



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

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## DEPARTMENT MEMORANDUM

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**DATE:** OCTOBER 7, 2021  
**TO:** PLANNING AND COMMUNITY DESIGN COMMISSION  
**FROM:** CARLOS TREJO, AICP  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
**ADDRESS:** 15 HEATHER HILL LANE  
**RE:** RESIDENTIAL ADDITION  
**REVIEW:** COMMUNITY DESIGN AND CONCEPT STORMWATER MANAGEMENT PLAN

**PETITIONER**  
Helen Lee, Architect  
Tao + Lee Architect

**PROPERTY OWNER**  
Daniel J. and Irina K. Becker

Item introduced: October 7, 2021 Commission has sixty (60) days to act. No later than December 6, 2021

### STAFF SUMMARY

1. **DESCRIPTION:** Petition for a 608-square foot addition. 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 10,000 sf but less than 20,000 sf, a 500-sf addition is administratively permitted (§425.020.A.1).
  - Key Design Principles for discussion: none.
4. **CHAPTER 422 CONCEPT STORMWATER MANAGEMENT:**
  - Provided in accordance with Code requirements.

- 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 15 Heather Hill Lane as presented in the Memorandum from the Department of Planning and Community Development dated October 7, 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:

- In accordance with Section 422.080.A, the Petitioner must Incorporate BMPs as noted under Section 422.060 to minimize the stormwater impact generated by the proposed improvement. This matter will be resolved during the building permit process.
- 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 October 7, 2021, containing plan set as prepared by Tao – Lee Associates, with a revision date of 09/02/2021.
- 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.

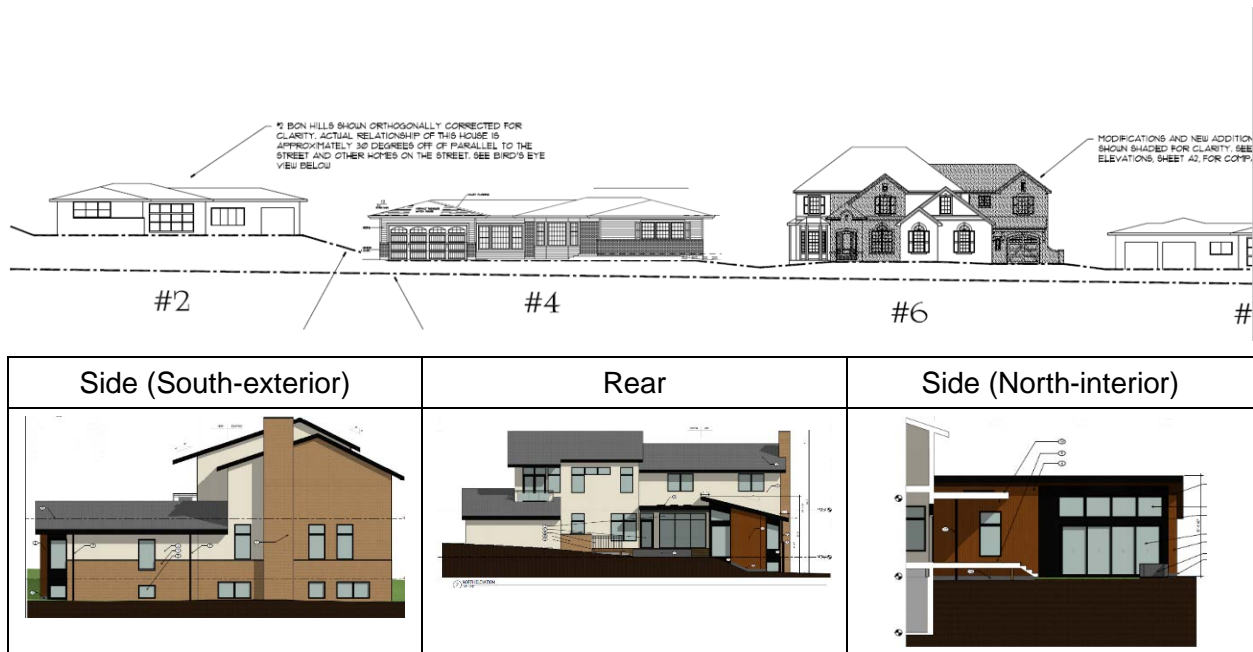
Only a simple majority of the Commission is necessary to approve the Petition for Community Design and Concept Stormwater Management Plan Review.

### 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.*

Staff finds the addition consistent with the spirit and intent of the design guidelines and streetscape.



