

INV1099



City of Olivette
Department of Planning & Community Development
1140 Dielman Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)

PL 2021-0009

PL 11-17-2021
CK # 1010 - \$600.00

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: Mark Manlin Member
Company Name: Dyquem 913 LLC
Address: 10411 Elkayton Rd. #304 City: St. Louis Zip Code: 63131
E-mail Address: markme.manlin@living.com Phone Number: (314) 432 3380

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	<input checked="" type="checkbox"/>	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: 4 Arbor Road Olivette, MO 63132
St. Louis County Tax ID No. 18L 430412
Legal Description of Property: Lot 4 of Arbor Road

OWNERSHIP (If applicant is not the owner):

Name of Owner: May Family Trust
Mailing Address: 5 Arbor Rd. City: Olivette Zip Code: 63132
Phone Number: () E-mail: Karyn@kjminvestments.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

11/17/21
Date

November 16, 2021

Project Report

Prepared for City of Olivette

Builder: The Manlin Company

Re: May Hunt Residence, 4 Arbor Rd.

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 1-story structure with the gabled roof. The houses along Arbor Rd. are a mix of 1-, 1 ½-, and 2-story houses.

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 property slopes down as it moves from west to east, with an existing creek just east of the road easement. The height of this design is 28'-9" to the highest ridge on the front from the lowest proposed grade at the front elevation.

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:

The use of stone, brick and siding is intended to compliment the surrounding houses. The variation of depth on the front elevation along with some low wall features and High features will stimulate visual interest.

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:

Since we currently have a house on this lot we will be maintaining the existing drainage patterns as much as possible. Where the improvements do occur we will direct our runoff toward the street and into local storm water facilities.

From: [Carol Trotter](#)
To: [Carlos Trejo](#)
Cc: [Frank Trotter](#); [Mina Charepoo](#); [Manoo Mofidi](#); [Joanna Tschudy](#); [Charlotte Fahey](#)
Subject: Lower Arbor road Trustees comments on Building plans for #4 Arbor rd
Date: Tuesday, December 14, 2021 9:24:17 AM

Dear Carlos,

I left a voice mail message for you yesterday morning regarding the plans for #4 Arbor but wanted to follow-up with a summary and the additional information regarding conversations with Charlotte Fahey at #3 Arbor rd. The owners of Arbor road lots 1,2,6,and 8 met by Zoom last week to discuss the proposed plans posted online. We discussed 3 major issues regarding the design which overall looks very nice:

1. The garage has been flipped to the south side instead of the north side posing a potential noise issue for #3 that has not been present for over 50 years
2. The air conditioner and generator are on the south side posing a potential noise issue for #3
3. The side elevations do not “match” the front elevation

The residents organized a meeting with the Mays to review the plans and discuss concerns. Mina Charepoo(#8) and Joann Tschudy(#6) met with the Mays on Saturday. At that time the Mays presented a site plan showing the relationship of the proposed house to the house at #3 Arbor (this was not included in the plans posted online at the Olivette site). The new house sits farther forward than the existing house so that the garage and turnaround are adjacent to the driveway at #3 and not the house which is a positive. The Mays agreed to consider moving the air conditioner and generator to the north side of the house. Finally, the Mays agreed to discuss with their architect the addition of stone and brick to the side elevations to match the front.

I have had multiple conversations with Charlotte Fahey to review/explain the plans. In addition, Mina Charepoo met with Charlotte today at her house to show her the plans. We feel that everyone is in agreement that the plans are acceptable providing that the changes described above are implemented and present on the final plans. There is also a berm described between #3 and #4 and it would be helpful to understand how high and wide that will be.

We hope that these changes will be reflected in new plans posted online or presented at the meeting.

Thank you for keeping us informed! Most of us will participate in the Zoom meeting on Thursday and do not anticipate any major issues.

