

Payne Family Homes – Townhomes of Frontenac

February 19, 2019 City of Frontenac Board of Aldermen Public Hearing:

Agenda Item: to review a proposal by Payne Family Homes to be located at 11130 South Forty Road and 11155 Clayton Road for a Residential Townhome development.

Meeting History:

August 28, 2018 – City of Frontenac Planning and Zoning Commission Public Hearing

October 2, 2018 – City of Frontenac Planning and Zoning Commission – Recommendation for approval “6-2”

October 16, 2019 – City of Frontenac Board of Alderman Public Hearing – No Action

Development Team:

George Stock, P.E. – President - Stock & Associates Consulting Engineers, Inc.

Matthew Segal, Manager of Land Acquisition– Payne Family Homes

Project Modifications

From Public Hearing on 10/16/18 to Tonight's Public Hearing

1. Density reduced from 23 Townhomes to 18 Townhomes
2. Architecture of Townhomes revised to reflect more traditional design. In addition, the Townhomes are clustered as three (3) units attached vs. two (2) units attached.
3. Site Design Changes:
 - a) Site rotated 90 degrees, 9 Townhomes face North toward I-64 & 9 Townhomes face South toward the Church. The rear elevations served by alley are self enclosed and access via an internal loop street.
 - b) Emergency Access to the Church has been removed.
 - c) The overall site grading design has been lowered eleven (11) feet across the site.
 - Original plan had finished floor elevations ranging from 607 – 615.
 - Adjusted plan has finished floor elevation ranging from 596-604.
 - d) Greenspace has increased from 48.67% to 50.32%

Project Request & Summary

We respectfully request approval of a Planned Development Residential to be located at 11130 South Forty Road and 11155 Clayton Road to allow for the construction of a 23 **18**-unit single family townhomes.

The proposed redevelopment would consist of the following:

- Removal of a “Mobile Home Trailer Park”, which includes 13 existing mobile homes on 1.36 Acs. The site is entitled to 16 mobile homes.
- Purchase approximately 1.64 Acres of the 4.679 Acres from the existing Faith Des Peres Presbyterian Church. The existing parking lot be rehabilitated & restriped and 8 new parking spaces will be added. Total church spaces = 87 spaces . Required Church Parking Based on less than 300 seats is 75 spaces (City of Frontenac Code: 1 space/4 seats)
- ~~23~~ **18** – Single Family Townhomes
- Stormwater Management Basin (Rain Garden)
- Sidewalks throughout the development with connection to South 40 Rd.
- Common Ground Greenspace = 1.46 Ac. or 48.67%
1.51 Ac. or 50.32%

Access will utilize the existing entrance location from South Forty Rd. A new entrance will be constructed in the current location of the existing entrance drive. ~~A secondary gated emergency ingress/egress is proposed in the south east portion of the property and will connect to the existing church parking lot.~~ Conceptual approval was issued by MoDOT on 8/23/2018.

The Property is currently zoned R-1, One Acre Residential, and is presently a mobile home trailer park and church. The Property is surrounded by R-1 zoning to the East, West, South, and North of Interstate 64. The current City of Frontenac Land Usage Map classifies the Property as **“Multi-Family Residential”** and **“Education, Public Administration, Institution”**.

Project Request & Summary Continued

Per the Code the purpose of the Planned Development District is to provide a means of achieving greater flexibility in residential and commercial development of land in a manner not possible in conventional zones; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment. The Code permits planned development district on sites of at least one (1) acre because the following objectives will be met (per Section 405.090.A.3. of the Code):

- b. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- e. Use of design, landscape or architectural features to create a pleasing environment.
- i. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- j. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.
- l. Efficient and effective traffic circulation, both within and adjacent to the development site.
- m. Facilitate implementation of the recommendations of the Comprehensive Plan, where applicable.

Public Benefit (per Section 405.090.B. of the Code):

- 2. Extraordinary landscaping and green space provisions; (~~48.67%~~) **(50.32%)**
- 3. Garage entryways by virtue of their location, materials, and design that blend with the architecture of the surrounding neighborhood;
- 5. Extensive use of high-quality building materials that would add significant value to the property and benefit adjacent properties;
- 9. Provisions of new public infrastructure, including, but not limited to, streets, curbs, sidewalks, sanitary sewers, stormwater sewers, lighting and public parking.

