

Payne Family Homes – Townhomes of Frontenac

August 28, 2018 City of Frontenac Planning and Zoning Commission:

Item: PZ082818-1 – request for a Planned Development Residential to be located at 11130 South Forty Road and 11155 Clayton Road for a Residential Townhome development.

Development Team:

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

Matthew Segal, Manager of Land Acquisition– Payne Family Homes

Barbara Abbett – Faith and Des Peres Presbyterian Church

Rusty Saunders, ASLA – Loomis Associates, Inc. – Landscape Architect

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-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 – Single Family Townhomes
- Stormwater management Basin
- Sidewalks throughout the development with connection to South 40 Rd.
- Common Ground Greenspace = 1.40 Ac. or 46.68%

Primary 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 (City of Frontenac Zoning Map, Slide 8) The current City of Frontenac Land Usage Map classifies the Property as “Multi-Family Residential” and “Education, Public Administration, Institution” (City of Frontenac Land Use Map, Slide 9).

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):

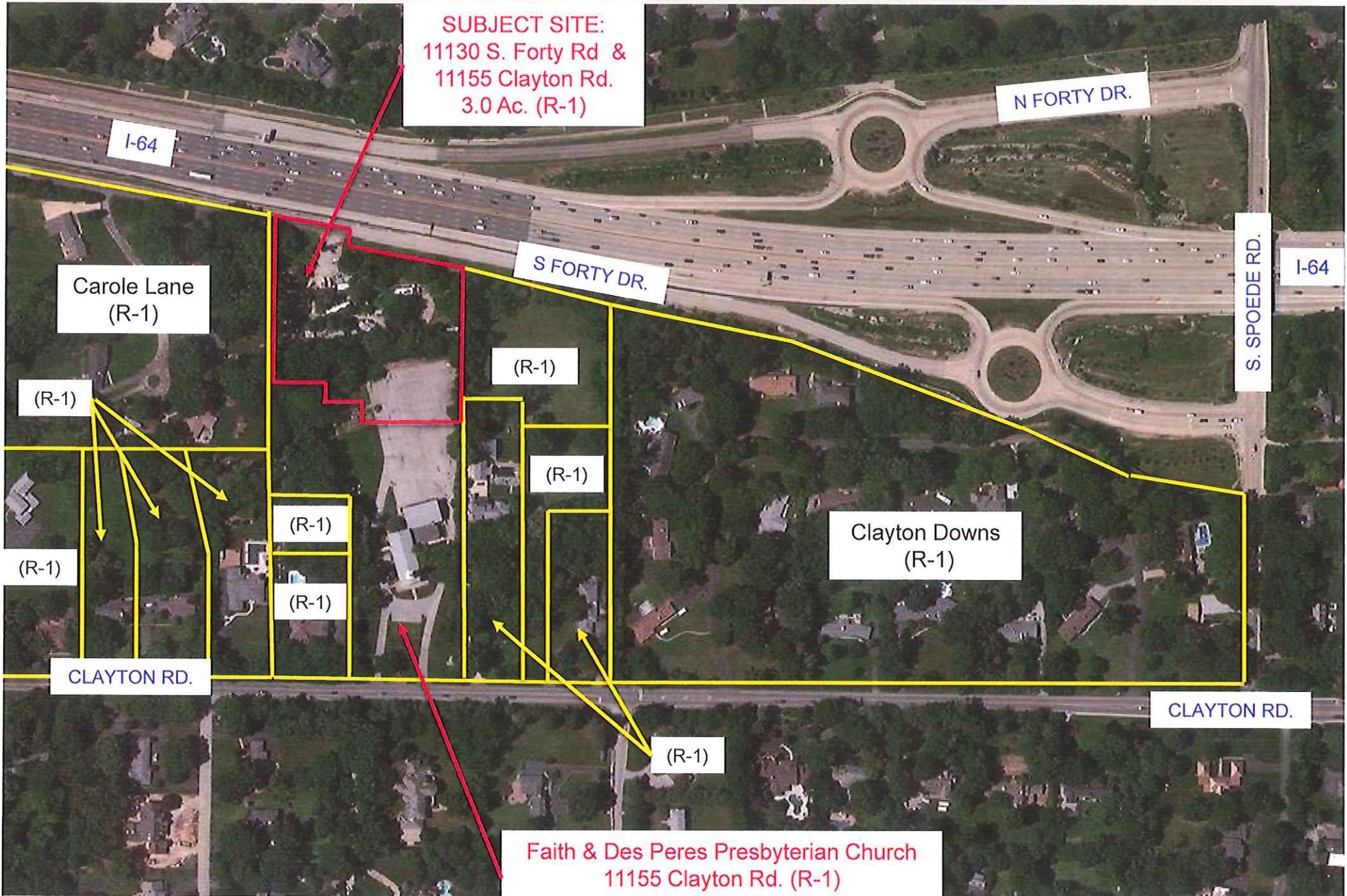
- e. Use of design, landscape or architectural features to create a pleasing environment.
- j. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

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.
- 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.”
- 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.”



