City of Arnold, Missouri

Public Hearing **December 15, 2016**
Council Chamber **7:00 P.M.**

A. Continued Review – 2016-14 Ott Property, Planned Residential Development Lonedell and Pomme Roads.

City Council **Immediately Following the Public Hearing**

Agenda

1. Pledge of Allegiance:

2. Opening Prayer: First Baptist Church of Arnold – Senior Adult Pastor Ray Frazier

3. Roll Call

4. Business from the Floor:

5. Consent Agenda

   A. Minutes from **December 1, 2016**.
   B. Payroll Warrant **#1253 in the Amount of $277,541.02**
   C. General Warrant **#5680 in the Amount of $431,225.50**

6. Ordinances:

   A. **Bill No. 2654:** An Ordinance Approving a Preliminary Planned Residential Development Plan for a Tract of Land (Ott Property) in the SW ¼ of Township 43 North, Range 6 East, City of Arnold, Jefferson County, MO.

7. Resolutions:

   A. **Resolution No. 16-77:** A Resolution Adopting a New Pay Plan in Compliance with the State of Missouri Minimum Wage Law.

8. Motion

   None

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports

11. Adjournment

Next Regular City Council Meeting January 5, 2017 p.m.
Next Work Session January 12, 2017 at 7:00 p.m.

December 12, 2016
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REGULAR MEETING **December 1, 2016**
COUNCIL CHAMBERS **2101 JEFFCO BLVD** **7:00 p.m.**

Mayor Ron Counts called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Pastor Steve Majdecki from United Hope Methodist Church offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Fulbright (arrived 7:01 p.m.), Sullivan (excused), Plunk, Owens, Fleischmann, Cooley, McArthur, Amato, Richison, Holden, Sweeney, Boone, Blattner, Kroupa and Chief Shockey.

Chief Shockey presented the Life Saving Award from the International Police Chiefs Association to Officer Bob Smith and Officer Danny Gierer. Both officers pulled an 18 year old out of a burning building.

BUSINESS FROM THE FLOOR

NONE

CONSENT AGENDA

A. **MINUTES FROM THE NOVEMBER 17, 2016 MEETING**
B. **PAYROLL WARRANT NO. 1252 IN THE AMOUNT OF $255,268.02**
C. **GENERAL WARRANT NO. 5679 IN THE AMOUNT OF $500,538.51**

Butch Cooley made a motion and so moved to approve the consent agenda. Seconded by Jason Fulbright. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Consent agenda approved.**

ORDINANCES

BILL NO. 2652 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES TO INCLUDE PREVIOUS ORDINANCE NUMBER 16.167 INTO THE NEW REVISED CITY CODE OF ORDINANCES was read twice by City Clerk Tammi Casey. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Ordinance passed.**

Carl Ramey from Stifel Nicolaus spoke regarding Bill No. 2653, explaining the details on the bond refinancing. He commended Bryan Richison and Deborah Lewis for their work in helping to obtain all necessary information in such a timely manner. Mark Grimm with Gilmore & Belle also thanked the city.

BILL NO. 2653 – AN ORDINANCE OF THE CITY OF ARNOLD, MISSOURI, AUTHORIZING THE ISSUANCE OF TAX INCREMENT REFUNDING REVENUE BONDS (ARNOLD TRIANGLE REDEVELOPMENT PROJECT), SERIES 2016A AND TAXABLE SUBORDINATE TAX INCREMENT REFUNDING REVENUE BONDS (ARNOLD TRIANGLE REDEVELOPMENT PROJECT), SERIES 2016B, AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE BONDS was read twice by City Clerk Tammi Casey. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO. 16-69 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE FOX C-6 SCHOOL DISTRICT
(this resolution had been tabled at the November 17, 2016 meeting)

Gary Plunk made a motion and so moved to approve Resolution No. 16-69. Seconded by EJ Fleischmann. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Resolution passed.**

RESOLUTION NO. 16-74 – A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT FOR HUMANE EUTHANASIA SERVICES WITH JEFFERSON COUNTY, MO

Jason Fulbright made a motion and so moved to approve Resolution No. 16-74. Seconded by Brian McArthur. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Resolution passed.**

RESOLUTION NO. 16-75 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MODOT TO FURNISH AND INSTALL NEW CITY LIMIT SIGNS ON MODOT RIGHT OF WAYS WHICH WILL SHOW THE CITY'S LOGO ON THEM FOR VIEWING BY THE MOTORING GENERAL PUBLIC AS THEY ENTER THE CITY FOR THE CITY OF ARNOLD

Butch Cooley made a motion and so moved to approve Resolution No. 16-75. Seconded by Gary Plunk. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Resolution passed.**

RESOLUTION NO. 16-76 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH MATRIX

Gary Plunk made a motion and so moved to approve Resolution No. 16-76. Seconded by EJ Fleischmann. Roll call vote: Fulbright, yes; Sullivan, (excused); Plunk, yes; Owens, yes; Fleischmann, yes; Cooley, yes; McArthur, yes; Amato, yes; 7 Yeas: **Resolution passed.**

MOTIONS

NONE

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Mayor Counts – Invited everyone to attend the Christmas Tree Lighting Ceremony at the Round-A-Bout this Friday at 7:00 p.m. Mayor Counts also asked everyone to keep Vern Sullivan in their prayers.

EJ Fleischmann – Ward 1 – Thanked Susie Boone and the Parks & Rec staff for their work on the Turkey Trot 5K and stated he is looking forward to the Christmas holiday activities.

Dan Kroupa – Thanked Carl Ramey, Mark Grimm, Bryan Richison and Deborah Lewis for their work with the bond refinancing.

Phil Amato – Ward 3 – Encouraged everyone to attend the Nutcracker at Rickman Auditorium this Sunday. Proceeds will benefit Arnold Food Pantry.

Jason Fulbright – Ward 1 – Informed everyone he attended a meeting in Hillsboro Wednesday morning regarding the new flood maps. Mr. Fulbright stated that FEMA has re-mapped almost the entire Jefferson County area. It brings more people into flood zones. The new maps won't be active until probably this time next year.

ADMINISTRATIVE REPORTS

Bryan Richison – Asked council and department heads to review the brochure he left them regarding NIMS (National Incident Management System) training by St. Louis Area Regional Response System. There will be a training session at Arnold City Hall on March 23, 2017 and encourages everyone to attend.

Tammi Casey – Informed everyone that December 13th is the opening filing date for the April 4, 2017 General Election.

Susie Boone – Stated that 1790 people signed up for the Turkey Trot 5K and 90% participated. There are also 500 registered for Breakfast with Santa this Saturday. Ms. Boone thanked her staff for doing such a great job and also thanked the Jaycees for their contribution of $1500. The Ugly Sweater Run will be held on December 10th and proceeds will go to Backstoppers in memory of Officer Blake Snyder.

A motion to adjourn the meeting was made by Gary Plunk. Seconded by EJ Fleischmann. Voice vote: All yeas.

Meeting adjourned at 7:54 p.m.

Tammi Casey

City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 12/1/2016

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	BILL NO. 2652	BILL NO. 2653	RESOLUTION NO. 16-69	RESOLUTION NO. 16-74
COUNCIL MEMBERS:							
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	JASON FULBRIGHT	ARRIVED 7:01 P.M.	YES	YES	YES	YES	YES
COUNCIL:	VERN SULLIVAN	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED
COUNCIL:	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	DAVID OWENS	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	EJ FLEISCHMANN	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	PHIL AMATO	PRESENT	YES	YES	YES	YES	YES

CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	**PARKS DIR:**	SUSIE BOONE	PRESENT
CITY CLERK	TAMMI CASEY	PRESENT	**PUBLIC WORKS:**	ED BLATTNER	PRESENT
COM DEV	MARY HOLDEN	PRESENT	**TREASURER:**	DAN KROUPA	PRESENT
CITY ATTORNEY	BOB SWEENEY	PRESENT	**POLICE DEPT.**	CHIEF SHOCKEY	PRESENT

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CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 12/1/2016

PAGE: 2

BILL NO - RESOLUTION - MOTION

		RESOLUTION NO. 16-75	RESOLUTION NO. 16-76				
COUNCIL MEMBERS:							
MAYOR	RON COUNTS						
COUNCIL:	JASON FULBRIGHT	YES	YES				
COUNCIL:	VERN SULLIVAN	EXCUSED	EXCUSED				
COUNCIL:	GARY PLUNK	YES	YES				
COUNCIL:	DAVID OWENS	YES	YES				
COUNCIL:	EJ FLEISCHMANN	YES	YES				
COUNCIL:	BUTCH COOLEY	YES	YES				
COUNCIL:	BRIAN MCARTHUR	YES	YES				
COUNCIL:	PHIL AMATO	YES	YES				

CITY ADMINISTRATOR	BRYAN RICHISON		**PARKS DIR:**	SUSIE BOONE	
CITY CLERK	TAMMI CASEY		**PUBLIC WORKS:**	ED BLATTNER	
COM DEV	MARY HOLDEN		**TREASURER:**	DAN KROUPA	
CITY ATTORNEY	BOB SWEENEY		**POLICE DEPT.**	CHIEF SHOCKEY	

Draft

WORK SESSION **December 8, 2016**
COUNCIL CHAMBERS **2101 JEFFCO BLVD.** **7:00 PM**

Mayor Ron Counts called the meeting to order at 7:00 p.m. Those in attendance as noted by City Clerk Tammi Casey; Mayor Counts, Fulbright (excused), Sullivan, Plunk, Owens, Fleischmann, Cooley, McArthur, Amato (arrived 7:06 p.m.), Richison, Holden, Sweeney, Boone (excused), Blattner, Kroupa and Lt. Brian Carroll.

MELODY LANE PROJECT

Ed Blattner informed council that there are five homes involved in the buyout. The City has released the appraiser to talk to those owners and we will hopefully have their answers and be under contract by the first of the year. Once those homes are purchased the City will move forward with possession, demo and fill in. There were two homes that were close to being involved in the buyout, but did not qualify. Those residents will be issued an elevation certificate. The other ten to twelve homes that only have their yards involved will be given a backflow preventer valve. These valves cost between $2500-$3500 each to purchase and install.

NEW SUBDIVISION TRAFFIC STUDIES

Bryan Richison spoke regarding a suggestion that Brian McArthur had brought forward at an earlier date in which the City would pay for traffic studies on new projects to look at what impact a new development would have on traffic and in turn bill the developer for that expense. This would only be done when staff and or the Planning and Zoning Committee feels it is warranted, it would not be done with every project. Mary Holden stated that this idea was discussed at the last Planning and Zoning meeting and it was well received by the committee. Bob Sweeney indicated since this topic is not specified in the code it would be prudent to have the Planning and Zoning Committee bring forward their formal recommendation to the council and then pass an ordinance on the subject.

OLD LEMAY FERRY PAVEMENT RESTRIPING

Ed Blattner spoke to council regarding the engineering review that was completed by Shawn White, Associate-Senior Traffic Engineer with CBB. This study encompasses the area on Old Lemay Ferry between Pomme Road and Doe Run Drive where four lanes currently exist through that short stretch. CBB recommends that the existing four-lane cross-section along Old Lemay Ferry be eliminated and restriped with a three-lane cross section. This would provide one lane of traffic in each direction with a center section diagonally striped for use as a left turn lane.

Dan Kroupa stated he believes it would be a better idea to have one lane of traffic in each direction with an outer turn lane on each side of Old Lemay Ferry to make right hand turns as compared to a center turn lane for left hand turns. Discussion followed by council. It was decided, since work could not begin until next spring, to bring Shawn White from CBB in for a future work session so that she can discuss her findings with the council and answer any questions regarding her recommendations.

Vern Sullivan made a motion and so moved to adjourn the meeting. Seconded by Butch Cooley.

Voice vote: All yeas.

Meeting adjourned at 7:27 p.m.

Tammi Casey

City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: WORK SESSION

DATE: 12/8/2016

PAGE: 1

BILL NO - RESOLUTION - MOTION

		IN ATTENDANCE					
COUNCIL MEMBERS:							
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	JASON FULBRIGHT	EXCUSED					
COUNCIL:	VERN SULLILVAN	PRESENT					
COUNCIL:	GARY PLUNK	PRESENT					
COUNCIL:	DAVID OWENS	PRESENT					
COUNCIL:	EJ FLEISCHMANN	PRESENT					
COUNCIL:	BUTCH COOLEY	PRESENT					
COUNCIL:	BRIAN MCARTHUR	PRESENT					
COUNCIL:	PHIL AMATO	ARRIVED 7:06					

CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	**PARKS DIR:**	SUSIE BOONE	EXCUSED
CITY CLERK	TAMMI CASEY	PRESENT	**PUBLIC WORKS:**	ED BLATTNER	PRESENT
COM DEV	MARY HOLDEN	PRESENT	**TREASURER:**	DAN KROUPA	PRESENT
CITY ATTORNEY	BOB SWEENEY	PRESENT	**POLICE DEPT.**	LT BRIAN CARROLL	PRESENT

BILL NO. 2654 ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR A TRACT OF LAND (OTT PROPERTY) IN THE SW ¼ OF TOWNSHIP 43 NORTH, RANGE 6 EAST, CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

WHEREAS, an application to approve a Preliminary Planned Residential Development for a tract of land (Ott Property) in the SW ¼ of Township 43 North, Range 6 East has been submitted to the City of Arnold, and

WHEREAS, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri, and

WHEREAS, the Planning Commission has submitted its report and recommendation to the City Council for _____ of the proposed Preliminary Planned Residential Development for a tract of land (Ott Property) in the SW ¼ of Township 43 North, Range 6 East, and

WHEREAS, the Council finds that this Preliminary Planned Residential Development for a tract of land (Ott Property) in the SW ¼ of Township 43 North, Range 6 East meets the criteria in that the residential development proposal is consistent with good planning practice and site planning practice; the residential development proposal can be operated in a manner that is not detrimental to the permitted uses in the surrounding area; the residential development proposal is complimentary to the City of Arnold; and the residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

Section 1. The property identified as a Preliminary Planned Residential Development for a tract of land (Ott Property) in the SW ¼ of Township 43 North, Range 6 East is hereby _____ subject to the rules and regulations outlined in Attachment A and B and the below conditions:

1. Tree Preservation information must be provided and approved before any grading permits are issued for the site.
2. Annexation is completed prior to any permits issued.

Technical Conditions:

3. Add ownership and maintenance of the storm water facilities and retaining walls to the indentures as common ground and maintained by the HOA.
4. Clearly label the retaining wall easements for the retaining walls to include the footings, foundations, etc.
5. Clarify the location and associated site disturbance for the sewer line extension on site.
6. Prior to any permits being issued, executed off site easements must be submitted to our department.
7. Show all existing easements on the property.
8. AmerenMO approval is required for all work in their easement and a copy of such approval must be forwarded to the City of Arnold before permits are issued for site grading. Access to their substation must be kept open at all times.

9. Approval for the Tomahawk realignment is required from Jefferson County and such approval forwarded to the City of Arnold.
10. Strongly recommend a tornado siren be installed within the development.
11. Verify mail delivery to individual lots and if not provide a space for community mailboxes.
12. South Lot 77 (south of Ameren easement) is only 5,859 square feet. Revise to 6,000 square feet minimum as indicated in the zoning document.
13. South Lot 8 is in the Ameren easement. Remove this lot and all lots from the Ameren easement.
14. Any offset storm structures, flared ends, pipes, rip rap etc. must have permanent easements for use and maintenance. Any storm water discharge pipe should daylight at location of the rear set back, stated as 20' and not any closer than that to property lines.
15. Phasing has been indicated but a schedule has not been developed yet. Our comment is that any phasing must have access off Pomme Road since the alternative would require emergency services, including our police, to drive out of the City of Arnold to access the property.

Section 2: The property identified as a Preliminary Planned Residential Development for a tract of land (Ott Property) in the SW ¼ of Township 43 North, Range 6 East subject to the rules and regulations as outlined in Attachment A and B and shall be the governing document for the proposed project. Where rules and regulations are not specified in the attachment A, then the codes of the City of Arnold shall govern.

Section 3 This Ordinance shall be in full force and effect after its passage and approval by the Mayor and City Council and upon final annexation of the property.

(SIGNATURES ON FOLLOWING PAGE)

READ TWO TIMES, PASSED AND APPROVED THIS _____ DAY OF DECEMBER 2016.

_____
Presiding Officer of the City Council

_____
Mayor Ron Counts

ATTEST:

_____
City Clerk Tami Casey

1st reading: _____
2nd reading: _____

APPROVED AS TO FORM:

_____
City Attorney Robert Sweeney

December 9, 2016

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Zoning Document

ATTACHMENT A

By_____

The Ott Property

File Number 2016-14

A. *This Planned Residential District shall comply with Section 405.490 of Article III, Development Procedures, of Chapter 405, Zoning, of the Code of Ordinances of the City of Arnold Missouri, subject to the following special provisions and land uses for the subject property known as "The Ott Property".*

B. *Permitted Land Uses*

1. Single-family dwellings
2. Forested areas
3. Private common ground with walking trails, water features, landscaping, walls, fences, seating areas, gazebos, shelters or any combination thereof that complement the character of the surrounding area. All plans for said facilities shall be submitted to the City for review. No building permit or installation permit shall be issued until said plans have been approved by the Planning Commission.
4. Local public utility facilities placed underground.

C. *Height limitations for structures*

1. No dwelling structure shall exceed two and one-half (2-1/2) stories of thirty-five feet in height.

D. *Lot Dimension, lot area and yard requirements*

1. Dwellings shall be situated on tracts of land providing at least six thousand square feet of lot area for each dwelling.
2. No structure shall be erected within 25 feet of public road right-of-way or road easement.
3. No structure, with the exception of approved retaining walls, shall be located within 6 feet of any side property line.
4. No structure, with the exception of approved retaining walls, shall be located within 15 feet of any rear property line.
5. Retaining walls may be located on side and rear property lines to create additional usable yards, preserve trees, and add to the general appearance of the subdivision. Maintenance of retaining walls shall be subject to easements and trust indentures to be recorded that will place the responsibility for such maintenance to the homeowner's association.

E. *Usable Open Space (Recreation Space)*

1. Recreational space shall be a minimum of 11.0 acres and shall consist of walking trails integrated with six foot wide sidewalks adjacent to one side of the street.
2. The walking trail surface shall be a combination of crushed limestone, no larger than ½" minus, and native materials obtained on site to establish a durable and complimentary addition to the natural wooded areas.
3. Walking trails that traverse between houses on side lot lines shall be bordered by sight-proof fences 6 feet in height constructed of natural materials. Future maintenance of such fences shall be the responsibility of the subdivision association and included in the subdivision indentures.
4. Gazebos, shelters, walls, seating areas and/or similar amenities shall be placed in the recreation spaces and located at destination points along the walking trails.
5. Water features such as bioretention basins and detention basins shall be located in the recreational spaces.
6. All features listed in sections E.1 through E.4 above shall be located to avoid removal or destruction of all trees equal or greater than 5" diameter.
7. During rainfall events, temporary inundation of trees will be allowed for minimal durations that are not harmful to the effected trees. Trees that die, if any, in this area must be replaced caliper for caliper.

F. *Common Ground*

1. A minimum of 20% of the property shall be placed in common ground to be maintained by the homeowner's association as outlined in the subdivision indentures.
2. Part of the common ground area at each of the two entrances to the property shall include entrance monuments, lighting, and landscaping.
3. Part of the common ground includes the center islands of the two oversized cul-de-sacs. Each of these islands shall contain at least 14,000 square feet. These areas shall retain all existing trees where possible plus additional landscaping to enhance the streetscape and create opportunities for the homeowners to further develop these areas as their association determines. Trees that die, if any, must be replaced caliper for caliper.

G. *Tree Preservation*

1. A minimum of 35% of the existing tree masses including deciduous trees five (5) inches or over and conifers five (5) feet and over shall be preserved.
2. Any trees proposed to be preserved that lie within a future single-family lot shall be contained in a tree preservation easement to be shown on the recorded subdivision plat. In addition, any such trees must be described in the subdivision indentures and mandated to be preserved.

H. *Street and Sidewalk Standards*

1. Streets shall conform to City of Arnold standards for horizontal and vertical geometry and shall be 26 feet wide, measured from back of curb.
2. Sidewalks shall be 6 feet wide and located only on one side of the street.
3. Sidewalk locations at cul-de-sacs shall be as follows:
   a. completely encircle the two oversized cul-de-sacs in the southern portion of the property.
   b. extend only to the throat of the remaining cul-de-sacs.
4. All streets and sidewalks shall conform to the standards of the City of Arnold (or Ameren requirements for street construction where the streets are in or cross the Ameren easement in order to accommodate their heavy vehicles and equipment) with respect to materials, thickness, finishing requirements, joint spacing and type and any other details pertinent to single-family subdivisions.
5. Streets and sidewalks shall conform to the latest ADA standards.

I. *Miscellaneous Requirements*

1. Subject to final approval of the Fox C-6 School District, a pedestrian path will be provided to connect the subdivision to the school property.

2. Arrangements shall be made with the Fox C-6 School District to provide for pickup areas for students using school buses. If these areas are to be located on City and/or County roads, turnout areas must be provided and paved. If the District choses to route buses through the subdivision the locations of pickup points shall be determined by the District.

3. Improvements to Lonedell Road shall be made to provide 300 feet of site distance in both directions at the subdivision entrance from Lonedell Road. All improvements shall be made in accordance with the City of Arnold and Jefferson County Highway Department standards. Approval must be obtained before starting construction. Right-of-way dedication, if required shall be made to Jefferson County.

4. Retaining walls shall be segmental block type with decorative facing as manufactured by Rockwood, Keystone, Versalok, Redi-Rock or equal. Color of blocks to be light brown or tan and consistent throughout the site.

5. Landscape screens located in the 100-foot wide AmerenUE easement must be approved by AmerenUE.

6. Landscaping and entrance monuments shall be provided at access points to Pomme and Lonedell Roads.

7. All streets shall conform to the requirements of Rock Community Fire District. Parking will be allowed on one side of the street only.

8. Sanitary sewers and water distribution system shall conform to the requirements of the agencies with jurisdiction and the Missouri Department of Natural Resources.

J. *Arnold Code Conformance*

1. The City of Arnold codes shall govern items not Addressed by this zoning document.

OTT PROPERTY
Preliminary Plan

A tract of land in the SW 1/4 of
Township 43 North, Range 6 East
Jefferson County, Missouri

NOTES:

1. Gross Area of Tract: 52.45 Acres
2. Record Owners:
   Ott, Melvin & Shirley Trustees
   2312 Lonedell Rd
   Arnold, MO 63010

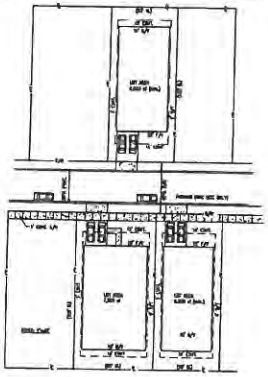
   Athern, Gary & Pamela
   1011 Paula Dr
   Arnold, MO 63010

   Prepared For:
   Payne Family Homes
   10407 Bear Blvd. Suite B
   St. Louis, MO 63132

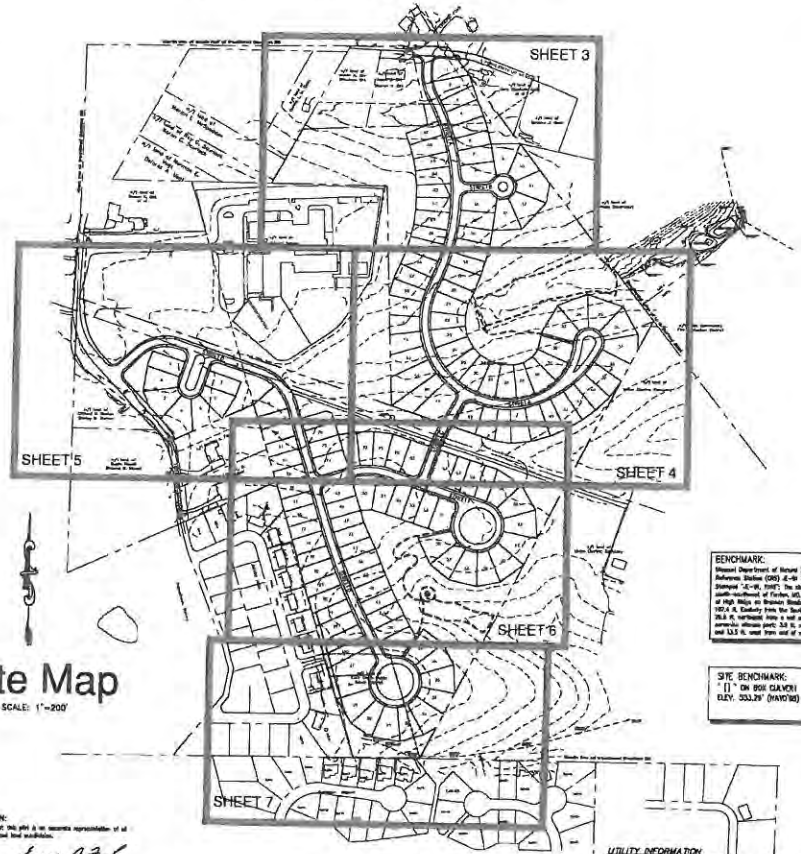
   Prepared By:
   Fribis Engineering, Inc.
   1929 Richardson Road
   Arnold, MO 63010
2. Services to this development to be provided by:
   Sewer: Rock Creek Public Sewer District and Missouri American Water
   Water: Public Water Supply District C1 and C3
   Fire: Rock Community Fire Protection District
   School: Fox C-6 School District
   Ambulance: Rock Township
   Post Office: City of Arnold
3. No portion of this tract is located in the FEMA defined floodplain.
4. Number of Lots: 144 Lots
5. Building Setbacks:
   Front: 25' Side: 6' Rear: 15'
   Easements
   Front: 15' Side: 5' Rear: 10'
6. A Jefferson County Highway Division and a City of Arnold permit is required for the proposed roadway improvements.
7. No lots shall have direct access to the County Road.
8. All proposed improvements shall be designed, constructed, tested, and inspected in accordance with City of Arnold Standards.
9. All grading, drainage, detention, and erosion control shall be in conformance with City of Arnold Standards.
10. All proposed right-of-way and easements shall be in accordance with City of Arnold requirements. All right-of-way and easements shall be finalized on the Record Plat.
11. All street lighting and traffic control devices shall conform City of Arnold Standards.
12. No parking on one side of the street per Rock Community Fire Protection District requirement.
13. Substantial changes in the improvement plans from the approved preliminary plat must receive approval by the Planning Commission and City Council. Proposed variances shall be forwarded to the Board of Adjustment, Planning Commission, and/or City Council for their review and approval prior to final improvement plans.
14. The following documents are required to be presented with improvement/grading plans if required by Staff, the Planning Commission or the City Council:
    a.) Verification of sight distance at all access points along public and private streets.
    b.) Verification of compliance with MoDOT. (Approval and permit)
    c.) Proof of compliance with State of Missouri Land Disturbance.
    d.) Proof of compliance with US Army Corps of Engineers.
    e.) Detention Basin study and report, signed, sealed and dated by a Professional Engineer.
    f.) Flood Plain Study, signed, sealed and dated by a Registered Land Survey
    g.) Geotechnical Study and Report, signed, sealed, and dated by a Professional Engineer.
    h.) Traffic Study and Report, signed, sealed, and dated by a Professional Engineer.
15. Land Disturbance: 38.3 Acres
    Tree Preservation Area: 11.0 Acres
    Common Ground Areas: 18.4 Acres
16. Retaining Walls: Anchor Wall Systems
    Type: Diamond Pro Stone Cut
    Color: Umber
17. Street Lights: Post Top Lantern by Americo Missouri
    Style: Early American

COMPLIANCE WITH THE CRITERIA TO REVIEW AND EVALUATE A PROPOSED PRD:

1. The residential development proposed is consistent with good planning practice.
2. The residential development proposed is consistent with good site-planning.
3. The residential development proposed can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.
4. The residential development proposed is complementary to the City of Arnold.
5. The residential development proposed is deemed desirable to promote the general welfare of the City of Arnold.