Permitted Uses (per Section 405.090.D. of the Code):

- 1. Planned Development Residential, PDR.
 - b. Single-family attached (villas or **townhomes**)

August 23, 2018 Staff Report Conclusions:

Property is ideally located for a planned development residential zoning given the location, existing use, access and surrounding uses.”

Density: “Proposed density would not be out of line considering the current long-term use and the fact that the mobile home park property is not viable for an R-1 zoning when considering the location and what it would take to prepare the land for development of a single family home.”

Existing mobile home density = 11.7 units/Ac., Townhome Density = ~~7.67 units/Ac.~~ **6.0 units/Ac.**

(Staff Report 2/8/19)

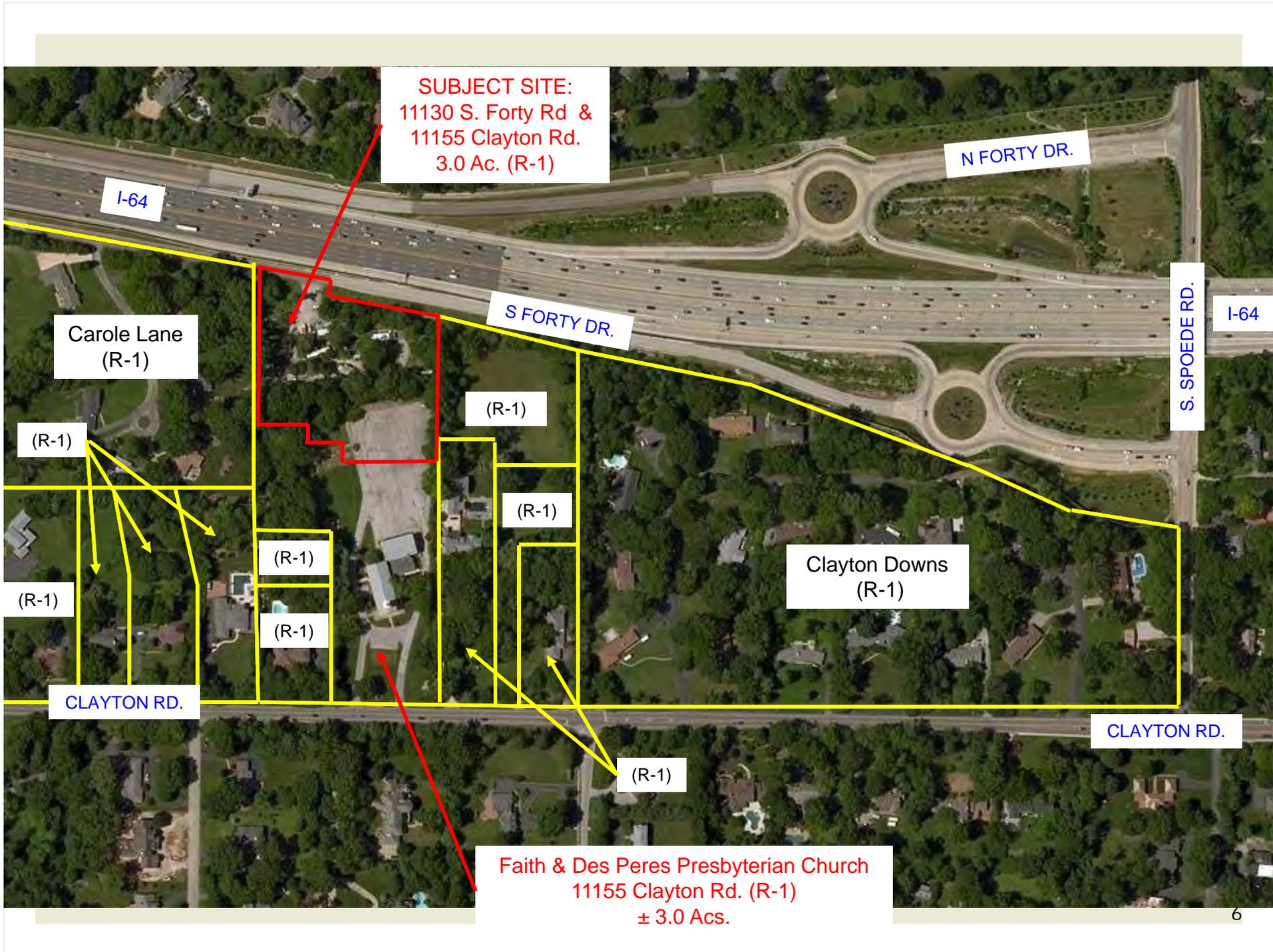
August 23, 2018 Staff Report Conclusions:

- Density:** Existing mobile home density = 11.7 units/Ac. (16 / 1.36 Ac.), Townhome Density = ~~7.67~~ ^{6.0} units/Ac. (~~23~~ ¹⁸ / 3.0 Ac.)
Alternatively: We are adding ~~7~~ ² addition units on 1.64 Acs. → 7 units / 1.64 Acs. = 4.27-units/Ac. < 5.8 units/Ac.
("R-2" Residential → 43,560 s.f./Ac. / 7,500 s.f. lots = 5.8) ² ^{1.2}
- Access:** "The police and fire departments have reviewed the plans and believe access for emergency vehicles from South Forty and the emergency access gate at the church is sufficient for their operations."
around the ring road
- Traffic:** "The amount of traffic on South Forty Drive is very minimum and would easily qualify as an A level of service rating, there are no foreseen issues with traffic."
- Parking:** "The church will have 85 parking spaces." (excludes 2 ADA spaces that will also be provided) "Churches are required to have 1 parking space per 4 seats and school is required to have 1 space for each classroom resulting in the need for 4 parking spaces for this school. The applicated informed staff that the occupant load for the church based on the building code is under 300. 81 parking spaces for the church computes to an occupant load of 324 and based on the parking regulations 85 parking spaces is sufficient for this church/school."

General Staff Comments: "The comprehensive plan identifies this property in the current land use map as **multifamily** and the future land use map shows it as R-1. **The comprehensive plans also noted that 6 out of 10 residents were in favor of villa or townhome developments...** Certainly based on the current use, town homes are a higher use than a mobile home park and are in better character to the surround uses."

September 28, 2018 Staff Memo:

- Parking:** Potentially add 5 to 6 spaces in green area at S.E. Corner of Property. **Per staff 2/8/19 Memo, 8 designated parallel spaces are on the North & south sides of the perimeter Rd.)**
- Density:** Existing trailer park, church/school/meeting hall parking lot, highway and residential. "Given the location, diversity of the surrounding properties, the density of this development and access from South Forty Drive (a low impact traffic area) the proposed density and use appears to be adequate and in line with planned development regulations."
- Precedence:** Planned Developments are looked at individually not based on other Planned Developments in a Municipality.
- Height:** The height of the structures was reduced to ~~40~~ ³⁹ feet as suggested by staff. Staff still recommends that 40 feet would be appropriate for the proposed development especially given the location. **(per staff 2/8/19 Memo, the building height above the front street will be a maximum of 35 feet and a maximum of 39 feet from the back driveway).**



SUBJECT SITE:
11130 S. Forty Rd &
11155 Clayton Rd.
3.0 Ac. (R-1)

N FORTY DR.

I-64

Carole Lane
(R-1)

S FORTY DR.

S. SPOEDE RD.

I-64

(R-1)

(R-1)

(R-1)

(R-1)

Clayton Downs
(R-1)

(R-1)

