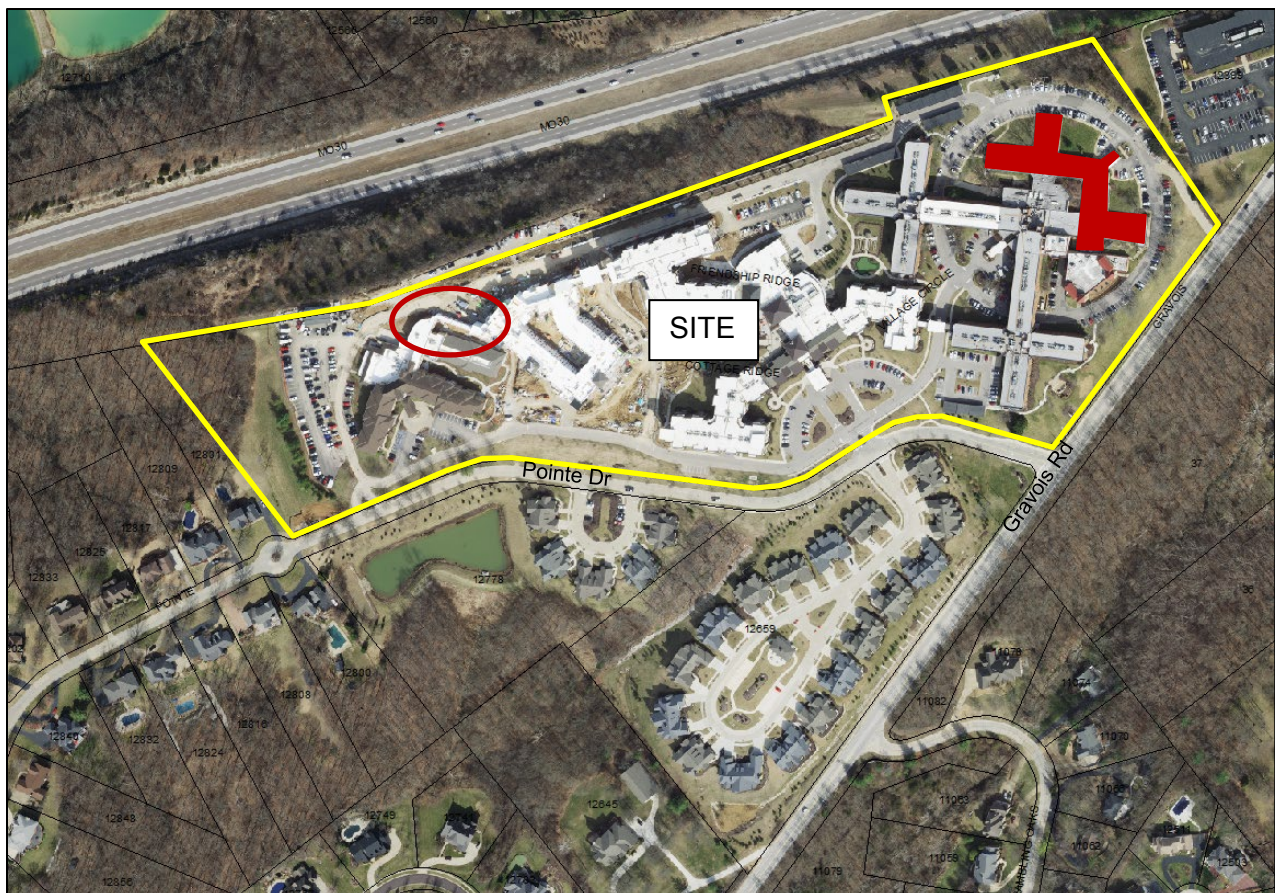


P-15-21

Title: Petition for an Amended Development Plan, submitted by Civil Engineering Design Consultants (CEDC) for the demolition of a portion of the original assisted living building, installation of walking paths and an entrance to the existing chapel at 12777 Village Circle Drive.

