

DEPARTMENT MEMORANDUM

**DATE:** OCTOBER 21, 2021  
**TO:** PLANNING AND COMMUNITY DESIGN COMMISSION  
**FROM:** CARLOS TREJO, AICP  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
**RE:** 23 SAINT ALFRED ROAD  
PETITION FOR SITE PLAN, COMMUNITY DESIGN & CONCEPT STORMWATER  
MANAGEMENT PLAN REVIEW

**PETITIONER**  
Kumara S. Vadivelu  
Azack Construction Company, LLC

**PROPERTY OWNER**  
Anand Kesavan and  
Kumarasamy Sudhakumari

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 an attached twin 2-car wide side entry garages.
2. **ITEMS FOR COMMISSION TO DISCUSS:**
  - Elevation finish (masonry guideline). The exterior finish material consist on only EIFS.
  - The twin garages project out more than the 15-foot maximum identified in the guidelines. In this case, the project is 26 feet.
  - Current driveway slopes are in excess of 9.3%.
  - Provide defined swales or french-drain system along the side property lines.
3. **ZONING:** SR Single Family Residential District compliance: The subject property is deficient in the lot width. Minimum SR standards require a 100 ft lot width measured along the zoning front setback line. The subject property is 83.1 feet wide. 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 the sites topology, and request for a swale or french-drain system along the side lot lines, 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. Proposed twin, 2-car side entry garages that project beyond the front building plane. Guidelines strongly encourage that a garage should not project more than 15 feet from the front building plane. Given the site topography, narrowness, and additional front yard setback, the Commission needs to determine if these elements provide sufficient design consideration to exceed the 15-feet. The design guidance for garages is 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.
7. **CHAPTER 422 CONCEPT STORMWATER MANAGEMENT:**
- Two onsite detention basins are 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 front yard gravel trench 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 23 Saint Alfred Road 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:

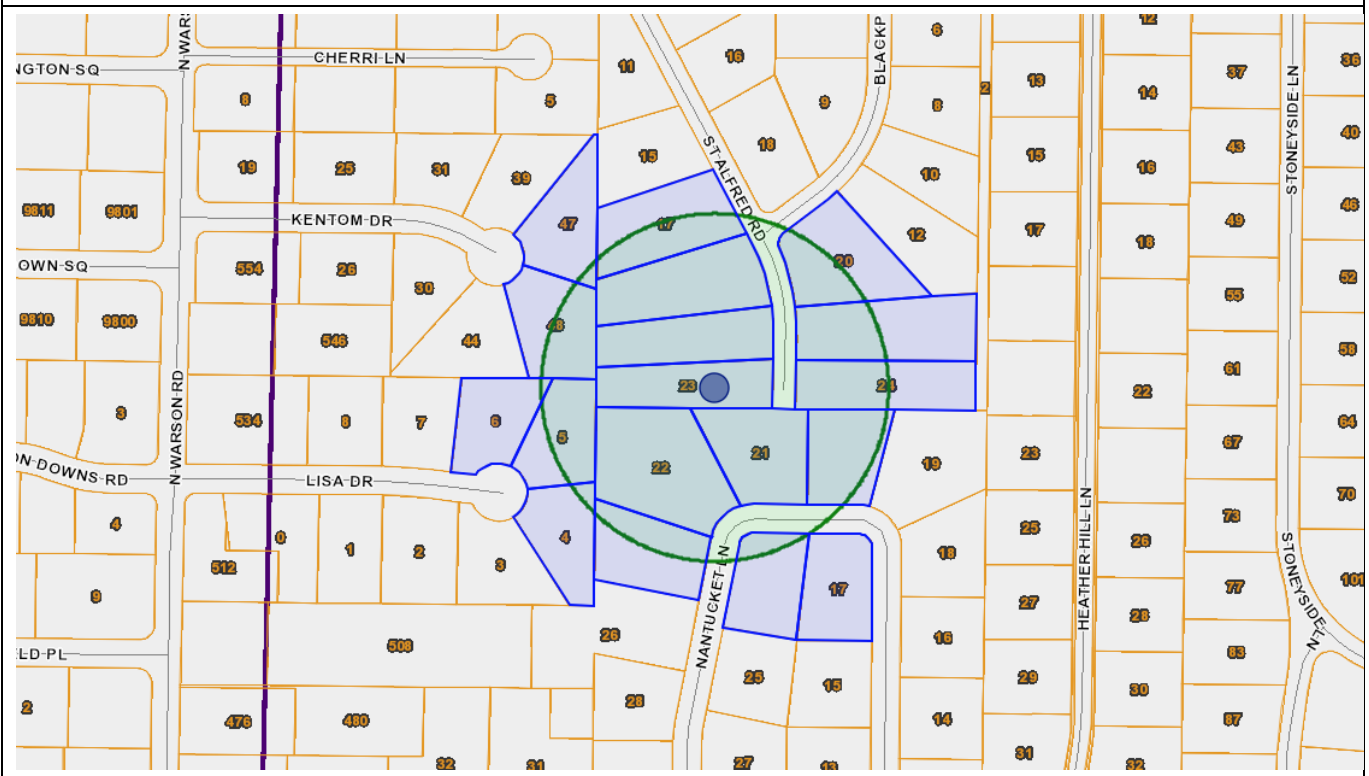
1. Provide a construction parking/traffic mitigation plan. Must include how concrete and material deliveries will be coordinated.
2. Revise Site Plan to address the following:
  - Reduce the driveway slop near the street to 8% or less.
  - Provide linear dimension needs to be provided between the house footprint and the edge of the front yard gravel trench 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 648.5. 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 Arckiev, LLC, with a plan revision date of 10/07/2021, and site improvement plans provided by The Sterling Co. Engineering & Surveyors with an initial plan date of 09/01/2021, 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 Saint Alfred Road and the north side elevation (**note, not asking for south side since location is at terminus of culd-de-sac**) 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



4575-SWR - \$350.00  
 4580-SPR - \$150.00  
 4580-CDR - \$250.00

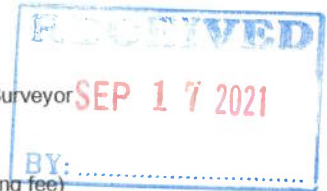
### APPLICANT

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: KUMARA S. VADIVELU DEVELOPER/CONTRACTOR  
 Company Name: AZACK CONSTRUCTION COMPANY LLC  
 Address: 106 LOG HILL LANE City: BALLWIN Zip Code: MO-63011  
 E-mail Address: KV.AZACKCONSTRUCTION@YAHOO.COM Phone Number: (314) 520-6844

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 <input checked="" type="checkbox"/>
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: # 23 ST. ALFRED ROAD, OLIVETTE, MO. 63132  
 St. Louis County Tax ID No. 17M310280  
 Legal Description of Property: SEE ATTACHED BOUNDARY SURVEY

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

Name of Owner: KESAVAN ANAND & KUMARASAMY SUDHAKUMARI  
 Mailing Address: 23 ST. ALFRED ROAD City: ST. LOUIS Zip Code: 63132  
 Phone Number: (314) 544-2763 E-mail: SUDHA-SHADEYA@YAHOO.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:

[Signature]  
 Signature of applicant

9/17/2021  
 Date