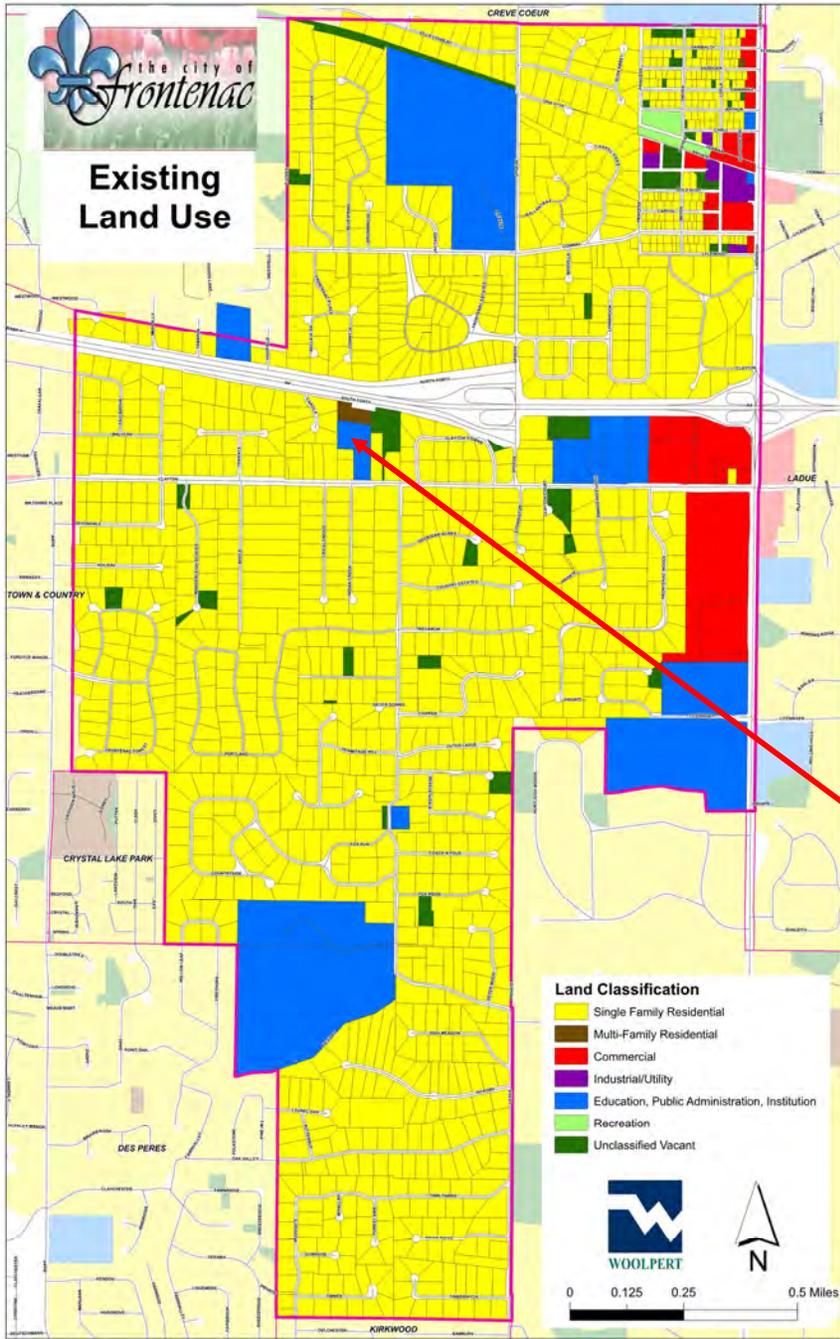
(R-1)

CLAYTON RD.

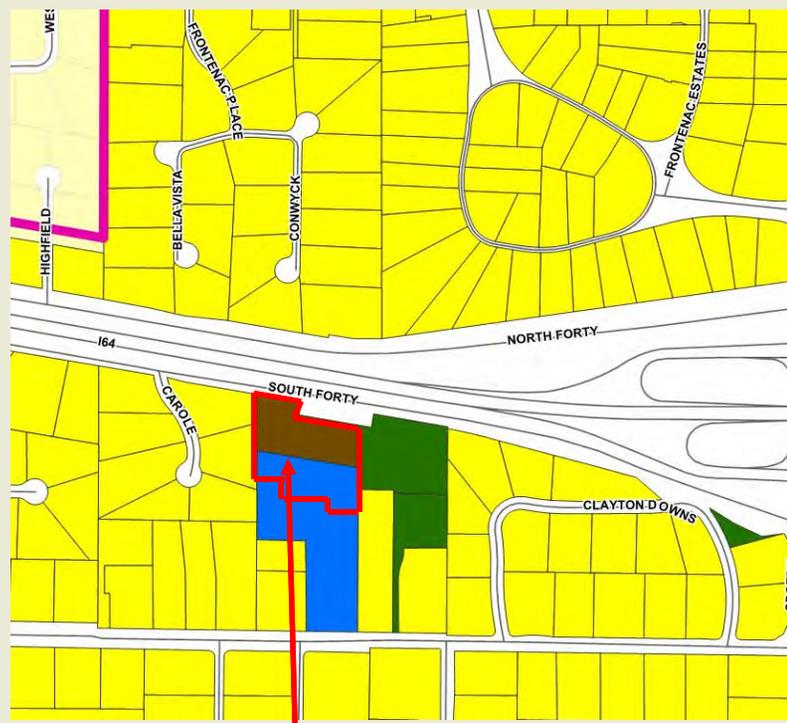
CLAYTON RD.

