shown on the attached cross sections and their relation to the Glenfield properties. All lots from Greenfield sit substantially below the subject site.

12. Third Party review of stormwater: The City and MSD will review and stormwater detention will be required to meet their respective standards/requirements.

13 – City of Chesterfield - Ordinance No.: 1819 – PEU Procedure – Density
In addition to the application for a PEU procedure, the applicant has requested a re-zoning of the subject property from R-2, 15000 square feet single family to R-5, 6000 square feet minimum lot area. It appears from the reading of ordinance 1819 that all lots, except those with a rear to Olive St. Rd., are “perimeter” lots and all units on the lots will maintain a fifteen (15) setback from the site boundary. Also all units will be setback from the minimum twenty (20) foot landscape buffer. All lots in the proposed re-zoned R-5 district shall and will have a minimum lot size of 6000 square feet with a minimum land area under a PEU procedure for single family attached of 4500 square feet. Therefore with a site area of 126,000 square feet less the street area, the net site area will be calculated by EDSI. Under the R-5 zoning there would be permitted a total of an estimated 16 lots. Petitioner has only requested 10 units. All lots will have a minimum of 6000 square feet per unit.

14. The open space area, excluding street right-of-way is of the site is being computed by EDSI.

15. First driveway 80 feet from driving lane of Olive. This will be addressed in the final lot design to meet the City requirement.

16. Stormwater Detention: With the elimination of lots 7 and 8 the detention will be placed in that area, being the lowest area of the site. The detention will meet City and MSD requirements and standards.

17. Applicant/petitioner has reviewed the attached documents.

SITE SPECIFIC ISSUES:

Landscaping: Addressed on the submitted plans.

Setbacks: All have been met on the submitted plans.

Building Height: Will be limited to 1/12 and two story – all less than 35 feet.

Access: This requirement has been met per the submitted plans.

Road Improvements: Applicant/ petitioner will comply. Upon 60% of (6 units) road improvements will be completed.

Pedestrian Circulation: Will comply.

Parking: No construction parking will be permitted within Olive Blvd. right-of-way.

Stormwater: Will comply – see previous stormwater responses.


Road Improvements: Will not be a gated entrance.

Geotechnical Report: Prior to submittal of Site Development Plan.

Utility Easements: Will be reflected on the plans as required by the City.

In the event the above responses are not complete or questions may arise, I am available to meet and discuss.

Sincerely,



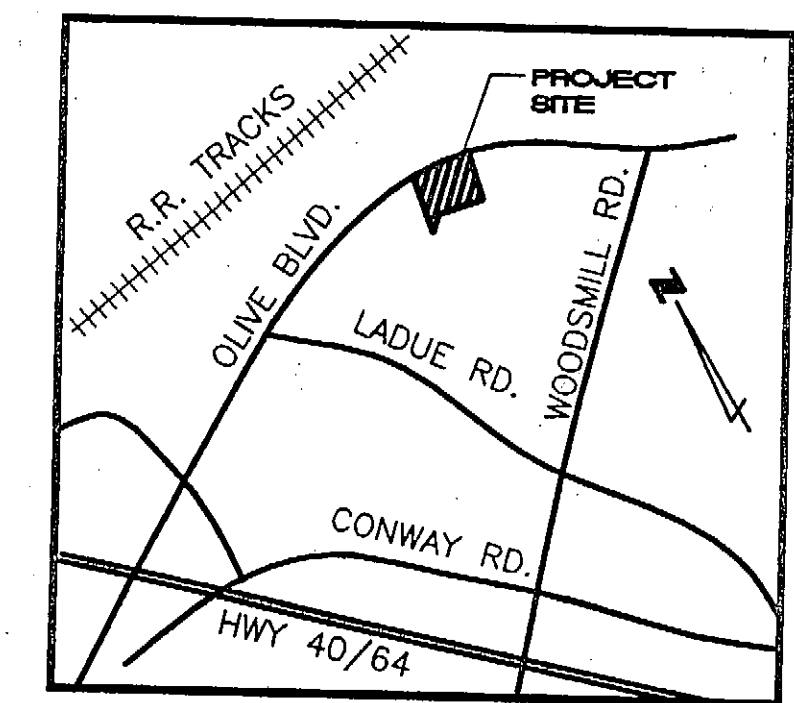
Paul R. Ferber

Attorney for Applicant/Petitioner

GREENFIELD CONDOS

SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND IN US SURVEY 206
TOWNSHIP 45 & 46 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, MO