TYPICAL LOT



Site Map
SCALE: 1"=200'

Location Map

Index

No.	Description
1	Cover Sheet
2	Site Disturbance Plan
3 - 7	Site / Grading Plan
8	Drainage Area Map
9	Tree Preservation Plan

BENCHMARK:
Missouri Department of Natural Resources (MRS) Geographic Reference Station (GRS) JE-91 Elevation 736.07. Station is Stamped "JE-91, 1985". The station is located about 3.7 miles north-northwest of Fenton, MO, about 2.2 miles north-northeast of High Ridge on Bryan Hill Elementary school property. It is 107.4 ft. Easterly from the Southeast corner of school building; 26.8 ft. northerly from a wall and shrub in utility pole with a concrete mission post; 3.0 ft. south of the south side of walk; and 1.5 ft. west from end of wall.

SITE BENCHMARK:
"[]" ON BOX CULVERT
ELEV. 533.29' (NAVD'88)

CERTIFICATION:
I hereby certify that this plat is an accurate representation of all existing and proposed land subdivision.

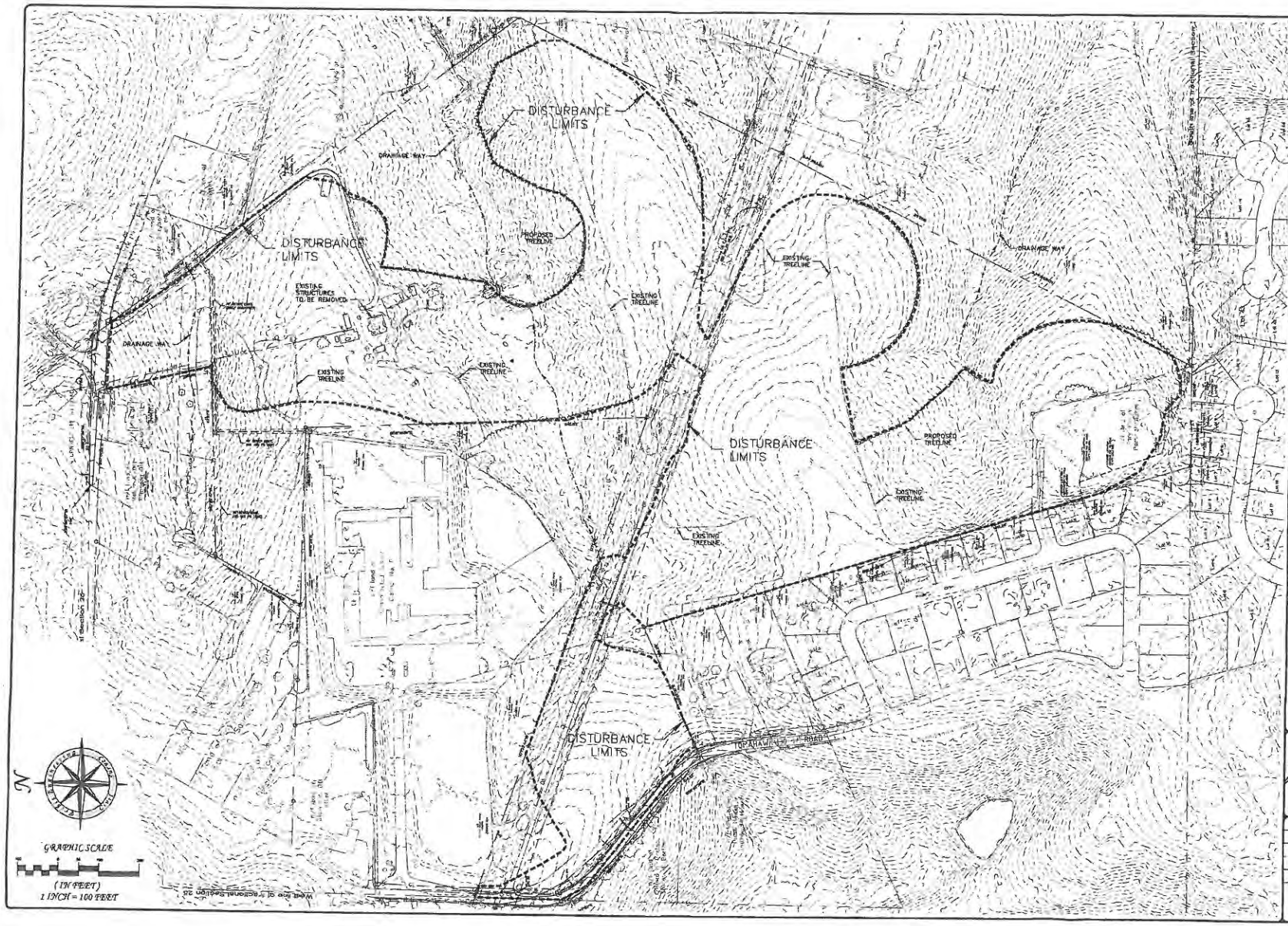
EUGENE A. FRIBIS, E-17190
PROFESSIONAL ENGINEER

STATE OF MISSOURI
EUGENE A. FRIBIS
NUMBER E-17190
PROFESSIONAL ENGINEER
8/4/06
EUGENE A. FRIBIS, E-17190
PROFESSIONAL ENGINEER

UTILITY INFORMATION
UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

FRIBIS ENGINEERING
CIVIL ENGINEERING
ENVIRONMENTAL
LAND PLANNING

ATTACHMENT B



PREPARED FOR:
PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

PROJECT:
SITE DISTURBANCE PLAN
OTT PROPERTY
ARNOLD, MISSOURI

FRIBIS ENGINEERING
1935 MICHIGAN ROAD
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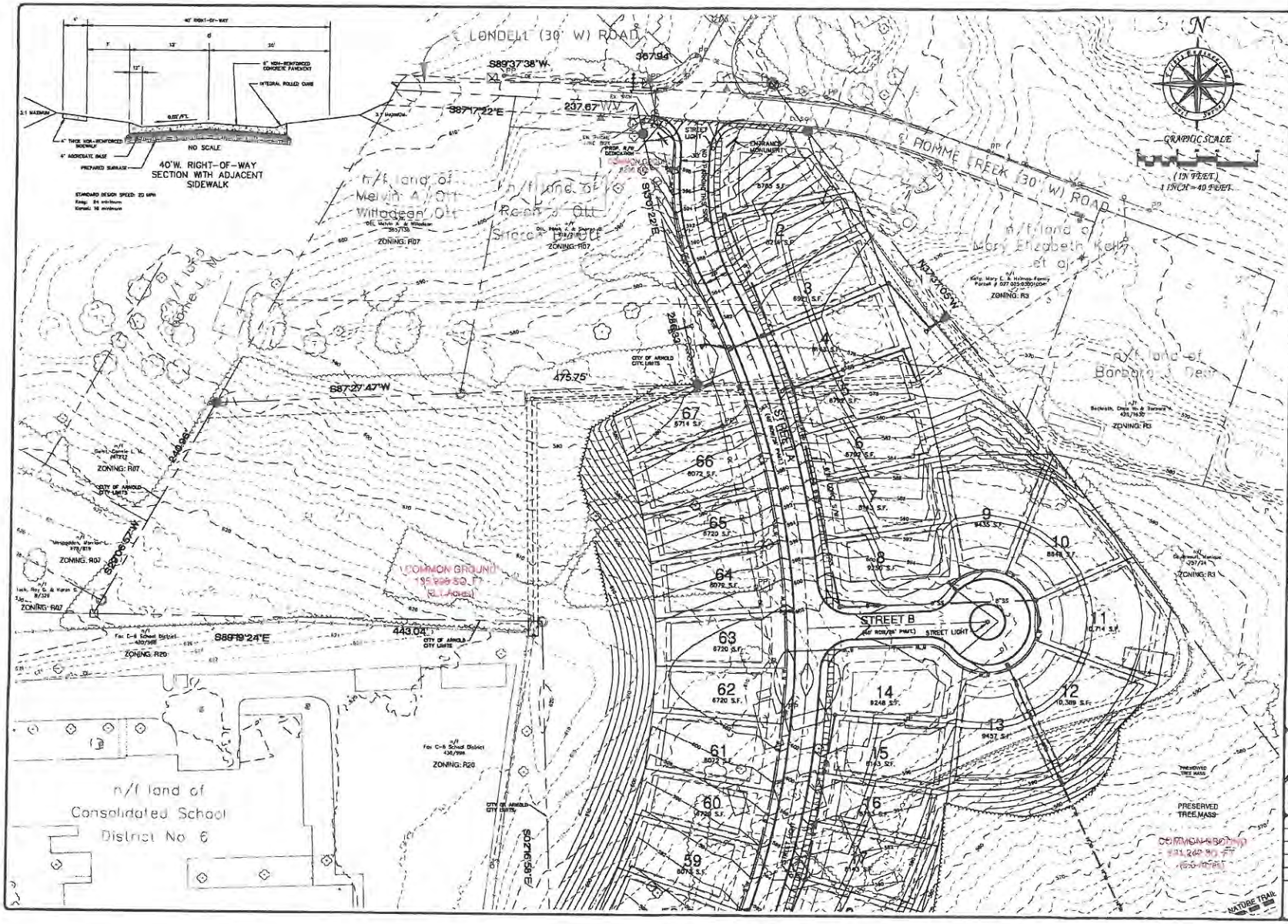
(314) 464-3610
(636) 464-3610
PROFESSIONAL ENGINEERING CORPORATION
CERTIFICATE/LICENSE NO. 000114835
CIVIL ENGINEERING • ENVIRONMENTAL • LAND PLANNING

STATE OF MISSOURI
EUGENE ALAN FRIBIS
NUMBER E-17109
REGISTERED PROFESSIONAL ENGINEER
EUGENE A. FRIBIS, E-17109
PROFESSIONAL ENGINEER

DRAWN: TC
CHECKED: EAF
DATE: 12/6/2016
SCALE: 1"=100'
JOB NO. 16019
SHEET 2
2 OF 9 SHEETS

DATE	REVISION
12/6/16	REVISED LAYOUT



PREPARED FOR:

PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

PROJECT:

PRELIMINARY PLAN
OTT PROPERTY
ARNOLD, MISSOURI

FRIEIS ENGINEERING
1175 Bellevue Road
Ballwin, Missouri 63011
(636) 940-1885 Fax
www.frieis.com
PROFESSIONAL ENGINEERS
CONSTRUCTION MANAGERS
CIVIL CONSULTANTS & SURVEYORS

STATE OF MISSOURI
EUGENE A. FRIEIS
NUMBER E-17108
PROFESSIONAL ENGINEER

DRAWN BY	
CHECKED BY	
DATE	12/1/2016
SCALE	1"=40'
JOB NO.	15019
SHEET	3

3 of 9 SHEETS

PROJECT:

PRELIMINARY PLAN
OTT PROPERTY
ARNOLD, MISSOURI

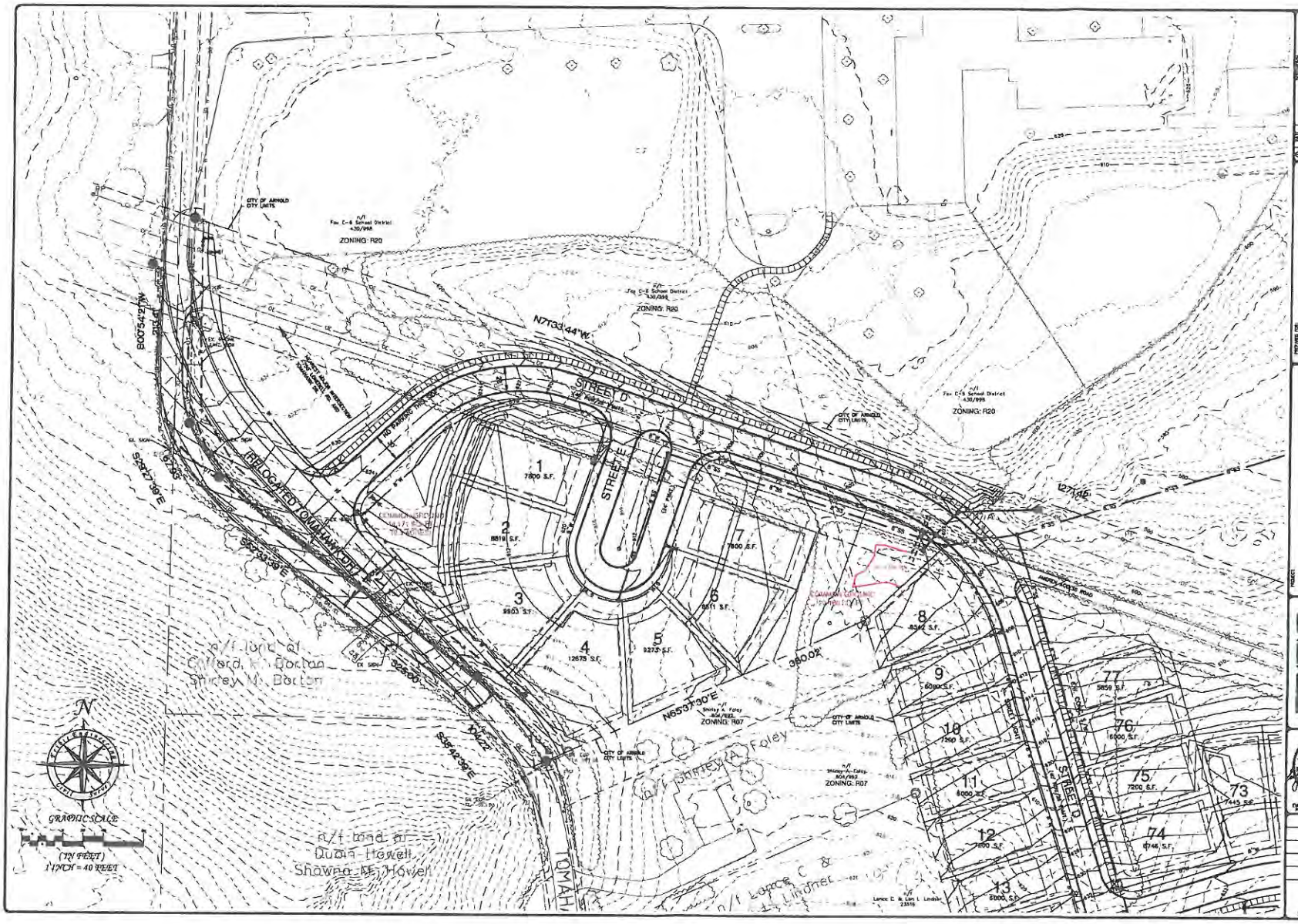
PREPARED FOR:

PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

FRIBIS ENGINEERING
PROFESSIONAL ENGINEERING CORPORATION
CERTIFICATE/LICENSE NO. 2007-0636
CIVIL ENGINEERING • ENVIRONMENTAL • LAND PLANNING

STATE OF MISSOURI
EUGENE ALAN FRIBIS
NUMBER E-17109
PROFESSIONAL ENGINEER

DRAWN	TO
CHECKED	EAF
DATE	12/8/2016
SCALE	1"=40'
JOB NO.	16019
SHEET	4



PREPARED FOR:

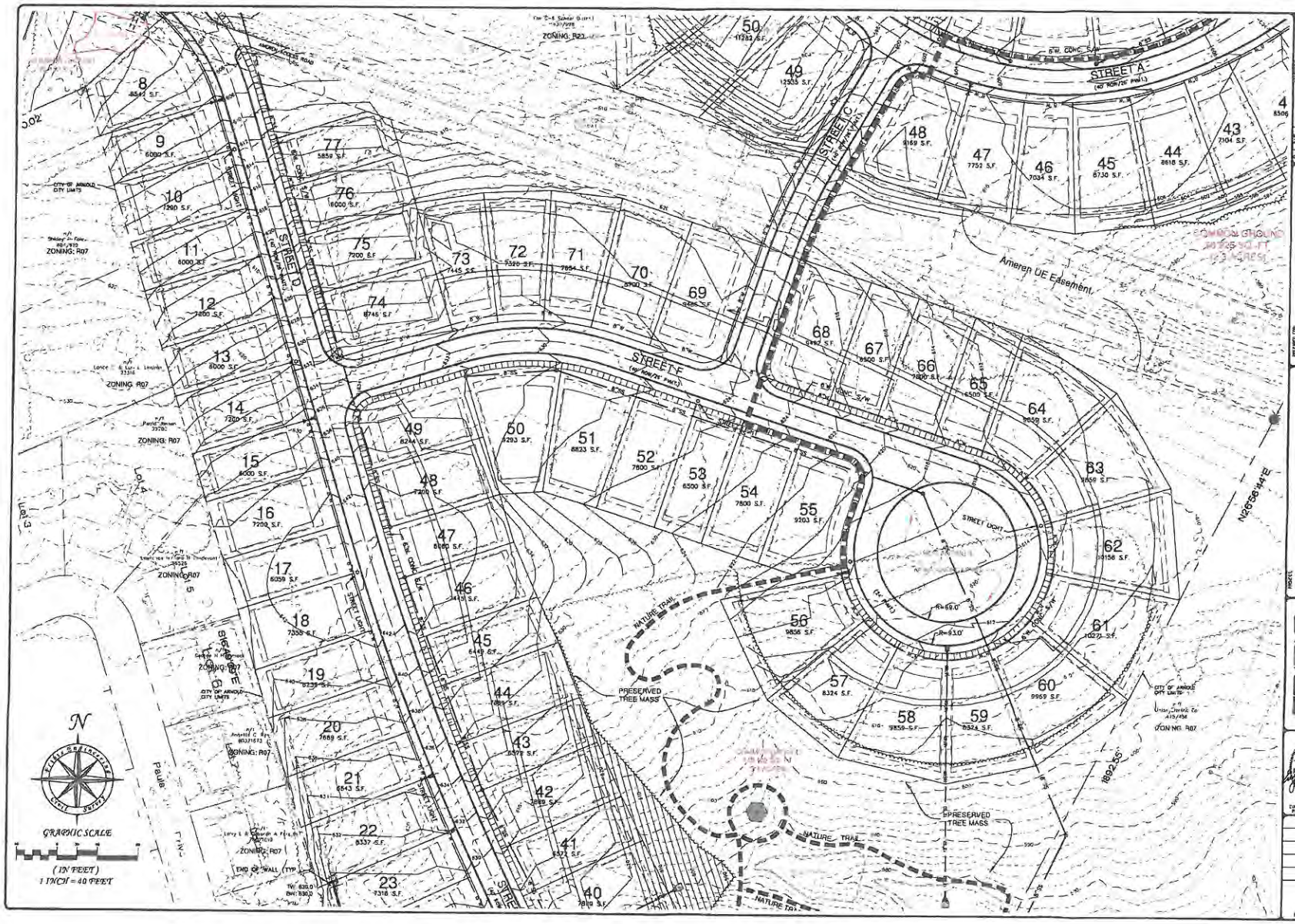
PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

PROJECT:

PRELIMINARY PLAN
OTT PROPERTY
ARNOLD, MISSOURI

FRIBIS ENGINEERING

DRAWN: IC
CHECKED: EAF
DATE: 12/6/2018
SCALE: 1"=40'
JOB NO. 15019
SHEET 5
5 OF 9 SHEETS



PREPARED FOR:
PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

PROJECT:
PRELIMINARY PLAN
OTT PROPERTY
ARNOLD, MISSOURI

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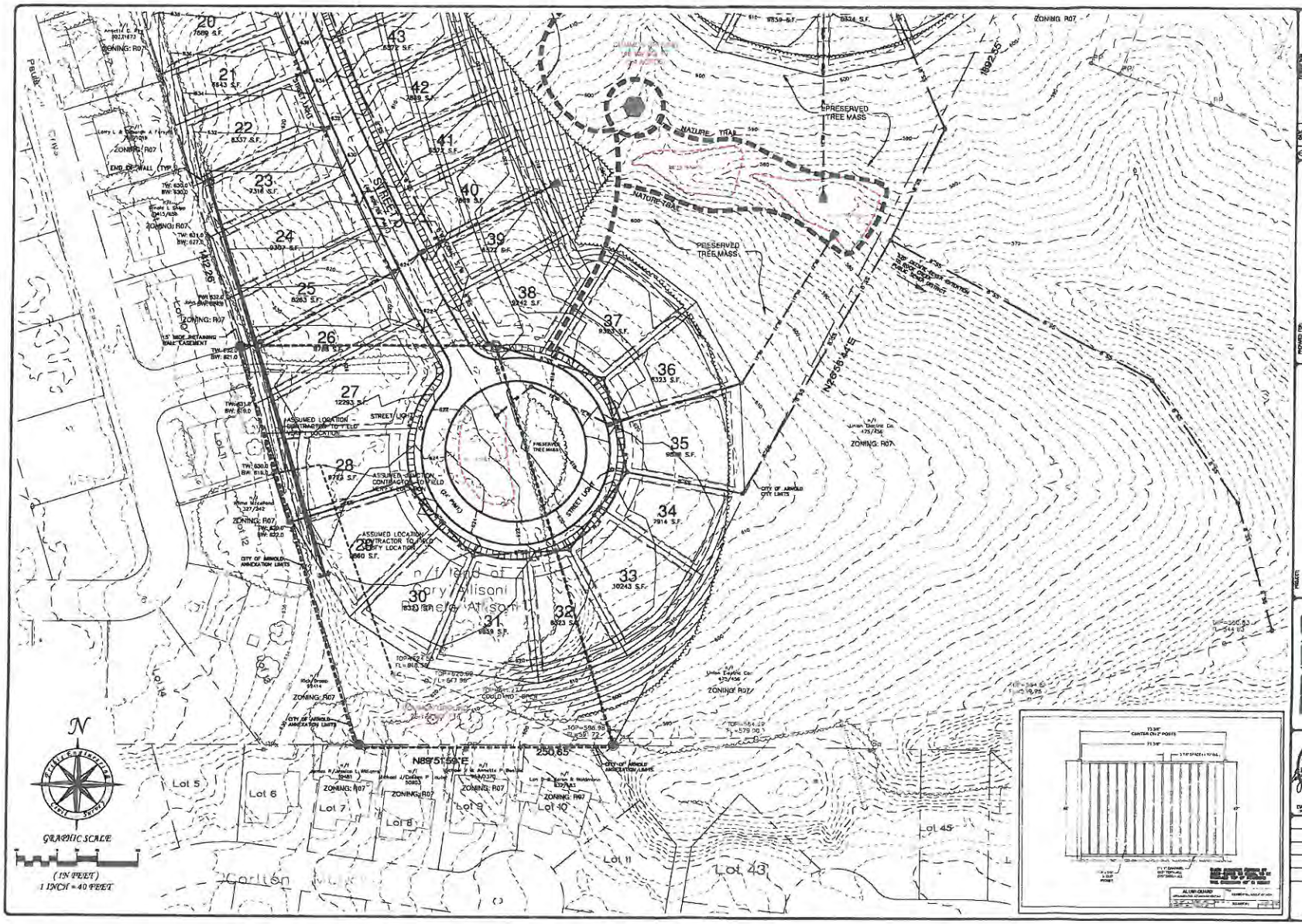
CIVIL ENGINEERING • ENVIRONMENTAL • LAND PLANNING

STATE OF MISSOURI
EUGENE AVERY FRIBIS
NUMBER E-17106
REGISTERED PROFESSIONAL ENGINEER
EUGENE A. FRIBIS, E-17106
PROFESSIONAL ENGINEER