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

N FORTY DR.

I-64

S FORTY DR.

I-64

S. SPOEDE RD.

Carole Lane
(R-1)

(R-1)

(R-1)

(R-1)

Clayton Downs
(R-1)

(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.

Google Aerial Looking North



Ex. Mobile Home (typ)

Ex. AT&T Switch

Ex. Church Garden

Ex. Church Parking Lot

Google

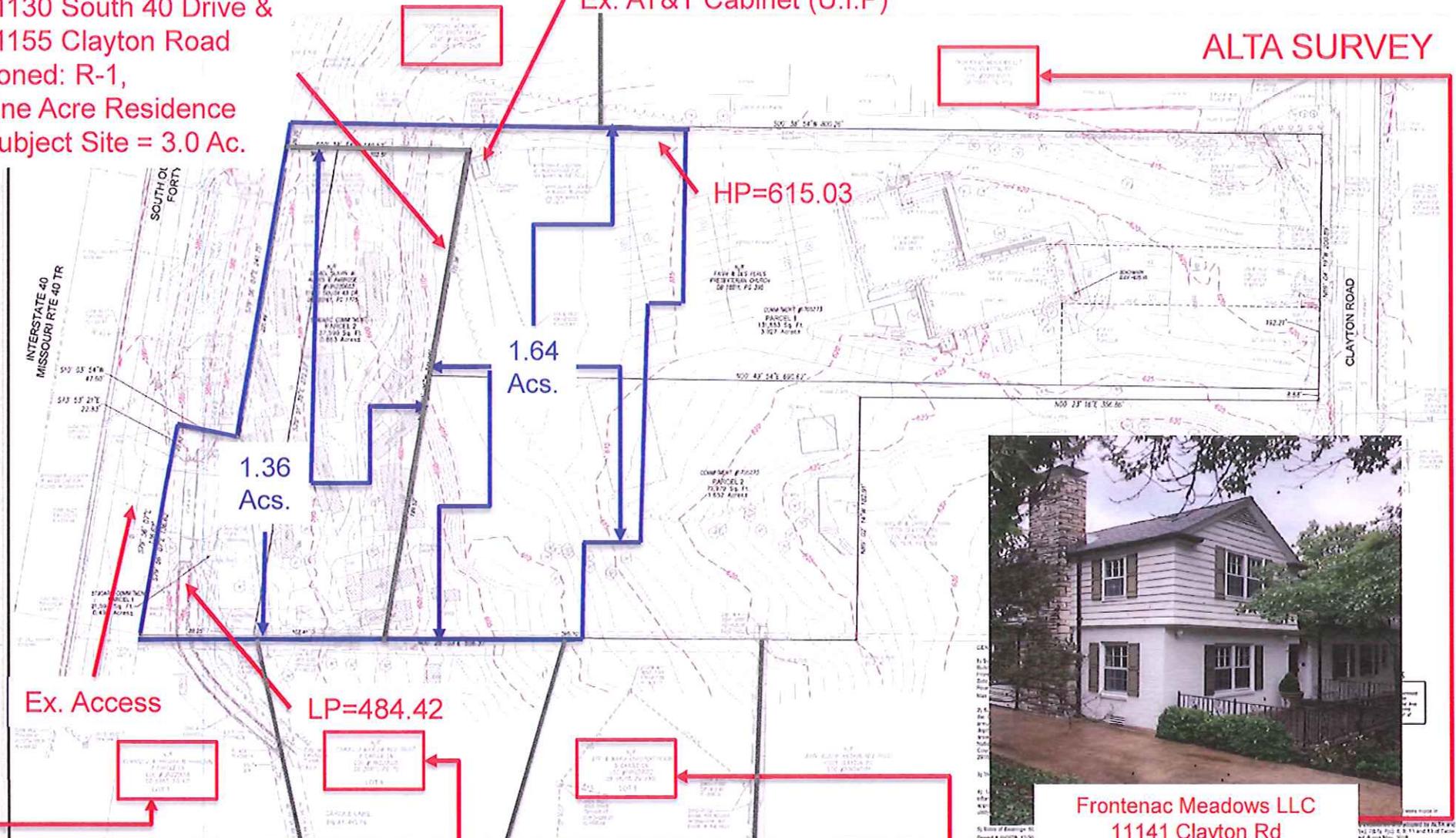
Google Aerial Looking East



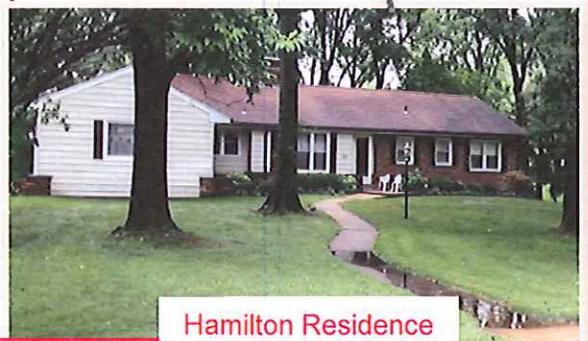
11130 South 40 Drive &
11155 Clayton Road
Zoned: R-1,
One Acre Residence
Subject Site = 3.0 Ac.

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

ALTA SURVEY



