

Summary:

This Petition is for a Final Development Plan for the 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 PD-R Planned Development – Residential. The surrounding properties are part of the Tapawingo Development and zoned PD-MXD Planned Development – Mixed Use.

Project overview:

- Site area: The property consists of 10.34 acres;
- Existing zoning: PD-R;
- Proposed development: Ten (10) detached, single family residential lots;
- Lot sizes: 0.50 to 1.00 acre;

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. In March 2022, Ordinance 2234 and 2235 were approved to change the zoning of the property from R-1 Single Family Residential – 1 acre minimum lot size to R-2 Single Family Residential – 20,000 square foot minimum lot size and then to PD-R Planned Development – Residential. Ordinance 2236 was also approved at that time for a Preliminary Development Plan.

This Petition is for the Final Development Plan for the development. The proposed development consists of ten (10) single family lots ranging in size from 0.50 to 1.00 acre. The streets are proposed to be privately maintained in perpetuity.

Staff recommendation:

Based on information provided by the Petitioner, staff recommends approval of this Final Development Plan with the following conditions, which were contained in Ordinance 2236, approving the Preliminary Development Plan:

- Home elevation examples similar in size, scope and architectural characteristics of the anticipated custom homes to be constructed must be submitted with the Final Development Plan.
- The Final Development Plan shall be subject to review and approval by the Fenton Fire Protection District.
- St Louis County must provide addresses for the Final Development Plan.
- The homes constructed on Lots 1, 2, 3 and 4, where the rear elevations will be visible to residents on Maple Drive, shall have rear masonry facades.
- There shall be a 50 foot landscape buffer surrounding the outside boundary of Proposed Lots 1-9 and there shall be a 50 foot rear yard landscape buffer and 20 foot side yard landscape buffer surrounding the outside boundary of Proposed Lot 10. These landscape buffers shall not be subject to modification by the homeowners for any reason other than general maintenance, or health, safety and welfare of the neighboring residents. Such landscape buffer shall be shown on the Final Development Plan and record plat and shall be referenced in the subdivision indentures.
- The common ground along Maple Drive, immediately to the southwest of the entrance to the property which is currently bare shall be landscaped with appropriate plantings consistent with common ground found elsewhere in Tapawingo. Developer to also provide landscape plan with the Final Development Plan.
- An appropriate water runoff mitigation system (interceptor swale) shall be shown on the Final Improvement Plans to be constructed along the border of the property facing the Tapawingo Place Subdivision to divert stormwater runoff to a location to be determined and approved by the Metropolitan St Louis Sewer District.

- Construction access to the property shall be via Gary Player Drive to Maple Drive. Except in an emergency, no construction access to the property shall be permitted on Pagada Parkway.
- The Applicant shall enter into one or more agreements with the Home Owners Associations for Tapawingo Place, Tapawingo on the Green and the Manors at Tapawingo prior to approval of the record plat to provide for payment of a negotiated amount to the affected HOAs for potential damage, wear and tear to the private streets used by the construction equipment and providing for the Applicant to indemnify the affected HOAs for damages caused during construction, and providing for payment on an ongoing basis by the HOA for the Vistas at Stone Castle Subdivision for potential damage, wear and tear to the private streets of Tapawingo Place, Tapawingo on the Green and Manors at Tapawingo caused by the increased traffic to the property. A pre-construction survey of existing street conditions shall be provided by the developer to establish a baseline of street conditions to be referenced in case of a claim of damage.
- The Applicant shall comply with all applicable codes and regulations regarding any blasting or excavation in the development of the property. The Applicant has been advised that it is responsible for any damage caused to neighboring homes as a result of any blasting or excavation on the property.
- Prior to the issuance of the Final Development Plan, Applicant shall provide to the City a detailed analysis of the carriage house upon the property identifying the work that will be performed by Applicant. Any and all such work shall be in compliance with all applicable building regulations.
- Applicant shall work diligently to complete construction of all ten homes in a timely fashion. Applicant shall provide the City with timely updates regarding any material delays in completion of the subdivision. All lots of the proposed subdivision that are not under active construction of a home shall be seeded, mowed and maintained as green space.
- Whenever possible, all loading and unloading of equipment and materials for development of the property shall occur on the property and not on Maple Drive.

- Due to the proximity to existing homes, no outside music shall be permitted during construction and no unreasonable disturbances by workers shall be permitted.
- All dumpsters and construction equipment, including construction trailers must be maintained on site and not on Maple Drive.
- All construction work shall only be performed within the approved construction hours established in the Code of Ordinances.
- All portable toilets for construction workers must be shielded from view and shall be regularly cleaned and maintained.