DRAWN	IG
CHECKED	EAF
DATE	12/5/2016
SCALE	1"=40'
JOB NO.	16019
SHEET	6

6 OF 9 SHEETS



PROJECT:
PRELIMINARY PLAN
OTT PROPERTY
ARNOLD, MISSOURI

PREPARED FOR:
PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

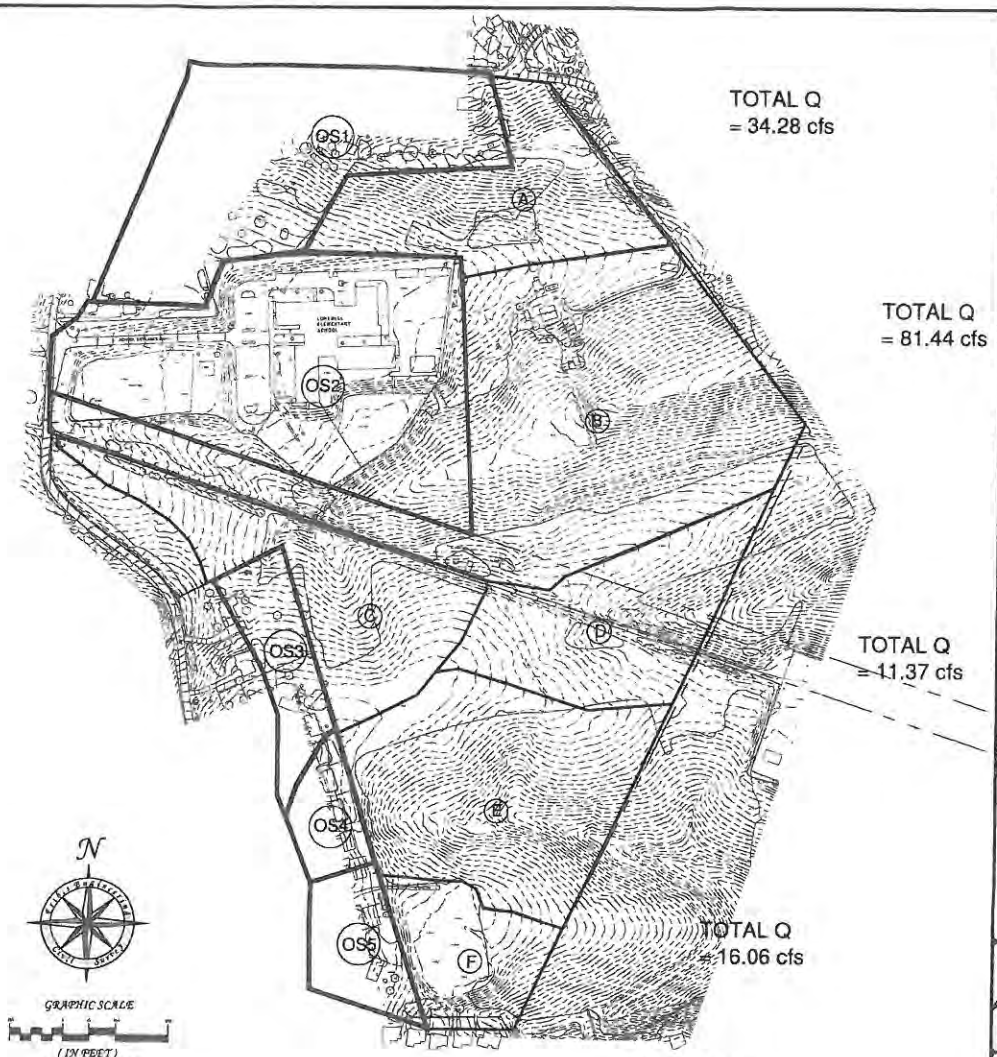
FRIBIS ENGINEERING

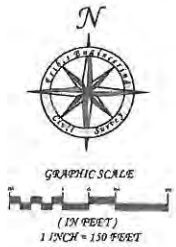
STATE OF MISSOURI
EUGENE A. FRIBIS
NUMBER E-17109
REGISTERED PROFESSIONAL ENGINEER

DRAWN: TG
CHECKED: LAF
DATE: 12/9/2016
SCALE: 1"=40'
JOB NO. 15019
SHEET 7
7 OF 9 SHEETS

OFFSITE DRAINAGE MAP

NTS





DRAINAGE AREAS

Area	ac	% imp	2 yr PI	15 yr PI	100 yr PI	2 yr Q 2yr	15 yr Q 15yr	100 yr Q100 yr
A	6.55	5%	1.15	1.70	2.29	7.53	11.13	15.00
B	19.35	5%	1.15	1.70	2.29	22.25	32.87	44.31
C	6.80	5%	1.15	1.70	2.29	7.82	11.55	15.57
D	6.69	5%	1.15	1.70	2.29	7.70	11.37	15.33
E	10.16	5%	1.15	1.70	2.29	11.68	17.26	23.27
F	3.48	5%	1.15	1.70	2.29	4.00	5.91	7.97
SITE TOTALS	53.03					60.99	90.08	121.45
OS1	10.68	30%	1.47	2.17	3.02	15.67	23.15	32.17
OS2	14.61	30%	1.47	2.17	3.02	21.45	31.72	44.09
OS3	2.44	30%	1.47	2.17	3.02	3.58	5.30	7.36
OS4	1.48	50%	1.74	2.57	3.57	2.58	3.80	5.29
OS5	2.29	50%	1.74	2.57	3.57	3.98	5.89	8.18

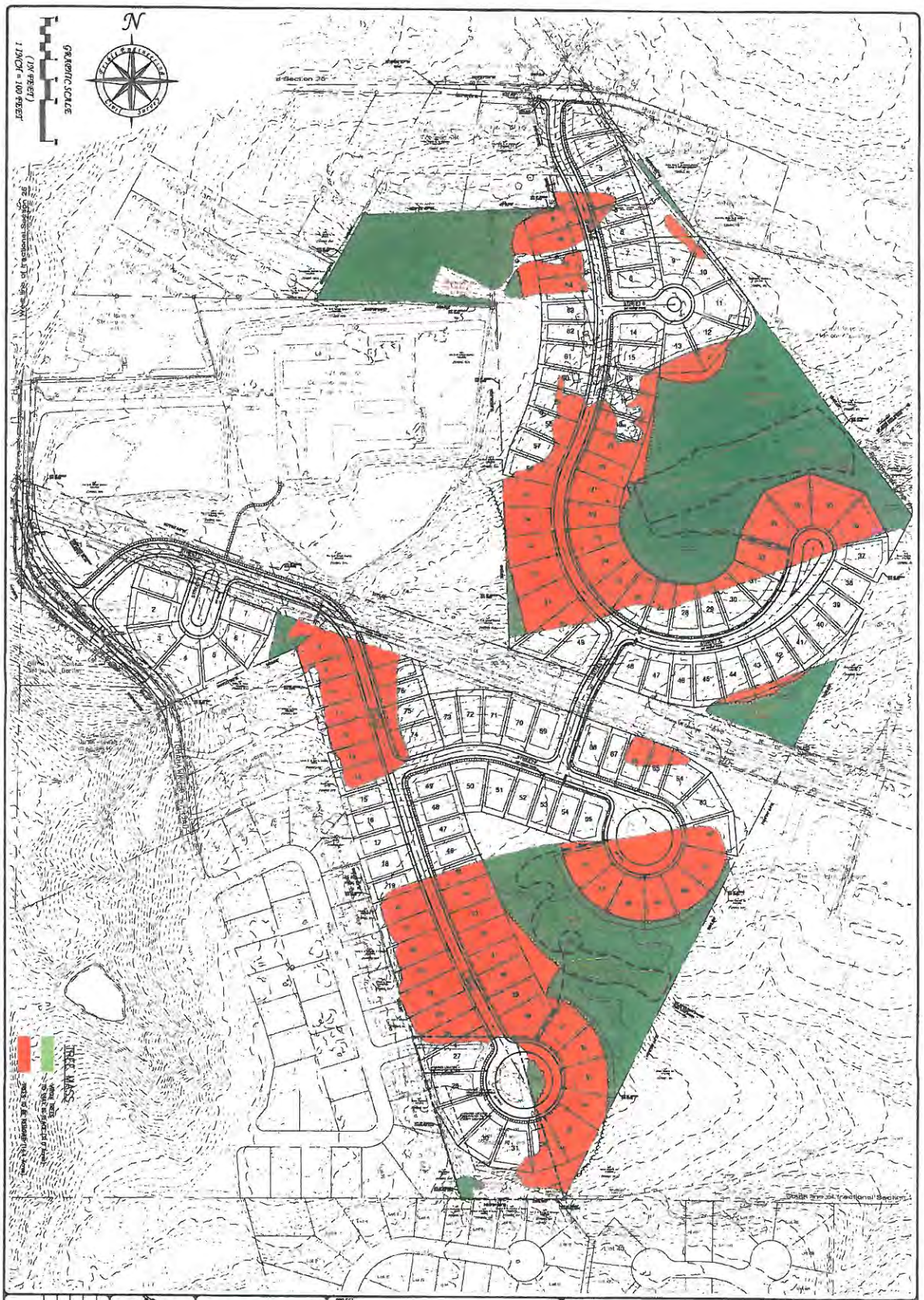
PREPARED FOR:
PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

PROJECT:
DRAINAGE AREA MAP
OTT PROPERTY
ARNOLD, MISSOURI

FRIBIS ENGINEERING
TRIBIS ENGINEERING CORPORATION
CERTIFICATE OF AUTHORITY NO. 2000010287
CIVIL ENGINEERING • ENVIRONMENTAL • LAND PLANNING

EUGENE A. FRIBIS, E-17186
PROFESSIONAL ENGINEER

DESIGN: EC
CHECKED: LAF
DATE: 12/8/2016
SCALE: 1"=150'
JOB NO.: 15018
SHEET: 8



FRIBIS ENGINEERING
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PROFESSIONAL ENGINEERING CORPORATION
CERTIFICATE/LICENSE NO. 2006161936
CIVIL ENGINEERING • ENVIRONMENTAL • LAND PLANNING

PROJECT:
TREE PRESERVATION PLAN
OTT PROPERTY
ARNOLD, MISSOURI

PREPARED FOR:
PAYNE FAMILY HOMES
10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
(314) 996-0300

DATE	DESCRIPTION
12/6/2016	REVISED LAYOUT

DRAWN BY
CHECKED BY
DATE 12/6/2016
SCALE 1"=100'
JOB NO. 16270
SHEET 9
SHEETS 9 OF 9 SHEETS

CITY OF ARNOLD, CITY COUNCIL, DECEMBER 15, 2016 MEETING

TO: THE MAYOR AND CITY COUNCIL

FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONTINUED REVIEW - 2016-14, OTT PROPERTY, PLANNED RESIDENTIAL DEVELOPMENT, LONEDELL AND POMME ROADS

DATE: DECEMBER 8, 2016

CC:

I will provide a verbal update at the December 15, 2016 meeting since the Planning Commission is considering this request at their December 13, 2016 meeting. Below and attached is the information for the project.

REQUEST

Mr. Thomas Cummings of Payne Family Homes has submitted for approval of a preliminary planned residential development plan for the Ott property at Lonedell and Pomme Roads. The site is 52.45 acres and 144 lots are proposed. Access to the site will be from Lonedell/Pomme Roads intersection and a relocated Tomahawk Drive. Lot sizes range from 5,859 to 12,293 square feet. Setbacks are indicated at 25 feet for the front, 6 feet for the side yard and 15 feet for the rear yard.

A variance to the Tree Preservation Ordinance is being requested and their application and response is attached.

Attached are the application, plans, traffic study, zoning document, details on the gazebo, retaining wall, fencing and street lights, aerial of the site, a copy of our Tree Preservation code and a copy of our PRD section from the Zoning Code. For previous attachments, please refer to your packet from the October 11 and November 8, 2016 meeting.

HISTORY

The Planning Commission has reviewed this application twice. The first was October 11 and the second was November 8, 2016. The overriding concerns expressed were density, size of lots, traffic, storm water and tree preservation information. The pertinent sections of the minutes from the two meetings are attached.

The attached plans have addressed a few of the above concerns and our comments are outlined below.

ANALYSIS

Changes made:

- Reduced the number of lots to 144 from 159. However, lot sizes remain the same.

- Configuration change primarily north of the Ameren easement by elimination Street B on the west side of Street A and moving to east side of Street A and reducing length and number of lots on Street B.
- Street A has been straightened out.
- 500 foot plus retaining wall eliminated along with a few others.
- Widened Street A from Pomme Road to lot 3.
- The applicant indicates tree preservation has been increased to 43%.

As a reminder the purpose of the PRD is to provide a progressive but controlled, creative zoning procedure in the R-1, 2, 3, 4 and 5 residential districts in order to permit flexibility in building types, locations and subdivision design. Further in the section, it goes on to state the Planning Commission may impose special conditions landscape, common ground, architectural character of the structures, etc. Please review the PRD section from our Zoning Code. With the above being said, we have reviewed the plans and below are our comments.

This plan deviates from our Zoning Code while offering some unique features to the site. Deviations are lot size, sidewalks on one side of the street, lot frontages, etc. Unique features are proposed gazebos and a trail, six-foot-wide sidewalks on one side of the street, decorative street lights, and a landscape package for individual lots. We are supportive of the concept of this proposal. Below are our comments.

We are requesting the developer install a tornado siren in this development since there is not one near the development. It is not mandatory but Staff strongly recommends one be installed and will be operated by the City for emergency broadcasting.

A recent concern has been brought to our attention involving postal delivery. It seems the United States Postal Service no longer will deliver to individual homes and are asking for community mailboxes. This is new information and we are trying to speak with someone in the downtown office of the USPS. If it is found to be true, an area for community mailboxes must be accommodated on site, possible in two locations.

<u>A few technical comments are:</u>

- South Lot 77 (south of Ameren easement) is only 5,859 square feet.

- South Lot 8 is in the Ameren easement. Remove this lot and all lots from the Ameren easement.

- Any offset storm structures, flared ends, pipes, rip rap etc. must have permanent easements for use and maintenance. Any storm water discharge pipe should daylight at location of the rear set back, stated as 20' and not any closer than that to property lines.

- On the existing conditions plan, please verify all easements have been shown. The review on 2006 indicated access easements that were questioned.

- AmerenMO approval is required for work in their easement and such approval must be forwarded to the City of Arnold before permits are issued for site grading.

- There is a proposed 8-inch sanitary sewer going down the middle of Ameren's existing access road. At no time can Ameren's access be blocked, so coordinate with them during the installation of the sanitary sewer so access is always provided for all their vehicles.

- Approval for the Tomahawk realignment is required from Jefferson County and such approval forwarded to the City of Arnold.

- Prior to any permits being issued, executed off site easements must be submitted to our department.

- Phasing has been indicated but a schedule has not been developed yet. Our comment is that any phasing must have access off Pomme Road since the alternative would require emergency services, including our police, to drive out of the City of Arnold to access the property.

Tree Preservation Plan Variance Request

UPDATE: We have met with Tom Cummings and Rick Gundlach with SCI Engineering regarding the sampling of three acres. We have not received the information yet, but know it will be forthcoming. Upon receipt of the information, Staff will review and provide to the Planning Commission. We have two additional comments in addition to the ones expressed below.

- The indication is improvements have been made on the amount of preserved Tree mass, but we still have no concrete information to base this on. In addition, the plans need to be revised to show the disturbance caused by all improvements including: additional disturbance due to removal of retaining walls, Gazebo, detention basins, trails and sewer line extensions.

- Small pockets of preserved trees will be extremely vulnerable to additional tree loss. Root pruning and protective fences at the drip line should be utilized to make sure preservation is successful. Those small pockets include areas around detention basins, between detention basins and lots, along with cul-de-sac islands.

A variance is being requested from Section 405.560.A and B.2.a. (specific sections attached along with the full Tree Preservation Plan). In their attached request they cite the intent of preserving two mature forested areas totaling 8.9 acres. In addition, "the plan is to preserve all trees over 5-inch diameter." Staff has concerns with the request for the following reasons.

First, the areas to be preserved are loosely identified and they still include the backs of private lots, a small section of a cul-de-sac island, a large area is to be located in the detention and areas at the foot of retaining walls. All areas, at best, will have roots disturbed for the construction/grading of the retaining walls, detention and streets and at worse those trees will die due to lack of dripline and root protection and pruning in some cases. It is not, in Staff's opinion, a viable or accurate portrayal of what is proposed to be preserved and we question if 35% is truly realistic based on the amount of disturbance in the preserved area. In addition, it's called out that the plan will preserve all trees over 5-inches. We question how they will know those trees and location if no survey is done or provided?

The calculations provided are based on an assumption of 100 trees per acre. We are not agreeing with that assumption since no attempt has been undertaken to even survey a few acres to get a sample.

A final comment is the plans indicate a 570-foot sewer extension to Rock Creek Public Sewer District coming from the area of the tree preservation/bio detention/gazebo area. There is typically site clearing and disturbance associated with sewer line extensions.

Staff is not adverse to working with the developer to accommodate what is best for both them and the City; however, the information provided is not realistic and makes assumptions we are not comfortable supporting. Our recommendation is to consider the variance when the above concerns are addressed.

As a reminder, appeals to the Tree Preservation Ordinance must address the following criteria:

> 1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which is located.
> 2. The conditions upon which the request for a variance is based are unique to the property to which the variance is sought, and are not applicable generally to other property.
> 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the letter of these regulations are carried out.

Zoning Document

Our comments have been addressed and are reflected in the attached Zoning document.

Indentures/Restrictive Covenants

The indentures/restrictive covenants have been provided and are under review. Our two main concerns based on a preliminary review are the storm water facilities, structures, etc. and retaining walls are not addressed in the document. It was indicated the retaining walls would be in common ground and maintained by the Home Owners Association (HOA), however there is no mention of them. Add ownership and maintenance of the storm water facilities and retaining walls to the indentures as common ground and maintained by the HOA. In addition, indicate the retaining walls in common ground on the plans.

Storm water report: Attached is a storm water report. Our primary comments are technical, code requirements and are stated just as a reminder.

- Maintenance for private storm water facilities, pipes, structures, detention and retention facilities must be included in the indentures by referencing a **Storm Water Management Facility Operation and Maintenance (O&M) Plan Report.** Here is a sample of the required plan: http://www.stlmsd.com/sites/default/files/engineering/564666.PDF

- Additionally, a Maintenance Agreement is needed and must be recorded. See link for an example: http://www.stlmsd.com/sites/default/files/engineering/398873.PDF

- The sample documents referenced above; where 'Metropolitan Sewer District' is mentioned, the 'City of Arnold Public Works Department or Successors' shall be used instead.

Sanitary Sewers: We received comments from Mark Migneco, Operations Supervisor with American Water who commented they have a third party engineering firm doing modeling to determine what will be needed to handle the additional flows and will keep us posted.

Traffic Concerns

The main traffic concerns voiced at the meeting on October 11, 2016 were: the existing condition of Lonedell and Pomme Roads; volume of traffic generated; traffic back on Pomme at Old Lemay Ferry; and need for sidewalks along both roads. Most of them addressed long term issues the City needs to look at and undertake. With that being said, the entrance to the subdivision is aligned with Lonedell Road and the entrance has been widened but not striped.

Please note, per our codes, parking is prohibited within the first fifty feet of a road that intersects with a collector or highway.

Annexation papers are forthcoming.

Retaining Walls: The revised layout shows only two retaining walls instead of the original seven. The retaining wall height behind North lots 33-35 reach 20 feet high. The other behind South lots 23-29 reaches 12-15 high. The have been shown in easements but the plan does not clearly reflect the limits of the easement and we want to make sure the entire structure including footings is in the easement. Further, these walls, per the applicant, will be maintained by the Homeowners Association. This needs to be reflected in the indentures and restrictive covenants.

Corner lots: We, again, suggested that corner lots be increased due to dual setbacks and the challenge for decks, play structures, pools, etc to be constructed within conformance or our codes. They believe the residence planned for this subdivision will accommodate this challenge. We ask that the potential buyer of these lots (and others) be made aware of the restricted nature.

Below are the criteria used to review and evaluate a proposed PRD.

1. The residential development proposal is consistent with good planning practice.
2. The residential development proposal is consistent with good site planning.
3. The residential development proposal can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.
4. The residential development proposal is complementary to the City of Arnold.
5. The residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.

RECOMMENDATION

We offer the below findings of approval and conditions:

Findings:

1. The residential development proposal is consistent with good planning practice.
2. The residential development proposal is consistent with good site planning.
3. The residential use can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.
4. The residential development proposal is complementary to the City of Arnold.
5. The residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.

Conditions:

1. Tree Preservation information must be provided and approved before any grading permits are issued for the site.
2. Annexation is completed prior to any permits issued.

Technical Conditions:

3. Add ownership and maintenance of the storm water facilities and retaining walls to the indentures as common ground and maintained by the HOA.
4. Clearly label the retaining wall easements for the retaining walls to include the footings, foundations, etc.
5. Clarify the location and associated site disturbance for the sewer line extension on site.
6. Prior to any permits being issued, executed off site easements must be submitted to our department.
7. Show all existing easements on the property.
8. AmerenMO approval is required for all work in their easement and a copy of such approval must be forwarded to the City of Arnold before permits are issued for site grading. Access to their substation must be kept open at all times.
9. Approval for the Tomahawk realignment is required from Jefferson County and such approval forwarded to the City of Arnold.
10. Strongly recommend a tornado siren be installed within the development.
11. Verify mail delivery to individual lots and if not provide a space for community mailboxes.
12. South Lot 77 (south of Ameren easement) is only 5,859 square feet. Revise to 6,000 square feet minimum as indicated in the zoning document.
13. South Lot 8 is in the Ameren easement. Remove this lot and all lots from the Ameren easement.
14. Any offset storm structures, flared ends, pipes, rip rap etc. must have permanent easements for use and maintenance. Any storm water discharge pipe should daylight at location of the rear set back, stated as 20' and not any closer than that to property lines.
15. Phasing has been indicated but a schedule has not been developed yet. Our comment is that any phasing must have access off Pomme Road since the alternative would require emergency services, including our police, to drive out of the City of Arnold to access the property.

PLANNING COMMISSION **CITY HALL**

PUBLIC HEARING/REGULAR MEETING **OCTOBER 11, 2016 / 7:00 P.M.**

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Acting Chairman Jeff Campbell at 7:00 p.m. Mr. Campbell informed those in attendance as to the procedures by which the public hearing would be conducted.

2016-14: PLANNED RESIDENTIAL DEVELOPMENT, PRELIMINARY DEVELOPMENT PLAN FOR THE OTT PROPERTY AT LONEDELL AND POMME ROADS: Mr. Campbell read the staff report.

Gene Fribis, Fribis Engineering, 1929 Richardson Road, presented the plan. The site is 52.45 acres and 158 lots are proposed. Access to the site will be from Lonedell/Pomme Roads intersection and a relocated Tomahawk Drive. Lot sizes range from 6,000 to 12,293 square feet. Some unique features will include gazebos and walking trails.

Shawn White, Traffic Engineer with CBB, 12400 Olive Blvd., provided an overview of the traffic study which included new counts that were collected in September.

Annette Ray, 1007 Paula Drive – disturbed over the destruction of this property and woods. Wants to know if there will be an alley behind her house.

Morton Kelly, 1709 Pomme – there will be 300 kids getting on and off school buses. It is hard to get out of his driveway because of bad traffic. There is no protection, no curbs, high speeding traffic, 6 feet of storm water runs through his yard.

Bryan Schweiss, 3800 Peaceful Valley – questions lack of shoulders and the utility poles that are inches to the side of the road. What is procedure for the City of Arnold to review roads and make improvements?

Judy Taylor, 2265 Lonedell – concerned about the existing traffic volumes on Lonedell which is a narrow winding road.

Matt Dornseif, 2260 Lonedell – traffic is dangerous for backing out of driveway. No sight distances over steep hills. The streets need to be widened and the hills reworked.

Kevin Blank, 2266 Lonedell – views are blocked by vegetation. Wife was hit while backing out.

Jeffrey Hesser, 1890 Pomme Rd. – kids walking do not look and walk along edge of roads. It would be nice if the City would start budgeting for sidewalks to be installed along Pomme and Lonedell; connect to Rec Center, etc. Get them installed over the next 10-15 years to make it safe for kids.

Mike Lawter, 1315 Jamie Ct. – not against development but questioned what kind of buffer will be along his back yard.

Annette Ray – also questioned the width of buffer. She wants some green space.

Butch Cooley, Ward 4 Councilman, 2145 Lonedell Rd. – has lived there since 1968. Has problems getting out of his driveway. Traffic along Lemay Ferry will not stop to let Pomme people turn onto Lemay Ferry. Pomme is still an old farm road, barely improved. He would like the lots wider than 50 feet and the entry near the school needs to be improved.

Brian Schweiss – asked for house square footages and open space percentage. Mary stated that they are proposing that 9.4 acres will be left an open space and undisturbed.

Butch Cooley – asked if residents can use Ameren easements. Mary answered yes and Ameren is aware of that and looking it over.

Brian Schweiss – does Arnold have minimum lot sizes and how does that affect house sizes?

Sherry Edwards, 1010 Paula Dr. – loves the woods. Something needs to be done to improve the roads.

Ralph Ott, property owner – the woods are on his property but would like to see as many preserved as possible. Project is good for the city and for him.

2016-16: ZONING CODE AMENDMENT TO THE DEFINITIONS AND C-2 AND C-3 COMMERCIAL DISTRICT REGULATIONS REGARDING MASSAGE ESTABLISHMENTS: Mr. Campbell read the staff report.

There being no further questions or comments, the public hearing adjourned at 7:53 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Jeff Campbell at 7:53 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker (excused), Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 7 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Brian McArthur requested reversing items 7 and 8 on the agenda as well as correcting the year to 2016.

Motion by Del Williams to approve the agenda with the suggested amendments. Second by Brian McArthur. Voice Vote – 6 yeas, 1 nay - ***Motion Approved.***

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the September 13, 2016 meeting as presented. Second by Ted Brandt. Voice Vote – ***Unanimously Approved.***

QUESTIONS FROM THE FLOOR: None

7a. 2016-14: PLANNED RESIDENTIAL DEVELOPMENT – PRELIMINARY DEVELOPMENT PLAN FOR THE OTT PROPERTY AT LONEDELL AND POMME ROADS: Del Williams feels there are too many lots. These small lots put the houses too close together. Residents of the development should have access to the school. Entrance at Pomme should be 4 lanes for a considerable number of feet to help with the issue of busses blocking the street.