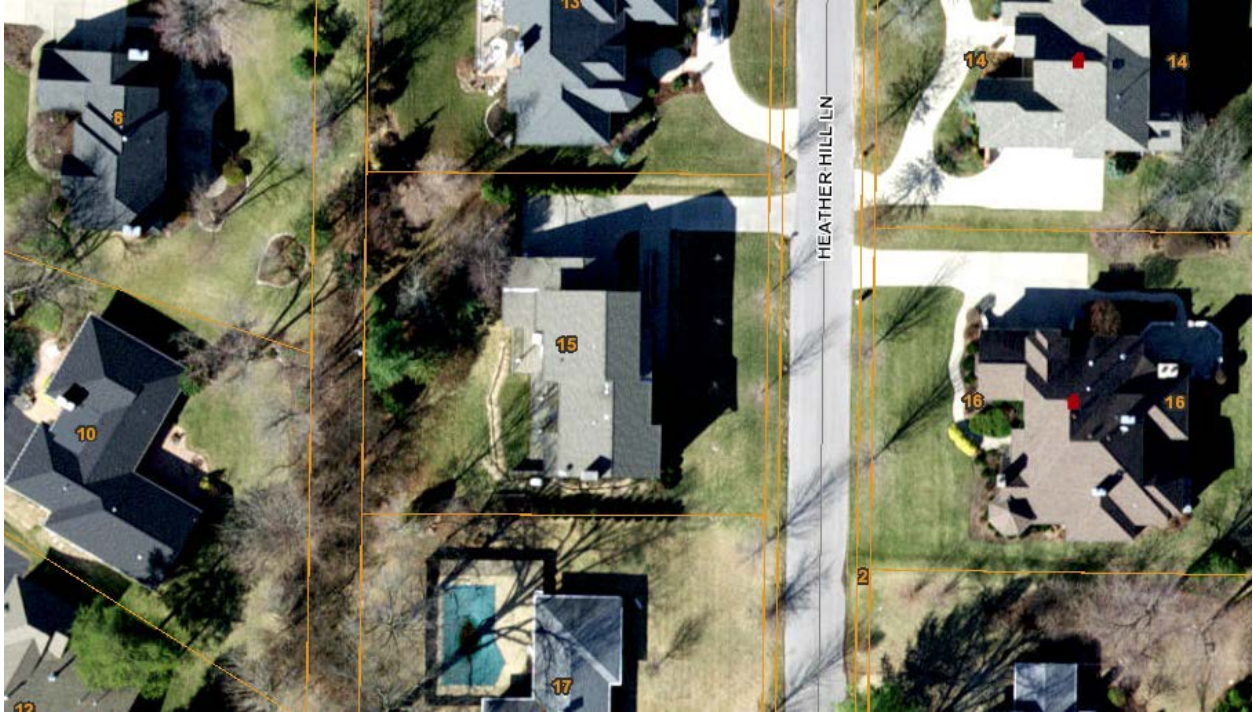
### Site Plan Review

Not required.

