

P-07-22

Title: Petition for Record Plat, 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 a Record Plat for a proposed subdivision, consisting of eight (8) 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:

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 proposed subdivision.

Improvement Plans are included in this agenda (see P-06-22). Although improvement plans do not require action by the Board of Aldermen, the Board, via ordinance, must approve variance requests associated with those improvements. The Board of Aldermen is scheduled to hear the following variance requests at the April 26, 2022 Meeting:

1. Distance between intersections would be 250 feet, which is less than the required 300 feet.
2. The right of way width would be 40 feet, which is less than the required 50 feet.
3. The street grade would be up to ten percent (10%) which is greater than the seven percent (7%) allowed.
4. The cul-de-sac diameter would be 84 feet, which is less than the 106 feet required.

All other requirements of Appendix A Subdivision Regulations, Section 3.6 Record Plat have been met.

Staff analysis:

A Record Plat is the final step in the subdivision process. It is submitted after the Planning & Zoning Commission has approved the Preliminary Plat and Improvement Plans. Any variances associated with the Improvement Plans must be approved by the Board of Aldermen. A Record Plat requires a recommendation from the Planning & Zoning Commission and vote from the Board of Aldermen prior to recording with St Louis County.

This Plat is for eight (8) out of eighteen (18) of the lots that were approved by the Planning & Zoning Commission in March, when the revised Preliminary Plat was approved. The remaining ten (10) lots will be part of a second plat, to be recorded at a later date.

Staff recommendation:

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

1. 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 part of the recorded plat.

2. Per Appendix, Section 2.2h2: “Required disclosure: Disclosure shall be made to each prospective purchaser or tenant in substantially the following form, where applicable: The streets in this subdivision are private. The owners, homeowners' association, or condominium association are responsible for all repairs and maintenance.”

This must be included on the recorded plat.

The Record Plat must be recorded with St Louis County within sixty (60) days of approval by the Board of Aldermen, together with the subdivision indentures and restriction agreement.

Updated:

On April 6, the Planning & Zoning Commission recommended approval of this Petition with the above conditions. An additional condition was added to require the driveway for Proposed Lot 18 to be attached to Sunny Creek Lane and the developer is required to pay for any modifications made to the island.