
**CITY OF ARNOLD PLANNING COMMISSION
AUGUST 14, 2018 MEETING**

TO: PLANNING COMMISSION
FROM: CHRISTIE HULL-BETTALE- EIT, COMMUNITY DEVELOPMENT
ENGINEER
SUBJECT: 2018-28 CONDITIONAL USE PERMIT, LOTS 9 & 10 LILAC POINT
DATE: JULY 26, 2018
CC:

Request

Govero Land Services on behalf of CF Vatterott has submitted a request for conditional use permit for a two-family structure to be built on two residential lots that front on Richardson Road.

Analysis

Currently the lots are zoned R4. CF Vatterott would like to build duplexes similar to what is provided in the neighboring community, Richardson Glenn. In a R4 district, two-family dwellings require a conditional use permit. Attached are the application and plot plans, along with utility and fire district comments, for reference.

These lots require; 10,000' minimum lot area for single or two- family home, 8' side setback, 15' rear setback, 35' front setback, 10' sidewalk easement, additionally a front right of way dedication along Richardson Rd (collector) will be needed. These requirements are shown on the plan in exhibit 1.

The applicant's petition addressing the conditional use criteria is attached in exhibit 2.

When reviewing a conditional use permit, the following must be taken into consideration:

The use is deemed consistent with good planning practice. The approval of duplexes in this vicinity does not go against good planning practice. Duplexes are consistent with the neighboring development.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The duplexes will be located next to a similar built community and can be operated in similar manner due to proximity to the Richardson Glenn subdivision.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The duplexes are from the same developer and therefore will be visually compatible.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. The permit will not place the public health, safety or welfare at risk.

Recommendation

Staff recommends the conditional use permit be approved with the below findings and condition:

Findings:

1. The approval of duplexes in this vicinity does not go against good planning practice. Duplexes are consistent with the neighboring development.
2. The duplexes will be located next to a similar built community and can be operated in similar manner due to proximity to the Richardson Glenn subdivision.
3. The duplexes are from the same developer and therefore will be visually compatible.
4. The permit will not place the public health, safety or welfare at risk.

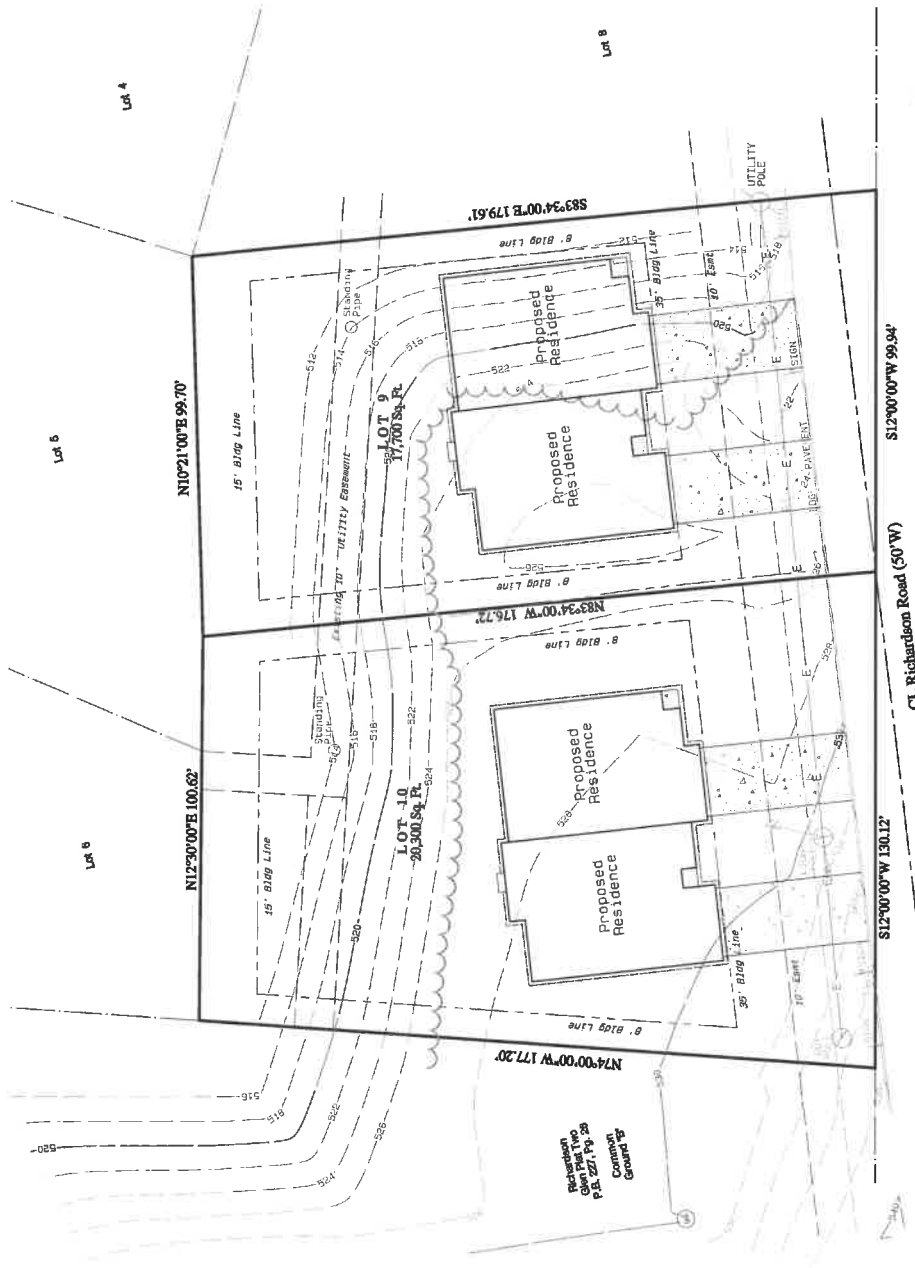
Conditions:

