

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties. Petitions for new single family homes not meeting full submission requirements shall only qualify for the 30-day schedule once the submission requirements are provided on plans.

Name and Title: Jim Bulejski, Architect

Company Name: Jim Bulejski Architects

Address: 345 Marshall Ave Suite 100 City: St. Louis Zip Code: 63119

E-mail Address: jim@jbarchitect.com Phone Number: (314) 962-6700

As the applicant, which of the following apply:

- Developer Contractor Owner
 Registered Engineer Registered Architect Licensed Surveyor

REVIEW AND FEE

This petition is for which of the following? (Check the box and see corresponding fee)

	Community Design Review	Fee		Site Plan & Community Design Review	Fee
	Single Family Home (SWR- \$250, CD-\$350)	\$600		Single Family Home (SWR-\$250, SPR-\$150, CDR-\$350)	\$750
	Addition/Acc. Str. 400 sf. or less	\$150		Addition/Acc. Str. 400 sf. or less (SPR-\$150, CDR-\$150)	\$300
	Addition/Acc. Str. excess 400 sf. less than 1,200 sf.	\$200		Addition/Acc. Str. excess 400 sf. less than 1,200 sf. (SPR-\$150, CDR-\$200)	\$350
	<input checked="" type="checkbox"/> Addition/Acc. Str. 1,200 or greater	\$250		Addition/Acc. Str. 1,200 or greater (SPR-\$150, CDR-\$250)	\$400
	Amendments	\$100		Site Plan Only (including Fences, Variances)	\$150

PROPERTY INFORMATION

Address of Property: 1157 Indian Meadows Dr

St. Louis County Tax ID No. 16L110145

Legal Description of Property: Lot 84 of Indian Meadows Plat 1

OWNERSHIP (If applicant is not the owner):

Name of Owner: Lora and Jabari Robinson

Mailing Address: 1157 Indian Meadows Dr City: Olivette Zip Code: 63132

Phone Number: (314) 882-5584 E-mail: lrobinson@doximity.com

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a review fee must be submitted to the Department of Planning and Community Development thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

 Signature of applicant

 Date



City of Olivette
Planning and Community Development Department
1140 Dielman Road
Olivette, MO 63132
(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: MARCH 18, 2021
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
ADDRESS: 1157 INDIAN MEADOWS DRIVE
RE: RESIDENTIAL ADDITION
REVIEW: COMMUNITY DESIGN AND CONCEPT STORMWATER MANAGEMENT PLAN

PETITIONER
Jim Bulejski
Jim Bulejski Architects

PROPERTY OWNER
Lora and Jabari Robinson

Item introduced: March 18, 2021

STAFF SUMMARY

1. **DESCRIPTION:** Petition for a 953-square foot addition and 331 square feet of concrete patio on rear of home. Petition subject to Community Design and Concept Stormwater Management Plan Review.
2. **ZONING:** Zoning SR Single Family Residential District compliance:
 - The proposed improvements are in full compliance with the SR District dimensional requirements.
 - The lot size is in full compliance with the SR District lot regulations, thus no Site Plan Review is required.
3. **CHAPTER 425 – GUIDELINES:**
 - The size of the addition exceeds the square footage authorized for administrative approval. On a lot greater than 20,000 sf, a 600-sf addition is administratively permitted (§425.020.A.1).
 - The addition is one-story in height, but sits above a fully exposed basement (walkout) thus appears as two levels on the three exposed sides.
 - Key Design Principles for discussion: mass, roof and materials.
4. **CHAPTER 422 CONCEPT STORMWATER MANAGEMENT:**
 - The petitioner's plans illustrates a 9.5X9.5 pad with a 2.5 foot depth rock and NDS flowell system to accommodate the stormwater generated by the new roof area.

- ATTACHMENTS:**
- Staff Report
 - Application

SUGGESTED MOTION:

The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Community Design and Concept Stormwater Management Plan Review for a residential addition at 1157 Indian Meadows Drive as presented in the Memorandum from the Department of Planning and Community Development dated March 18, 2021, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design, Site Plan Review, and Concept Stormwater Management Plan Review.

RECOMMENDED CONDITIONS FOR APPROVAL:

Should the Commission consider approving the petition as submitted, the following conditions are recommended as part of any action:

- The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on March 18, 2021, containing plan set as prepared by Jim Bulejski Architecture, with a PCDC date of 02/16/2021.
- Staff be provided an opportunity to require additional grading changes to the site if necessary, to control/limit Stormwater runoff on the site and on to adjacent properties.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design and Concept Stormwater Management Plan Review.