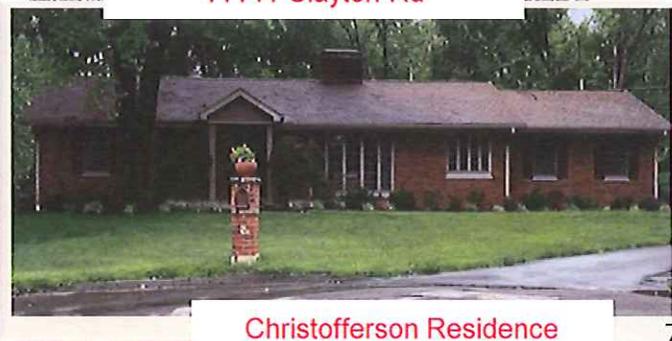
Frontenac Meadows LLC
11141 Clayton Rd



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 Murphy 2 Carole Ln St Louis MO 63131 gmurphy@att.net	2 Carole Lane Frontenac, MO 63131	<i>Geoff Murphy</i>
Chris Kluwekamp Chris.kluwekamp@gmail.com	3 Carole Lane Frontenac, MO 63131	<i>Chris Kluwekamp</i>
Curry's Eleanor Perkins H CAROLE LANE FRONTENAC, MO	4 Carole Lane Frontenac, MO 63131	<i>Eleanor Perkins</i>
	5 Carole Lane Frontenac, MO 63131	
CAROL MARLOW Carol Marlow	6 Carole Lane Frontenac, MO 63131	<i>Carol Marlow</i>
Edward S. Hankins	7 Carole Lane Frontenac, MO 63131	<i>Edward S. Hankins</i>