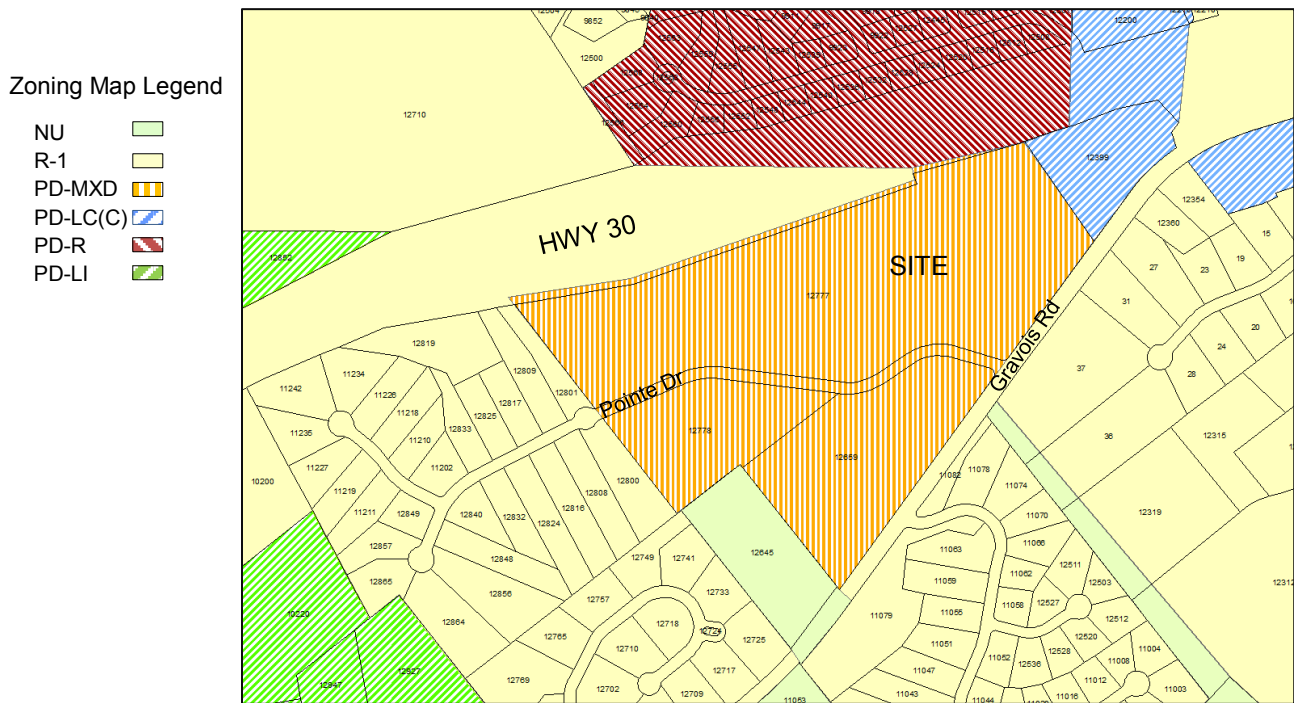
Owner: Friendship Village of South County
12503 Village Circle Drive
St Louis, Missouri 63127

Date: September 2021



*Map is for informational use only and not a representation of the project. ■ Area of demolition & walking paths. ○ Chapel entrance

This petition is for an Amended Development Plan for Friendship Village. The property is located on the northwest side of Gravois Road, at the intersection with Pointe Drive. The property is currently zoned PD-MXD Planned Development-Mixed Use. The properties to the north, across Highway 30, are zoned PD-R Planned Development-Residential and R-1 Single Family Residential-1 acre minimum lot size. The properties to the south and west are zoned R-1 and NU Non Urban. The property to the east is zoned PD-LC(C) Planned Development-Limited Commercial.



History & staff analysis:

A Final Development Plan was approved for Friendship Village of South County by the Planning & Zoning Commission in July 2012. In 2017, an Amended Development Plan (P-27-17) was approved for changes to that plan. Most recently, amendments were approved for parking lot changes and the addition of an ADA corridor and elevator. This Amended Development Plan is for the demolition of portions of the original assisted living building and installation of walking paths and an entrance to the existing chapel. The previously approved ADA corridor and elevator will not be constructed and therefore, will no longer be shown on the plans. The use of the property will remain the

same. All requirements of Appendix B Zoning Regulations have been met by this project.

Staff recommendation:

Based on information provided by the petitioner, staff recommends approval of this petition.

Per Appendix A Subdivision Regulations, Section 3.6: The record plat shall be filed with the recorder of deeds within sixty (60) days after approval by the board of aldermen, together with the restriction agreement provided in the improvement plan. If any record plat and restriction agreement is not filed within this period, the approval shall expire.

Two (2) copies of the record plat and restriction agreement as filed with the recorder of deeds shall be filed with the city clerk within thirty (30) days after filing with the recorder of deeds. A building permit shall not be issued until the copies are filed with the city clerk. If the record plat and restriction agreement is not filed with the city clerk within the thirty (30) days period, the approval shall expire.