Carol Trotter



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DEPARTMENT MEMORANDUM

DATE: JANUARY 6, 2022
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 4 ARBOR ROAD
 PETITION FOR COMMUNITY DESIGN & CONCEPT STORMWATER
 MANAGEMENT PLAN REVIEW

PETITIONER Mark Manlin Dyquem 913 LLC	PROPERTY OWNER May Family Trust
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Item introduced: December 16, 2021 Commission has sixty (60) days to act. No later than February 14, 2022

STAFF SUMMARY

1. **DESCRIPTION:** Petition for a new single-family residence.
2. **DECEMBER 16, 2021 Mtg:** This petition was reviewed and discussed by the Commission. The staff report noted issues regarding:
 - trustee comments,
 - driveway slope, and
 - stormwater management.

The issues regarding the trustee comments was acknowledged by the Applicant (regarding using primarily masonry on the side building elevations) during the meeting and voluntarily addressed. The Commission approved a motion to approve the building plans via Community Design Review and defer action on the Concept Stormwater Management Plan.

3. **STAFF ISSUES REGARDING THE CONCEPT STORMWATER MANAGEMENT PLAN:**
 - South edge of the driveway turnaround.
 - Driveway slope approach along the Arbor Road easement.
4. **REVISIONS:** The Applicant has submitted a revised site improvement plan addressing concerns noted by staff.
 - The driveway slope has been reduced from 15% to 12% by relocating the building footprint 10-feet further west (towards the rear).
 - An edge along the the driveway turnaround has been added to redirect stormwater on the south side of the driveway from sheet-flowing directly onto the adjacent neighboring property.

ATTACHMENTS:

- | | |
|----------------------------------|------------------------|
| • Staff Report | • Petition Application |
| • December 16, 2021 Staff Report | • Subdivision comments |
| • Project Report | |

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

Motion to approve the Petition for:

- Concept Stormwater Management Plan Review

for a new single-family home at 4 Arbor Road as presented in the Memorandum from the Department of Planning and Community Development dated January 6, 2022, 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. **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.
3. **LIMITATION OF TOP OF FOUNDATION.** The top of foundation elevation be limited to no more than 646.7. 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.
4. **FINAL PLAN SUBMISSION.** Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of:
 - architectural plans provided by Jim Bulejski Architects with a PCDC Submittal date of 11/16/2021, and
 - site improvement plans provided by The Sterling Co., Engineers & Surveyors with **a revision date of 01/03/2022**subject to any required modifications noted herein.
5. **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.
6. **LIMIT EXPOSED FOUNDATION.** Any exposed portions of the foundation wall along Arbor Road and the north and south side building 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.



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DEPARTMENT MEMORANDUM

DATE: DECEMBER 16, 2021
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 4 ARBOR ROAD
PETITION FOR COMMUNITY DESIGN & CONCEPT STORMWATER
MANAGEMENT PLAN REVIEW

PETITIONER
Mark Manlin
Dyquem 913 LLC

PROPERTY OWNER
May Family Trust

Item introduced: December 16, 2021 Commission has sixty (60) days to act. No later than February 14, 2022

STAFF SUMMARY

1. **DESCRIPTION:** Petition for a new single-family residence.
2. **ITEMS FOR COMMISSION TO DISCUSS:**
 - Subdivision association comments as attached to this report.
 - South edge of the driveway turnaround.
 - Driveway slope approach along the Arbor Road easement.
3. **ZONING:** SR Single Family Residential District compliance: The lot dimensions are in full compliance with the SR District standards.
4. **SITE PLAN REVIEW.** Commission action on Site Plan Review is not required by Code.
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. 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. Staff notes concerns regarding the slope of the driveway turnaround and that of the driveway approach.
 - Stormwater management. Further refinement of the side yard swales necessary.
 - ✓ 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 enhanced.
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.
8. **OTHER ITEMS:**
 - Need a parking/traffic mitigation plan.