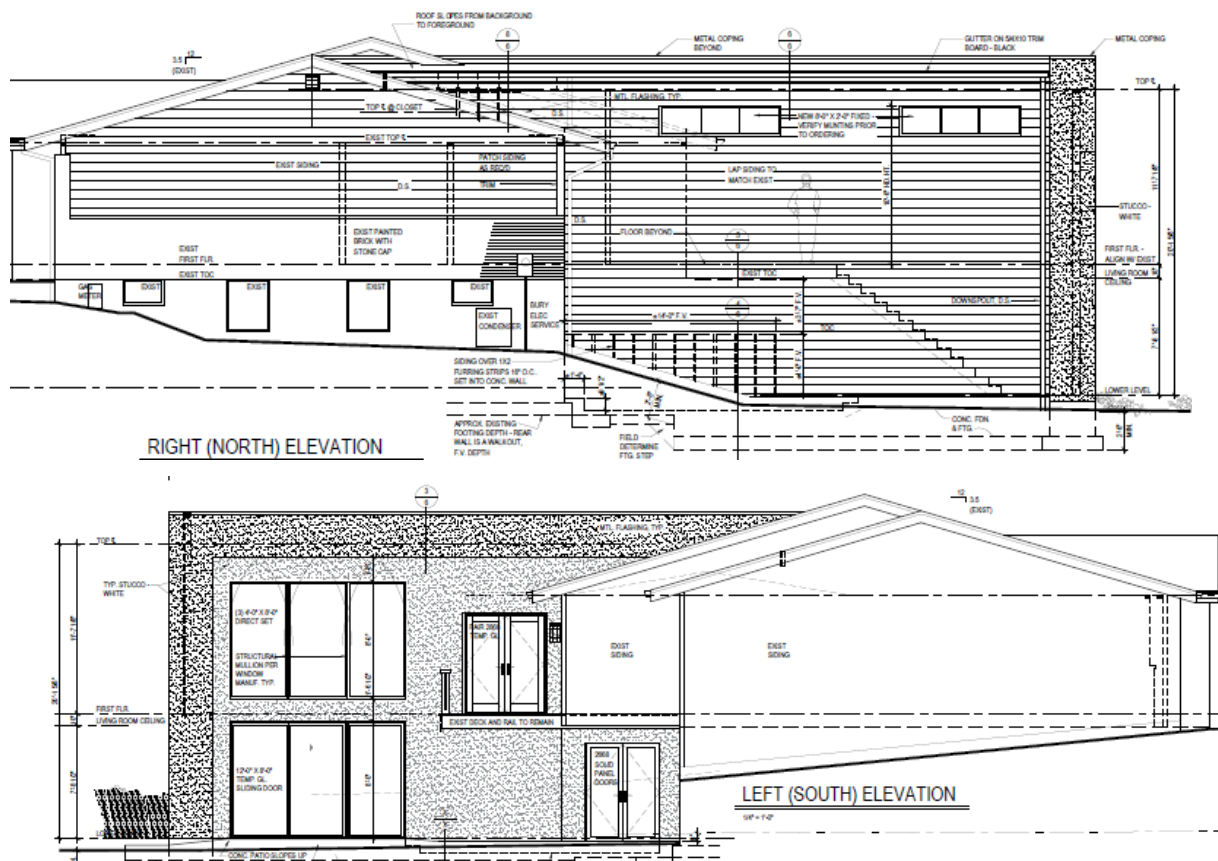
Olivette Residential Redevelopment & Design Guidelines.

Principles to Design By...Residential building additions and exterior alterations should complement the existing home design and blend within the surrounding environment and neighboring structures. Any building addition or exterior alteration should follow the same design principles encouraged for massing, roofs, elevation articulation, materials, and site grading as noted in the above principles.

A good addition should look as if it were part of the original house structures. Exterior alterations should complement the existing home and the neighboring structures.

Mass, Roof, and Materials

The Petitioner should discuss the architectural decisions and findings leading to the design of the flat roof. While the elevation to the neighboring property consists of lap siding to match existing, stucco is used on the other two elevations. Petitioner should articulate the compatibility of the materials both as it relates to just this home, but the surroundings in the neighborhood.



Top of foundation and foundation wall exposure

The foundation would be further exposed along the north elevation, however, the plans illustrate lap siding will be brought to limit exposure.

Exterior Articulation

The north elevation is an interesting transition. The existing roof line and overhang will remain, but the new addition wall will be flush with the existing exterior wall. The downspout extending from the current roofline will provide the transition from new to old.

Materials

Traditional and matching horizontal lap siding is proposed for the north building elevation. Stucco is proposed for the rear and interior lot elevations.

Site Plan Review

Not required.

Stormwater

The petitioner's plans illustrates a 9.5X9.5 pad with a 2.5 foot depth rock and NDS flowell system to accommodate the stormwater generated by the new roof area.

Streetview



Aerial View



Location Map