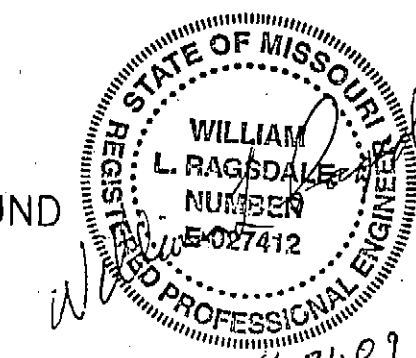
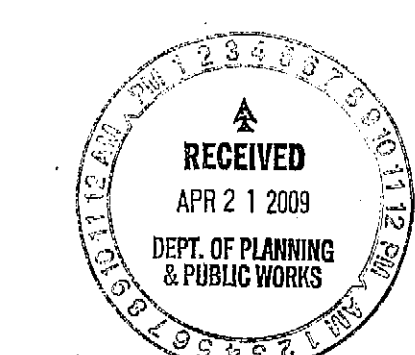
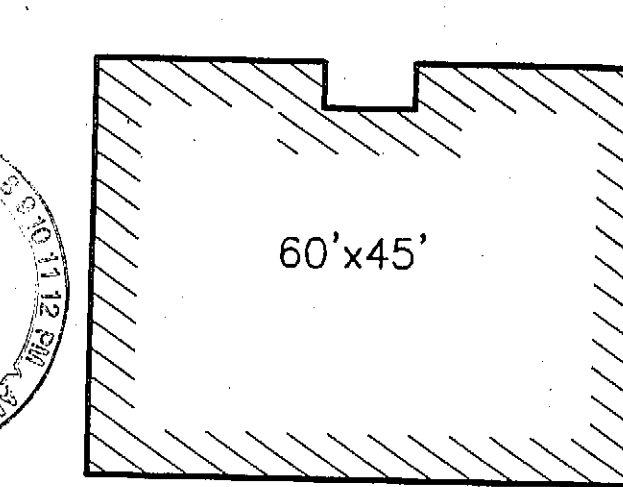
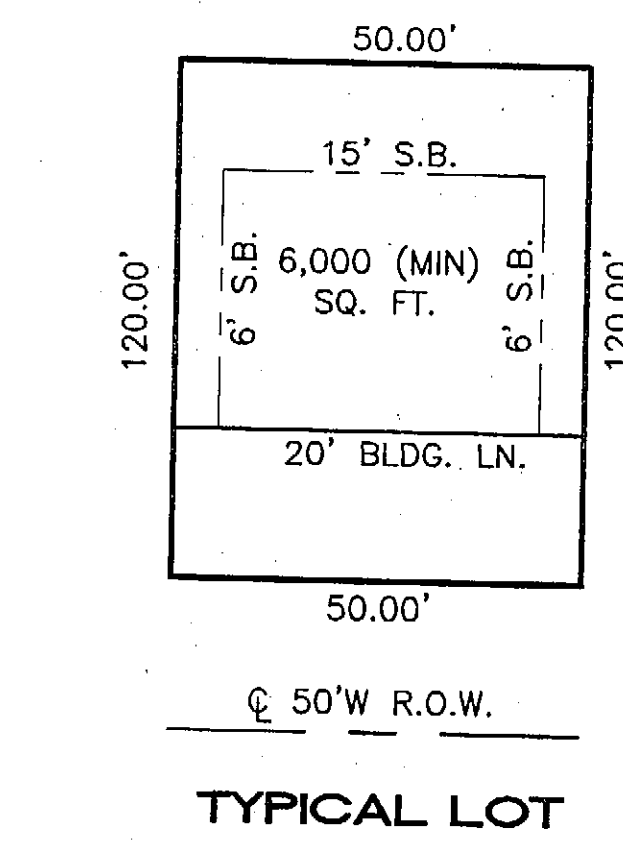
LOCATION MAP