Alan Bess feels traffic safety is a big issue that must be addressed.

Ted Brandt also feels that the lot sizes are too small. He likes the concept, but not the narrow lots and the setback from the street.

Brian McArthur explained that a PRD allows some design give and take. Developer gets more lots and saves more land for drainage and tree coverage. Concerned about Ameren's comment that there could be up to a 100,000 pound vehicles driving on the streets. Likes the 35% tree preservation proposal. Has doubts that the transportation study's vehicles per home covers the number of workers in the neighborhood. It's hard to understand that this development will generate such a minimal impact.

Shawn White explained that the numbers are from Standard engineering Studies and used nationwide to figure traffic generation from neighborhoods.

Ted Brandt asked about the retaining walls.

Gene Fribis stated the retaining walls will be segmental block. The current color choice is pecan. Final selections will be made at a later date. Pathway material by recommendation of Ken Smith of Mastodon State Park. Native materials. Small limestone screenings for a natural appearance, larger materials for low areas so material will not be washed away.

Brian McArthur asked about the size and prices of the proposed houses.

Gene Fribis stated that the prices will be between $225,000 and $350,000. Houses will be 65' deep by up to 48' wide.

Brian McArthur also recommended running the roof drains down into the collection areas used for storm water.

Jeff Campbell is concerned with the lot sizes.

Todd Teuscher asked if there might be any opportunities to save large trees around the homes.

Motion by Del Williams to table 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads, until additional information is provided. Second by Alan Bess. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays – ***Motion to Table Approved.***

7b. 2016-16: ZONING CODE AMENDMENT TO THE DEFINITIONS AND C-2 AND C-3 COMMERCIAL DISTRICT REGULATIONS REGARDING MASSAGE ESTABLISHMENTS: Motion by Brian McArthur to approve 2016-16, Zoning Code Amendment to the definitions and C-2 and C-3 Commercial District Regulations regarding Massage Establishments based on the findings. Second by Alan Bess. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays – ***Motion Approved.***

8a. 2016-11: RAISING CANE'S, LANDSCAPE PLAN – CONDITION OF APPROVAL, 1163 JEFFCO BLVD.: Todd Teuscher recommended adding flowering perennials to the mix to add color and life to the landscaping. Replace the Cotoneaster with flowering perennials; close to the building in the current Cotoneaster location would be a good spot for a tree; along the drive thru against the curb are red knockout roses that will get 3 to 4 foot tall. He recommends taking out the first row of them and put in a lower ground cover so people can see around the curb; the sod area at the drive thru is another area that would benefit from adding some color and height to it.

Motion by Del Williams to approve 2016-11, Raising Cane's Landscape Plan – Condition of Approval, 1163 Jeffco Blvd. with the condition that shrubs are a minimum of five gallons and with the above mentioned recommendations. Second by

Mary Holden stated the zoning is R-5 and the lot meets the overall square footage but is two (2) feet narrower which the applicant is seeking a variance for. The lot is 2,900 s.f. smaller than adjacent properties.

Motion by Jeff Campbell to deny 2016-18, Minor Record Plat for 2162 Francis Dr., based on the premise that subdividing the lot would not fit with the existing lot widths and would be a detriment to the surrounding properties. Second by Brian McArthur. Roll call vote: Del Williams, no; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, no; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, no; Todd Teuscher, yes. 7 yeas, 3 nays – ***Motion to Deny Approved.***

8a. 2016-08: OAK BRIDGE LANDSCAPE PLAN, 1989 RICHARDSON ROAD: Dennis Dyes and Senior Pastor Tom Noblitt with Oak Bridge Community Church, presented their landscape plan.

Jeff Campbell asked if they are proposing curbed islands.

Todd Teuscher suggested expanding on the 10 foot diameter space if possible.

Motion by Del Williams to approve 2016-08, Oak Bridge Landscape Plan, 1989 Richardson Road with the one (1) condition:

1. Deciduous trees plantings must be 3" minimum caliper.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. ***Motion Approved.***

9a. 2016-14: PLANNED RESIDENTIAL DEVELOPMENT – PRELIMINARY DEVELOPMENT PLAN FOR THE OTT PROPERTY AT LONEDELL AND POMME ROADS – <u>CONTINUATION OF REVIEW</u>: Gene Fribis, Fribis Engineering, 1929 Richardson Road, introduced Tom Cumming, Payne Family Homes and Shawn White, Traffic Engineer with CBB. Mr. Fribis stated that they are proposing improvements at the Tomahawk Intersection to improve site distances. The adjacent property owner has petitioned to be annexed into Arnold which will complete the project. Fox School District stated they will provide bus pick up from inside the subdivision; 4 to 5 stops. Sewers will be extended north and south to Rock Creek Sewer District. Mr. Fribis also addressed the tree preservation plan.

Brian McArthur – concerned about Ameren line/easement and huge amount of pavement they will drive over at subdivision entry. They will be bringing in large transformers for sewer substations.

Gene Fribis – will design pavement to accommodate large loads per Ameren based on axel loads and length of trailers.

Alan Bess – asked for Ed Blattner's comments on the traffic report.

Mary Holden stated the staff report addresses Ed's comments such as cut-fill ratio and quantity of dump truck trips anticipated. Owner/designer does not have that information yet. Ed asked about blind spots and road elevations as well as brush on adjacent property that blocks views.

Gene Fribis stated they will have a balanced cut-fill ratio on site to minimize dump truck trips.

Del Williams wants entrances widened or road widened for turns into subdivision.

Frank Kutilek questioned why sidewalks are only on one side.

Mary Holden stated that walks are 6 foot wide on residential street for lower traffic volumes.

Frank Kutilek – skeptical about the traffic study.

Jeff Campbell – concerned about the high density of subdivision in a large lot area and the impacts that it may have on traffic as well as appearance.

John Tucker – concerned with 6 foot side yards especially with value of the homes proposed. Also questioned why sidewalks are only on one side.

Tom Cummings explained that sidewalks are only on one side in order to provide more green space while keeping function.

Andrew Sutton - asked about the gazebos as well as their maintenance. Also asked the price range of homes.

Tom Cummings – the gazebos will be without restrooms. Price range will be $200,000 to $400,000 – cannot give exact range at this time.

Brian McArthur – concerned of the number of conditions still to be answered. Concerned about storm drainage crossing yards; discharging off site and causing future problems.

Mary Holden stated there is no storm water plan at this time.

Tom Cummings – Design Team plans to add diffuser and level spreader as storm energy dissipater. Mr. Cummings stated he had discussed Tree Preservation options with city staff. The design team has an Ecological Scientist to identify the typical representative acres to study. City staff asked for minimum of 3 acres.

Brian McArthur – is fine with developer's proposal to work with city on fair representative tree survey area. Brian asked Mary how many of the conditions have been met.

Mary Holden – conditions 2 – 9 have been met; condition 1 and 10 are technical; conditions 1,11,12,13 & 14 are outstanding.

Tom Cummings asked for the lane widening to entry be removed as a condition as the traffic engineer/study testified that it is not needed for traffic.

Andrew Sutton summarized the major points/concerns the Commissioner's need addressed:

- Entranced widened
- Density
- Tree Preservation Ordinance
- Storm water detention and how it is discharging.

Brian McArthur would like to see improvement plans.

Mary Holden stated the Commission will see the final PRD and can add further conditions.

Motion by Ted Brandt to TABLE 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads in order for Developer to address the density, storm water, tree preservation and entrance widening and come back with an alternative proposal. Second by John Tucker.

Del Williams feels this review has come too far to "table" the project at this point.

Roll call vote: Del Williams, no; John Tucker, yes; Anthony Sofia, no; Brian McArthur, no; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, no. 6 yeas, 4 nays – ***Motion to Table Approved.***

STAFF REPORT

a. **Traffic Studies Ordered by City and Paid by Developer:** Mary Holden stated that Brian McArthur has suggested the City consider hiring traffic engineers and then have the developer reimburse us. Council has asked for Planning Commission's comments and the will discuss it at a Worksession.

Brian McArthur stated he feels this would take any bias concerns away if an engineer does the study that was not hired by the developer.

Frank Kutilek agrees with Brian but feels there could be problem with the city using the same traffic engineer over a period of years developing a relationship with some of the developers. He does feel that a year after a project is completed; the efficacy of the original traffic study should be checked to make sure it was correct.

Del Williams commented that when you start a subdivision, it can take up to 10 years to complete, therefore; it would be hard to follow up. It's a matter of trust.

Bob Sweeney commented that Engineers have a fiduciary obligation and would lose their license if they provided false data regardless of their relationship with a developer.

Poll taken to recommend that City Council move forward with discussing hiring an independent traffic engineer at a Worksession. Voice vote – ***Unanimously Approved.***

OLD BUSINESS/COMMISSIONERS REPORT: None

ADJOURNMENT: Meeting adjourned at 8:47 p.m.

Respectfully Submitted,

Todd Teuscher
Planning Commission Secretary

Community Development Department
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
636-282-6677 Fax

Oct 11 Mtg

PRELIMINARY PLAT APPLICATION

File Number 2016-14
Lots-Paid 1,680.00

Fee $200 up to 10 lots, $10.00 for each add.

APPLICANT/CONTRACT PURCHASER

PAYNE FAMILY HOMES
Name

10407 BAUR BLVD. SUITE B
Address, City, State, Zip

ST. LOUIS, MO 63132
Telephone Number

314-996-0300
Facsimile Number

OWNER:

OTT FAMILY TRUST
Name

373 GREYCLIFF BLUFF
Address, City, State, Zip ST. LOUIS, MO 63129

—
Telephone Number

—
Facsimile Number

POMME & LONEDELL ROADS
Property Address (or nearest intersection)

Zoning of property

158
Number of lots

MISSOURI AMERICAN &
ROCK CREEK
Sanitary District

636-464-3305
Telephone Number
Number 314-469-6050

C1 & 3
Water District

C1 — 636-942-3869
#3 — 636-296-7053
Telephone Number

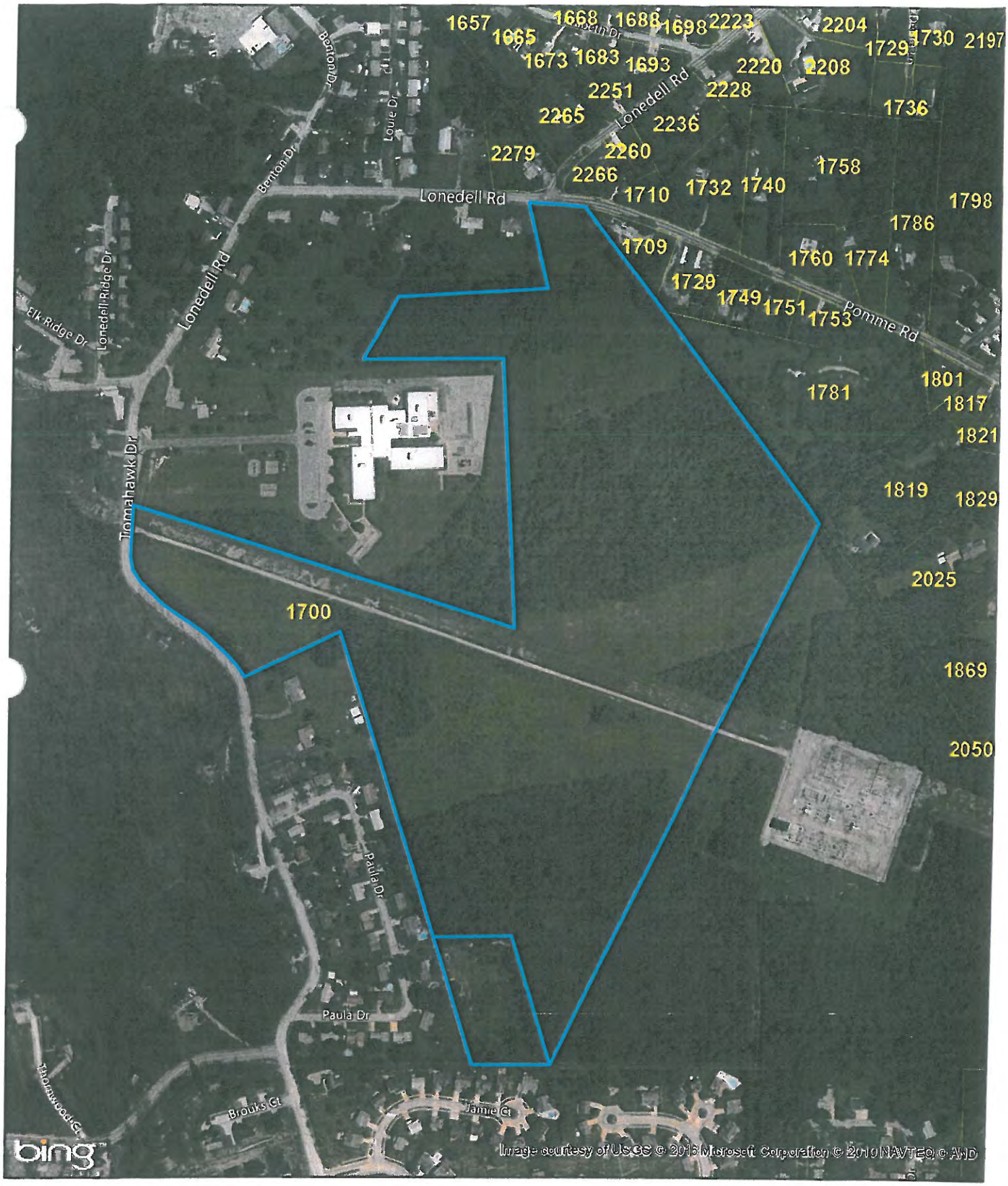
ROCK
Fire District

636-296-2211
Telephone

AUGUST 31, 2016
Date of application

Oct. 11
~~SEPTEMBER 27th~~
Meeting date targeting

Thomas J. [illegible]
Signature of applicant and or owner



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Arnold_Parcels

STORM WATER REPORT
for
THE OTT PROPERTY

File Number 2016-14

Prepared by: Fribis Engineering, Inc.
1929 Richardson Road
Arnold, MO 63010
636-464-3610

Storm Water Runoff

The Ott Property is located in the upper reaches of several unnamed tributaries to Pomme Creek. The ridge that divides the Pomme Creek watershed from the Meramec River watershed is the center of Tomahawk Road, which borders the Ott property. Accordingly, the runoff that leaves the Ott property is comprised of flow generated from Lonedell Elementary School, ten single-family homes and the Ott property itself. Three separate flow paths leave the Ott property and eventually join the main branch of Pomme Creek near the Sheltered Workshop complex west of Old Lemay Ferry Road. The total drainage area including off-site areas and the Ott property itself is 85 acres or approximately 200 cfs (cubic feet per second).

The three points of storm water discharge from the subdivision can be described as follows:

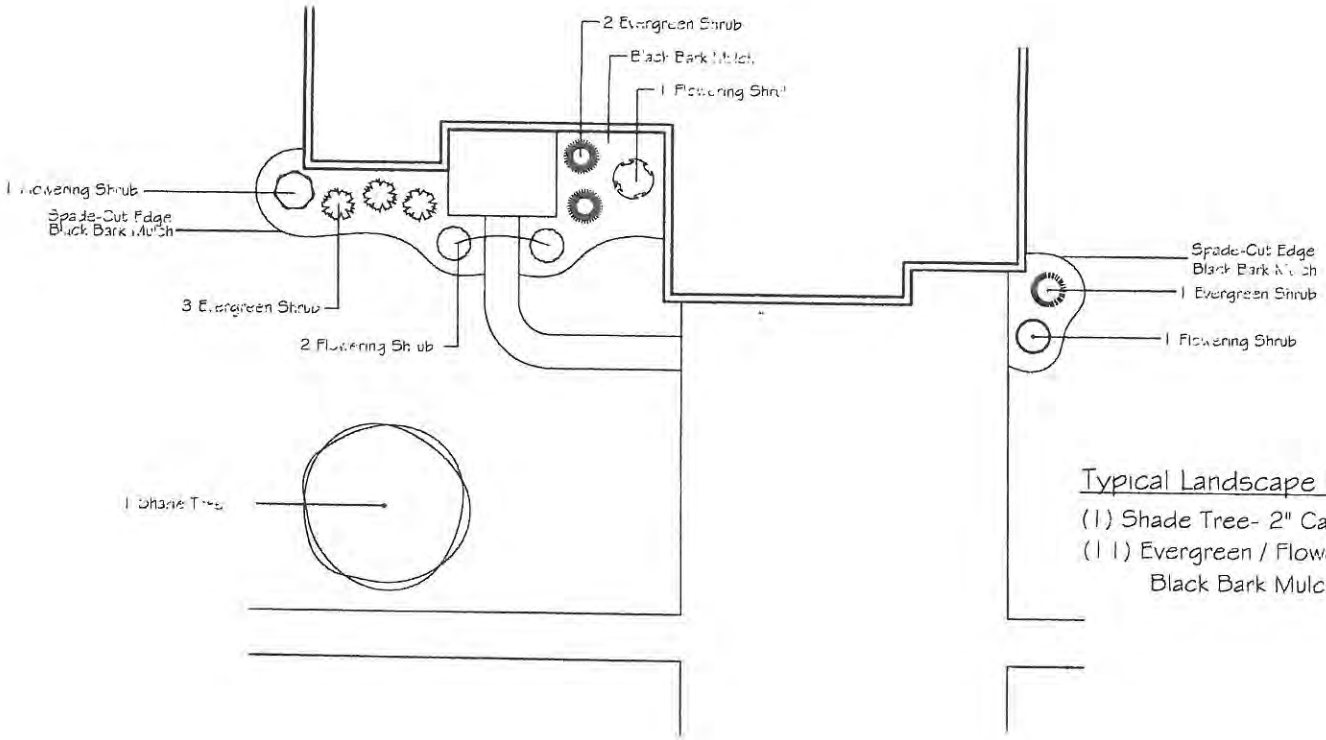
1. Behind Lot 4 on Street "A" into a drainage ditch behind 1709 Pomme Road to a mobile home park and into a culvert that drains to storm sewers and inlets along Pomme Road
2. At the creek near the middle of the tree preservation area north of the Ameren power line and onto the east property line of 1781 Pomme Road adjacent to abandoned sewage lagoons.
3. At the creek in the middle of the tree preservation area south of the Ameren power line, through vacant property owned by AmerenUE and ultimately to Strawberry Ridge Subdivision.

The respective drainage areas and approximately discharge amounts are shown below:

1. 15 acres - 36 cfs
2. 41 acres - 98 cfs
3. 29 acres - 70 cfs

Storm Water Management

Stormwater conveyed to and through the subdivision will be collected and discharged to a series of detention basins and bioretention basins. The detention basins will be designed using NRCS Rainfall-Runoff relations using the CN approach applied to a 24-hour design storm. Return periods of 2-year, 10-year and 100-year frequencies will be used to determine the size of the storm basins and outfalls of those basins. Hydrologic soil group D will be used to determine infiltration rates unless on-site soil tests indicate otherwise. Various options will be considered for stormwater filtering options, all of which will be designed using the criteria from the Maryland Manual, MSD, and Arnold design criteria for Water Quality Volume, Recharge Volume, Channel Protection Storage and Overbank Flood Protection Volume. Open channel systems will also be evaluated to supplement storage ponds.



Typical Landscape Packge

(1) Shade Tree- 2" Cal.

(11) Evergreen / Flowering Shrub- 5 Gal.
Black Bark Mulch

NOTICE

Payne Family Homes

Typical Landscape Package

Date	01-21-16	Revised	Sheet L-1
Scale	1" = 10'	Approved	Drawn By JPP

895-4589

WALDEART AND SONS

Established 1872

Landscape Designers, Landscape Contractors & Nurserymen

1420 Teson Rd., Hazelwood, MO 63042

October 4, 2016

Mr. Tom Cummings
Vice President Land Acquisition
Payne Family Homes
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

RE: Traffic Impact Study
Proposed Residential Development – Ott Property
Arnold, Missouri
CBB Job No. 92-16

Dear Mr. Cummings:

As requested, CBB has completed a traffic study for the proposed residential development on the Ott property in Arnold, Missouri. The development site is located on the south side of Pomme Road, east of Tomahawk Road. The location of the site in relation to the surrounding road system is depicted in **Figure 1**.

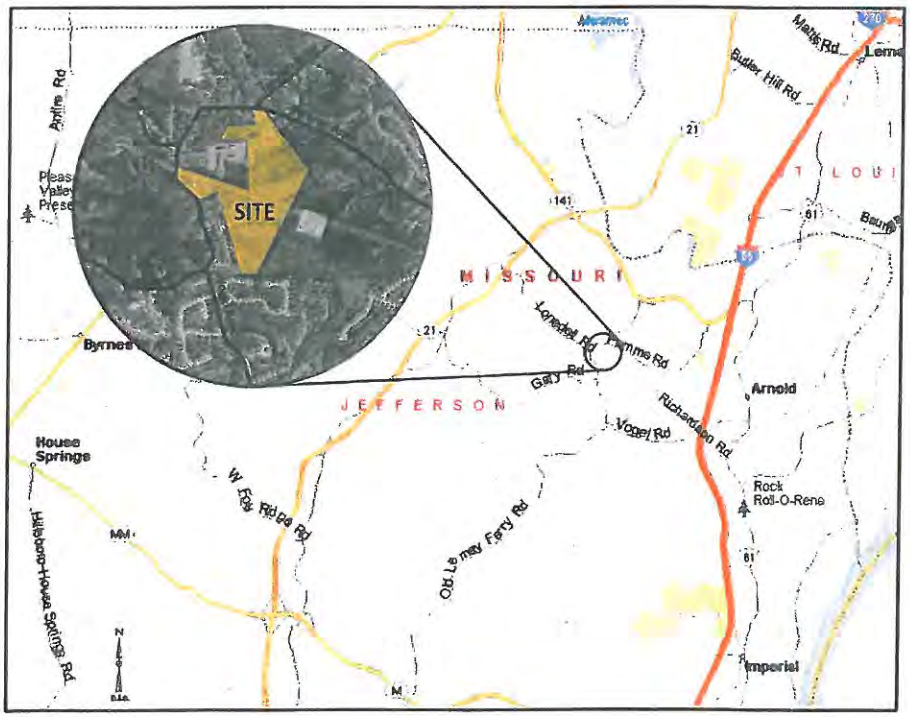


Figure 1: Project Location Map

Based on the site plan provided by Fribis Engineering at the commencement of the study process, it is our understanding that 158 single-family homes are proposed on the site which is currently vacant. Access to the site is proposed via one new drive on Pomme Road opposite the existing north leg of Lonedell Road and one new drive on Tomahawk Road south of Lonedell Elementary school. A schematic of the site plan provided at the commencement of the study is shown in **Figure 2**.

Figure 2: Concept Plan (provided by Fribis Engineering)

The purpose of this study was to determine the number of additional trips that would be generated by the proposed residential development and evaluate the impact on the operating conditions at the intersection of Lonedell Road and Pomme Road located within the City of Arnold. Based on conversations with Jefferson County, a traffic study was not required by the County. As such, this study focused on the City streets adjacent to the proposed site (i.e. Pomme Road east of Lonedell Road and Lonedell Road north of Pomme Road. The focus of this study was the AM and PM peak hours of a typical weekday.

The following analysis scenarios were considered:

- Existing; and
- Forecasted (Existing plus residential development).

The following report presents the methodology and findings relative to the Existing and Forecasted conditions.

EXISTING CONDITIONS

Area Roadway System: Pomme Road is a two-lane collector road maintained by the City of Arnold east of Lonedell Road, and Jefferson County west of Lonedell Road. The City portion, east of Lonedell Road, is 25 feet wide with marked 11-foot lanes. The County portion, west of Lonedell Road, is 23 feet wide with marked 10-foot lanes. The posted speed limit on Pomme Road is 30 miles per hour (mph). Sidewalks are not provided along the roadway.

Lonedell Road is a two-lane collector road maintained by the City of Arnold. Lonedell Road is approximately 20 feet wide with marked 9-foot lanes. The posted speed limit on Lonedell Road is 30 mph. Sidewalks are not provided along the roadway.

As Lonedell Road curves around toward Lonedell Elementary school, the names changes to Tomahawk Road and then changes again to Vogel Road near Old Lemay Ferry Road.

Lonedell Road intersects Highway 141 approximately one mile north of the proposed site. Highway 141 then provides access to I-55 approximately one and a half miles east of Lonedell Road. Vogel Road also provides access to I-55 approximately two and a half miles southeast of the proposed site.

The intersection of Lonedell Road and Pomme Road is operated as an all-way stop. There are no left or right-turn lanes provided at the intersection. An aerial view of the Lonedell Road and Pomme Road intersection is shown in **Figure 3.**

Figure 3: Pomme Road and Londell Road Intersection

Existing Traffic Volumes: In order to establish existing traffic conditions, manual traffic counts were conducted at the intersection of Lonedell Road and Pomme Road during the morning (7:00 - 9:00 a.m.) and afternoon (4:00 - 6:00 p.m.) peak periods the third week of September 2016. The existing AM and PM peak hour traffic volumes are summarized in **Figure 4**.

Based on the traffic data collected, the AM peak hour occurred between 7:30 and 8:30 a.m. and the afternoon peak hour occurred between 4:45 and 5:45 p.m. Given the traffic characteristics in the area and the anticipated trip generation for the proposed development, the peak periods identified would represent a "worst-case scenario" with regards to the traffic impact. If traffic operations are acceptable during these weekday peak hours, it can be reasoned that conditions would be acceptable throughout the remainder of the day.