(R-1)

Faith & Des Peres Presbyterian Church
11155 Clayton Rd. (R-1)
± 3.0 Acs.



City of Frontenac Land Use Map



Subject Site:
 Designated as "Multi-Family Residential" & "Education, Public Administration, Institution"

Google Aerial Looking North



Ex. Mobile Home (typ)

Ex. AT&T Switch

Ex. Church Garden

Ex. Church Parking Lot

Google

Google Aerial Looking East



Ex. Mobile Home (typ)

Ex. Church

Ex. Church Parking Lot

City of Frontenac, Missouri 2006 Comprehensive Plan:

- Improvements for Frontenac (pg. 5 Frontenac Community Survey Summary Report)
 - “A large number of residents remarked about perceived “eyesores” – the mobile home park”
 - “When residents were asked to comment on those amenities that were lacking in Frontenac, 15% responded Villas, **TOWN HOMES** and condominiums”

Google

38°38'06"N 90°25'29"W 1,072 ft













City of Frontenac, Missouri 2006 Comprehensive Plan:

Residential Character: (pg. 3 Frontenac Community Survey Summary Report) “Frontenac benefits from the addition of newer, upscale, single-family **TOWN HOMES** and/or villas that are owner-occupied” – “With a rating of 3.0, six out of ten residents agreed with the concept”

Community Character: (pg. 3 Frontenac Visioning Workshop Summary Report)

TODAY	FUTURE	GOALS
Diverse community (housing styles, socioeconomic status)	Void of trailer park	Improve housing affordability to attract younger families and Individuals to the community.
Out of character (trailer park is not compatible with the City’s evolution)	Younger community due to Frontenac’s attractiveness to younger families.	Development more life cycle housing to meet the needs of all age residents
		Develop lifestyle housing to accommodate the changing needs of an aging population, consider low-rise higher density town homes.

Residential Character: (pg. 8 Frontenac Visioning Workshop Summary Report)

TODAY	FUTURE	GOALS
Quality construction	More Diverse	Establish areas for high density (senior living, attached town homes)
Family-oriented	Multi-resident	Development more life cycle housing
	Quality multi-family (no condominiums)	
	Well-landscaped multi-family complexes	