16407 BAUK BLVD. SUITE B ST. LOUIS, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309
WWW.PAYNEFAMILYHOMES.COM



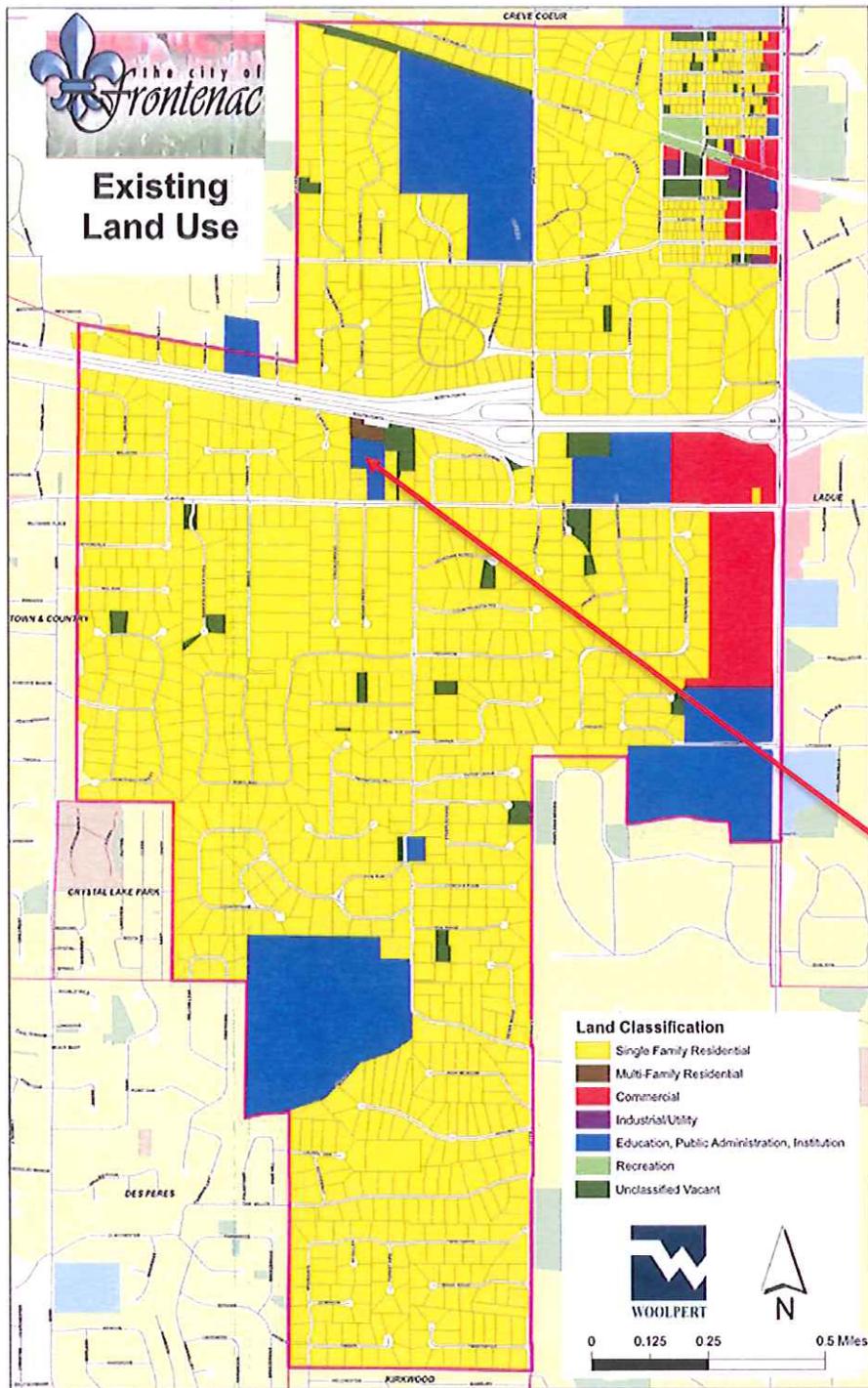
Honorable Mayor Martin
Board of Alderman
City Administrator Christensen

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.