SITE NOTES

1. TRACT SIZE - 126,324 SQ. FT.
2. EXIST. ZONE R-2
3. PROPOSED ZONING - R5-PEU
4. MIN. LOT SIZE - 6,000 SQ. FT.
5. FRONT YARD SETBACK - 20'
6. SIDE YARD SETBACK - 6'
7. REAR YARD SETBACK - 15'
8. BUILDINGS - DWELLING SINGLE FAMILY ATTACHED
9. 50' FRONT AT BLDG. LINE
10. 20' BUFFER AT RESIDENTIAL PROPERTY LINE
11. 30' W BUFFER AT OLIVE
12. GREENSPACE = 74% OF TOTAL TRACT.
13. RIGHT OF WAY AREA = 19,842 SQ.FT.
14. OPEN SPACE AREA = 106,482 SQ.FT.

GENERAL NOTE:

1. CONTOURS AND UTILITES ARE SHOWN PER AVAILABLE MAPS. NO SURVEYS WERE COMPLETED.

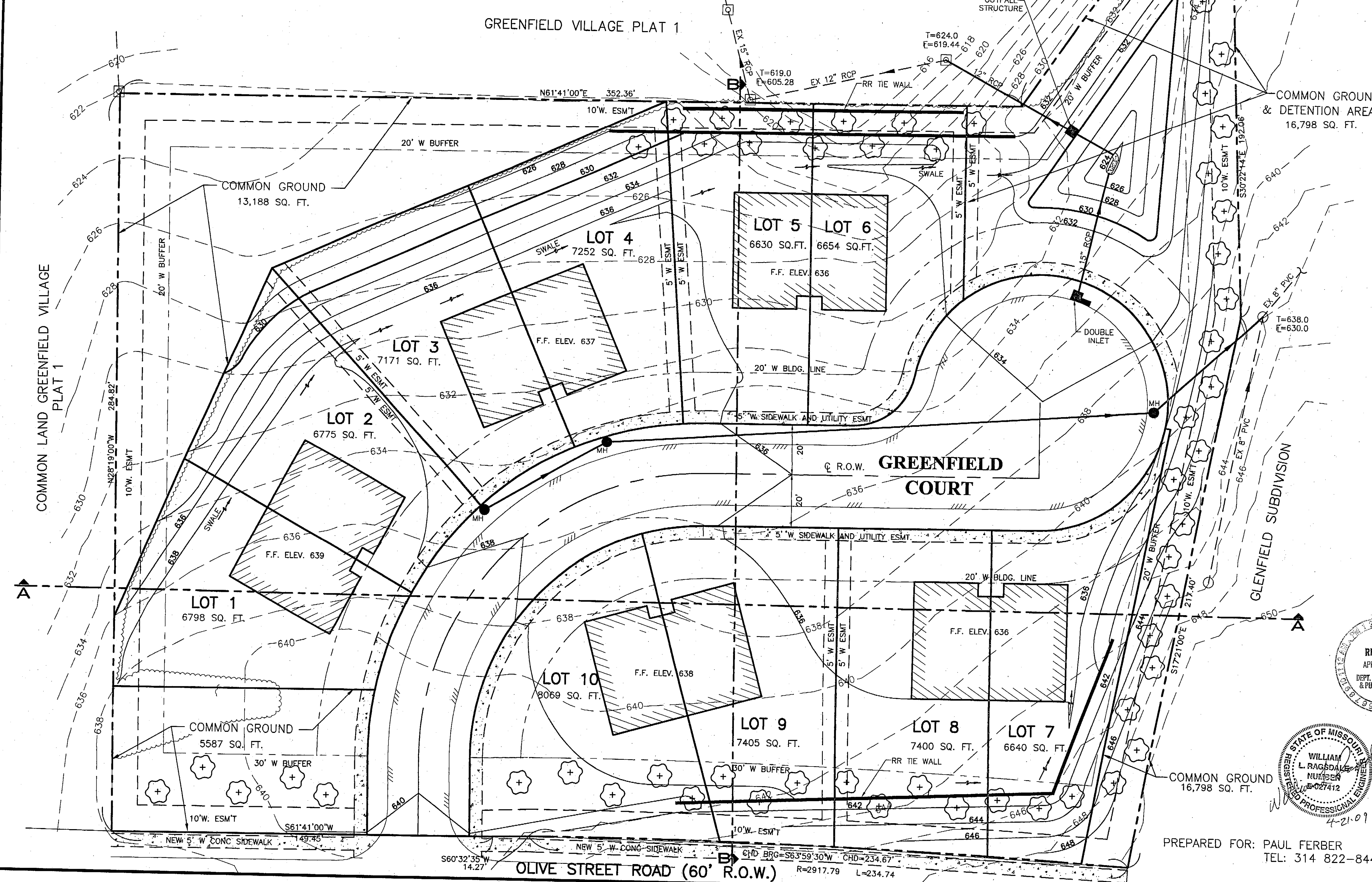


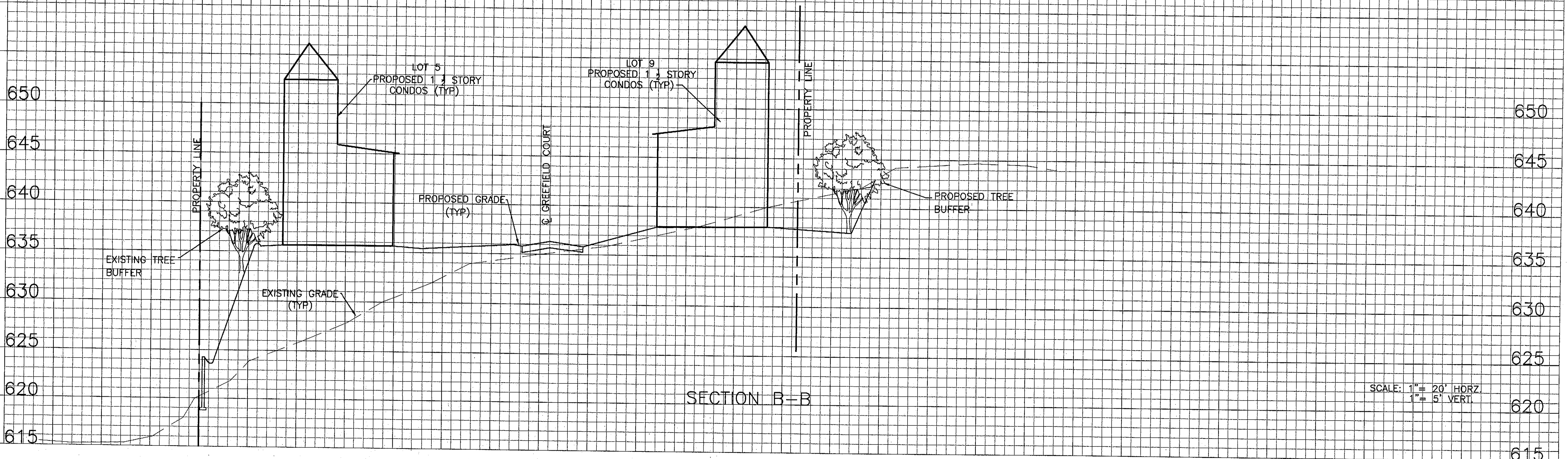
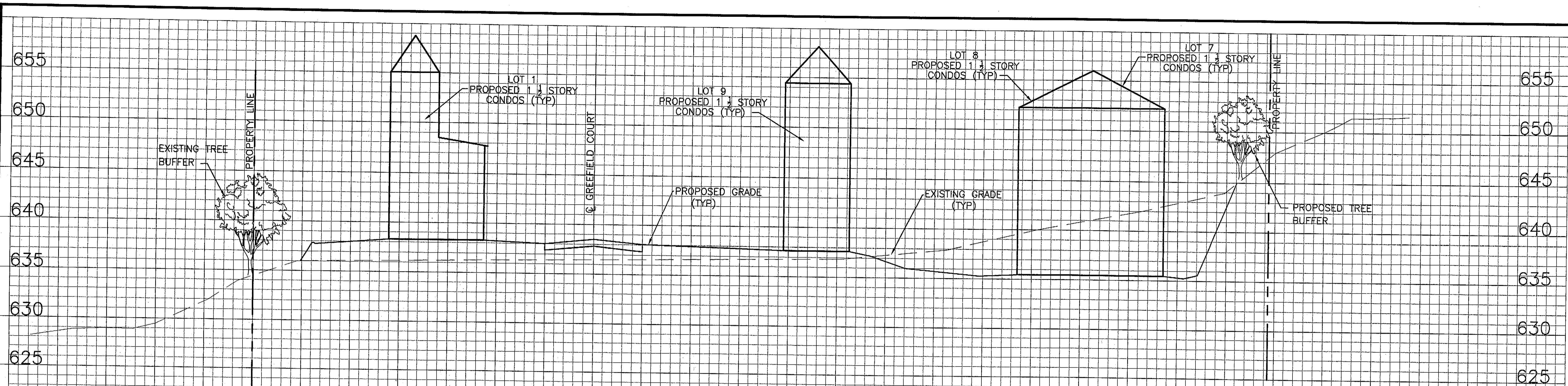
SINGLE FAMILY ATTACHED
PRELIMINARY