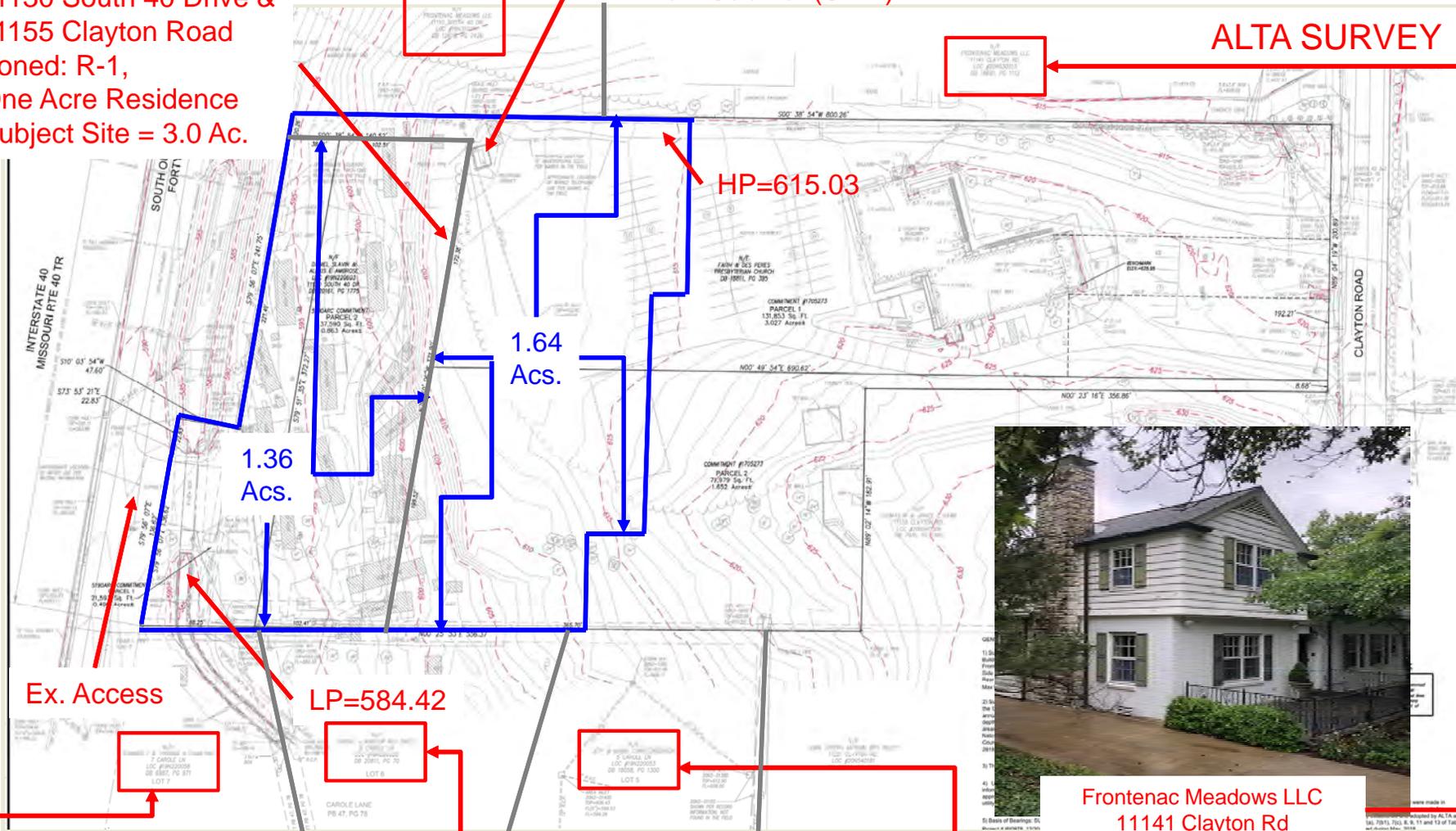
Residential: (pg. 2 Community Planning Workshop Summary)

- Encourage a variety of housing types that allows residents to remain in Frontenac throughout their lifetimes and across multiple stages of housing need (first home, family home, empty nest, retirement).

11130 South 40 Drive &
11155 Clayton Road
Zoned: R-1,
One Acre Residence
Subject Site = 3.0 Ac.

Ex. AT&T Cabinet (U.I.P)

ALTA SURVEY



Frontenac Meadows LLC
11141 Clayton Rd



Hamilton Residence
7 Carole Ln



Marlow Residence
6 Carole Ln



Christofferson Residence
5 Carole Ln



Name	Address	Signature
	1 Carole Lane Frontenac, MO 63131	
18 Geoff Martyn 2 Carole Ln SHAWNS MO 63131 gmartyn@icloud.com	2 Carole Lane Frontenac, MO 63131	<i>Geoff Martyn</i>
Chris Kluwekamp 3 Carole Lane Frontenac, MO 63131 chriskluwekamp@gmail.com	3 Carole Lane Frontenac, MO 63131	<i>Chris Kluwekamp</i>
CURTIS ELEANOR PERKINS 4 CAROLE LANE FRONTENAC, MO	4 Carole Lane Frontenac, MO 63131	<i>Curtis Perkins</i>
	5 Carole Lane Frontenac, MO 63131	
CAROL MARLOW 6 Carole Lane Frontenac, MO 63131 <i>Carol Marlow</i>	6 Carole Lane Frontenac, MO 63131	<i>Carol Marlow</i>
Edward J. Hankins 7 Carole Lane Frontenac, MO 63131	7 Carole Lane Frontenac, MO 63131	<i>Edward J. Hankins</i>