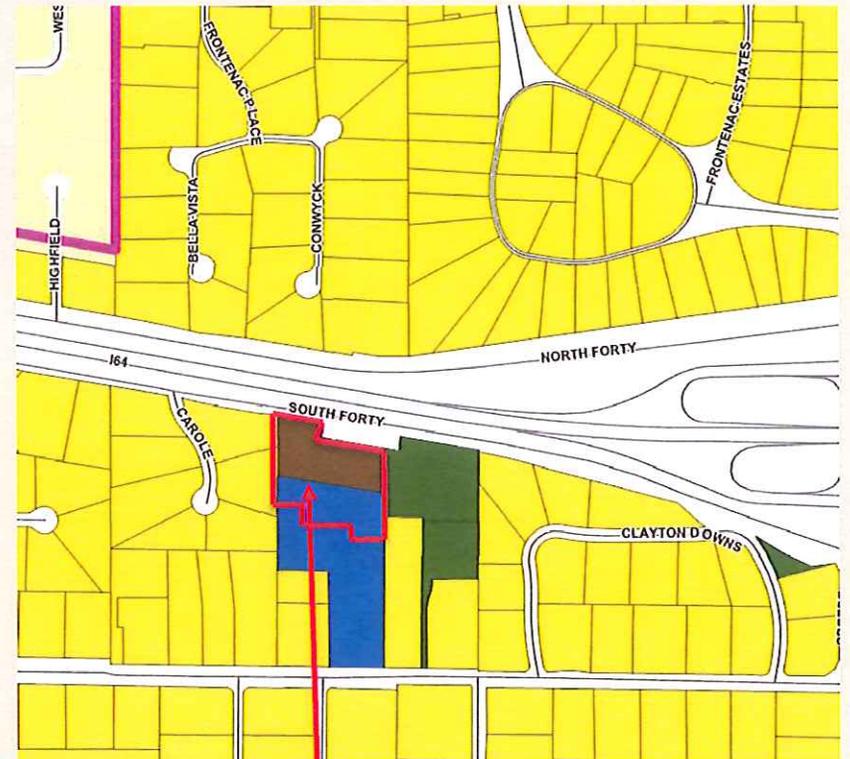


Letter of Support From Neighbors





City of Frontenac Land Use Map



GENERAL NOTES

1. SUBMITTER AND DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT INCLUDE OBTAINING PERMITS OR APPROVALS FROM ANY AGENCY.
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STORMWATER DIFFERENTIAL CALCULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	RUNOFF COEFFICIENT (C)	PEAK FLOW (GPM)
1	ROOF	10,000	0.8	1,000
2	DRIVEWAY	5,000	0.8	600
3	PAVEMENT	10,000	0.8	1,200
4	GRASS	10,000	0.1	120
5	LANDSCAPE	5,000	0.1	60
6	WATER	10,000	0.1	120
7	CONCRETE	5,000	0.8	600
8	ASPHALT	5,000	0.8	600
9	PAVEMENT	5,000	0.8	600
10	GRASS	5,000	0.1	60
11	LANDSCAPE	5,000	0.1	60
12	WATER	5,000	0.1	60
13	CONCRETE	5,000	0.8	600
14	ASPHALT	5,000	0.8	600
15	PAVEMENT	5,000	0.8	600
16	GRASS	5,000	0.1	60
17	LANDSCAPE	5,000	0.1	60
18	WATER	5,000	0.1	60
19	CONCRETE	5,000	0.8	600
20	ASPHALT	5,000	0.8	600
21	PAVEMENT	5,000	0.8	600
22	GRASS	5,000	0.1	60
23	LANDSCAPE	5,000	0.1	60
24	WATER	5,000	0.1	60
25	CONCRETE	5,000	0.8	600
26	ASPHALT	5,000	0.8	600
27	PAVEMENT	5,000	0.8	600
28	GRASS	5,000	0.1	60
29	LANDSCAPE	5,000	0.1	60
30	WATER	5,000	0.1	60

PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF FRONTIENAC, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

1	1" = 10'
2	2" = 20'
3	3" = 30'
4	4" = 40'
5	5" = 50'
6	6" = 60'
7	7" = 70'
8	8" = 80'
9	9" = 90'
10	10" = 100'
11	11" = 110'
12	12" = 120'
13	13" = 130'
14	14" = 140'
15	15" = 150'
16	16" = 160'
17	17" = 170'
18	18" = 180'
19	19" = 190'
20	20" = 200'
21	21" = 210'
22	22" = 220'
23	23" = 230'
24	24" = 240'
25	25" = 250'
26	26" = 260'
27	27" = 270'
28	28" = 280'
29	29" = 290'
30	30" = 300'