Vogel Road Closure and Detour Route: Vogel Road is currently closed just north of Old Lemay Ferry Road to replace a culvert crossing. Pomme Road is designated as a detour route to gain access to the residences off Vogel Road and Tomahawk Road. As a result, the traffic volumes collected in September 2016 for this study are approximately two to three times higher along Pomme Road. As part of a previous study for this property, CBB counted the intersections in the area in 2006. The 2006 traffic volumes are shown in **Figure 5** for reference. Based on discussions with the City and County, there have not been any significant developments in the area over the past 10 years, so the traffic counts collected in 2006 are likely representative of what we would expect at the intersection of Pomme Road and Lonedell Road once Vogel Road reopens and Pomme Road is no longer the designated detour route. A review of the 2006 and 2016 traffic volumes shows that most of the movements at the Pomme Road and Lonedell Road intersection are similar with the exception of the through movements on Pomme Road which are much higher in the 2016 count due to the detour.

Existing Observations: Based on the field observations during the AM and PM peak hours, the traffic is fairly light at the intersection of Pomme Road and Lonedell Road during the peak hours with minimal queueing even with the detoured traffic. During the AM peak hour, the queues for northbound Lonedell Road and westbound Pomme Road were very low with only one or two cars queued. The queue for westbound Pomme Road was slightly longer with a rolling queue of three to four vehicles during the AM peak hour. The observed delays were minimal during the AM peak hour.

During the PM peak hour, the queues for all approaches to the Lonedell Road and Pomme Road intersection were very low with only one or two cars queued. The observed delays were minimal during the PM peak hour. There were more rolling stops, especially for eastbound Pomme Road motorists, during the PM peak hour.

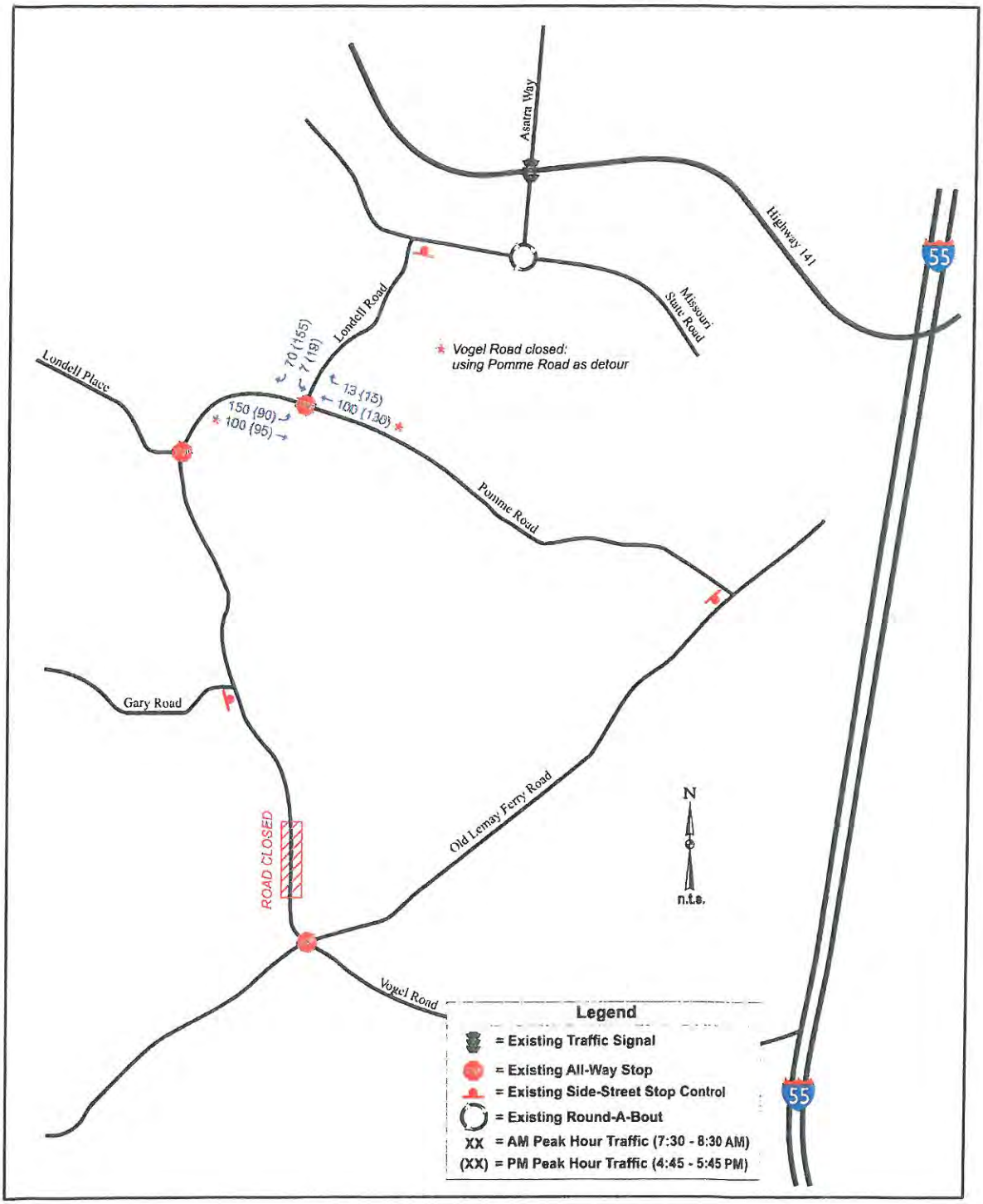


Figure 4: Existing (2016) Traffic Volumes

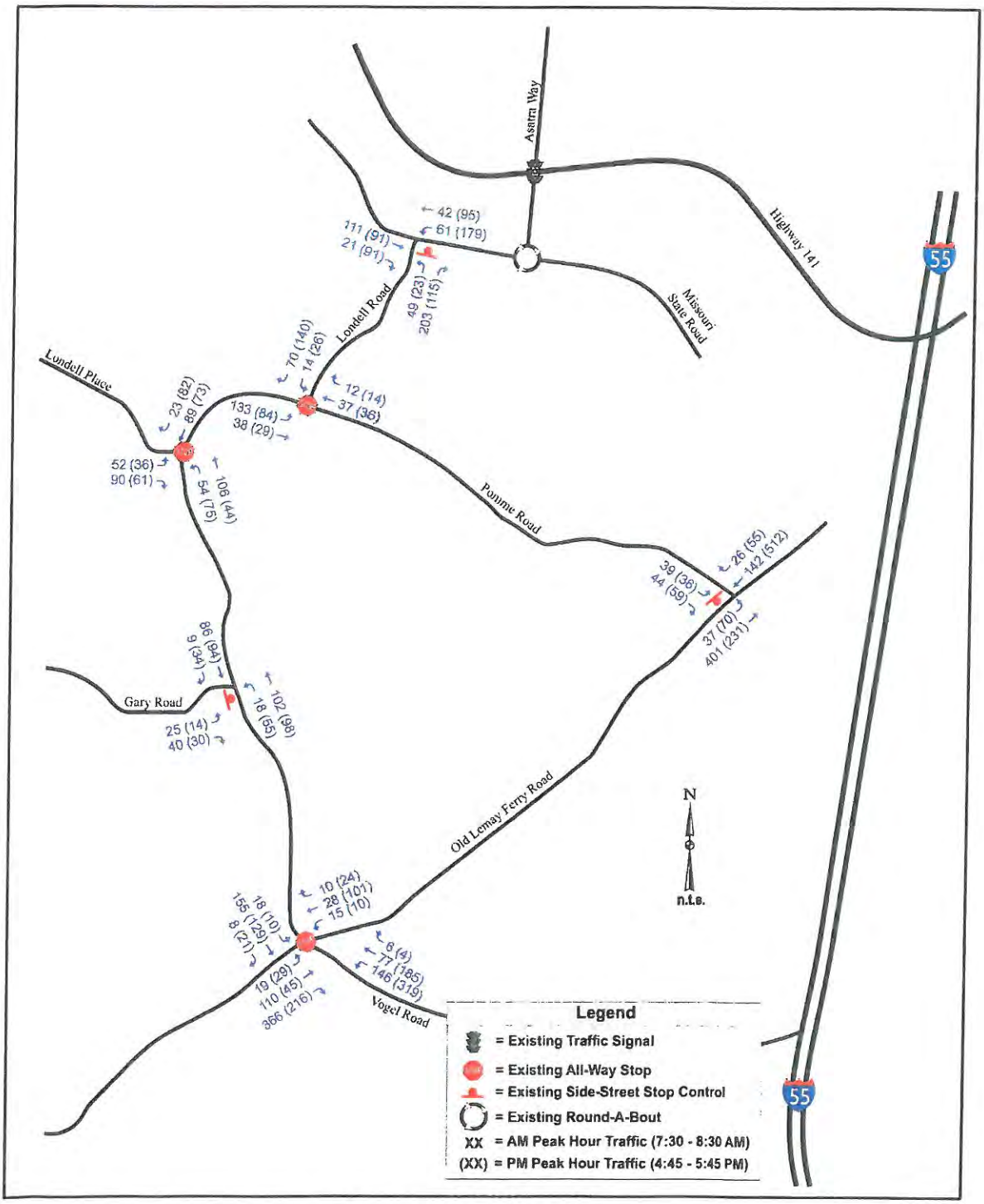


Figure 5: 2006 Traffic Volumes

Existing Crash History: Based on data provided by the Arnold Police Department from January 1, 2013 to September 28, 2016, there have been no crashes at the intersection of Lonedell Road and Pomme Road. There have been two reported crashes on southbound Lonedell Road approaching Pomme Road were motorists have hit the utility pole on the west side of Lonedell Road just south of Pomme Road; one due to texting and one reportedly due to gravel on the road. **Figure 6** shows photos of the utility pole hit by motorists in the two crashes discussed.

Figure 6: Utility Pole – Southbound Lonedell Road at Pomme Road

PROPOSED SITE

Proposed Land Use: As shown on the site plan, 158 single family homes are proposed on the site. A schematic of the concept plan provided was previously shown in **Figure 2**.

Site Access: As shown on the site plan, access to the site is proposed via two full access drives; one on Tomahawk Road between Lonedell Place and Gary Road and one on Pomme Road opposite Lonedell Road. The proposed access street opposite Lonedell Road would constitute the fourth leg of the intersection. It is recommended that this intersection continue to operate as an all-way stop. The site access drive off Pomme Road was analyzed as a one lane approach with the left, through and right-turn movements being shared.

The existing Lonedell Road and Pomme Road intersection has '3-way' plaques under the existing stop signs. These signs should be replaced with "All-Way" plaques in conjunction with the proposed development. Additionally, there are no marked stop bars at the Lonedell Road and Pomme Road intersection. It is recommended that marked stop bars be provided in conjunction with the proposed development.

The proposed access street off Tomahawk Road would operate as a side-street stop with the site traffic yielding to Tomahawk Road. The site access drive off Tomahawk Road was also analyzed as a one lane approach with the left and right-turn movements being shared. It is our understanding that a short section of Tomahawk Road, maintain by Jefferson County, is being realigned in order to achieve adequate sight distance for motorists exiting the proposed site drive.

Trip Generation: Traffic forecasts were prepared to estimate the amount of traffic that the proposed residential development would generate during each peak period. These forecasts were based upon information provided in the latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. Estimates for the proposed development were based upon Land Use: 210 – single-family dwelling unit. The data provided for Peak Hour of the Adjacent Street was used for the traditional weekday AM and PM peak hour forecasts. The trip generation estimates for the proposed residential development are summarized in **Table 1**. As shown in the table, the proposed residential development is estimated to generate 120 trips during the AM peak hour and 160 trips during the PM peak hour.

Table 1: Trip Generation Estimate

Land Use	*Size*	*Daily Trips*	*Weekday AM Peak Hour*			*Weekday PM Peak Hour*		
			In	*Out*	*Total*	*In*	*Out*	*Total*
Single-Family Home	158 homes	1,600	30	90	120	100	60	160

Trip Distribution: Estimates of the expected directional distribution to and from the proposed site were based on the existing street system layout, as well as the population density, location, and current directional traffic volume distribution surrounding the proposed development site. The anticipated distribution of site-generated traffic is summarized in **Table 2.** The site-generated traffic volumes for the weekday AM and PM peak hour are shown in **Figure 7.**

Table 2: Trip Distribution Estimate

Direction of Travel	*Percentage of Trips*
To/From North via Lonedell Road	40%
To/From South via Tomahawk Road/Vogel Road	40%
To/From East via Lonedell Place	10%
To/From East via Gary Road	5%
To/From West via Pomme Road	5%

Forecasted (Existing plus Site-Generated) Traffic Scenario: The assigned traffic volumes resulting from the trip distribution for the proposed development were then added to the existing traffic volumes to determine the total volumes in the existing plus site scenario. The existing plus site scenario, or forecasted traffic volumes, for the AM and PM peak hours are shown in **Figure 8**.

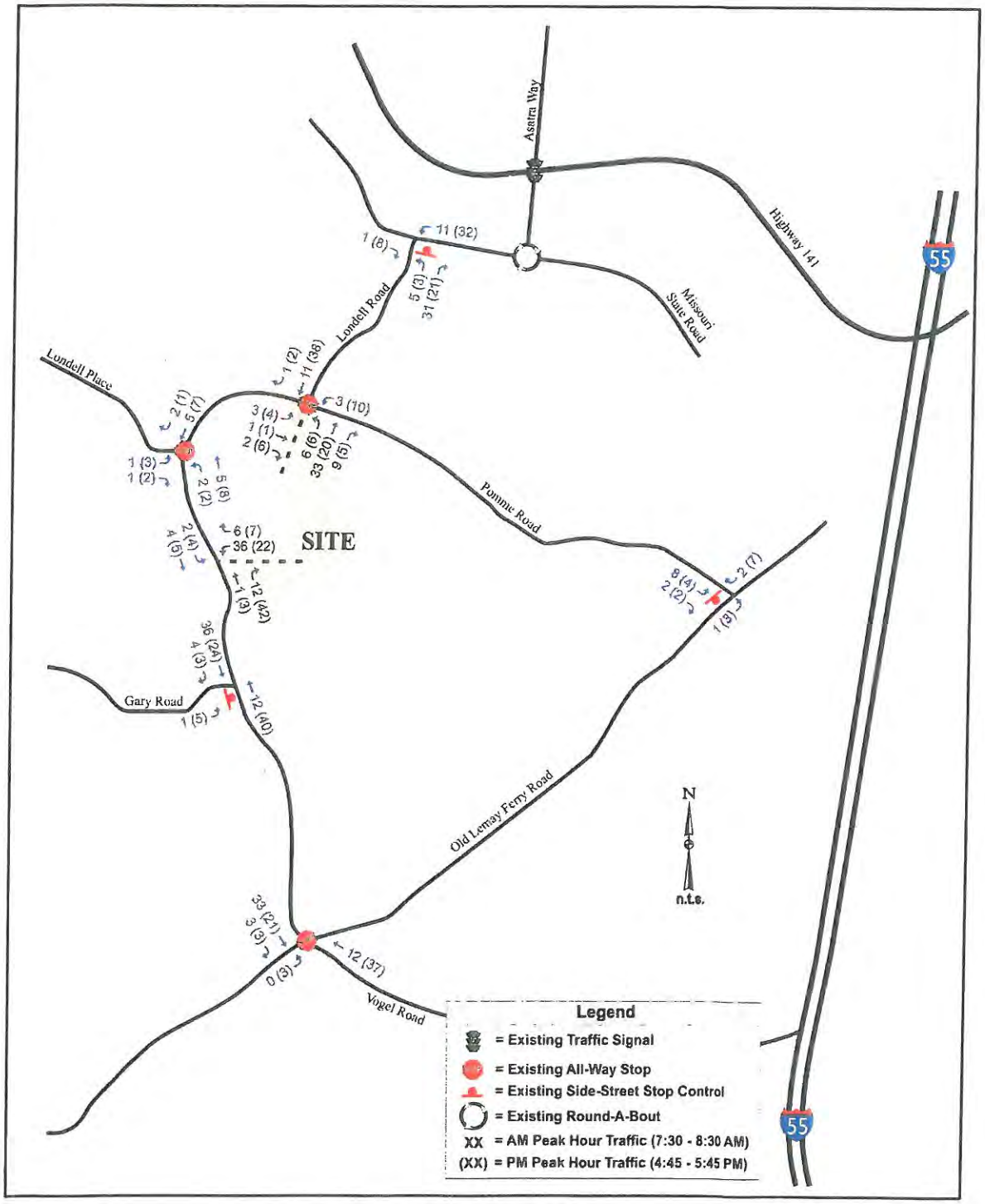


Figure 7: Site-Generated Trips

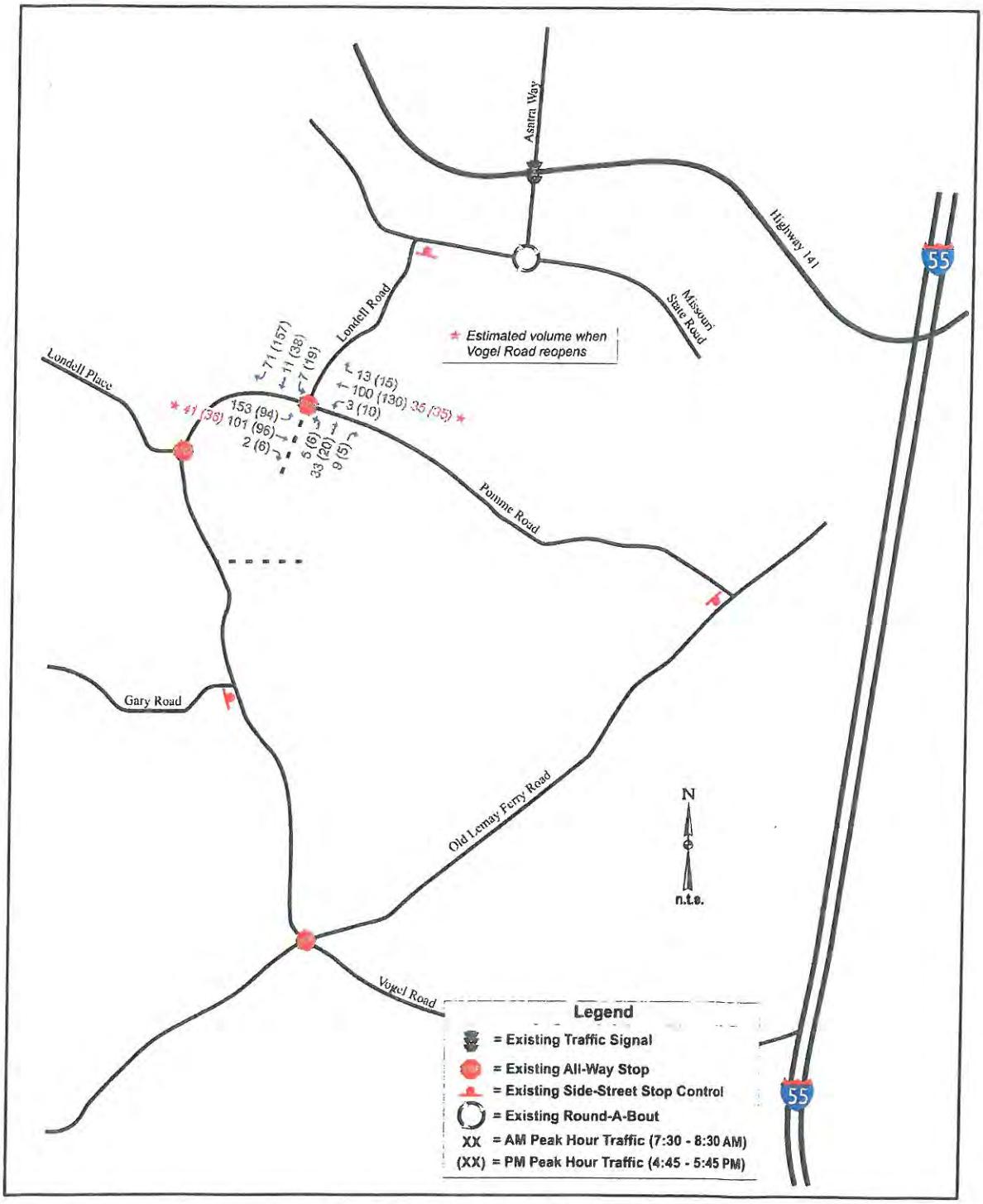


Figure 8: Forecasted Traffic Volumes

2016 TRAFFIC ANALYSIS

Study Procedures: The existing and forecasted operating conditions were analyzed using SYNCHRO 8, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, published by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is often considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differ from that at unsignalized intersections primarily because varying transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 3** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 3: Level of Service Thresholds

	Control Delay per Vehicle (sec/veh)	
Level of Service (LOS)	***Signalized Intersections***	***Unsignalized Intersections***
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

Operating Conditions: The study intersections were evaluated using the methodologies described above. **Table 4** summarizes the results of this analysis, which reflects the existing and forecasted operating conditions and average delay at the study intersection during the weekday AM and PM peak hours.

Table 4: Operating Conditions Summary

Intersection / Approach	AM Peak Hour		PM Peak Hour	
	Existing Conditions	Forecasted Conditions	Existing Conditions	Forecasted Conditions
Pomme Road and Lonedell Road (All-Way STOP)				
Eastbound Pomme Road Approach	B (10.6)	B (11.4)	A (9.3)	A (9.8)
Westbound Pomme Road Approach	A (8.5)	A (9.0)	A (8.7)	A (9.2)
Northbound Site Drive Approach	n/a	A (8.7)	n/a	A (8.4)
Southbound Lonedell Road Approach	A (8.2)	A (8.6)	A (8.5)	A (9.3)
Overall	***A (9.6)***	***B (10.1)***	***A (8.8)***	***A (9.4)***

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)
~ the traffic volumes on Pomme Road are approximately two to three times higher than normal due to Vogel Road detour

As shown in the table, the intersection of Pomme Road and Lonedell Road currently operates at highly desirable levels during the AM and PM peak periods and is expected to continue to operate at highly desirable levels of service (i.e., LOS B or better) following the addition of the proposed residential development with only negligible increases in delay.

Furthermore, the analysis is based on inflated traffic volumes along Pomme Road due to the current closure on Vogel Road just north of Old Lemay Ferry Road. The increase in traffic associated with the proposed development would actually be much less than the current increase in traffic due to the Vogel Road closure and use of Pomme Road as a detour route.

Based on discussions with City staff, questions were raised as to whether auxiliary lanes are needed on Pomme Road to accommodate the proposed development or whether two exit lanes are needed on the proposed drive serving the site off Pomme Road. Based on the results in Table 4, all approaches at the intersection of Pomme Road and Lonedell Road operate at highly desirable levels of service with single-lane approaches. Furthermore, as long as the traffic operations are acceptable, single-lane approaches are preferred at all-way stop intersections since multi-lane approaches can lead to driver confusion as to who has the right-of-way.

SUMMARY

CBB completed the preceding study to address the traffic impacts associated with the proposed residential development of the Ott property in Arnold, Missouri.

In conjunction with the proposed site drive off Pomme Road, opposite Lonedell Road, it is recommended that the existing '3-way' signs be replaced with 'All-Way' signs. Additionally, it is recommended that marked stop bars be provided at the Lonedell Road and Pomme Road intersection in conjunction with the proposed development.

Given the minimal impact of the proposed development on the surrounding roadway network, no improvements are recommended to accommodate the proposed development. Based on the number of left and right-turns into the site, no auxiliary turn lanes are warranted at either site access intersection.

The intersection of Pomme Road and Lonedell Road currently operates at highly desirable levels during the peak periods and is expected to continue to operate at highly desirable levels of service following the addition of the proposed development with only negligible increases in delay. Furthermore, the analysis is based on inflated traffic volumes along Pomme Road due to the current closure on Vogel Road just north of Old Lemay Ferry Road. The increase in traffic associated with the proposed development would actually be much less than the current increase in traffic due to the Vogel Road closure and use of Pomme Road as a detour route.

We trust that this traffic study adequately describes the forecasted traffic conditions that should be expected as a result of the proposed residential development in Arnold, Missouri. If additional information is desired, please feel free to contact me at 314-449-9572 or swhite@cbbtraffic.com.

Sincerely,

Shawn Lerai White, P.E., PTOE
Associate - Senior Traffic Engineer

Community Development Department
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
636-282-6677 Fax

PLANNING COMMISSION VARIANCE APPLICATION

File Number 2016-14 **$200.00 Fee - Paid** N/A

APPLICANT/CONTRACT PURCHASER	**OWNER**
PAYNE FAMILY HOMES	OTT FAMILY TRUST
Name	Name
10407 BAUR BLVD. SUITE B	373 GREYCLIFF BLUFF
Address, City, State, Zip	Address, City, State, Zip
ST. LOUIS MO 63132	ST. LOUIS MO 63129
Telephone Number	Telephone Number
314-996-0300	—
Facsimile Number	Facsimile Number
POMME & LONEDELL ROADS	PRD — (expired)
Property Address (or nearest intersection)	Zoning of Property

Adjacent Zoning/Uses

R-3	County	County	County
North	South	East	West

Requested Variance/Section of Code Section 405.560 A.
" " B. 2. a.
" " B. 2. b.
" " B. 2. c.

10/19/16
Date of Application

10/25/16
Meeting Date Targeting

Eugene A. Tuhey for
Signature of Applicant and/or Owner

VARIANCE APPLICATION CITY OF ARNOLD

OTT PROPERTY

FILE NUMBER: 2016-14

On behalf of our client, Payne Family Homes, we hereby request a variance of portions of the City of Arnold Tree Preservation Ordinance as follows:

Section 405.560 Tree Preservation Plan Required

Paragraph A. and Paragraph B.2.a.

Background: A Preliminary Plat was submitted to the City of Arnold on August 31, 2016 for the above referenced property requesting approval for PRD Zoning. Those plans have been reviewed, revised and further review has taken place. An integral part of the project and preliminary plan is the preservation of two large tree masses totaling 8.9 acres with the addition of **walking trails, water quality basins and gazebos** for recreational use by the owners of homes to be constructed in the development.

Both tree masses are mature forests characterized by large hardwood trees that are well spaced among each other with little understory vegetation. The lack of understory vegetation is a result of the tree canopy closure which blocks sunlight from reaching the ground. In some places where mature trees have fallen, there is a significant increase in forest floor vegetation.

