



REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, April 26, 2022

REVIEWALS:

Planning & Zoning Staff: Completed
Planning & Zoning Commission: Completed
City Administrator: Completed

SUBJECT: Petition for Record Plat, submitted by West View Investment LLC, for a single family residential development at 12300, 12322 & 12330 Robyn Road.

LIST OF ATTACHED REFERENCE DOCUMENTS:

Application
Staff report
Record Plat
Public hearing notice

FISCAL IMPACT: N/A

BACKGROUND/DISCUSSION:

This Petition is for a Record Plat, for a proposed single family residential subdivision at 12300, 12322 & 23330 Robyn Road. Improvement Plans require a recommendation from the Planning & Zoning Commission, approval from the Board of Aldermen. The Plat must then be recorded with St Louis County Recorder of Deeds Office in order to complete the process.

STAFF RECOMMENDATION:

Staff recommends approval of this petition.

MEETING HISTORY:

Planning & Zoning Commission: April 6, 2022 – recommended approval with 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.
3. 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.