ATTACHMENTS:

- Staff Report
- Project Report
- Petition Application
- Subdivision comments

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 4 Arbor Road as presented in the Memorandum from the Department of Planning and Community Development dated December 16, 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:
 - Provide a design solution to address the surface stormwater running south on the driveway turnaround. At a minimum, the redesign should include a defined edge on or adjacent to the driveway turnaround that redirects stormwater east towards the street. The release point of this design must include a BMP that will filter, disperse, and slow the velocity of the surface stormwater running off the driveway.
 - Provide a design solution to lower the slope of the driveway along the Arbor Road easement to no more than 8%.
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 646.7. 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 Jim Bulejski Architects with a PCDC Submittal date of 11/16/2021, and
 - site improvement plans provided by The Sterling Co., Engineers & Surveyors with an issue date of 12/08/2021subject 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 Arbor Road and the north and south side building 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.

Subdivision approval. Correspondence was received this week from the Subdivision Association (attached). The Subdivision and the property owners have agreed to changes that deviate from the plans before the Commission. This includes the following:

- Relocation of the air conditioner and generator to the north side of the house.
- Additional masonry will be added to the side elevations.
- A berm (noted as existing) along the south property line.

Staff has no issues with the relocation of mechanical equipment and additional masonry and request the Commission support said changes and consider these as conditions of any action taken.

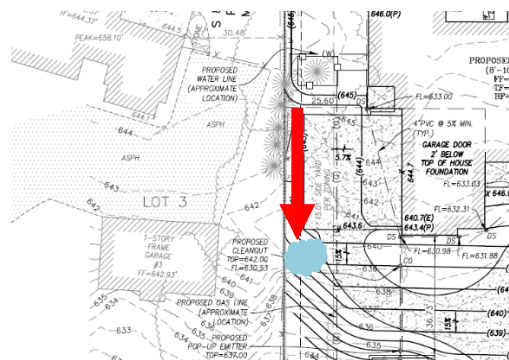
On the berm, staff does not see one illustrated in the plan set. In addition, the conditions along the south of the driveway turnaround and the garage would not permit a berm being installed. The reason is that there is a swale and that swale needs to be maintained. (There is a series of pine trees illustrated along the property line, south of the driveway turnaround. Several of those are on the adjacent neighbor's lot, so they are not new nor can the City authorize their removal.)

STORMWATER MANAGEMENT

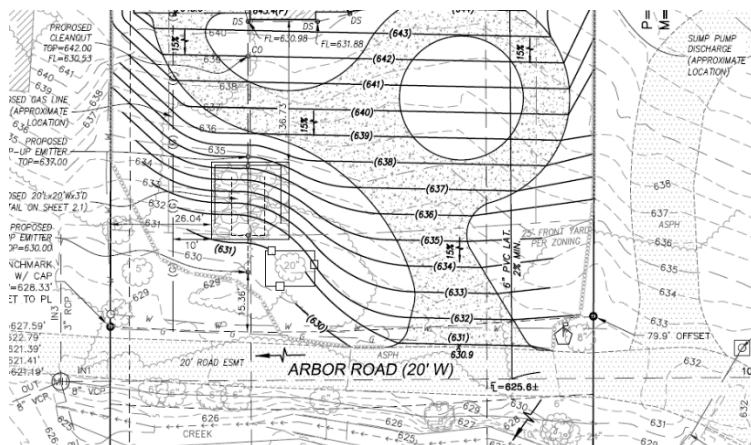
1. Driveway turnaround. The Site Plan illustrates a 5.7% slope from the garage doors to the south property line. Without any mediation on the hard surface of the driveway turnaround, surface stormwater is going to run directly to the neighbor's property. While the amount may be only the surface area, the acceleration and speed of stormwater going down a 5% slope is a concern.

The developer needs to redesign the southern edge of the turnaround to redirect stormwater from the surface area of the driveway turnaround to the street. The design needs to be cognizant that this recommendation may then direct acceleration and speed to the southeast corner of the driveway turnaround, causing erosion. Thus some form of BMP is recommended to impede the velocity of the water, and maybe even serve as a means to filter and hold the stormwater.