1. Prior to building permit issuance, the applicant provides an executed / recorded copy of easement dedication plat that includes the required road right of way dedication.

Lilac Point
P.B. 28, Pg. 22



Basis of bearings to this plat
is the true meridian
and records in Jefferson
County, Missouri.



NAME	DATE
DISCIPLINE	DATE PREPARED
LICENSE #	CHECKED BY
DRAWN BY	SHEET #
JOB #	95090

GOVERO
LAND SERVICES, INC.
SURVEYING * ENGINEERING
CERTIFICATE OF AUTHORITY NO.: L.S. 242-01
5929 OLD STATE ROAD
MARIETTA, MO. 63029
PHONE: 636.251.2200
FAX: 636.251.2201

GOVERO

Land Services

SURVEYING * ENGINEERING
5929 Old State Road
Imperial, MO 63052
(636) 464-9380

Christie Hull-Bettale
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

RE: Lilac Point
JOB#: 95090-L9

Dear Christie,

In regards to your email on July 27, 2018, for review of the plan for the Conditional Use Permit for Lilac Point Lots 9 & 10, please note the following:

- a. The development is consistent with the neighborhood. It is next to the newest development of Richardson Glenn, which is the same type of residences.
- b. The development will not be detrimental to the permitted developments in the district, and is just an extension of Richardson Glenn.
- c. Visually, the development will be very compatible with the surrounding community.
- d. The development is desirable to preserve the area for development of the remaining lots and promote health, safety and general welfare. With the development of these lots the grass will be cut and the area will be clean.

Should there be any questions or comments, please give me a call.

Sincerely,



Daniel L. Govero, PLS
President

DLG/dgc

w/ltrs/95090-L9-10

P&Z Meeting 8/14/18
 Council Meeting 9/6/18
 Place ad 7/24/18
 Sign up - 7/30/18

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



CONDITIONAL USE PERMIT APPLICATION

File Number 2018-28

\$400.00 Fee - Paid ✓

APPLICANT/CONTRACT PURCHASER

CF. Vatterott Construction Company

Name

10143 Paget, Creve Coeur, MO 63132

Address, City, State, Zip

(314) 427-4000

Telephone Number

(636) 547-3078

Facsimile Number

Richardson Rd. & Ems Glen Lane - Lots 9 & 10 of Lilac Point, Page 22

Property Address (or nearest intersection)