DATE	DESIGNED BY	CHECKED BY
07-03-08	A.C.B.	G.J.
SITE DEVELOPEMENT CONCEPT PLAN		

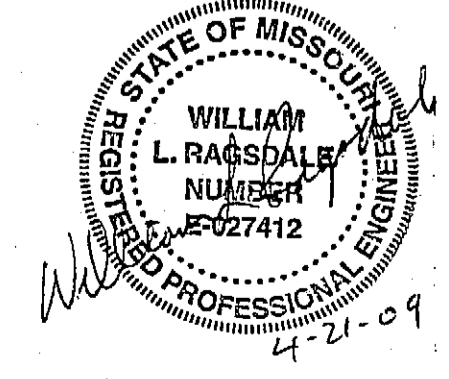
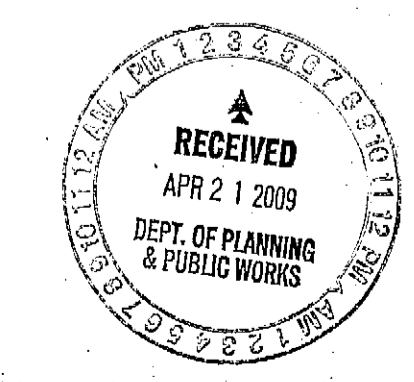
EDSI
ENGINEERING DESIGN SOURCE, INC.
16141 SWINGLEY RIDGE RD., SUITE 300
CHESTERFIELD, MO 63017
PHONE: (636) 537-5585

PREPARED FOR: PAUL FERBER
TEL: 314 822-8440

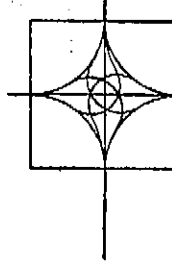




SCALE: 1" = 20' HORZ
1" = 5' VERT



PRELIMINARY

DATE 07-03-08	DESIGNED BY A.C.B.	CHECKED BY G.J.
GREENFIELD CONDOS - SITE SECTIONS		
 EDSI ENGINEERING DESIGN SOURCE, INC. 16141 SWINGLEY RIDGE RD., SUITE 300 CHESTERFIELD, MO 63017 PHONE: (636) 537-5585		