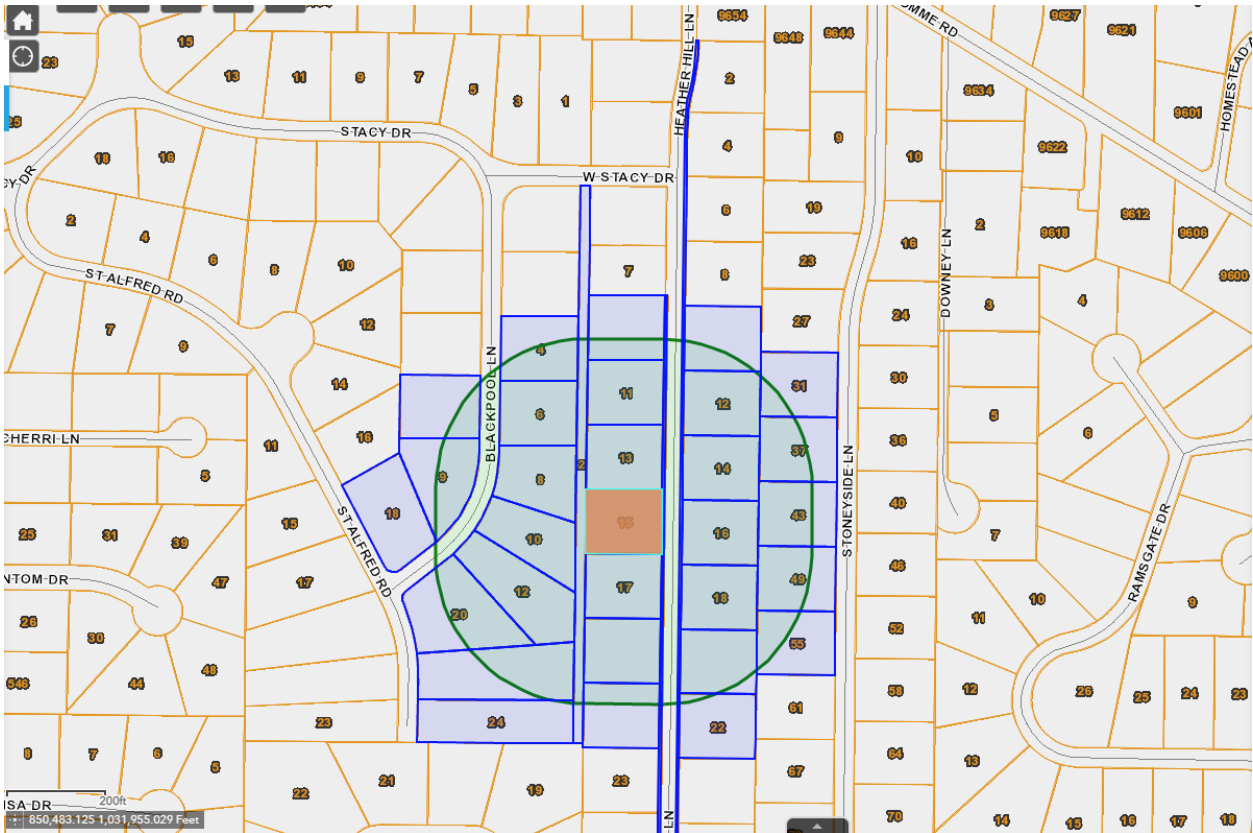
### Stormwater

- In accordance with Section 422.080.A, the Petitioner must Incorporate BMPs as noted under Section 422.060 to minimize the stormwater impact generated by the proposed improvement. The plans provided illustrate that a NDS Flo-well stormwater storage bed will be provided at the southwest portion of the rear yard site grounds.

### Aerial View



### Location Map





3D Views



**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: Helen Lee, Architect  
 Company Name: Tao + Lee Architect  
 Address: 411 N. 10th Street, Suite 402 City: St. Louis Zip Code: 63101  
 E-mail Address: helenl@taolee.com Phone Number: ( 314 ) 446-0885

As the applicant, which of the following apply:

- Developer  Contractor  Owner  
 Registered Engineer  Registered Architect  Licensed Surveyor

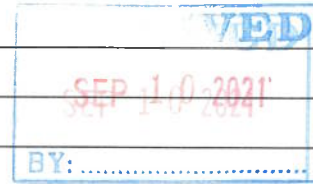
**REVIEW AND FEE**

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- \$350, CD-\$250)	\$600	Single Family Home (SWR-\$350, SPR-\$150, CDR-\$250)	\$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
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: 15 Heather Hill Lane  
 St. Louis County Tax ID No. 17M320740  
 Legal Description of Property: Lot 8 of "Heather Hill"



**OWNERSHIP (If applicant is not the owner):**

Name of Owner: Daniel J. and Irina K. Becker  
 Mailing Address: 15 Heather Hill Lane City: Olivette Zip Code: 63132  
 Phone Number: (314) 853-8013 E-mail: danbecker1@hotmail.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 Public Services 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:

*Helen Lee*

Signature of applicant

9-3-2021

Date

# TAO + LEE ASSOCIATES

## Project Report for 15 Heather Hill Lane

The single-story addition to the existing 2 story residence is located on the south side of the rear yard and not visible from the street. The addition has a single slope roof, on the low side, 13'-11" and 19'-6" at the peak of the roof to address the adjacent single-story residence. (The existing home is 36'-1" high at its highest point.) The new addition steps down from the main level, taking advantage of the sloping grade and help minimize the bulk while increase the internal spatial quality.

The addition is composed of the same material as the existing home, brick and synthetic stucco panels. The existing brick wainscot, capped with precast limestone band, and stucco wall continues through the addition's south side elevation. The corner window breaks the use of material and the west and north elevations are a composition of glass and wood vertical siding to add warmth and texture.

During construction, silt fences are to be used to keep erosion on site. See detail on sheet C1.0 for location of Silt Fence and C1.1 for Silt Fence Detail.

The Civil Drawing C1.0 shows the collection of the downspouts on the south side to a stormwater storage bed before dissipation into the ground. This will slow down ground water before it heads to the adjacent properties.

No trees are to be removed for the addition.