OWNER

CF. Vatterott Construction Company

Name

10143 Paget, Creve Coeur, MO 63132

Address, City, State, Zip

(314) 427-4000

Telephone Number

(636) 547-3078

Facsimile Number

R4

Zoning of Property

Proposed Use **R4 Residential Villas, similar to Richardson Glen**

Adjacent Zoning/Uses

R3/Residential

R4/Residential Villas

R3/Residential

R3/Residential

North

South

East

West

06/09/2018

08/14/2018

Date of Application

Meeting Date Targeting

[Signature]

[Signature]

Signature of Applicant

Signature of Owner



Rock Community Fire Protection District

Board of Directors

Ken Baker
Nathan Smith
Dan Meyer

Fire Chief
Jeff Broombaugh

3749 Telegraph Road
Arnold, Missouri 63010
636-296-2211
636-467-5793 Fax
www.rockfire-rescue.org

"Whatever It Takes"

Fire Marshal
Jeffrey L DeLapp

(636) 296-2211
(636) 467-5734 Fax

July 25, 2018

Christie Hull-Bettale
2101 Jeffco Blvd.
Arnold, MO 63010

RE: Conditional Use Permit for Lots 9 & 10 Lilac Point (Richardson Rd. and Ems Glen Ln).

After reviewing the Conditional Use Permit for at this time there are no comments.

If you have any questions please feel free to contact me at 636-296-2211 extension 5748.

Yours in Fire Safety

Jeff DeLapp
Fire Marshal

Christie Hull-Bettale

From: Wolf, Michael J <MWolf@ameren.com>
Sent: Friday, July 27, 2018 9:41 AM
To: Christie Hull-Bettale
Subject: Lilac Point-request for comments

Christie,

We received the preliminary plans for Lilac Point. If possible, we would like to see a 15' utility easement adjacent to Richardson Rd. Typically in Jeffers County subdivisions, a 15' easement is provided. The first 5' of this easement is typically used for sidewalks.

If you have any questions, please let me know.

Thanks,
Mike

Mike Wolf
Energy Services Consultant
Ameren Missouri
Meramec Valley Division
6450 Highway MM
House Springs, Mo 63051
636-671-6127 office
636-671-6110 fax
mwolf@ameren.com

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Christie Hull-Bettale

From: Eggert, Nicholas <Nicholas.Eggert@spireenergy.com>
Sent: Monday, July 23, 2018 10:26 AM
To: Christie Hull-Bettale
Cc: Langenbacher, Brian
Subject: Lots 9 & 10 Lilac Point - No Conflict
Attachments: SR 5062905 - LOTS 9 AND 10 LILAC POINT.doc

Hi Christie,

We've reviewed the copy of the Conditional Use Permit near the intersection of Richardson Rd and Ems Glen Ln. We see no conflicts with our existing facilities, but please note the comment in the attached Conflict Review letter.

Thanks,

Nick Eggert
Construction Engineer

4118 Shrewsbury Ave.
Shrewsbury, MO 63119

Laclede Gas is now Spire.

Visit SpireEnergy.com to learn more.



SPIRE INC. TRANSMITTAL

4118 SHREWSBURY AVE
ST. LOUIS, MISSOURI 63119

TO: Christie Hull-Bettale	DATE: 7/24/18
City of Arnold	RE: Lots 9 and 10 Lilac Point
2101 Jeffco Blvd	
St. Louis, MO 63010	

WE ARE SENDING YOU:

(X) NOTIFICATION OF NO GAS MAIN CONFLICT PER INFORMATION PROVIDED

NOTE: POTENTIAL GAS SERVICE LINE CONFLICTS ARE NOT DETERMINED DURING OUR REVIEW. SERVICE LINES MUST BE LOCATED IN THE FIELD TO DETERMINE ACTUAL LOCATION.

COMMENTS:

4" plastic gas main located approximately 2 feet west of the existing west pavement edge of Richardson Rd.

DRAFTSMAN NMT

Brian Langenbacher
Brian Langenbacher, P.E.
Construction Engineer III
(314) 768-7767