Basis for Appeal: The intent of the site planning for the Ott property is to preserve each of the two mature forest areas (8.9 acres total) supplemented by the added features described above. The plan is to preserve all trees over 5-inch diameter. The walking trails and other features can be constructed without disturbing the existing trees. The water features will likely cause short duration inundation of the trees during rainfall events but not to the extent of causing any harm. Assuming a tree density of a minimum of 100 trees per acre, the number of trees to be located by surveying could approach 1,000 trees, clearly a burden without corresponding benefit. The results of such survey will not change the site plan, will not produce any meaningful information now or at any point in the future. (Section 405.560 A.)

Since all the trees in the preservation area are being saved, the species of the trees, the dripline, root protection and pruning are not relevant for project planning and do not affect the 35% tree preservation requirement. (Section 405.560 B.2.a.)

Relief Sought: Removal of the Sections of the Tree Ordinance referenced above.

General Response: The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood.

The conditions and location of the tree preservation area are unique in size (8.9 acres), density and quality (mature forest). Further, the utilization of the preserved areas as amenities in this subdivision are significantly beyond typical common ground in Arnold subdivisions. Therefore the specific location of the trees, the species of the trees and the need for an arborist are meaningless in this context. This particular variance request is not likely to be repeated or be applicable in future Arnold subdivisions.

The unique physical aspect of the tree masses subject to this variance is the size of the area (8.9 acres), the number of trees to be counted and located (up to 1,000) and the resultant hardship of high cost of providing such information without commensurate benefit.

SECTIONS REQUESTING A VARIANCE

Section 405.560**Tree Preservation Plan Required.**
[Ord. No. 14.478 (Bill No. 2580) §5, 5-1-2014]

A.

Provide the surveyed location and DBH of existing deciduous trees of five (5) inch DBH or greater, existing evergreen trees five (5) feet in height or greater, perimeter of existing shrub and tree masses over twenty-four (24) inches in height on the site utility and topographic survey for the development. Provide the surveyed location of any other existing trees and shrubs around existing buildings or structures desired to be considered for satisfaction of landscape planting requirements. The site existing conditions utility and topographic survey, with tree and vegetative masses shown, shall be submitted along with the Tree Preservation Plan, and shall serve as the basis of the proposed Tree Preservation Plan.

B. A Tree Preservation Plan is required when trees are to be removed in all zone classifications identified in our Zoning Code and must include the following information:

2. The following plan must be prepared by an International Society of Arboriculture (ISA) certified Arborist:

a. The Tree Preservation Plan must include the location and species of existing, DBH and measured tree drip-line of existing trees with a DBH of five (5) inches or more for deciduous trees or five (5) feet or more in height for evergreens. The plan must also indicate whether the trees are to be preserved or removed and outline the methods of tree or root pruning required in the effort to preserve the tree or trees if applicable. The Tree Preservation Plan should match the scale and orientation of the original site survey drawing.

Chapter 405. Zoning

Article IV. Tree Preservation Program

Section 405.540. Purpose and Intent.

[Ord. No. 14.478 (Bill No. 2580) §1, 5-1-2014]
The purpose of this Section is to promote the public health, safety, and general welfare of the residents of the City of Arnold by providing tree preservation standards. These standards represent an ongoing effort to enhance the quality and appearance of developed properties, protect existing natural resources, minimize storm water runoff, buffer differing land uses and conserve the value of land and buildings throughout the City, and meet the goals of our residents as identified in our Comprehensive Plan. The overall goal of this preservation plan is to preserve as many trees as possible and avoid having developers and builders spend extra funds to plant new trees.

Section 405.545. Applicability.

[Ord. No. 14.478 (Bill No. 2580) §2, 5-1-2014]
This Article shall be applicable when trees are to be removed in conjunction with new development and/or grading in all zoning classifications identified within our Zoning Code.

Section 405.550. Definitions.

[Ord. No. 14.478 (Bill No. 2580) §3, 5-1-2014]
As used in this Article, the following terms shall have these prescribed meanings:

CALIPER

Caliper (diameter) measurement of the trunk of proposed new and replacement trees to be planted shall be taken six (6) inches above the ground up to and including four-inch caliper size. If the caliper at six (6) inches above the ground exceeds four (4) inches, the caliper should be measured at twelve (12) inches above the ground (American Standard for Nursery Stock, ANSIZ60.1-2004). Caliper measurement should be performed using a diameter measuring tape. Measure the tree trunk circumference and divide by 3.14 to find the diameter of the trunk.

DESIRABLE TREES

Trees from the approved tree list in the Arnold Zoning Code that have a DBH of five (5) inches and greater for deciduous trees or five (5) feet and greater for evergreen trees.

DIAMETER BREAST HEIGHT (DBH)

Diameter measurement of an existing tree trunk taken at 4.5 feet above the ground. Diameter measurement should be performed using a diameter measuring tape. Measure the tree trunk circumference and divide by 3.14 to find the diameter of the trunk.

INVASIVE TREES OR PLANTS

Species as identified by the United States Department of Agriculture and/or Missouri Department of Conservation.

NEW DEVELOPMENT

The subdivision of any parcel of land three (3) acres or more in size or the grading of any land three (3) acres or more in size, or the construction of any building or structure on any parcel of land three (3) acres or more in size.

PREMIUM TREES

Trees not on the list of prohibited trees in the Arnold Zoning Code that have a caliper of ten (10) inches or more or eight (8) feet or higher for evergreens.

TREE DRIP-LINE

The outer existing tree canopy circumference projected perpendicular onto the ground, where rain water would drip from the outer tree leaf tips to the ground. The drip-line includes the tree canopy area within the circumference of the tree.

TREE PROTECTION ZONE (CRITICAL ROOT ZONE)

The area extending from the trunk of a tree to ten (10) feet beyond its perimeter tree drip-line that must be protected and remain undisturbed throughout construction.

UNDESIRABLE TREES

Trees from the "Plant Material Not Allowed" list in the Arnold Zoning Code, or trees that are known to be messy (drop large fruit, drop drupe fruit, drop large nuts over one (1) inch in diameter, drop large seed pods over three (3) inches in length, consistently drop twigs), have weak wood, have untreatable pests, or are uncontrollably invasive. The following trees are exempt: Black Walnut, Extra Large Pecan, Mixed Hickory, Pecan, Persimmon, Wild Plum, Sycamore and Missouri natives.

Section 405.555. Preservation Requirements.

[Ord. No. 14.478 (Bill No. 2580) §4, 5-1-2014]
Thirty-five percent (35%) of the existing trees must be preserved by the owner/developer of the site. City of Arnold staff may approve removal of up to sixty-five percent (65%) of the existing site trees as part of the tree preservation and ultimate development plan.

Section 405.560. Tree Preservation Plan Required.

[Ord. No. 14.478 (Bill No. 2580) §5, 5-1-2014]

A. Provide the surveyed location and DBH of existing deciduous trees of five (5) inch DBH or greater, existing evergreen trees five (5) feet in height or greater, perimeter of existing shrub and tree masses over twenty-four (24) inches in height on the site utility and topographic survey for the development. Provide the surveyed location of any other existing trees and shrubs around existing buildings or structures desired to be considered for satisfaction of landscape planting requirements. The site existing conditions utility and topographic survey, with tree and vegetative masses shown, shall be submitted along with the Tree Preservation Plan, and shall serve as the basis of the proposed Tree Preservation Plan.

B. A Tree Preservation Plan is required when trees are to be removed in all zone classifications identified in our Zoning Code and must include the following information:

   1. The following plan may be prepared by a Licensed Land Surveyor or Professional Engineer:

      a. The Tree Preservation Plan must include a written statement of the proposed work to be accomplished and a site plan;

      b. The Tree Preservation Plan must use the site utility and topographic survey as the base, showing all current existing structures, utility lines and structures and site topography indicated at a maximum of two (2) foot contours.

c. The Tree Preservation Plan must show the location of proposed grading, the proposed structure(s) and associated parking, as well as all existing and proposed utility cuts, hard surface and right-of-way.

2. The following plan must be prepared by an International Society of Arboriculture (ISA) certified Arborist:

a. The Tree Preservation Plan must include the location and species of existing, DBH and measured tree drip-line of existing trees with a DBH of five (5) inches or more for deciduous trees or five (5) feet or more in height for evergreens. The plan must also indicate whether the trees are to be preserved or removed and outline the methods of tree or root pruning required in the effort to preserve the tree or trees if applicable. The Tree Preservation Plan should match the scale and orientation of the original site survey drawing.

b. Show the number, size and species of additional trees to be planted in a planting schedule and reference the trees on the plan with a planting symbol representing and measuring its expected mature canopy size along with a lettered key with tree quantity indicated. All trees to be planted must be from the approved tree list in our Zoning Code. Refer to Section **405.565**, Replacement Requirements, below.

c. Provide a planting schedule with the following information for each tree: two (2) to four (4) letter identification key code, botanical name, common name, size (DBH or height), condition (balled and burlapped or container size), remarks (single stem, multi-stem, etc.), spacing (typical spacing between plants, if applicable).

Section 405.565. Replacement Requirements.

[Ord. No. 14.478 (Bill No. 2580) §6, 5-1-2014]
Any tree with a DBH of five (5) inches or more for deciduous trees, or five (5) feet or more in height for evergreens, to be removed from the required thirty-five percent (35%) preserved area shall be replaced DBH for DBH with deciduous trees and height for height with evergreens of the tree removed. The minimum size of the replacement tree is six (6) inch DBH for deciduous trees or six (6) feet in height for evergreens. The replacement trees do not count towards the landscape requirements provided for in the City of Arnold Zoning Code.

Section 405.570. Credit.

[Ord. No. 14.478 (Bill No. 2580) §7, 5-1-2014]

A. For every one percent (1%) of existing trees saved above the required thirty-five percent (35%), the developer shall be credited toward the landscape requirements in the Arnold Zoning Code as follows:

1. Undesirable trees not on the City's banned tree list shall be credited for two percent (2%) toward landscape requirements.

2. Desirable trees shall be credited for three percent (3%) toward landscape requirements.

3. Desirable trees in the fifteen-foot buffer area around the property shall be credited for four percent (4%) toward landscape requirements.

4. Premium trees kept shall count as double. In the fifteen-foot buffer area it shall be credited as eight percent (8%) and in other areas it shall be six percent (6%) toward landscape requirements.

5. Storm water systems using best management practices such as rain gardens, or equivalent (not traditional detention basin) may receive up to a three percent (3%) credit toward the tree preservation plan.

B. In order to minimize interference with overhead utility lines, all large canopy shade trees and evergreen trees located within existing and proposed overhead utility easements shall be removed by the applicant so as to limit the potential for damage to utility distribution facilities. Specific trees and landscaping materials may be retained if they will not damage or interfere with the delivery of utility service at normal mature height. Trees removed from existing/proposed utility easements shall count toward the sixty-five percent (65%) removed.

C. Any land for right-of-way dedication to a political subdivision of the State shall not be included in tree preservation calculations or credits.

Section 405.575. Marking of Trees.

[Ord. No. 14.478 (Bill No. 2580) §8, 5-1-2014]
Prior to any tree removal or commencement of construction on a site and during the plan approval process, the following uniform colored ribbon system shall be used: Red for trees to be saved; blue for trees to be removed.

Section 405.580. Protection Measures During Construction.

[Ord. No. 14.478 (Bill No. 2580) §9, 5-1-2014]
All trees on public or private property that are designated for preservation shall be guarded by a four-foot high barrier that designates the enclosed area as a tree protection zone. This enclosure shall extend ten (10) feet past the tree canopy. No building materials, waste materials, excess dirt, construction debris, equipment or vehicles shall be allowed within this protection zone.

Section 405.585. Protection Measures After Construction.

[Ord. No. 14.478 (Bill No. 2580) §10, 5-1-2014]
The trees preserved and planted must be maintained by the owner or developer in a healthy growing condition for two (2) years after the issuance of an occupancy permit. Plant materials that exhibit damage must be restored to healthy condition or replaced DBH for DBH within the next growing season.

Section 405.590. Tree Preservation Easement.

[Ord. No. 14.478 (Bill No. 2580) §11, 5-1-2014]
Trees designated for preservation must be placed in a tree preservation easement with script indicating they are not to be removed.

Section 405.595. Penalties and Appeals.

[Ord. No. 14.478 (Bill No. 2580) §12, 5-1-2014]
Any party dissatisfied upon the denial of an application for a Tree Preservation Plan by the Planning Commission may file an appeal with the Council requesting a determination from that body. A notice of appeal shall be filed within seven (7) days after the Planning Commission's action. Notice of appeal to the Council shall be in writing and shall be filed with the City Clerk.

Section 405.600. Variances.

[Ord. No. 14.478 (Bill No. 2580) §13, 5-1-2014]

A. Appeals to the Tree Preservation Ordinance must be made in writing to the Planning Commission outlining their reason for appeal that addresses the following criteria:

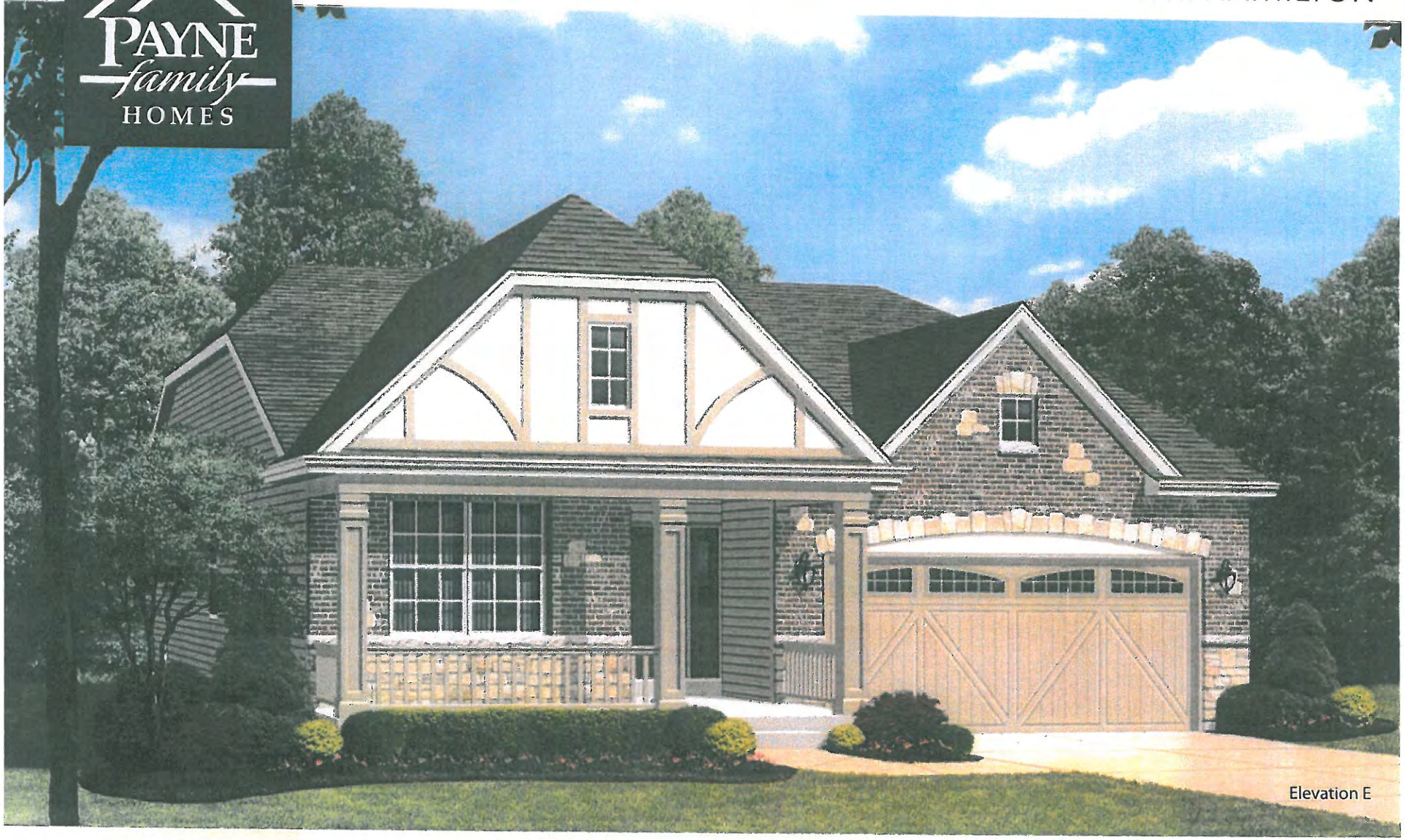
1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which is located.

2. The conditions upon which the request for a variance is based are unique to the property to which the variance is sought, and are not applicable generally to other property.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the letter of these regulations are carried out.

PAYNE family HOMES

THE HAMILTON



Elevation E

OUR HOUSE. *Your Home.*

Elevation A

Elevation B

Elevation C

Elevation C w/Brick

Elevation D

Elevation E

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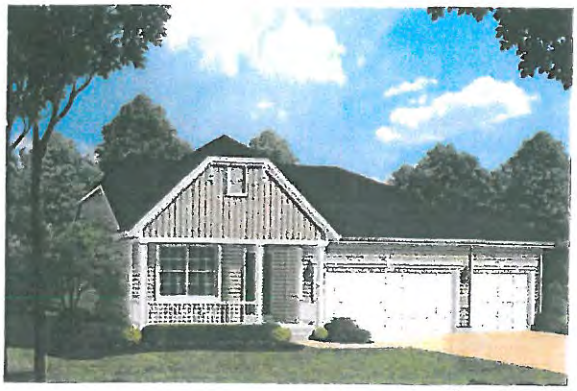
Elevation A



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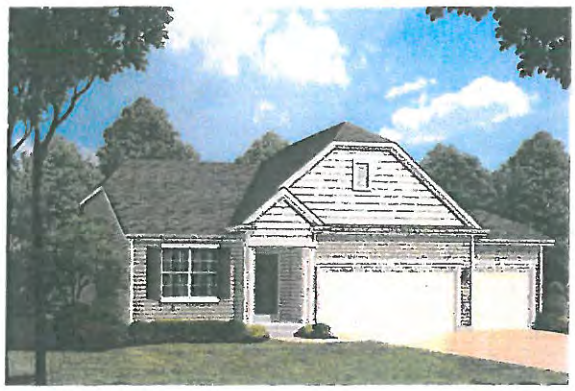
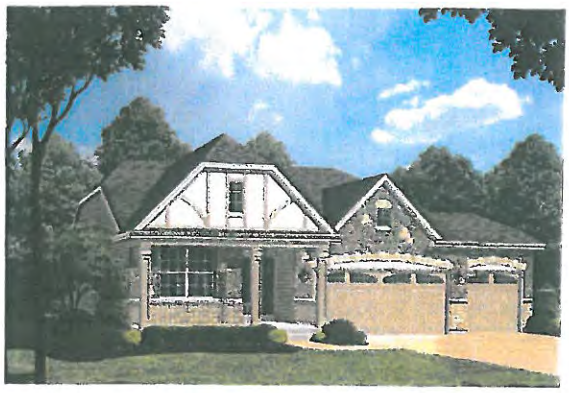


Elevation C

Elevation C w/ Brick

Elevation D



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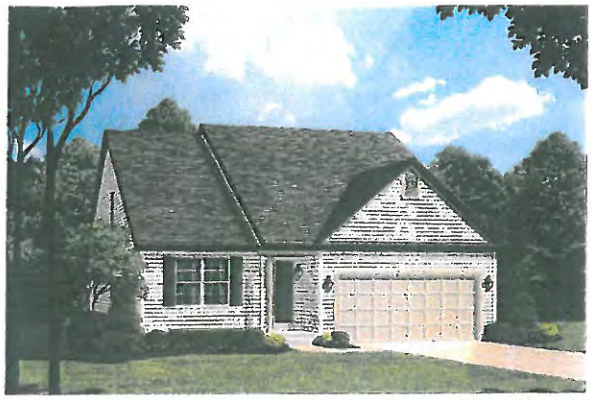
PAYNE family HOMES

THE DaVINCI

Elevation D

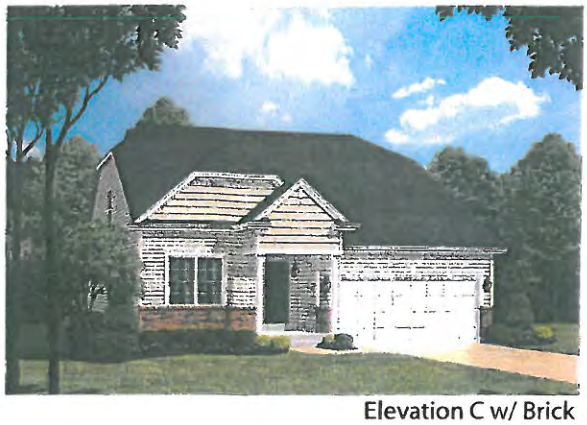
OUR HOUSE. *Your Home.*



Elevation A

Elevation B

Elevation C



Elevation C w/ Brick

Elevation D

Elevation E

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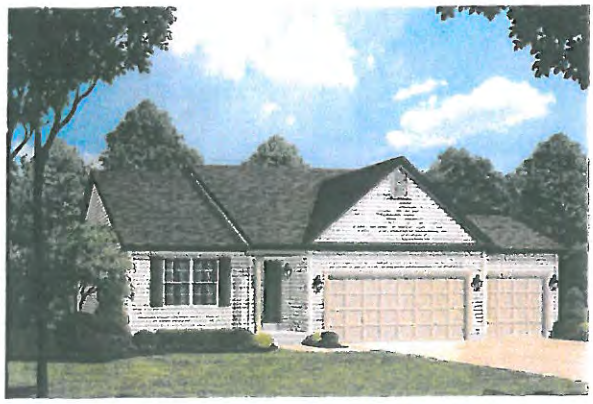
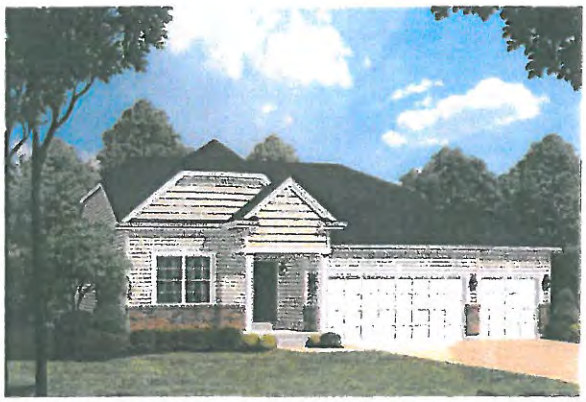


Elevation A

Elevation B

Elevation C



Elevation C w/ Brick

Elevation D

Elevation E

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PAYNE family HOMES

THE FRANKLIN

Elevation C w/ Brick

OUR HOUSE. *Your Home.*

THE FRANKLIN

Elevation A

Elevation B

Elevation C

Elevation C w/ Optional Brick

OUR HOUSE. *Your Home.*

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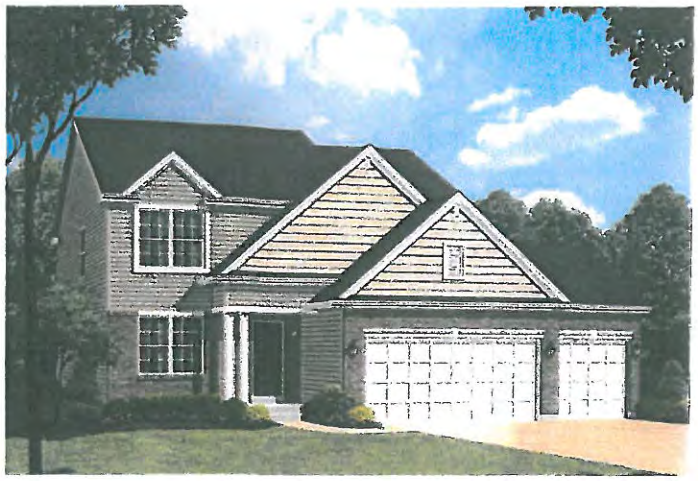
Elevation A

Elevation B

Elevation C



Elevation C w/ Brick

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Ameren Missouri

Dusk-To-Dawn Outdoor Lighting

Area Lighting

Type of Fixture	Lamp Rating**	Monthly Rate*
Bracket Mount	100 LED (Light Emitting Diode)	$ 9.92
Bracket Mount	250 LED	$ 16.07
Bracket Mount	400 LED	$ 29.73
Directional	250 HPS (High Pressure Sodium)	$ 22.76
Directional	400 HPS	$ 36.00
Directional	400 MH (Metal Halide)	$ 22.76
Directional	1000 MH	$ 71.96

* Plus all applicable sales and municipal taxes

** Lamp Rating is watts except for LED the rating is watts equivalent. LEDs are more efficient and use less energy than the rating shown. For more information please go to AmerenMissouri.com/Streetlights.

Monthly rate includes fixture, electricity and maintenance. If wire span or pole is required, installation charges will apply.

LED Bracket Mount

Directional

Post Top Lantern

Lamp Wattage	Lumen Output	Monthly Rate*
100 H.P.S.	9,500	$22.99

Overall height is approximately 16 feet on a tapered pole.

*Plus municipal tax where applicable

All post top fixtures require underground wiring (cost of which is not included in the above).

Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.