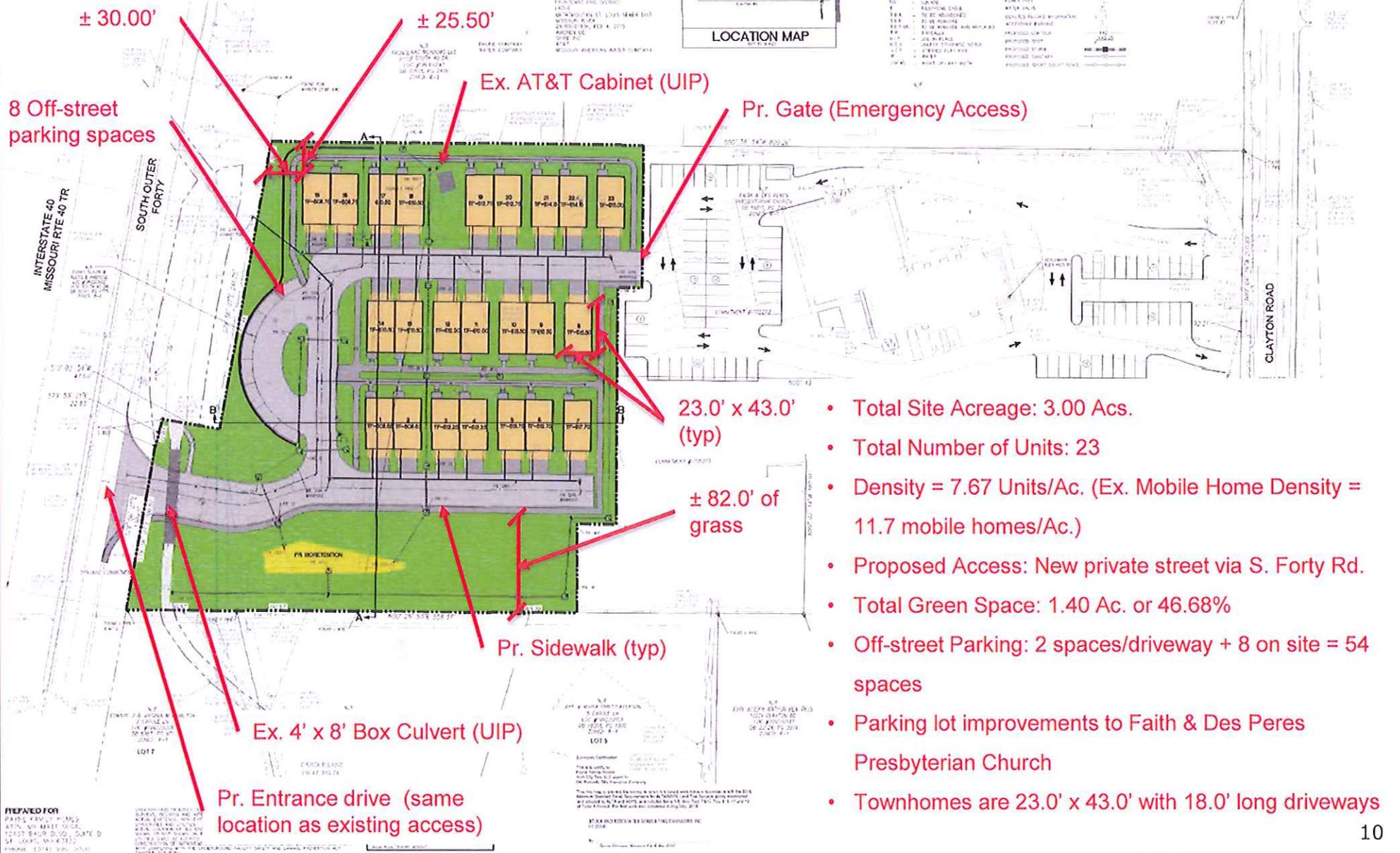
PRELIMINARY PLAN

LEGEND

1	1" = 10'
2	2" = 20'
3	3" = 30'
4	4" = 40'
5	5" = 50'
6	6" = 60'
7	7" = 70'
8	8" = 80'
9	9" = 90'
10	10" = 100'
11	11" = 110'
12	12" = 120'
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- Total Site Acreage: 3.00 Acs.
- Total Number of Units: 23
- Density = 7.67 Units/Ac. (Ex. Mobile Home Density = 11.7 mobile homes/Ac.)
- Proposed Access: New private street via S. Forty Rd.
- Total Green Space: 1.40 Ac. or 46.68%
- Off-street Parking: 2 spaces/driveway + 8 on site = 54 spaces
- Parking lot improvements to Faith & Des Peres Presbyterian Church
- Townhomes are 23.0' x 43.0' with 18.0' long driveways

PREPARED FOR:
 FAITH & DES PERES PRESBYTERIAN CHURCH
 12001 BAKER ROAD, SUITE D
 ST. LOUIS, MISSOURI 63141
 PHONE: (314) 991-0100

LANDSCAPE PLAN

INTERSTATE 40
MISSOURI RTE 40 TR

SOUTH OUTER
FORTY

CLAYTON ROAD



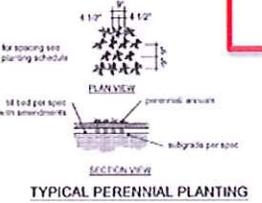
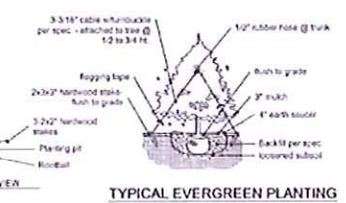
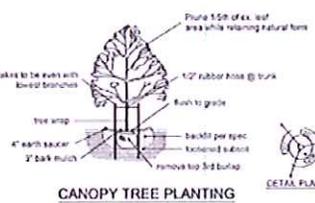
Planting Schedule:

- Canopy – Shade Trees = 26
- Understory – Ornamental Trees = 32
- Evergreens = 77
- Shrubs-grasses-perennials-annuals = 75

TOTAL TREES = 135
TOTAL SHRUBS = 75

Landscape Plan
SCALE: 1"=30'

