



City of Olivette
Planning and Community Development Department
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DEPARTMENT MEMORANDUM

DATE: OCTOBER 21, 2021
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 90 STONEYSIDE LANE
PETITION FOR COMMUNITY DESIGN & CONCEPT STORMWATER
MANAGEMENT PLAN REVIEW

PETITIONER
Pavel Ivanchuk
Osnova Architecture

PROPERTY OWNER
ARKO Realty Group, LLC

Item introduced: October 21, 2021 Commission has sixty (60) days to act. No later than December 20, 2021

STAFF SUMMARY

1. **DESCRIPTION:** Petition for a two-story single-family residence with attached 2-bay side entry garage.
2. **ITEMS FOR COMMISSION TO DISCUSS:**
 - Elevation finish (masonry guideline).
 - Site grading and stormwater control along south property line.
3. **ZONING:** SR Single Family Residential District compliance: The subject property contains no dimensional deficiencies, thus no Site Plan Review is required.
4. **SITE PLAN REVIEW.** Not required.
5. **CHAPTER 425 – GUIDELINES:**
 - Massing. It is the opinion of staff that the proposed residence complies with the design guidance illustrated under Page 17 of the Olivette Residential Redevelopment and Design Guidelines.
 - Roofs. It is the opinion of staff that the proposed residence complies with the design guidance illustrated under Page 18 of the Olivette Residential Redevelopment and Design Guidelines.
 - Garages. It is the opinion of staff that the proposed residence complies with the design guidance illustrated under Page 19 of the Olivette Residential Redevelopment and Design Guidelines.
 - Elevation articulation. It is the opinion of staff that the proposed residence complies with the design guidance illustrated under Page 20 of the Olivette Residential Redevelopment and Design Guidelines.
 - Materials. The guidelines encourage 50% of the front elevation consist of masonry. While not exactly at the 50% threshold, it is the opinion of staff that the proposed residence complies with the design guidance illustrated under Page 21 of the Olivette Residential Redevelopment and Design Guidelines.
 - Site grading and foundation. Concern about swale in the rear yard portion of lot.
 - Stormwater management. This section is further reviewed below.
 - Tree Preservation. No issues or concern to note.
6. **GRADING:** Site Grading.
 - Concern of the concentration of stormwater flow by swale at rear yard. Should consider French drain system to direct stormwater along property line to street
7. **CHAPTER 422 CONCEPT STORMWATER MANAGEMENT:**
 - Onsite detention provided per Code. Concern regarding grading along south property line.
8. **OTHER ITEMS:**
 - Need a parking/traffic mitigation plan.

ATTACHMENTS:

- Staff Report
- Project Report
- Petition Application

MOTION:

Should the Commission consider action on the petition, the following motion is recommended:

Motion to approve the Petition for:

- Community Design and
- Concept Stormwater Management Plan Review

for a new single family home at 90 Stoneyside Lane as presented in the Memorandum from the Department of Planning and Community Development dated October 21, 2021, subject to any staff conditions noted therein.

RECOMMENDED CONDITIONS FOR APPROVAL:

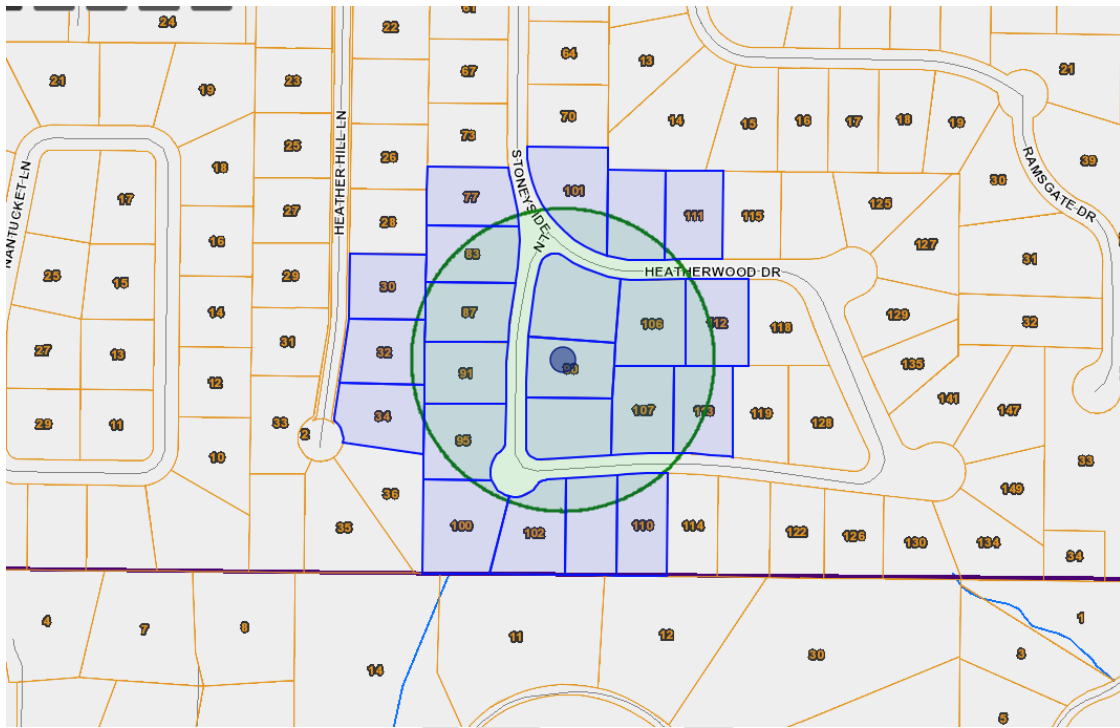
Should the Commission consider approving the petition as submitted, the following conditions are recommended as part of any action:

1. Provide a construction parking/traffic mitigation plan. Must include how concrete and material deliveries will be coordinated.
2. Revise Site Plan to address the following:
 - Swale or French drain system to redirect swale stormwater from rear yard towards street.
 - linear measured distance from the house foundation to the edge of stormwater storage bed
3. **FINAL STORMWATER SITE IMPROVEMENT PLAN.** At the time of application for a building permit, the Petitioner shall submit a final Stormwater Site Improvement Plan for review. Final site improvements to include construction specifications for Stormwater detention and grading plan. Fees shall be paid for required inspections by the City's Stormwater Consultant. Cost per inspection is \$250. Additional inspections shall be conducted by staff.
4. **LIMITATION OF TOP OF FOUNDATION.** The top of foundation elevation be limited to no more than 648.8. Staff shall be provided an opportunity to require additional grading changes to the site, including adjusting the proposed top of foundation and location of detention areas, as necessary to control/limit Stormwater runoff on the site and to adjacent properties. Any revised changes in the field to provide revised plans while building permits are active.
5. **FINAL PLAN SUBMISSION.** Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of architectural plans provided by Osnova Architecture, with a initial plan date of 09/07/2021, and site improvement plans provided by Vance Engineering, Inc. with a revision date of 09/28/2021, subject to any required modifications noted herein.
6. **VERIFICATION OF SETBACKS.** Verification of the proposed building setbacks, the location of the footing forms, and an estimation of the overall residential building height based on the elevation of the footing forms are to be provided by a registered surveyor of the State of Missouri to the Building Division before the pouring of the building footings.
7. **LIMIT EXPOSED FOUNDATION.** Any exposed portions of the foundation wall along Stoneyside Lane and the north and south side elevations in which the foundation wall exceeds a height of one foot (1') above the approve finished grade shall have an exterior finish cover equal to that of the overall exterior elevation finish. Building plans submitted at the time of building permit application are to be reflective of this condition.

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

REFERENCES

LOCATION MAP



AERIAL





September 7, 2021

Project Report

Prepared for City of Olivette

Re: 90 Stoneyside Lane, Olivette MO, 63132

Question 1:

An explanation on how the mass, size and bulk of the new home is compatible with the prevailing mass, size and bulk of adjacent and surround detached residences.

Answer:

The proposed house is a story and a half structure with the roof stepping down to the adjacent house on the north side, and hip roofs on both sides. Lower story projections also occur on east and west sides. These single story massing features complement adjacent single story homes.

Question 2:

An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.

Answer 2:

The height of this design is 25'-0" to the highest ridge. While this height is higher than adjacent single story homes, it is well below maximum allowed in Olivette.

Question 3:

An explanation on what architectural features of the new home are intended to compliment the architectural characteristics of adjacent and surround detached residences.

Answer 3:

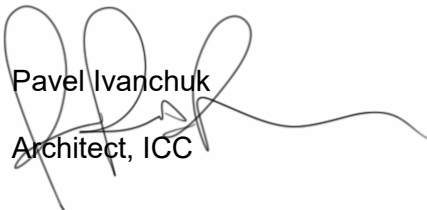
Existing homes feature horizontal orientation of windows, and trims. As well as 4:12 roof slopes. Proposed home has strong horizontal orientation and similar roof slopes. Street façade is comprised of masonry, and composite plaster.

Question 4:

An explanation on the efforts that will be incorporated on the site development to eliminate any adverse affect on grading and storm water drainage on the adjacent and surrounding properties.

Answer 4:

Lot we will be maintaining the existing drainage patterns as much as possible.


Pavel Ivanchuk
Architect, ICC