

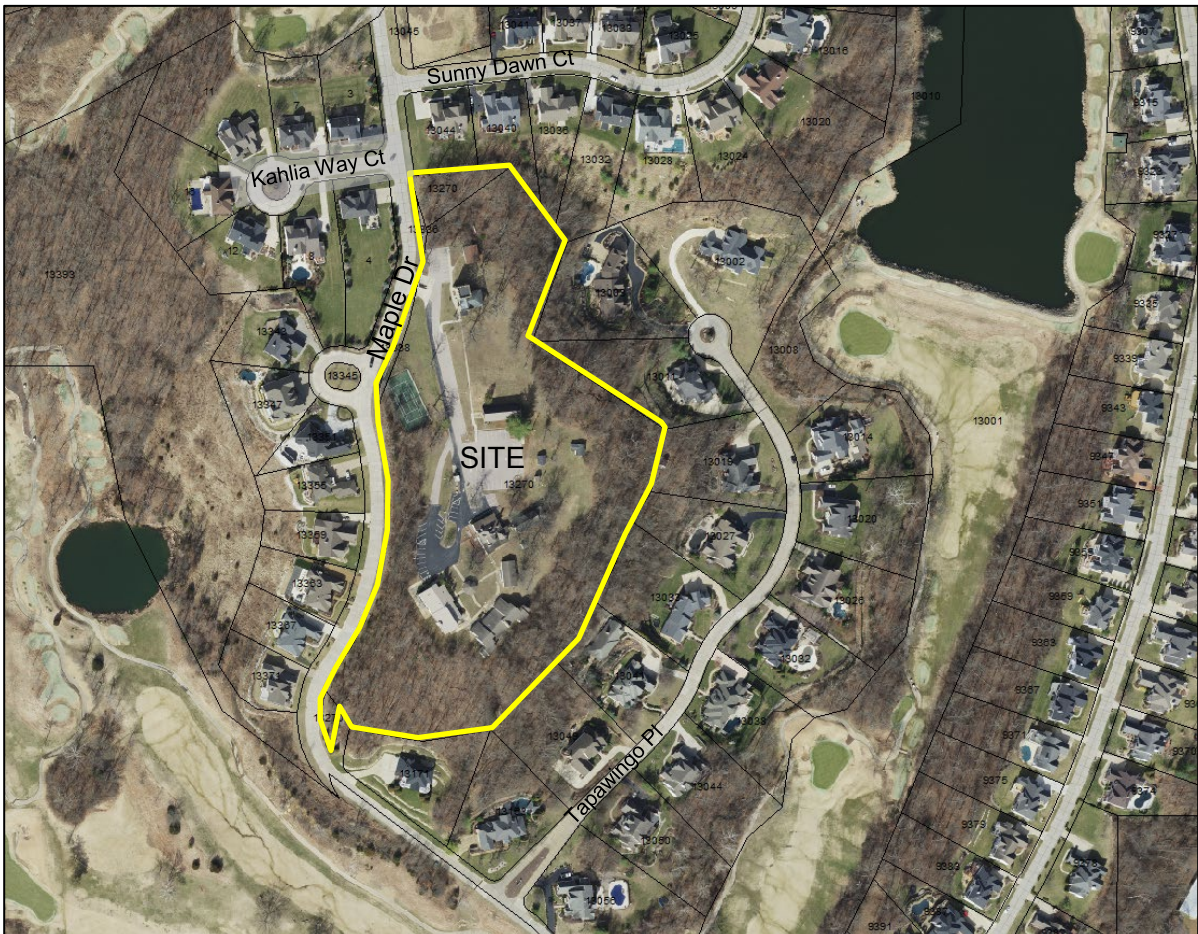
P-23-21 (Revised – updates shown in *italics*)

Title: Petition for a Preliminary Development Plan, submitted by Whalen Custom Homes, Inc, for a single family residential development at 13270 Maple Drive.

Owner: ABM Holdings, LLC
13197 Maple Drive
St Louis, Missouri 63127

Petitioner: Whalen Custom Homes, Inc
338 South Kirkwood Road, Suite 105
Kirkwood, Missouri 63122

Date: February 2022



*Maps are for informational use only. Not a representation of the project.

Summary:

This Petition is for a Preliminary Development Plan for a single family residential property at 13270 Maple Drive. The property is located on the east side of Maple Drive, approximately 290 feet south of Kahlia Way Court. The property is currently zoned R-1 Single Family Residential – 1 acre minimum lot size. The Petitioner has applied to first change the zoning to R-2 Single Family Residential – 20,000 square foot minimum lot size to be consistent with surrounding density and then to PD-R Planned Development – Residential. All surrounding properties are part of the Tapawingo Development and zoned PD-MXD Planned Development – Mixed Use.

History & Staff analysis:

This property was originally developed circa 1910 as a vacation property. Starting in the 1970s, the Servants of the Paraclete occupied the property. In 2010, the property was sold to the current owners, the Moore Family. In 2012, a petition was submitted to the City to operate a cultural center/library on the property. That petition was denied. From approximately 2016-2020, Lindbergh School District used the property for administrative activities.

This Petition is for a Preliminary Development Plan for a single family residential development. The proposed development consists of eleven (11) single family lots ranging in size from 0.5 to 1.02 acre. The Petitioner is proposing to demolish the majority of the structures on the property, with the exception of the carriage house or “castle” and chapel, which would be on one of the three common ground areas.

Setbacks for the proposed development would be twenty-five feet (25') from the front property line, thirty feet (30') from the rear property line and ten feet (10') from the side property lines. The setback from existing residential properties would be fifty feet (50'). The development would have a single, private cul de sac on which the fire district would require a single hydrant.

This Preliminary Development Plan meets all current requirements of Appendix A Subdivision Regulations and Appendix B Zoning Regulations. If this Petition is approved, improvement plans and a final development plan would be required.

Staff recommendation:

Based on information provided by the Petitioner, staff recommends approval of this Preliminary Development Plan.

The Planning & Zoning Commission recommended approval of this Petition at the November 3, 2021 Meeting. The Board voted to postpone the first reading of the Petition until February 8, 2022, to give the Petitioner an opportunity to meet with concerned residents and the Aldermen from the affected Ward.

As a result of those meetings, the Petitioner has revised the Preliminary Development Plan. As the Petitioner will explain, one (1) of the proposed lots has been eliminated and other revisions have been made, to address concerns. Items discussed include:

- 1. Architectural review of the rear elevations of homes on Proposed Lots 1-4 (facing Maple Drive);*
- 2. Contribution of money to Tapawingo's Home Owners' Association for use of the private streets, including \$1500 per lot and a prorated share of annual maintenance and indemnification;*
- 3. Stormwater infrastructure*

This revision does not require an additional vote by the Commission, but is being presented for informational purposes prior to the first reading before the Board of Aldermen.