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



Letter	Quantity	Plant Name	Plant Size	Notes
CANOPY SHADE TREES				
A	4	Aster • Freeman's Jefferson Autumn Blaze	Autumn Blaze Red Maple	2.5' cal. EAB
B	8	Grdblla xacanthos Shademaster	Shademaster Honeylocust	2.5' cal. EAB
C	13	Zelkova americana Spire's Spirit	Crown's Line Zelkova	2.2' cal. EAB
M	4	Taxodium siccum Mockwood	Shawnee Blue Bald Cypress	2.5' cal. EAB
UNDERSTORY ORNAMENTAL TREES				
D	7	Amelanchier x grandiflora Autumn Brilliance	Autumn Brilliance Serviceberry	1.5' cal. EAB
E	13	Prunus x yedoensis	Yoshino Cherry	1.5' cal. EAB
F	15	Cornus canadensis Forest Fantasy	Forest Fantasy Dogwood	1.5' cal. EAB
EVERGREEN TREES				
G	15	Thuja Green Guard	Green Guard Arborvitae	6" h. EAB
H	21	Podocarpus	Norway Spruce	6" h. EAB
J	19	Podocarpus	Colorado Blue Spruce	6" h. EAB
K	13	Juniperus horizontalis Wolfdenair	Katherine Juniper	4.6' h. EAB
SHRUBS, GRASSES, PERENNIALS, ANNUALS, GROUND COVER				
a	13	Juniperus x procumbens Sea Green	Sea Green Juniper	24" x 30" Container
b	16	Wegelia fords Bransell Fine Wine	Fine Wine Wegelia	24" Container
c	8	Viburnum dentatum Christian Blue Muffin	Blue Muffin Viburnum	24" Container
d	12	Rosa arvensis Old Lady	Old Lady Fragrant Rose	18" x 24" Container
e	14	Mascanthus tenax Guadalupe	Macegrass	3 gal. Container
f	12	Calamagrostis x scudiflora Karl F. Foerster	Karl F. Foerster Grass	1 gal. Container
g	2004	Liriodie spicata	Liriodie	1 gal. 24" c.s.
h	1124	Native Plantings	To Be Selected	1 gal. 24" c.s.

Townhome Renderings & Elevations







MATERIAL INFORMATION



A1 UPTOWN SKIN: ELEVATION A
3/16" = 1'-0"

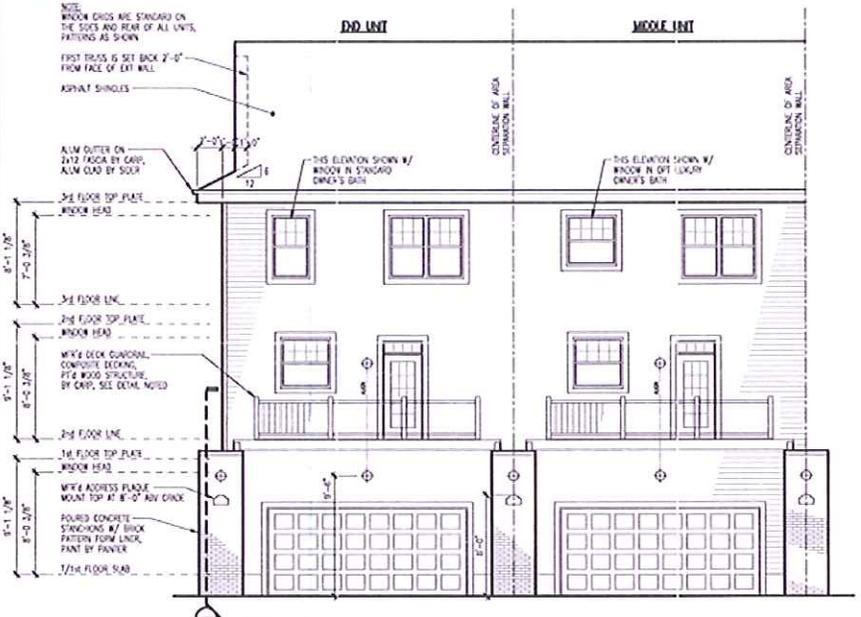
FRONT ELEVATION 'A'



