

SUBDIVISION PETITION REVIEW REPORT

Petition Number: SUB 17- 01/ Final

Petitioner: Jeremy Roth
McBride Homes
16091 Swingley Ridge Rd
Chesterfield Mo 63017 on behalf of St.
John's Lutheran Cemetery Association

Agent: None

Project Name: 255 Reinke/ Ruppel Farms Subdivision

Requested Action: Final Subdivision Approval

Review Date: July 27, 2017

Code Section: Article II, Sec. 25-26;

Location: 255 Reinke Rd

Existing Land Use/Zoning: Single Family / R-3

Surrounding Land Use/Zoning: North - Residential /Ellisville
South - Single Family / R-3
West - Single Family / R-3
East - Single Family / R-3

Plan Designation: Low Density Residential

Project Description:

McBride Homes has purchased approximately 10,000 sq. ft. of a 1.51 acre parcel owned by St. John's Lutheran Cemetery Association, Parcel ID 23S110472, located at 255 Reinke Rd. They are proposing to subdivide this property into two lots. One lot will contain the existing cemetery and the second lot will be available for the construction of another house. The parcel is presently not occupied by any structure and is zoned R-3 (10,000 sq. ft. min. lots). The proposal is to develop the site in accordance with its current zoning.

McBride has updated the Covenants, Conditions and Restrictions (CCR) for Ruppel Farms Subdivision to include 255 Reinke. They will include a sidewalk on the property and have

addressed that there will be street lighting coverage of the property.

SCI Engineering did a Ground Truthing Study for 255 Reinke Road on McBride's behalf with McBride submitting that report to the City. *"Therefore, it is SCI's opinion that further archaeological work at the project area is unwarranted and it is highly unlikely that graves will be encountered within the current project area."* –Donald L. Booth Senior Archaeologist

On August 28, 2017 the Board of Aldermen approved the preliminary subdivision request.

Zoning Ordinance Provisions/ R-3 District:

1. The proposed single family use is allowed by right in the R-3 District.
2. This proposal appears to meet all minimum dimensional requirements of the R-3 District.
3. The height limit in the R-3 District is 35' or three stories. Although no structure height information has been provided, it is assumed that this will not be a problem in a single-family residential district. Structure height is reviewed at the time of building permit issuance.

Subdivision Ordinance Requirements (Chapter 25)

1. A sidewalk will need to be in place along the roadway frontage of this site.
2. A streetlight will need to be added to this site. *McBride will make sure that the property has proper street light coverage.*
3. All utilities are available to the site.
4. The new house will be served by an existing sanitary sewer.
5. A nominal amount of new storm water runoff will result from this lot. No additional detention seems to be necessary for this lot split subdivision.
6. No additional dedication of public right-of-way is necessary to accommodate this subdivision.
7. This petition appears to address all other issues of the subdivision ordinance.

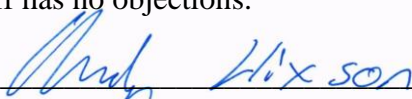
Planning and Engineering Concerns:

Private and public roadways must be maintained in a clean, safe and passable condition at all times during construction and development. Failure of the developer to do so may lead to the establishment of a stop work situation until the problem is completely and permanently corrected. Escrow funds may be used to effectuate any needed cleanup and/or a lien may be placed upon the property to secure repayment of cleanup costs incurred by Ballwin. Additionally, if such problems are recurrent, a manned wash-down location may be required.

Any stop work orders will remain in effect until developer demonstrates that the wash down is in place and operational on a permanent basis.

Staff Recommendation:

Staff has no objections.



A handwritten signature in blue ink that reads "Andy Hixson". The signature is written over a light pink rectangular background. A horizontal line is drawn across the signature.

Andy Hixson

Director of Development/ Assistant City Administrator