Early American

Colonial

Contemporary**

Aspen**

**Additional initial charge applies

Rates effective April 1, 2016

ALUMI-GUARD

QUALITY FENCE & RAILING PRODUCTS

ADVANTAGE™

ALL ALUMI-GUARD PRODUCTS ARE MANUFACTURED WITH PRIDE IN THE UNITED STATES OF AMERICA

FLAT TOP

STYLES

ASCOT 2-CHANNEL

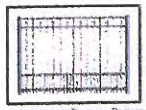
ASCOT 3-CHANNEL

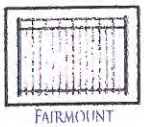
ASCOT ROYALE

ASCOT PUPPY PICKET

CANTERBURY

TERBURY ROYALE


CANTERBURY PUPPY PICKET

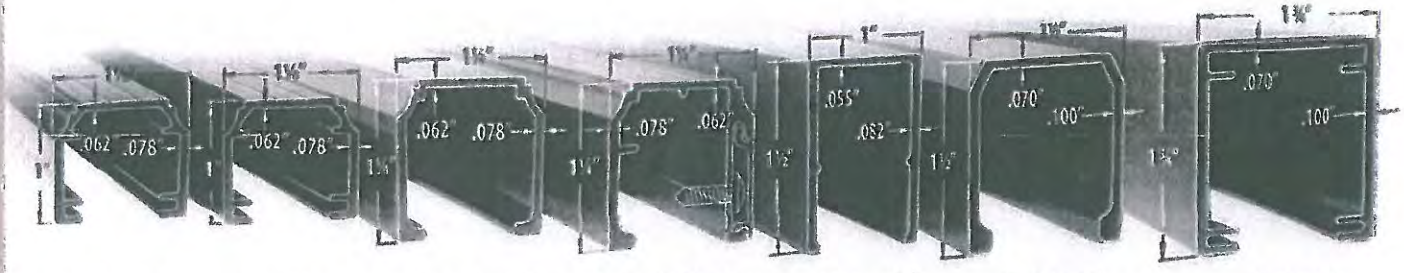

FAIRMOUNT

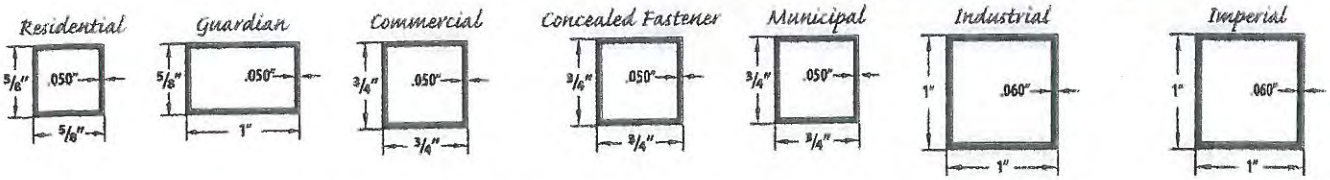
ASCOT · CANTERBURY
FAIRMOUNT

ADVANTAGES:

- CLASSIC AND VERSATILE
- DECORATIVE
- PROPERTY BOUNDARY
- SAFETY BARRIER
- 7 UNIQUE GRADES
- 7 RICH COLORS
- U-FRAME GATES
- BEVELED RAILS FOR STRENGTH
- TRUE HEIGHT PANELS & POSTS

GRADES: CHANNELS & PICKETS



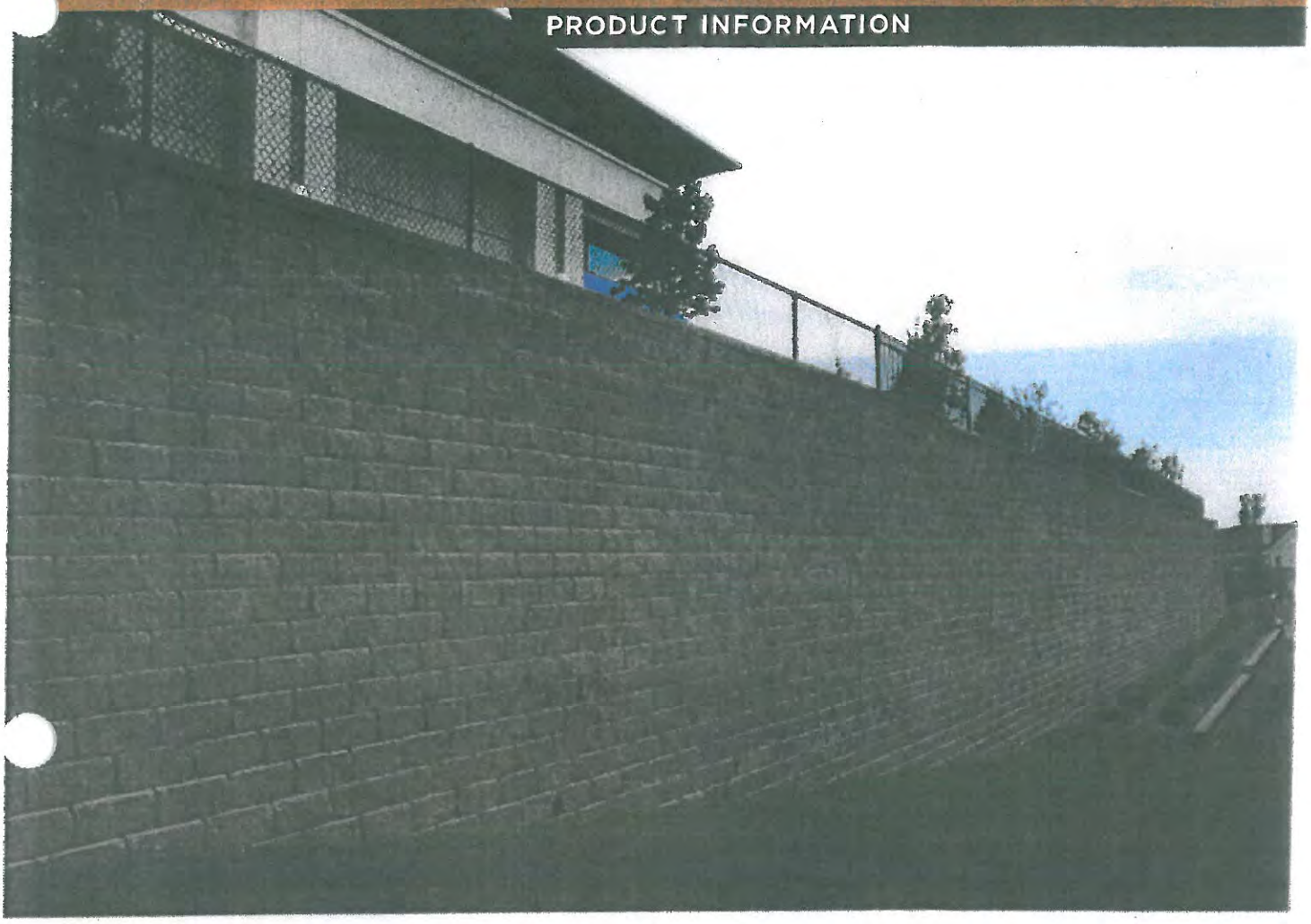


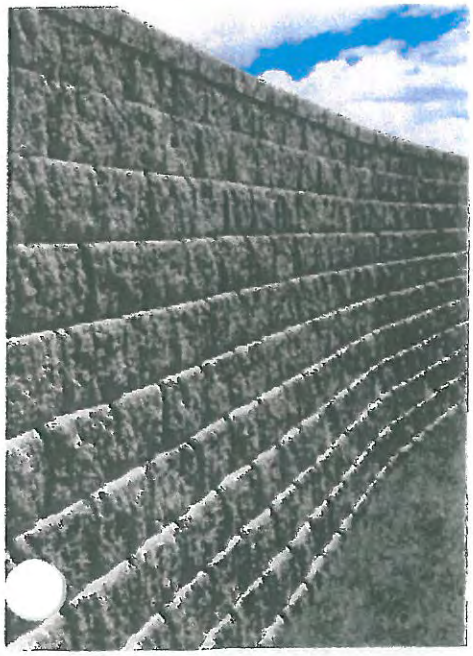
~ Channels & Pickets are shown at 3/5 Actual Size

Diamond Pro Stone Cut®

RETAINING WALL SYSTEM

PRODUCT INFORMATION





See anchorwall.com for installation instructions.

Units	Stretcher	Cap	Corner
Approximate Dimensions*	8" x 18" x 12"	Front, 4" x 17¼" x 10⅜" Back, 4" x 12" x 10⅜"	8" x 18" x 9" 8" x 18" x 9"
Approximate Weight*	77 lbs.	47 lbs.	101 lbs.
Coverage	1.00 sq. ft.	1.22 lin. ft.	1.50 sq. ft.
Setback/System Batter	1"/7.1°		

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

© 2011 Anchor Wall Systems, Inc. The Diamond Pro Stone Cut® retaining wall system is manufactured under license from Anchor Wall Systems, Inc. (AWS). The "Anchor A" and "Anchor Build Something Beautiful" logos, "Anchorplex" and "Diamond Pro Stone Cut" are trademarks of AWS. The wall system blocks are covered by the AWS Limited Warranty. For a complete copy, visit your local dealer or see anchorwall.com.

Anchor Wall Systems, Inc., 5959 Baker Road, Suite 390, Minnetonka, MN 55345.
A&B0810

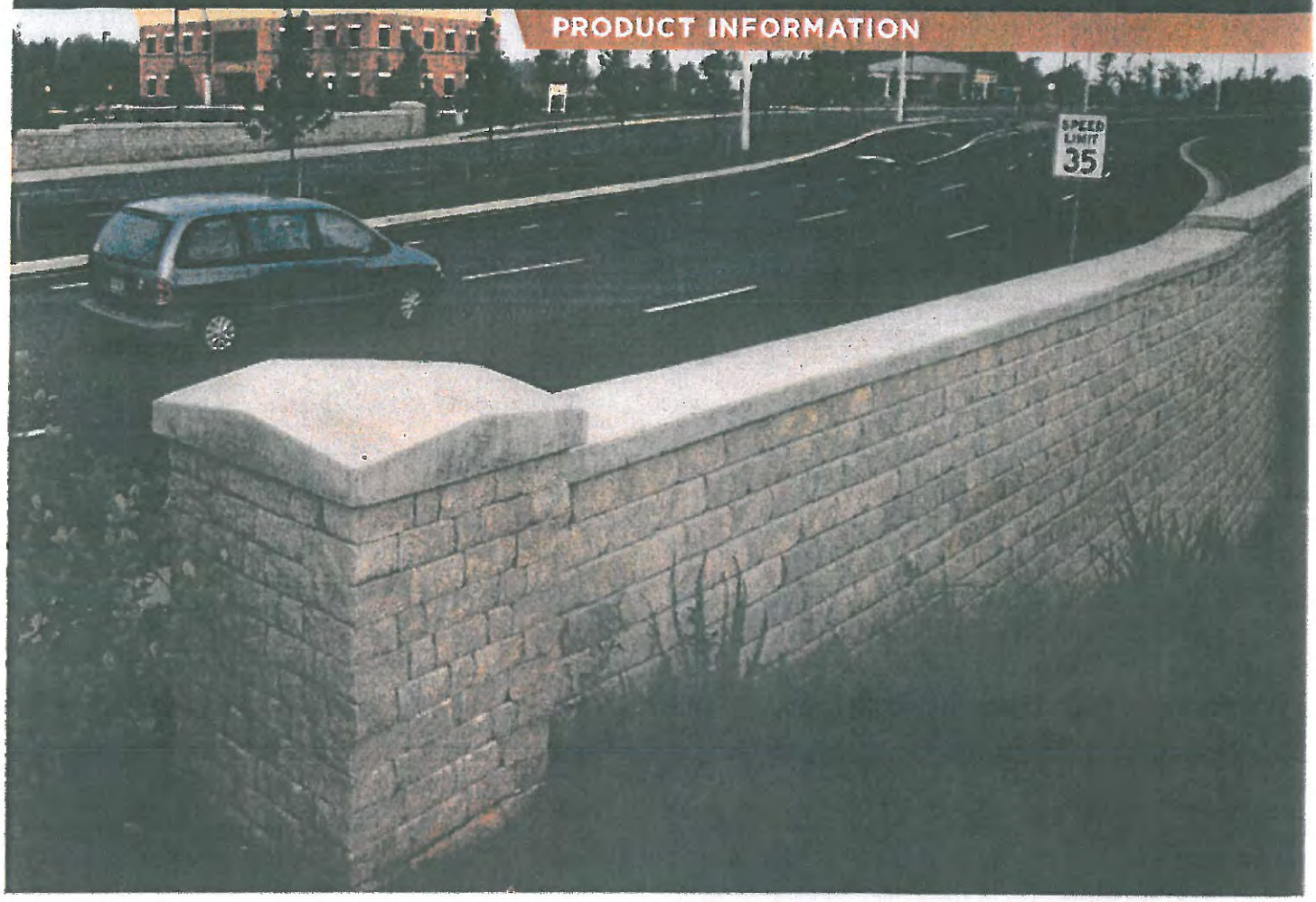
73.3067.1 08/11 4015

ANCHOR
BUILD SOMETHING BEAUTIFUL

Diamond Pro Stone Cut®

RETAINING WALL SYSTEM

PRODUCT INFORMATION

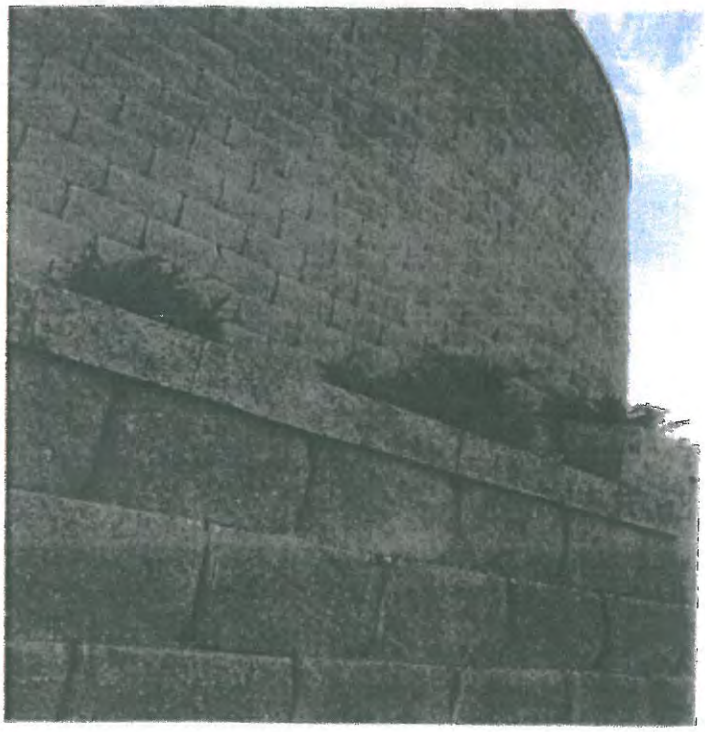


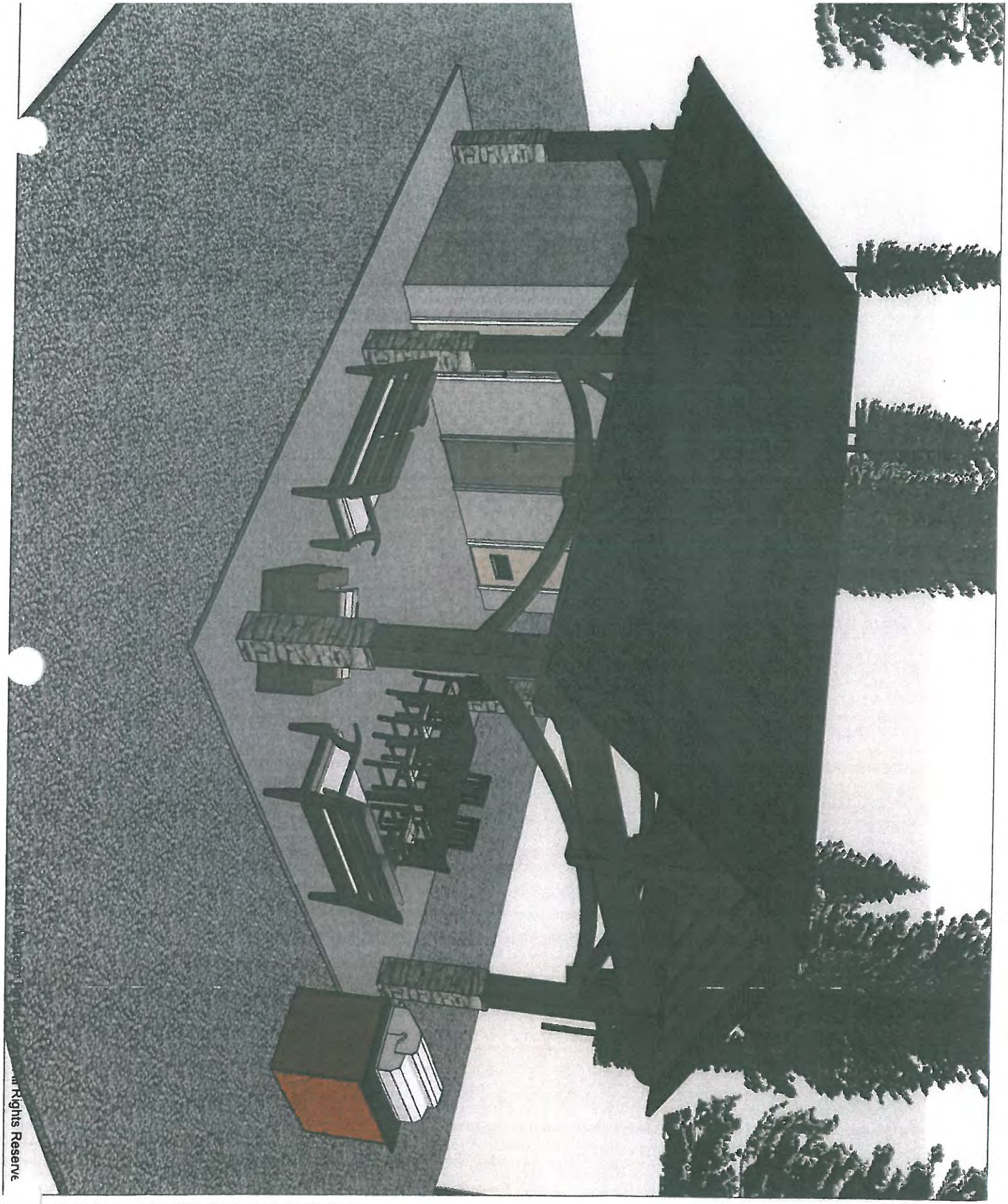
Renowned for its rough-hewn face and earthen tones, the Diamond Pro Stone Cut® retaining wall system imparts a rich, faceted appearance not commonly found in commercial retaining walls.

The performance characteristics make it the proven solution for tall walls, Department of Transportation projects, commercial developments, water applications and other critical wall needs.

- Original rear-lip locator
- Can be used to build gravity walls up to 4 feet high, including buried course, but excluding the cap*
- Taller walls can be built using geosynthetic reinforcement or the Anchorplex™ retaining wall system when designed by a qualified engineer
- Minimum outside radius, measured on the top course to the front of the units: 4 feet
- Minimum inside radius, measured on the base course to the front of the units: 7 feet
- ICC evaluated

**This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.*





Rights Reserve

Western Timber Frame

Cummings, Thomas 26x36 pavilion 3 (Tyler)

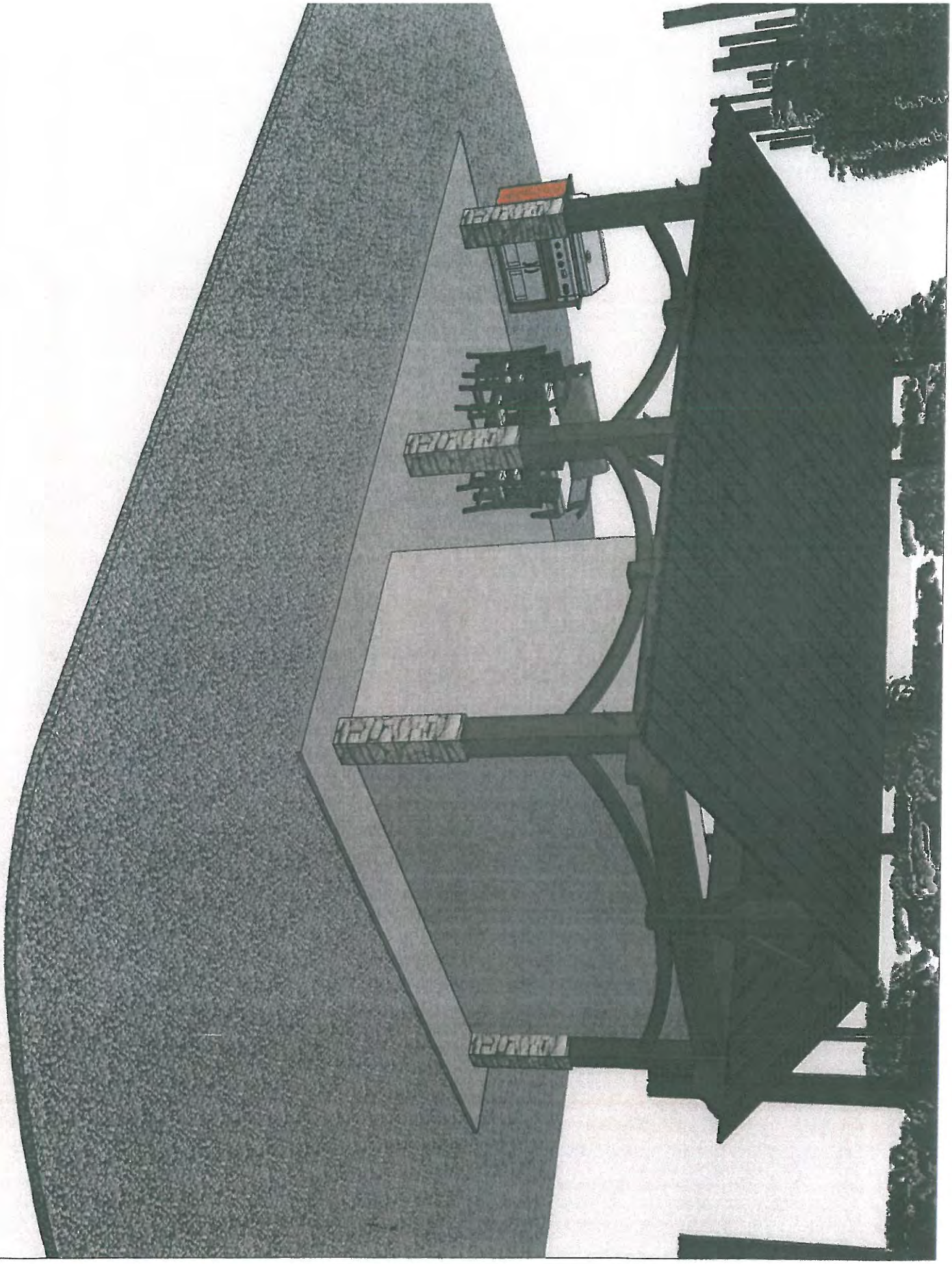
TM

Initial:____

Date:____

"Distribution of this drawing is limited to the purchaser or contractor for the limited purpose of assembling the structure. No copies or further distribution of this drawing is allowed."