10407 BAUR BLVD. SUITE B ST. LOUIS, MO 63132 PHONE: 314.996.0300 / FAX: 314.996.0309
WWW.PAYNEFAMILYHOMES.COM



Honorable Mayor Martin
Board of Alderman
City Administrator Christensen

Payne Homes has reviewed the below site plan with me/us. We would support the redevelopment of the mobile home park into 23 townhouses, that would be "for sale" dwellings.



Letter of Support From Neighbors



LANDSCAPE PLAN 10/16/18



Planting Schedule:
 Canopy-Shade Trees = 26
 Understory-Ornamental Trees = 28
 Evergreen Trees = 97
 (Includes 43-18' Green Giant Arborvitae)
 Shrubs/grasses/perennials = 83
TOTAL TREES = 151
TOTAL SHRUBS/PERENNIALS = 83

Jarrell Saunders - URBAN CONSULTANTS
 MO License # LA-007
 Consultants

11130 South 40 Drive
 Payne Family Homes
 City of Frontenac, Missouri

Revisions:

Date	Description	No.
5/26/18	Plan Changes	
10/16/18	Plan Changes	

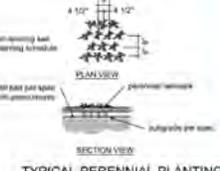
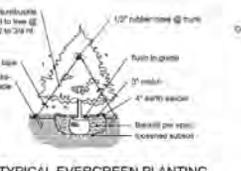
Drawn: KP
 Checked: RS



Sheet Title: Landscape Plan
 Sheet No.: L-1
 Date: 10/16/18
 App #: 899.008

Landscape Plan
 SCALE 1"=30'

Note: All areas to be irrigated with automatic underground irrigation system



Letter	Quantity	Common Name	Scientific Name	Height	Cal.	DBH
CANOPY-SHADE TREES						
A	4	Acer + Fraxinus 'Jefferson'	Ashum Blaine	2.5'	cal.	0.65
B	7	Shedonia tricanthus 'Shademaster'	Shademaster Honeylocust	2.5'	cal.	0.65
C	10	Zelkova serotina 'Green Vase'	Green Vase Zelkova	2.5'	cal.	0.65
M	5	Taxodium distichum 'Nickerson'	Shawnee Green Bald Cypress	2.5'	cal.	0.65
UNDERSTORY-ORNAMENTAL TREES						
D	6	Amelanchier + grandifolia 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5'	cal.	0.65
E	12	Prunus + yedoensis	Yoshino Cherry	1.5'	cal.	0.65
F	10	Salix caprea 'Forest Pansy'	Forest Pansy Weibull	1.5'	cal.	0.65
EVERGREEN TREES						
G1	4	Thuja 'Green Glaze'	Green Glaze Arborvitae	6'	h.	0.65
G2	43	Thuja 'Green Glaze'	Green Glaze Arborvitae	18'	h.	0.65
H	17	Yucca aloecifolia	Yucca Aloecifolia	6'	h.	0.65
I	14	Picea canadensis	Colorado Blue Spruce	6'	h.	0.65
K	19	Juniperus communis 'Kalterberg'	Kalterberg Juniper	4-6'	h.	0.65
SHRUBS/GRASSES/PERENNIALS/ANNUALS/GROUNDCOVER						
L	19	Juniperus + sibirica 'Siberia Green'	Siberia Green Juniper	14-20"	Container	
M	6	Wigandia douglasii 'Broomfield Fine Wire'	Fine Wire Wigandia	24"	Container	
N	7	Viburnum dentatum 'Chastain Blue Muffin'	Blue Muffin Viburnum	24"	Container	
O	36	Yucca brevifolia 'Lolo-Low'	Lolo-Low Yucca	18-24"	Container	
P	5	Miscanthus sinensis 'Grassmingle'	Grassmingle	3-5'	Container	
Q	12	Castilleja + acuminata 'Karl Foerster'	Karl Foerster Grass	1 gal.	Container	
W	120	Rescue Plantings	To be selected	4-6"	24" c.c.	

