



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: 9325 KENNETH PLACE
SITE PLAN, COMMUNITY DESIGN, AND CONCEPT STORMWATER
MANAGEMENT PLAN REVIEW

PETITIONER
Andy Cohen
Kennerly Custom Homes

PROPERTY OWNER
Longview Acquisitions, LLC

STAFF SUMMARY

1. **DESCRIPTION:** Petition for a new single-family home.
2. **SUBDIVISION.** Area not known to be part of a formalized subdivision that includes an association. The Petitioner has noted he has reached out to adjacent neighbors.
3. **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 width. Given the narrow lot width, the review and approval of a new single-family home is subject to Site Plan Review.
4. **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 the width of this lot is less than the ideal SR District lot width (80.3 ft vs. 100 ft), staff is obligated to consider the impacts of redevelopment within the subject lot and adjacent properties.
Side yard setback. Given that the side yard setback is based on a percentage of the lot width, the minimum required side yard under the SR District is 9.64 ft. The plans provided illustrate a proposed side yard setback of 19 feet to be provided along the east lot line. The existing home east of the subject property will have a greater side yard setback separation than what exist today. The property to the west is currently unimproved and is proposed for development in conjunction with this petition.
Stormwater. The proposed east side yard setback is greater than that of the existing home and is proposed to be utilized to manage stormwater.
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 (616.0) for this house is 2.5-ft lower than the existing home to the east. Staff does not find the proposed elevation for the foundation would mound the lot or present itself out of character with the adjacent properties.
 - Stormwater management. This section is further reviewed below.

- Tree Preservation. There are no visible staff concerns.

6. CONCEPT STORMWATER MANAGEMENT PLAN:

- The proposed design is to redirect stormwater from the rear of the house (north) to the street (south). This is done by developing side yard swales on each side. Given the elevation of the home is 2-feet lower than the adjacent property to the east, staff finds no concerns regarding the engineer's design.
- Sump pump discharge. The location of the sump pump is at the southeast corner of the home. The location of the sump pump discharge is illustrated to release into the east side yard. Staff recommends the point of discharge should be perpendicular with the street and release pointing south as opposed to east.

ATTACHMENTS:

- Staff Report
- Petition Application

MOTION:

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

Motion to approve the Petition for:

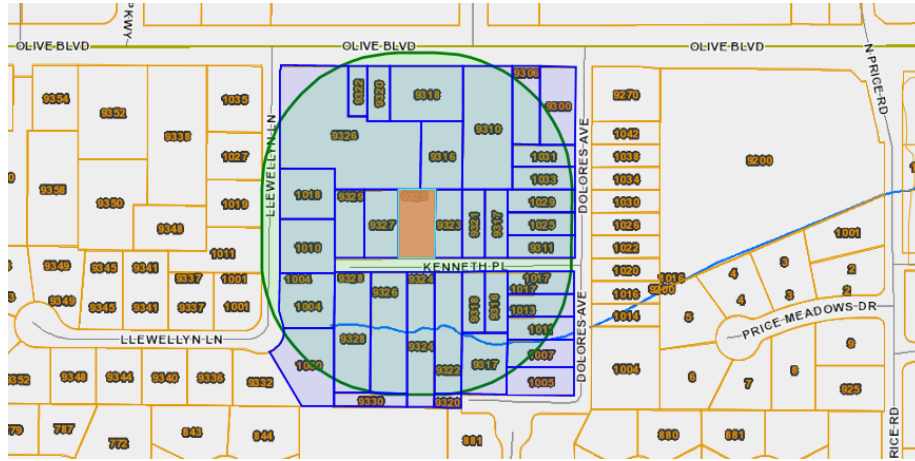
- Site Plan, Community Design, and Concept Stormwater Management Plan Review for a new single-family home at 9325 Kenneth Place as presented in the Memorandum from the Department of Planning and Community Development dated March 17, 2022, subject to any staff conditions noted therein.

RECOMMENDED CONDITIONS FOR APPROVAL:

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

1. For the sump pump, the point of discharge should be perpendicular with the street as opposed to releasing east.
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 616.0. 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 plan date of 2/15/2022, and
 - site improvement plans provided by Vance Engineering, Inc., with a plan date of 2/15/2022subject 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 Kenneth Place and the east and west 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.

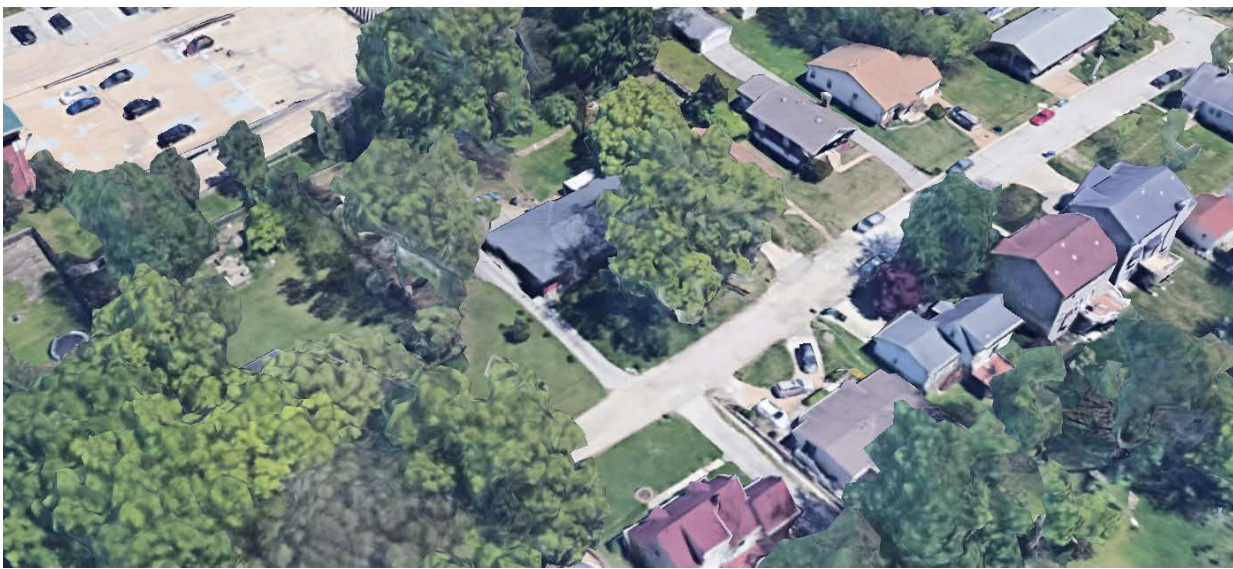
LOCATION MAP



AERIAL VIEW



3-DIMENSIONAL VIEW



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: Andy Cohen, Owner
 Company Name: Kennerly Custom Homes
 Address: 231 S. Bemiston Ave. #850, 68484 City: Clayton Zip Code: 63105
 E-mail Address: andy@kennerlyhomes.com Phone Number: (314) 368-4007

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: 9325 Kennel Drive
 St. Louis County Tax ID No. 17L540125
 Legal Description of Property: Lot P16 Loc 60 Part W of E Lot Line

OWNERSHIP (If applicant is not the owner):

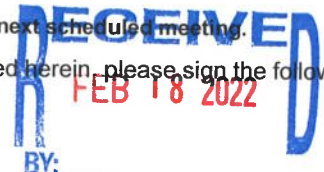
Name of Owner: _____
 Mailing Address: _____ City: _____ Zip Code: _____
 Phone Number: () _____ E-mail: _____

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

2.17.22
 Date