

DEPARTMENT MEMORANDUM

**DATE:** OCTOBER 21, 2021  
**TO:** PLANNING AND COMMUNITY DESIGN COMMISSION  
**FROM:** CARLOS TREJO, AICP  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
**RE:** 9721 HASTINGS DRIVE  
PETITION FOR SITE PLAN, COMMUNITY DESIGN & CONCEPT STORMWATER  
MANAGEMENT PLAN REVIEW

**PETITIONER**  
Travis Hughes  
Jeff Day & Associates

**PROPERTY OWNER**  
Robert Berkley & Son Development, Co.

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 front entry garage.
2. **ITEMS FOR COMMISSION TO DISCUSS:**
  - Elevation finish (masonry guideline).
  - Current driveway slope is at 11%.
3. **ZONING:** SR Single Family Residential District compliance: The subject property is deficient in the land area and lot depth. Minimum SR standards are 15,000 sf. and 150 ft depth. The subject property is 12,500 sf. and 125 feet deep. These deficiencies necessitate that the Commission also reviewed the petition in accordance with the City's Site Plan Review procedures.
4. **SITE PLAN REVIEW.** Given that the lot backs up to a commercial property with a retaining wall, staff does not find any adverse impacts that redevelopment of this site would have on its surroundings.
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. This is a 2-car front entry garage which has incorporated the design elements in the Guidelines, including setback, breaking the width of the doors, and having nicer doors. 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. This home contains no masonry. Materials, however, have been used to be consistent with the other the design guidance illustrated under Page 21 of the Olivette Residential Redevelopment and Design Guidelines.
  - Site grading and foundation. The proposed top of foundation contributes to the staff concern regarding the slope of the driveway exceeding 8%.
  - Stormwater management. This section is further reviewed below.
  - Tree Preservation. No issues or concern to note.
6. **GRADING:** Site Grading.
  - No major grading changes are illustrated. However, the capacity and reuse of the side swales between properties needs to be maintained.
  - A linear dimension needs to be provided between the house footprint and the edge of the dry flowell pit.

7. **CHAPTER 422 CONCEPT STORMWATER MANAGEMENT:**

- Onsite detention provided per Code.
- The capacity and reuse of the side swales between properties needs to be maintained.
- A linear dimension needs to be provided between the house footprint and the edge of the dry flowell stormwater storage bed.

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 9721 Hastings Drive 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:**

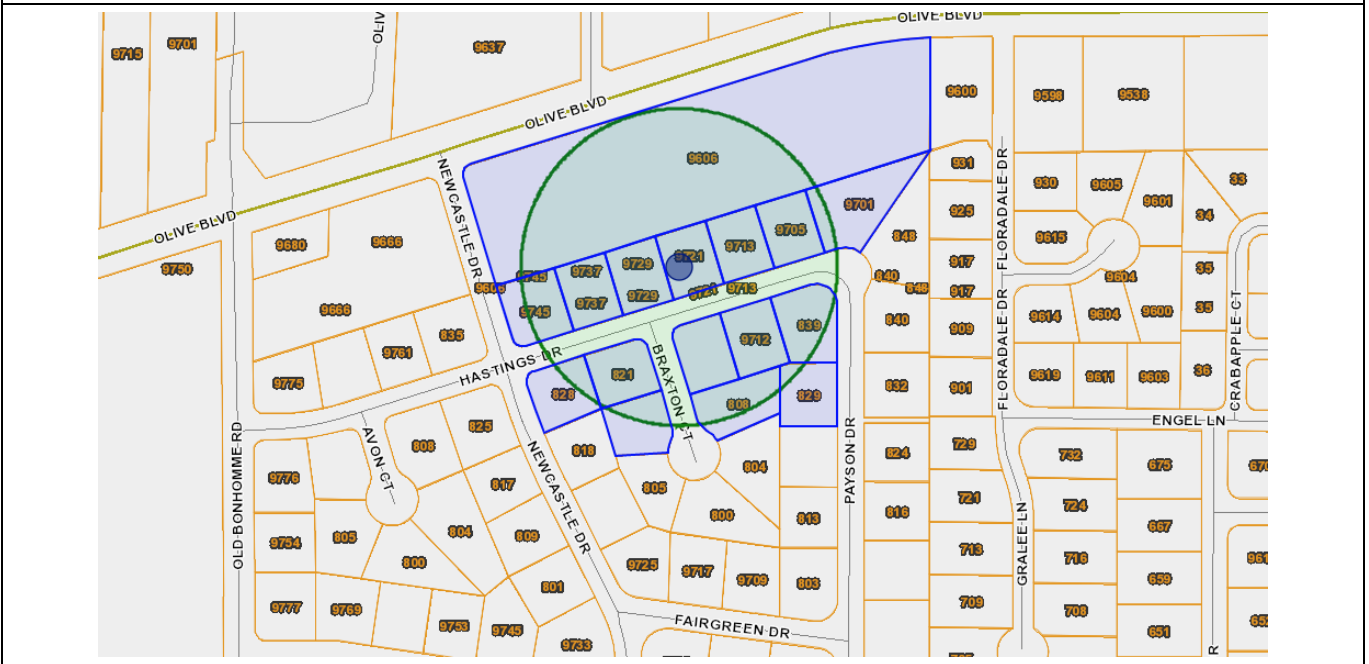
Should the Commission consider approving the petition as submitted, the following conditions are recommended as part of any action:

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:
  - Reduce the driveway slop near the street to 8% or less.
  - 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 702.52. 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 Jeff Day & Associates, LLC, with an initial plan date of 09/21/2021, and site improvement plans provided by MB Engineering, Inc. with a revision date of 09/24/2021, 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 Hastings Drive and the east and west 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







### 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: Travis Hughes Architectural Draftsman  
Company Name: Jeff Day & Associates LLC  
Address: 14311 Manchester Road City: St. Louis Zip Code: 63011  
E-mail Address: travis@jeffdayllc.com Phone Number: (314) 644 2775

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)	<input checked="" type="checkbox"/>	\$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: 9721 Hastings Drive, Olivette, Missouri 63132  
St. Louis County Tax ID No. 17M640048  
Legal Description of Property: \_\_\_\_\_

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

Name of Owner: Robert Berkley III  
Mailing Address: 200 Fabricator Drive City: Fenton Zip Code: 63026  
Phone Number: (314) 623 2421 E-mail: rberkley3@gmail.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:

Travis Hughes  
Signature of applicant

9/21/2021  
Date

## **Project Report For:**

**9721 Hastings Drive, Olivette, Mo 63132**

The following has been prepared for the property at the above stated address. New home owner proposes to demolish the existing 1-Story Single Family Residence and construct a New 2-Story Single Family Residence in its place. There have been a number of homes along this street which have been demolished and replaced with new 2-story custom homes. There are several new 2-story homes being built in the neighborhood. The mass, size, and bulk of this home will be consistent with the neighboring homes along this street. The floor area ratio for the proposed home and lot size is within the guidelines set forth by the city of Olivette.

The height of the new proposed residence is within the guidelines of the city. This new 2-Story residence will be compatible with several homes along this street which all have the same or similar height.

Architectural Features for this home include the following. The front elevation will have a combination of shingle sing and lap siding viewable from the front façade. Side and rear elevation to be mostly lap siding. There will be a larger front porch with columns. The garage face will be recessed from the main façade of the home however; there are several homes along the street with this feature. There are also several newer homes along this street with the same or similar materials on the front façade.

The site development for this lot will be minimal from its existing condition. It will have little to no impact on neighboring properties. Efforts will be made to ensure storm water runoff will meet current codes.

**From:** [Elizabeth Solomon](#)  
**To:** [Carlos Trejo](#)  
**Subject:** 9721 Hastings Neighbor/Trustee Feedback  
**Date:** Thursday, October 21, 2021 7:19:12 AM

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Hi Carlos,

Thank you again for talking with me on the phone. I really appreciate your insight. As promised, below are copy/paste verbatims from Mike Ferguson about his approval even with the lack of brick/stone (trustee) and the three neighbors of the lot: one neighbor to each side, and the neighbor across the street. There is not a neighbor behind as the lot backs up to the businesses on Olive. I received all of these comments in writing and can provide screenshots if any are called into question. There were no objections of any type from any neighbors or trustees.

**Mike Ferguson:** “Your plans do not have any actual stone on the front, the PCDC may bring that up at your hearing. We didn't have a problem since the material looks like stone”

Mandy Wong, neighbor: “It looks nice”

Helen Wu, of the Wu family, neighbor: “Hi Elizabeth, thanks for sharing the plans. The house is beautiful! I have shared the images with my parents and they really appreciate you sharing information about the house with them.”

Bernard Waxman, neighbor: “Elizabeth, Looks good. ”

I'll also include the verbatim from Mike when he shared his initial feedback to you and me: “The trustees for Oak Estates have reviewed the plans for the new home at 9721 Hastings. We have no objections.”

Thank you so much,  
Elizabeth Solomon

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