



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

DEPARTMENT MEMORANDUM

DATE: MARCH 17, 2022
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 20 CROSSWINDS DRIVE
SITE PLAN, COMMUNITY DESIGN, AND CONCEPT STORMWATER
MANAGEMENT PLAN REVIEW

PETITIONER
Doug Cohen
Douglas Properties

PROPERTY OWNER
Douglas Cohen Real Estate, Inc.

STAFF SUMMARY

- DESCRIPTION:** Petition for a new single-family home.
- SUBDIVISION.** Crosswinds is a private street and thus the City does not have authority to issue permits involving excavations within the right-of-way until subdivision review and approval is granted. This includes utility work and the driveway apron. Before a building permit for the new home will be issued, staff will require written authorization from the subdivision.
- ZONING:** While the lot is a legal lot of record, the lot is subject to the Variation of Lot Size Standard (§400.240) to conform with the SR District. The deficiency is with the lot depth. Given the shallow lot depth, the review and approval of a new single-family home is subject to Site Plan Review.
- SITE PLAN REVIEW:** In accordance with Article XI *Site Plan Review*, of Chapter 400 Zoning Regulations, the site plan review procedure is intended to ensure the adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities. Given that the lot depth of this lot is less than the ideal SR District lot depth (147.3 ft vs. 150 ft), staff is obligated to consider the impacts of redevelopment within the subject lot and adjacent properties.

Rear yard setback. A rear yard setback of nearly 40 ft is being provided from the outdoor room extension to the rear lot line, well over the 29.47 required by under the SR District and minimum 20 ft overall. The outdoor room extension also breaks the two-story rear yard mass on the rear elevation.

Stormwater. There is an area inlet located on the southeastern portion of the rear yard which should be able to accommodate the rear yard swale purposed in the Concept Stormwater Management Plan.

5. **COMMUNITY DESIGN REVIEW:**

- 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. The top of foundation (596.21) for this house will be within inches of the current top of foundation(596.33). Thus minimal mounding should be necessary.
- Stormwater management. This section is further reviewed below.

- Tree Preservation. Several trees within the new drive approach and building footprint are illustrated for removal.

6. CONCEPT STORMWATER MANAGEMENT PLAN:

- Given the rear yard inlet noted above and the swale illustrated to feed into the inlet, staff finds no visible issues with the design proposed by the Petitioner's civil plans.
- Sump pump discharge. Illustrated to discharge in rear yard towards swale. Swale feeds into the area inlet. Staff has no issues with the Petitioner's plans.

ATTACHMENTS:

- Staff Report
- Petition Application
- Project Report

MOTION:

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

Motion to approve the Petition for:

- Site Plan, Community Design, and Concept Stormwater Management Plan Review for a new single-family home at 20 Crosswinds Drive as presented in the Memorandum from the Department of Planning and Community Development dated March 17, 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. Association or trustee authorization prior to issuance of building permits.
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 596.21. 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 Thomas Alan Group with a plan date of 1/24/2022, and
 - site improvement plans provided by Volz, Inc., with a plan date of 1/13/2022subject 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 Crosswinds Drive 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.

