

P-06-22

Title: Petition for Improvement Plans, submitted by West View Investment LLC, for properties at 12300, 12322 & 12330 Robyn Road.

Owner: West View Investment LLC
3828 South Lindbergh Boulevard, Suite 108
St Louis, Missouri 63127

Date: April 2022



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

Summary:

This Petition is for Improvement Plans for a proposed subdivision, consisting of eighteen (18) lots. The properties are located on the south side of Robyn Road, approximately 535 feet east of Lincoln Drive. The properties are currently zoned R-1 Single Family Residential – 1 acre minimum lot size. The properties to the east, south and west are also zoned R-1. The properties to the north are zoned R-1 and R-2 Single Family Residential – 20,000 square foot minimum lot size.

History & Staff analysis:

In May 2021, the Commission approved a Preliminary Subdivision Plat, containing sixteen (16) proposed lots and consisting of two (2) parent properties, totaling 26.42 acres.

In March 2022, the Commission approved a revised Preliminary Subdivision Plat, which included the addition of property at 12330 Robyn Road, resulting in two (2) additional lots within the subdivision.

The streets are proposed to be privately maintained in perpetuity. The Petitioner is requesting four (4) variances for the Improvement Plans, as written in Appendix A:

1. Per Appendix A, Section 2.1g: All streets intersecting major or collector streets shall be directly opposite existing or other proposed streets or shall be a minimum of three hundred feet (300') as measured between street center lines.
 - The distance between Lincoln Drive and Sunset Reserve Drive would be two hundred fifty feet (250') and requires a variance.
2. Per Appendix A, Section 2.2a3a: The minimum right-of-way width for all streets within subdivisions shall be fifty feet (50').
 - The right of way is proposed to be forty feet (40') which requires a variance.
3. Per Appendix A, Section 2.2c1: Finished street grades shall not be less than one and a half percent (1.5%) nor more than seven percent (7%).
 - Street grades for this development are proposed to be up to ten percent (10%) which requires a variance.

4. Per Appendix A, Section 2.2c2: All paving shall have a minimum width of twenty-six (26) feet, unless otherwise approved by the commission. Cul-de-sacs shall have a minimum outside diameter of one hundred and six (106) feet, unless arranged for one-way traffic around a circle in which case the minimum paving width shall be twenty-two (22) feet.
 - Both cul-de-sacs would have a diameter of eighty four feet (84') which requires a variance.

In addition to the variances above, the Petitioner is requesting to pay the City the cost of sidewalk construction in lieu of sidewalk installation along the south side of Robyn Road, as required in Chapter 24-108a. Sidewalks are not required on private rights of way and are therefore, not required along the internal streets.

Staff recommendation:

Based on information submitted by the petitioner, staff recommends approval of this petition with the following conditions:

1. The Board of Aldermen must approve variances listed above.
2. Per Appendix A, Section 2.1m: "When streets are proposed as private, the developer shall be required to have either a trust indenture or statement on the record plat establishing the method for providing continuous maintenance of streets, as well as storm sewers."
 - This must be added prior to recording of the Record Plat.
3. Per Appendix A, Section 3.3j: "A subdivision restriction agreement authorizing assessment of the property owners in the subdivision for the supervision, maintenance, construction and reconstruction of street paving, storm drainage facilities, sanitary facilitation, streetlights, sidewalks, common ground and recreational equipment. If the proposed subdivision is small and does not reasonably require such an agreement, the commission, upon advice of the city attorney or special counsel, may waive the necessity of such an agreement provided that the subdivision does not contain any streets or sidewalks."
 - This must be added prior to recording of the Record Plat.

4. Per Appendix A, Section 3.5b: “Post a land subdivision bond or enter into an escrow agreement in accordance with the provisions hereafter set forth. The land subdivision bond or escrow agreement shall be prepared and executed on forms satisfactory to the commission and shall be submitted to the commission for approval. Said forms shall be approved by the city attorney or special counsel prior to being sent to the commission.”
 - This has not yet been established.