LANDSCAPE PLAN

1/23/19

Jessie Saunders, P.E., Architect
 500 Locust # 100
 Consultants

11130 South 40 Drive
 Payne Family Homes
 City of Frontenac, Missouri

Revisions:

Date	Description	No.
3/22/18	Plan Changes	1
10/16/18	Plan Changes	2
1/23/19	Plan Changes	3

Drawn: KP
 Checked: RS

loomis Associates
 Landscape Architecture
 11130 South 40 Drive
 Frontenac, Missouri 64505
 Phone: 417-781-1111
 Fax: 417-781-1112
 www.loomisassociates.com

Sheet Title: Landscape Plan
 Sheet No.: L-1

Date: 1/23/19
 Job #: 1608.000



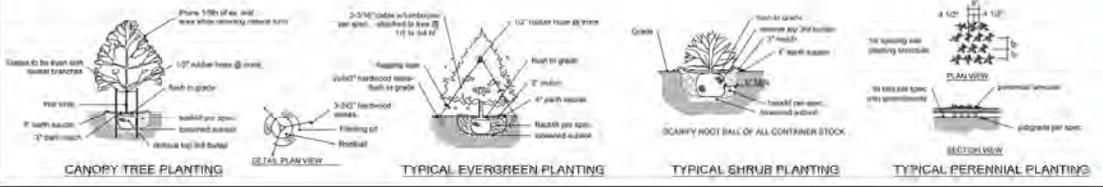
Planting Schedule:
 Canopy-Shade Trees = 38
 Understory-Ornamental Trees = 31
 Evergreen Trees = 84
 (Includes 34-18' Green Giant Arborvitae)
 Shrubs/grasses/perennials = 136
TOTAL TREES = 153
TOTAL SHRUBS/PERENNIALS = 136

Letter	Quantity	Botanical Name	Common Name	Height	Notes
CANOPY SHADE TREES					
A	4	Acele + Elmwood 'Jitterbug'	Autumn Blaze Red Maple	25' tall	843
B	4	Greenleaf Nutcracker	Spicebush	7-8' tall	843
C	2	Yellow Sycamore	Green Vase Sycamore	25' tall	843
D	12	Carolina Yellow Pine	Forest Entrance Hemlock	20' tall	843
UNDERSTORY ORNAMENTAL TREES					
E	12	Prunella	Yucca Cherry	15' tall	843
F	18	Ornamental Pear	Forest Pansy Redbud	15' tall	843
EVERGREEN TREES					
G	7	Thuja Green Giant	Green Giant Arborvitae	8' tall	843
H	16	Witch Hazel	Witch Hazel	8' tall	843
I	18	Wintergreen	Carolina Blue Spruce	8' tall	843
J	7	Juniperus	Kanawha Juniper	4-6' tall	843
SHRUBS, GRASSES, PERENNIALS, ANNUALS, GROUNDCOVER					
K	21	Juniperus	Sea Green Juniper	24" tall	Container
L	10	Wormwood	Fine Wire Wormwood	24" tall	Container
M	20	Yucca	Blue Yucca	24" tall	Container
N	45	Blue Fescue	Blue Fescue	18" tall	Container
O	14	Black-eyed Susan	Black-eyed Susan	2' tall	Container
P	14	Coastal Bermuda Grass	Coastal Bermuda Grass	1' tall	Container

Landscape Plan

Scale: 1"=20'

Note: All areas to be irrigated with automatic underground irrigation system



Townhome Renderings & Elevations

Color Rendering
10/16/18



Color Rendering
10/16/18





MATERIAL INFORMATION



FRONT ELEVATION NO. 1



FRONT ELEVATION NO. 2

Staff Comments 2/8/19 Report:

Height:

- 35.0 Ft. from front street.
- 39.0 Ft. from Alley

Front Elevations 1 & 2 have changed to a more Traditional Architecture.



REAR ELEVATION

Rear elevation includes black deck railing, medium brown on the deck floor structure, white on the deck posts with masonry bottoms, white carriage garage doors with black handles.

Townhomes 1, 9, 10, and 18 which are East & West units will include full masonry on all three (3) sides.







Thank You!