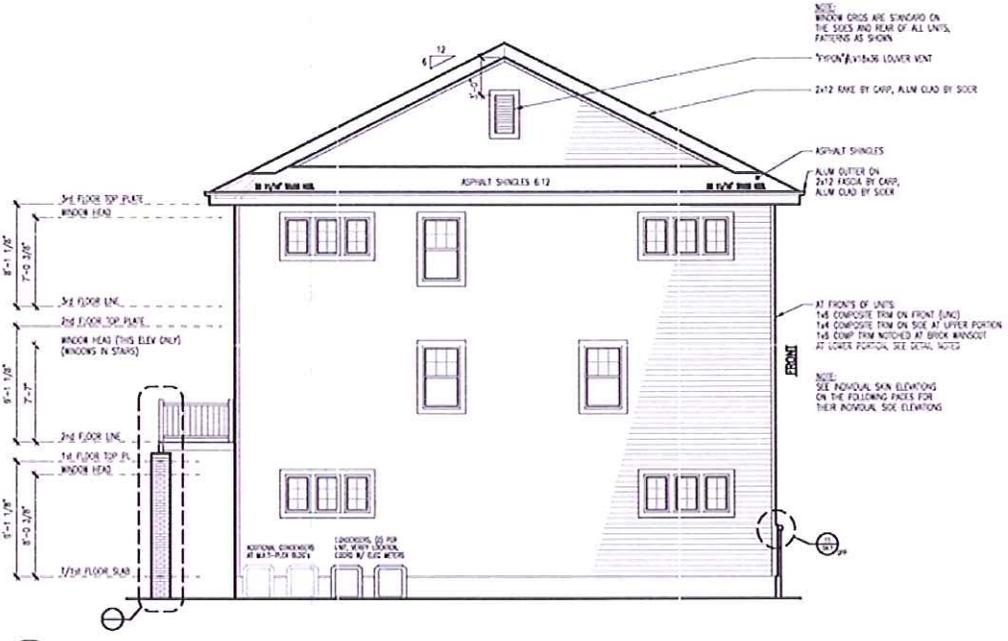
C1 UPTOWN SKIN: ELEVATION C
1/4"=1'-0"

FRONT ELEVATION 'C'

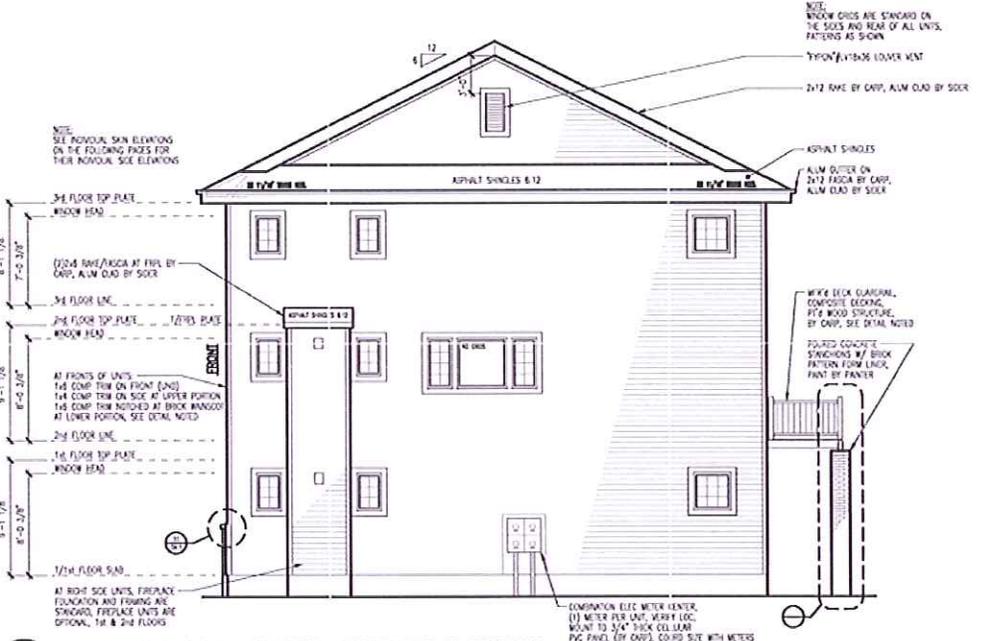
REAR & SIDE ELEVATIONS



1 (2) UNITS SHOWN
UPTOWN SKIN: ALL ELEVATIONS - REAR ELEVATION
 3/18'-1'-0"



2 **UPTOWN SKIN: ALL ELEVATIONS - LEFT SIDE ELEVATION**
 3/18'-1'-0"



3 **UPTOWN SKIN: ALL ELEVATIONS - RIGHT SIDE ELEVATION**
 3/18'-1'-0"

Thank you!