In addition, it is important to be noted that in staff's profession opinion there is not enough space between the driveway turnaround and south property line to design a berm.

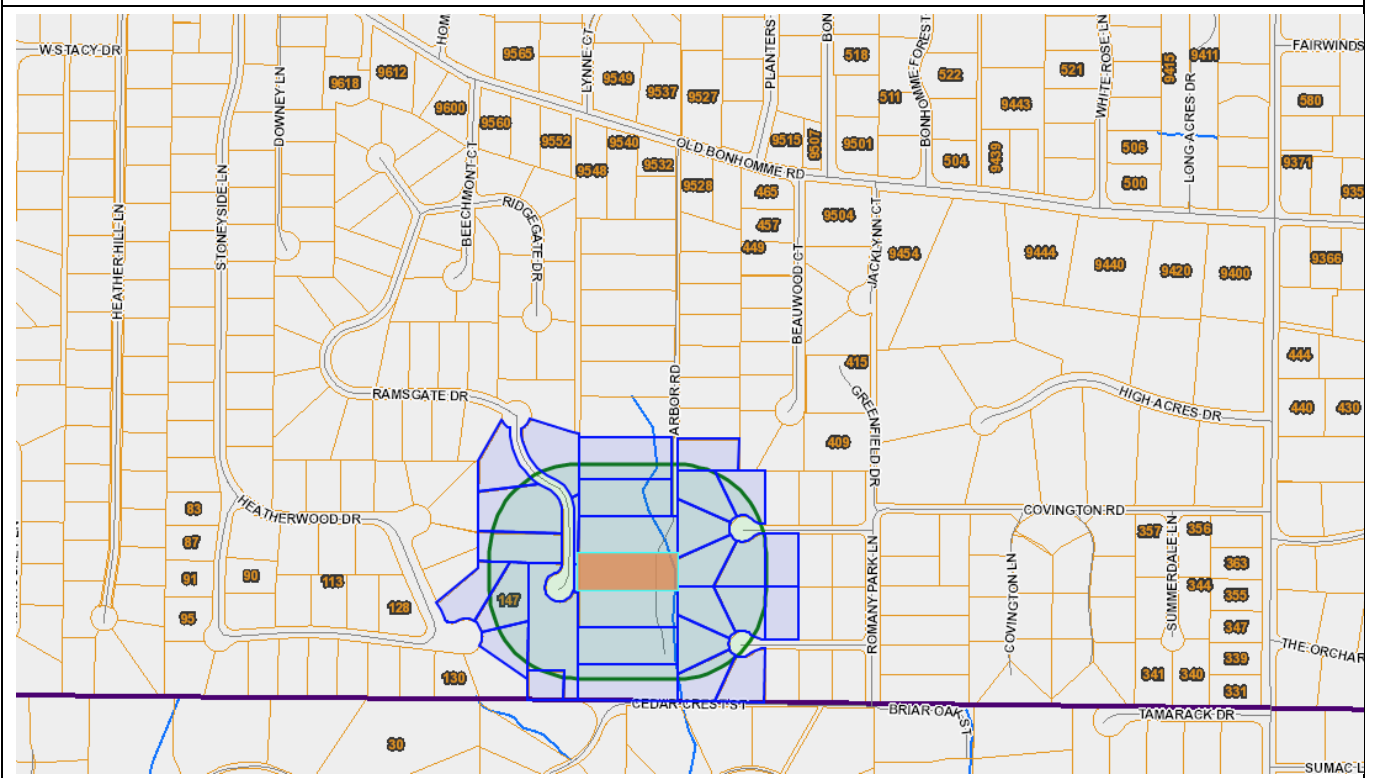


2. Driveway slope. The site plan illustrates a 15% driveway slope, from the driveway turnaround to the Arbor Road easement. This needs to be redesigned to reduce the slope as the driveway approaches the street. There is over 80 feet (84 to be exact) between the house and the edge of Arbor Road to develop a solution to bring the driveway approach down to 8%.



REFERENCES

LOCATION MAP



AERIAL