September 14, 2016



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Cummings, Thomas 26x36 pavilion 3 (Tyler)

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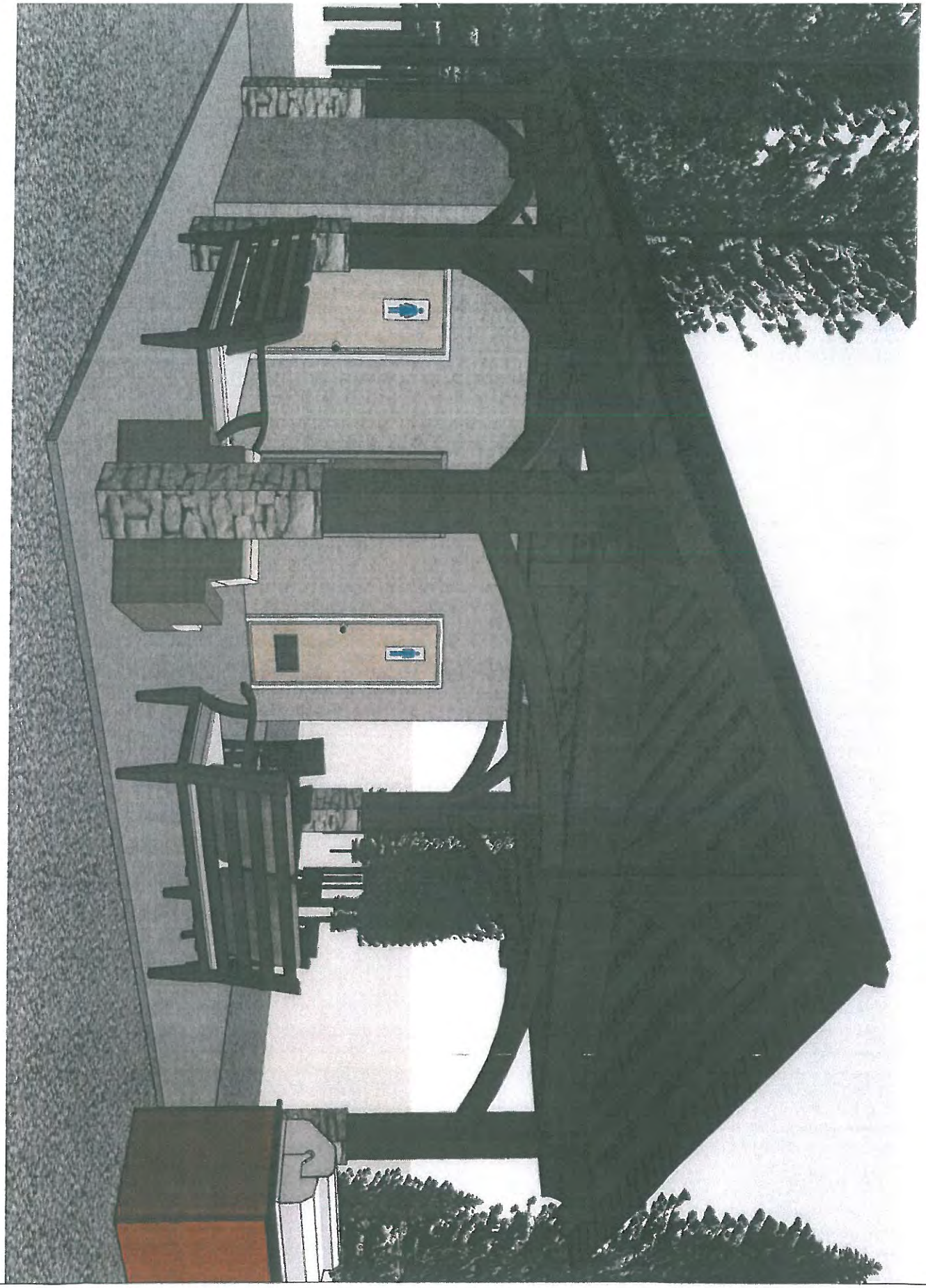

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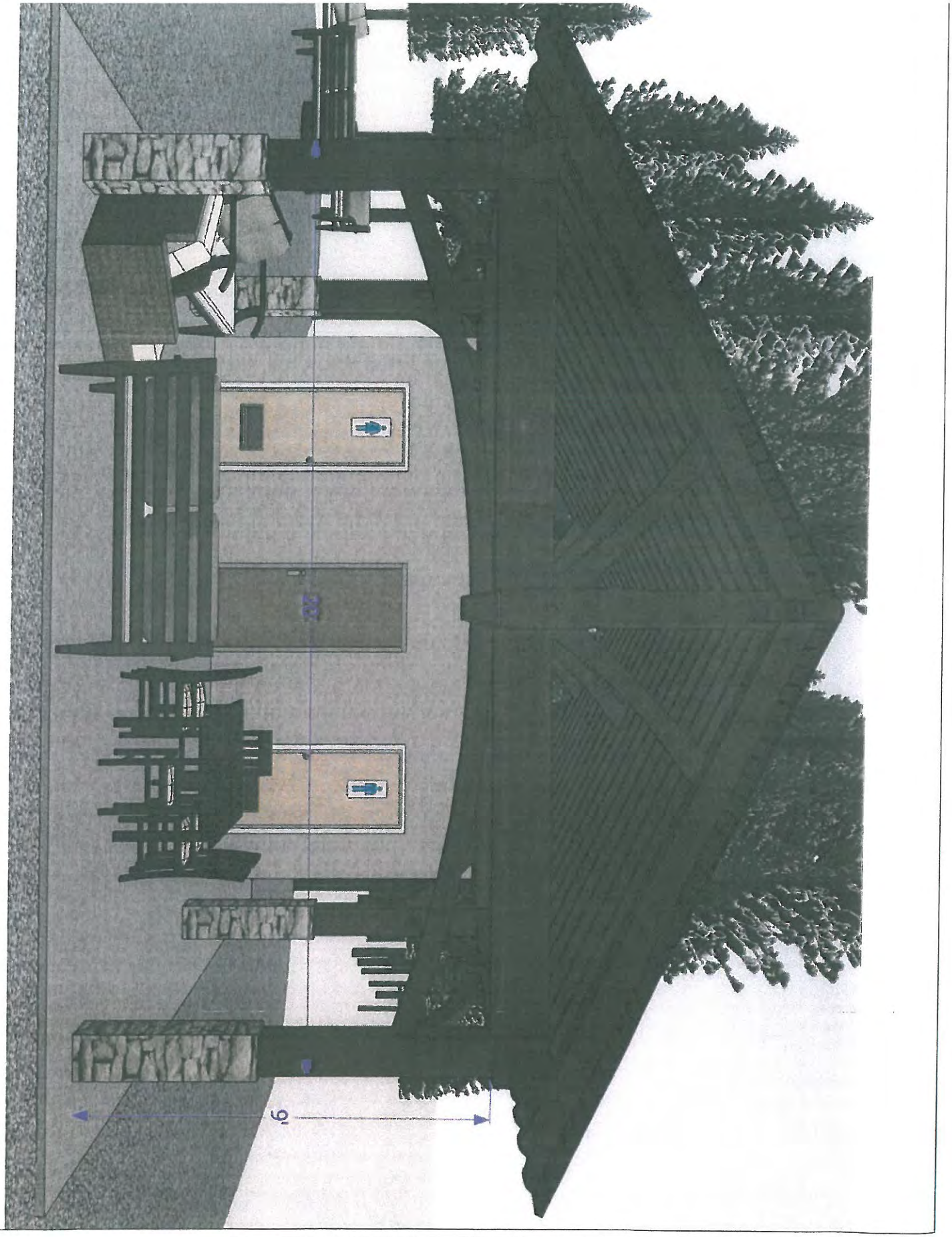

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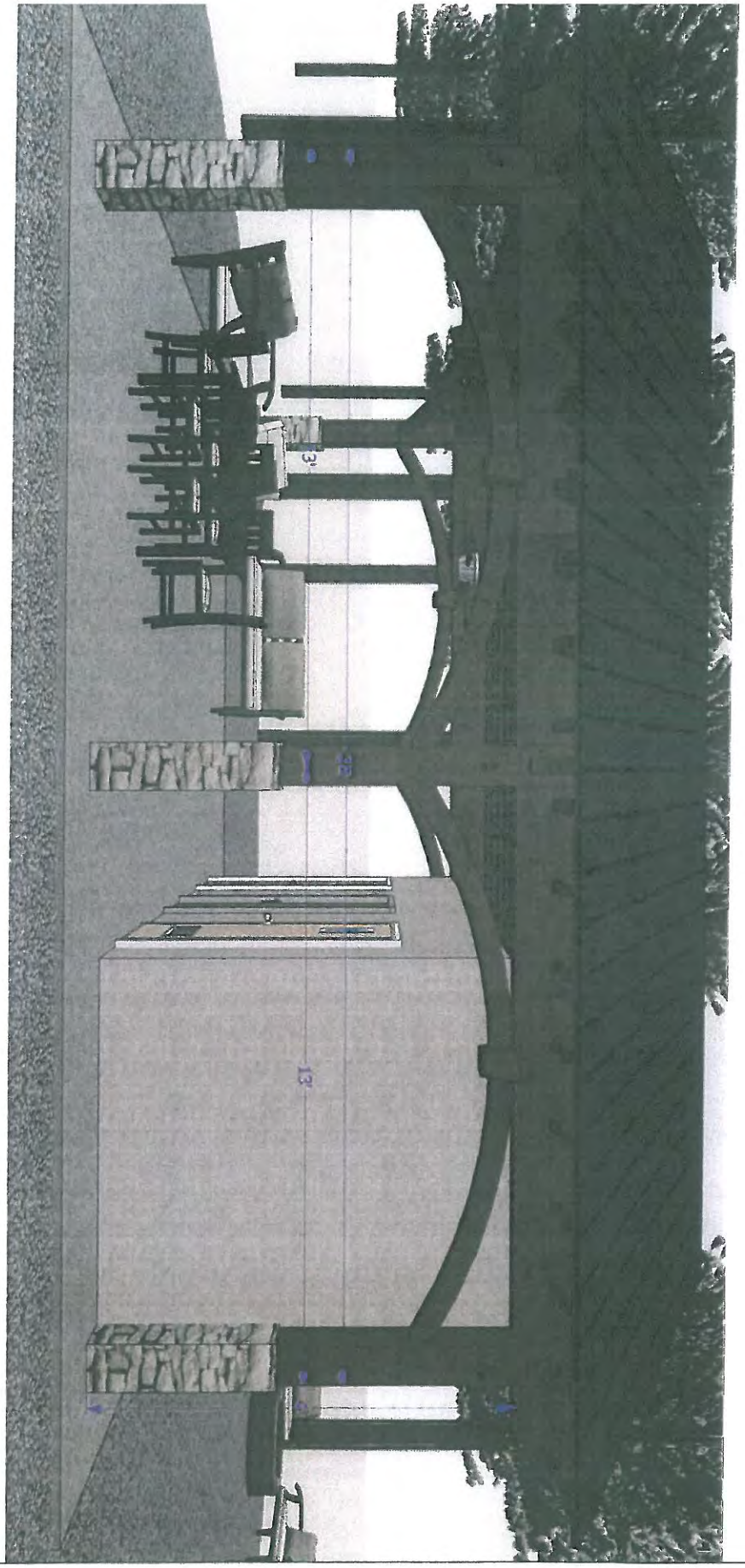

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Date:____

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Western Timber Frame

Cummings, Thomas 26x36 pavilion 3 (Tyler)

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Date:____

WESTERN TIMBER FRAME TM

Western Timber Frame

Cummings, Thomas 26x36 pavilion 3 (Tyler)

"Distribution of this drawing is limited to the purchaser or contractor for the limited purpose of assembling the structure. No copies or further distribution of this drawing is allowed."

Chapter 405. Zoning

Article III. Development Procedures

Section 405.490. Planned Residential Development Procedures.

[R.O. 2013 App. B §6; Ord. No. 14.2 (Bill No. 285) §6, 6-30-1977; Ord. No. 14.2 (Bill No. 304) §1, 10-6-1977; Ord. No. 14.2 (Bill No. 305) §1, 10-6-1977; Ord. No. 14.2 (Bill No. 306) §§1 — 2, 10-6-1977; Ord. No. 14.2 (Bill No. 307) §§1 — 2, 10-6-1977; Ord. No. 14.2 (Bill No. 310) §§1 — 22, 10-6-1977; Ord. No. 14.2 (Bill No. 367) §§1 — 6, 4-20-1978; Ord. No. 14.2 (Bill No. 428) §§1 — 19, 10-26-1978; Ord. No. 14.2 (Bill No. 476) §§1 — 10, 6-21-1979; Ord. No. 14.2 (Bill No. 800) §1, 3-7-1985; Ord. No. 14.2 (Bill No. 801) §1, 3-7-1985; Ord. No. 14.2 (Bill No. 802) §1, 3-7-1985; Ord. No. 14.2 (Bill No. 804) §1, 3-7-1985; Ord. No. 14.2 (Bill No. 1012) §§1 — 2, 2-3-1988; Ord. No. 14.2 (Bill No. 1061) §1, 10-20-1988; Ord. No. 14.2 (Bill No. 1065) §§1 — 2, 12-15-1988; Ord. No. 14.2 (Bill No. 1066) §§1 — 2, 12-15-1988; Ord. No. 14.2 (Bill No. 1088) §3, 4-20-1989; Ord. No. 14.2 (Bill No. 1090) §§1, 3, 4-20-1989; Ord. No. 14.2 (Bill No. 1107) §§1 — 7, 7-6-1989; Ord. No. 14.2 (Bill No. 1186) §§1 — 2, 5-3-1990; Ord. No. 14.2 (Bill No. 1221) §§1 — 4, 10-18-1990; Ord. No. 14.2 (Bill No. 1238) §§1 — 2, 2-7-1991; Ord. No. 14.2 (Bill No. 1279) §1, 10-17-1991; Ord. No. 14.2 (Bill No. 1360) §§1 — 2, 12-17-1992; Ord. No. 14.2 (Bill No. 1547) §§1 — 3, 9-19-1996; Ord. No. 14.2 (Bill No. 1549) §§1 — 3, 10-3-1996; Ord. No. 14.2 (Bill No. 1604) §§1 — 2, 8-7-1997; Ord. No. 14.2 (Bill No. 1615) §§1 — 7, 9-4-1997; Ord. No. 14.2 (Bill No. 1617) §§1 — 7, 9-4-1997; Ord. No. 14.2 (Bill No. 1630) §§1 — 2, 10-16-1997; Ord. No. 14.2 (Bill No. 1633) §§1 — 4, 10-16-1997; Ord. No. 14.2 (Bill No. 1657) §1, 3-19-1998; Ord. No. 14.2 (Bill No. 1659) §§1 — 2, 3-19-1998; Ord. No. 14.2 (Bill No. 1670) §§1 — 2, 4 — 5, 5-7-1998; Ord. No. 14.2 (Bill No. 1696) §1, 9-17-1998; Ord. No. 14.2 (Bill No. 1697) §§1 — 2, 4 — 5, 9-17-1998; Ord. No. 14.2 (Bill No. 1754) §§1 — 4, 5-6-1999; Ord. No. 14.2 (Bill No. 1801) §§1 — 5, 3-2-2000; Ord. No. 14.2 (Bill No. 1819) §1, 8-17-2000; Ord. No. 14.2 (Bill No. 1820) §1, 8-17-2000; Ord. No. 14.2 (Bill No. 1832) §§1 — 5, 11-16-2000; Ord. No. 14.2 (Bill No. 1849) §1, 3-15-2001; Ord. No. 14.2 (Bill No. 1919) §§1 — 4, 7-18-2002; Ord. No. 14.2 (Bill No. 1920) §§1 — 2, 7-18-2002; Ord. No. 14.2 (Bill No. 1921) §§1 — 2, 8-15-2002; Ord. No. 14.2 (Bill No. 1981) §§2 — 3, 6-19-2003; Ord. No. 14.2 (Bill No. 1993) §1, 8-21-2003; Ord. No. 14.2 (Bill No. 1997) §1, 9-4-2003; Ord. No. 14.2 (Bill No. 2017) §1, 11-6-2003; Ord. No. 14.2 (Bill No. 2048) §§1 — 2, 6-17-2004; Ord. No. 14.2 (Bill No. 2181) §§1 — 2, 8-3-2006; Ord. No. 14.2 (Bill No. 2194) §1, 10-19-2006; Ord. No. 14.2 (Bill No. 2352) §§1 — 2, 9-24-2009; Ord. No. 14.2 (Bill No. 2471) §§1 — 8, 7-7-2011; Ord. No. 14.2 (Bill No. 2503) §§1 — 3, 3-15-2012]

A. *Intent And Purpose.*

1. The purpose of this Section is to provide a progressive but controlled, creative zoning procedure in the "R-1", "R-2", "R-3", "R-4", and "R-5" Residence Districts in order to permit flexibility in building types, locations and subdivision design.

2. In an "R-1", "R-2", "R-3", "R-4" or "R-5" Residence District, a tract of land may be developed for residential use in a variety of building types and designs to include, but not limited to, row houses, and other cluster arrangements of attached or detached buildings, provided that approval is obtained for a planned residential development plan in compliance with the following procedure.

B. *Preliminary Planned Residential Development Plan Process.*

1. The granting of a planned residential development plan shall be initiated by the filing of a verified application by one (1) or more of the owners or authorized representative of the owners of the property sought to be used for the planned residential development process.

2. Applications shall be addressed to the City of Arnold Planning Commission and filed in the office of Community Development upon forms provided by the Community Development Department and

accompanied by the required data and information as is prescribed by the Planning Commission so as to assure the fullest practicable presentation of facts for the permanent record and for adequate preliminary consideration of the proposal.

3. If the Planning Commission gives preliminary approval to the application, the matter shall be forwarded to the City Council together with the approved plans for consideration by that body. If the application is approved by the City Council, the development will be processed as in the manner prescribed by the Subdivision Code with regard to grading and improvement plans.

C. *Final Planned Residential Development Plan Process.* A final planned residential development plan shall be submitted, reviewed, and approved following the procedures for record plat approval. Once approved, the plan shall be recorded with the Recorder of Deeds as a planned residential development plan.

D. *Miscellaneous Requirements.*

1. The proposed planned residential development plan should comply with the intent of the density and setbacks outlined for the underlying residential zone district. However, increased density will only be considered when the development includes additional factors such as: usable open space and/or recreational amenities; architectural features/design for the structures that create a unique character for the entire development (this does not include typically designed residence found in standard subdivisions); streetscape features including unique street lights, pedestrian/bike paths, landscaping, etc.; substantial landscape packages for the individual lots and common areas; and other unique characteristics to the development.

2. No building permit shall be issued for construction of any structure on the tract of land involved that is not in conformity with the approved preliminary development plan.

3. Unless otherwise stated, substantial work or construction under the planned residential development plan must be commenced within one (1) year, or the plan shall terminate. If the plan is not reinstated within a period of six (6) months from the date, it shall becomes null and void, and the City Council may order the plan to be vacated.

4. Each application for a planned residential development permit shall encompass not less than five (5) acres.

5. The Planning Commission shall, in the instance of every application submitted under this regulation, especially consider architectural, landscape and other relationships which may exist between the proposed development, the character of the surrounding neighborhood, and the City of Arnold, and shall prescribe and require such physical treatment or other limitations as will, in its opinion, preserve said neighborhood or City character.

6. Height limitations for structures may be modified by the Planning Commission, with respect to any structure proposed in an application for a planned residential development permit if the normal requirements for open areas on the premises are modified as follows: Any residential structure exceeding three (3) stories in height shall be set back from all property lines at least one (1) additional foot for each foot of height above thirty-five (35) feet above the average finished ground elevation at the perimeter of such structure.

7. Off-street parking requirements applicable in any district shall in no event be diminished by the Planning Commission, but the Planning Commission may require that open parking areas be depressed below the grade of the remainder of the property, or screened by walls, fences, or plant material, or by both methods in order to preserve or complement the general character of any existing developments on adjacent properties.

8. The Planning Commission may explicitly impose special conditions relating to any development under this Section. These conditions may relate to, but need not be limited to, the following:

   a. Conditions relative to the type and extent of improvement and landscaping.

   b. Conditions concerning development, improvements, and maintenance of common ground.

c. Conditions relative to the maximum or minimum gross floor area per dwelling unit.

d. Conditions relative to the architectural character of the structures.

e. Conditions prohibiting the development of the property except in accordance with the provisions of the ordinance of the City of Arnold approving the planned residential development plan, and prohibiting the issuance of a building permit for any other use or development not in compliance with the above-mentioned City ordinance for a period not to exceed five (5) years from date of ordinance, unless extended by City Council.

f. In developments wherein open spaces, recreational areas or other common lands are provided, the acreage of which is included in the available gross acreage used in the determination of the maximum number of allowable dwelling units in the development, said common land shall be conveyed by the developer in fee simple absolute title by warranty deed to a Board of Trustees. The Trustees shall make provision by trust indenture for the sole benefit, use, and enjoyment of the lot owners, present and future, of each subdivision authorized under the planned residential development procedure for a term of years certain. The term of years certain shall extend for a period of at least twenty (20) years, or for the duration of the subdivision or development, whichever period of time is less. Thereafter, fee simple absolute title shall vest in the then lot owners or owners of other real property as joint owners. The rights of said joint tenants shall only be exercisable appurtenant to and in conjunction with their lot ownership or ownership of other real property. Any conveyance or change of ownership of any lot or other real property shall convey with it ownership in the common property. No lot owner or owner of other real property shall have the right to convey his/her interest in the common property except as an incident of the ownership of a regularly platted lot or ownership of other real property in the development. The sale of any lot or other real property in the development shall carry with it all the incidents of ownership of the common property although such is not expressly mentioned in the deeds; provided however, that no right or power conferred upon the trustees shall be abrogated. Warranty deeds and trust indentures complying with the aforementioned provisions shall have attached thereto a written legal opinion prepared and signed by an attorney licensed to practice law in the State of Missouri setting forth the attorney's legal opinion as to the legal form and effect of the deeds and trust indentures. The deeds and indentures shall be approved by the City Counselor as to legal form and filed with the Recorder of Deeds of Jefferson County simultaneously with recording of the final planned residential development plan.

E. *Criteria For Review Of Planned Residential Development Plan.* The Planning Commission, after a public hearing, may grant a planned residential development plan when it finds that:

1. The residential development proposal is consistent with good planning practice.

2. The residential development proposal is consistent with good site planning.

3. The residential development proposal can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.

4. The residential development proposal is complementary to the City of Arnold.

5. The residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.

F. *Protest.* In case of a protest against such planned residential development plan duly signed and acknowledged by the owners of thirty percent (30%) or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the district proposed to be changed, such amendment shall not become effective except by the favorable vote of two-thirds (2/3) of all the members of the City Council.

The protest must be filed with the City Clerk no later than seven (7) days after the public hearing before the City Council.

Within thirty (30) days from the filing of the protest, the City Council must take action on the request.

Any decisions regarding changes in regulations, restrictions, and boundaries may be appealed to the Circuit Court. However such appeals are subject to strict time limitations and any person pursuing such appeal is advised to seek legal advise from an attorney licensed to practice law in the State of Missouri.

RESOLUTION NO. 16-77

A RESOLUTION ADOPTING A NEW PAY PLAN IN COMPLIANCE WITH THE STATE OF MISSOURI MINIMUM WAGE LAW

WHEREAS, the State of Missouri has mandated a change in the minimum wage, and;

WHEREAS, the new minimum wage shall be $7.70 per hour effective January 01, 2017, and;

WHEREAS, in cases where an employee is subject to both state and federal minimum wage laws, the employee is entitled to the higher minimum wage.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that an amended and adjusted part-time pay plan is hereby established and adopted. A copy of said part-time pay plan is attached hereto and made a part hereof by reference. The provisions of this plan shall replace and take precedence over similar plans that may have heretofore been adopted by the City Council.

This resolution shall be in full force and effect from and after January 01, 2017.

_____
Presiding Officer of Council

_____
Mayor Ron Counts

Attest:_____
City Clerk Tammi Casey

Date: _____

Missouri Department of Labor and Industrial Relations

DIVISION OF LABOR STANDARDS

www.labor.mo.gov/DLS/MinimumWage

Missouri Minimum Wage $7.70

In Effect for 2017

Missouri's current minimum wage rate is $7.70 per hour. All businesses are required to pay at minimum, the $7.70 per hour rate, except retail and service businesses whose annual gross sales are less than $500,000. There also are certain classes of employees under the definition of "employee" in Section 290.500(3), RSMo, and pertaining to agriculture in Section 290.507, RSMo, to which Missouri's law does not apply.

In addition, overtime compensation must also be paid at a rate not less than one and one-half times a covered employee's regular rate for all hours worked over 40 in a workweek.

The minimum wage rate may increase or decrease on January 1, 2018, if the cost of living as measured by the Consumer Price Index (CPI) rises or falls (see Section 290.502, RSMo). Missouri law does not allow the state's minimum wage rate to be lower than the federal minimum wage rate.

The Missouri Minimum Wage Law does not apply to exempt employees/employers, and does not supersede more favorable laws or interfere with collective bargaining agreement rights.

Tipped Employees

Compensation for tipped employees must total at least $7.70 per hour. Employers of tipped employees are required to pay tipped employees at least 50 percent of the minimum wage, or $3.85 per hour. Employers of tipped employees must pay more than half of the minimum wage to tipped employees if it is necessary to bring the employee's total compensation up to $7.70 per hour.

Records to be kept and retention period

Employers must keep a record of the name, address, and job description of each employee, the rate of pay, the amount paid each period, and the number of hours worked each day and each workweek (see Section 290.520, RSMo). These records must be kept for a period of not less than three years. The records shall be open for inspection by the Missouri Division of Labor Standards.

Penalties

Any employer who hinders the Division of Labor Standards' performance of duties in the enforcement of the law by any of the acts listed in Section 290.525, RSMo, is guilty of a class C misdemeanor.

An employee may bring any legal action necessary to collect wages owed. An employer who pays an employee wages less than what is due under the law shall be liable for the full amount of the wage rate and an additional equal amount as liquidated damages, less any amount actually paid, and for costs and such reasonable attorney fees as may be allowed by the court or jury (see Section 290.527, RSMo).

Complaints

A Minimum Wage complaint form can be filed by visiting *www.labor.mo.gov/DLS/MinimumWage*. The form may also be printed and be sent to the Division using the contact information below. Once the investigation is complete, the employer and employee will be informed of the findings.

For more information or to file a wage complaint:

Missouri Division of Labor Standards
P.O. Box 449, Jefferson City, MO 65102
Phone: 573-751-3403 Fax: 573-751-3721
Email: *MinimumWage@labor.mo.gov*
Website: *www.labor.mo.gov/DLS/MinimumWage*

Missouri Department of Labor and Industrial Relations is an equal opportunity employer/program.
TDD/TTY: 800- 735- 2966 Relay Missouri: 711

Proposed Schedule

FY2017 Pay Plan
Grades and Steps
(new minimum wage effective January 1, 2017)

GRADE	1	2	3	4	5	6	7	8	9	STEP	POSITIONS
101	7.70	7.92	8.16	8.36	8.62					101	Concession Aide, Day Camp Counselor, Kids Club, Rec Aide, Attendant, Beverage Cart
102	8.01	8.21	8.47	8.70	8.95					102	Head / Lead Attendant
105	8.31	8.52	8.77	9.01	9.28					105	Custodian, Maint Aide, Golf Attendant, Golf Shop Clerk, Spec Event Wkrs, Control Desk, Supervisors, Scorekeepers(per game)
106	9.21	9.49	9.77	10.06	10.37					106	Health Wkr, Golf Cart Mech, Golf Shop Attend, Facility Aide, Athletic Instructors (per game)
107	9.83	10.12	10.43	10.74	11.06					107	PW Laborer, Intern
115	11.50	12.50	15.00		30.00					115	Market Manager, Referees (per game), Warrant Officer, Evidence Officer, Program Instructor
116	10.22	10.53	10.84	11.17	11.50					116	Lock-In

Current Schedule

FY2017 Pay Plan
Grades and Steps

GRADE	1	2	3	4	5	6	7	8	9	STEP	POSITIONS
101	7.65	7.87	8.11	8.31	8.57					101	Concession Aide, Day Camp Counselor, Kids Club, Rec Aide, Attendant, Beverage Cart
102	7.96	8.16	8.42	8.65	8.90					102	Head / Lead Attendant
105	8.26	8.47	8.72	8.96	9.23					105	Custodian, Maint Aide, Golf Attendant, Golf Shop Clerk, Spec Event Wkrs, Control Desk, Supervisors, Scorekeepers(per game)
106	9.21	9.49	9.77	10.06	10.37					106	Health Wkr, Golf Cart Mech, Golf Shop Attend, Facility Aide, Athletic Instructors (per game)
107	9.83	10.12	10.43	10.74	11.06					107	PW Laborer, Intern
115	11.50	12.50	15.00		30.00					115	Market Manager, Referees (per game), Warrant Officer, Evidence Officer, Program Instructor
116	10.22	10.53	10.84	11.17	11.50					116	Lock-In