

DEPARTMENT MEMORANDUM

DATE: MARCH 17, 2022
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 901 FLORADALE DRIVE
SITE PLAN, COMMUNITY DESIGN, AND CONCEPT STORMWATER
MANAGEMENT PLAN REVIEW

PETITIONER
Arthur Kotets
ARKO Group, LLC

PROPERTY OWNER
Gene and Marina Litvin

STAFF SUMMARY

- DESCRIPTION:** Petition for a new single-family home.
- SUBDIVISION.** No information from the subdivision association has been provided.
- 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 (120 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 about 38-ft is provided from the rear building elevation to the rear lot line, well over the 24.06 ft required under the SR District and minimum 20 ft overall. A proposed single story bay window and elevated deck provide a break to the two-story rear yard mass on the rear elevation.

Stormwater. There is an area inlet located on the southwestern corner of the rear yard which should be able to accommodate the rear yard swale purposed in the Concept Stormwater Management Plan. Staff would like to solicit from the Petitioner a rear yard drainage easement along the rear property line that can serve to facilitate stormwater management of properties north of this site if they develop.

- 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 (681.6) for this house is 2.5-ft higher than the current top of foundation(679). The house is substantially lower than the property to the north at 687.34 and above the 675.83 to the south. Staff does not find the proposed elevation for the foundation would mound the lot or 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:

- 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. The location of the sump pump is not illustrated in the building plans. The location of the sump pump discharge is not illustrated in the site plan. We will need to know location and discharge at the time of permitting.

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 901 Floradale 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. For the sump pump, provide location on building plans and illustrate the point of discharge on site plans.
2. Petitioner consider providing a rear yard drainage easement along the rear property line to capitalize use of the stormwater inlet located at the southwest corner of the rear yard.
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 681.6. 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 Osnova Architecture with a plan date of 2/15/2022, and
 - site improvement plans provided by Vance Engineering, Inc., with a plan date of 2/13/2022subject 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 Floradale 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.

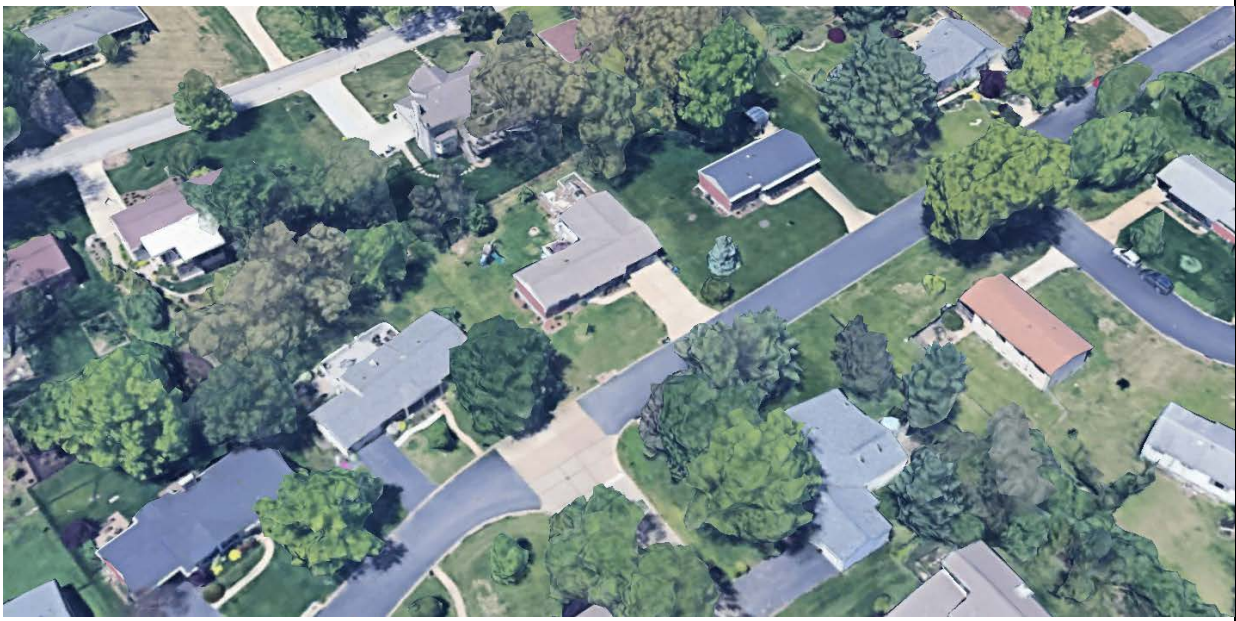
LOCATION MAP



AERIAL VIEW



3-DIMENSIONAL VIEW



Pd 2-15-2022 OK #1567-\$750.00

*PL 2022-0006
 INV 1445*

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: Arthur Kotets
 Company Name: ARKO GROUP LLC
 Address: 7739 Davis dr City: St. Louis Zip Code: 63105
 E-mail Address: ARKO GROUP@WIREMATE.COM Phone Number: (314) 799 4656

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: 901 Floradale dr
 St. Louis County Tax ID No. _____
 Legal Description of Property: _____

RECEIVED
 FEB 15 2022
 BY: _____

OWNERSHIP (If applicant is not the owner):

Name of Owner: Gene & Marina Litvine
 Mailing Address: 901 Floradale dr City: St. Louis Zip Code: 63132
 Phone Number: (314) 330 4363 E-mail: LITVINE@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:

[Signature]
 Signature of applicant

2.15.22
 Date



February 15, 2022

Project Report

Prepared for City of Olivette

Re: 901 Floradale Dr, Olivette MO, 63132

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 2 story structure with hip roofs at each neighbor sides. Massing of principal structure and attached garage are similar to other newer developments along Engel Lane.

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 height of this design is 34'-1" to the highest ridge. That height is higher than adjacent homes but within city of Olivette allowable height limit.

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:

Existing homes are fairly simple single story ranch with brick and siding façade. Proposed home is a Mediterranean-style inspired home. Intent is to match color and tone of the adjacent homes.

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:

Lot we will be maintaining the existing drainage patterns as much as possible with drainage to rear of the lot.

Pavel Ivanchuk

Architect, ICC

A handwritten signature in black ink, appearing to read "Pavel Ivanchuk", written over the typed name and title.