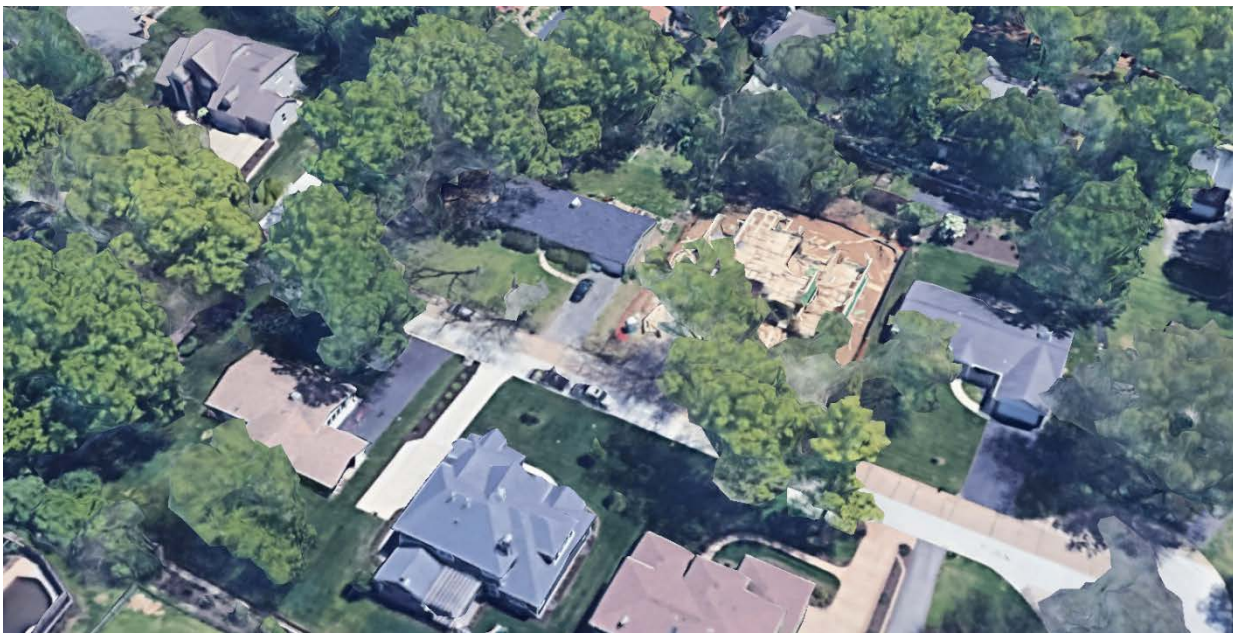
LOCATION MAP



AERIAL VIEW



3-DIMENSIONAL VIEW



Pd 1-27-2022 CK #1782 - \$350.00-CDR
 CK #1782 - \$250.00 CD

PL 2022-0063
 INV 1356

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: Doug Cohen
 Company Name: Douglas PROPERTIES
 Address: PO Box 16001 City: St. Louis Zip Code: 63105
 E-mail Address: Douglasprop@bmail.in Phone Number: (314) 280-2041

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	<input type="checkbox"/>		Addition/Acc. Str. 400 sf. or less (SPR-\$150, CDR-\$150)	\$300	
Addition/Acc. Str. excess 400 sf. less than 1,200 sf.	\$200	<input type="checkbox"/>		Addition/Acc. Str. excess 400 sf. less than 1,200 sf. (SPR-\$150, CDR-\$200)	\$350	
Addition/Acc. Str. 1,200 or greater	\$250	<input type="checkbox"/>		Addition/Acc. Str. 1,200 or greater (SPR-\$150, CDR-\$250)	\$400	
Amendments	\$100	<input type="checkbox"/>		Site Plan Only (including Fences, Variances)	\$150	

PROPERTY INFORMATION

Address of Property: 20 Crosswinds

St. Louis County Tax ID No. _____

Legal Description of Property: _____

OWNERSHIP (if applicant is not the owner):

Name of Owner: ✓

Mailing Address: _____ City: _____ Zip Code: _____

Phone Number: () E-mail: _____

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

1-27-22
 Date

RECEIVED
 JAN 27 2022
 BY: _____

THOMAS ALAN GROUP

ARCHITECTURE | DESIGN | INTERIORS

To Whom It May Concern:

The new residence proposed at 20 Crosswinds Drive shall be built by Douglas Properties. The home is a two-story single-family residence with 4 bedrooms and a three-car garage arranged in an "auto court" fashion with a two-car garage facing the side and a one car garage facing the front. The home shall be brick, horizontal lap siding and vertical board and batten siding with gable roof lines and an architectural asphalt shingled roof. This home shall be in proportion, have details, and colors compatible with the surrounding homes. The front elevation features many interesting details such as a multiple roof lines and projections, a covered front porch with columns, and a carriage style garage door. The overall effect presents a modern farmhouse feel that has many similar elements to other homes on Crosswinds Drive. Many existing homes have brick and siding combinations with gable roof lines.

As with the front elevation, there has been careful considerations to the design of the side elevations and the rear elevation to maintain high level of details to all sides.

Landscaping will be done with formal but simple layout with flower beds accenting the front of the home. Existing trees on the property have been taken into consideration with the new design and every effort has been taken to protect and keep as many old growth trees as possible.

Our goal is to provide a new custom home benefitting the existing streetscape. Using architectural elements that implement interest and impart a timeless feel that will be an attractive addition to the surrounding architectural homes in Olivette.

Thank you,



Chris Pike

Thomas Alan Group

Christopher Pike: (314) 913-4106
Email: cpike@tag-stl.com

Joseph Catlett: (314) 920-7801
Email: jcatlett@tag-stl.com

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