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## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD

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**APPLICATION NUMBER:** 2018-38

**APPLICATION NAME:** Display House Plat - Enclave at Strawberry Ridge

**APPLICANT NAME:** Larry Rolwes on behalf  
of Jacob Mirowiz  
Horizon View Development

**PROPERTY OWNER NAME:** Horizon View Development  
11500 Olive Blvd Suite 240  
St Louis MO 63141

**APPLICANT'S REQUEST:** The applicant is seeking to plat one lot for display house construction.

**STREET ADDRESS:** The Enclave at Strawberry Ridge, Lot 1

**SITE LOCATION:** Near the intersection of Strawberry Ridge Drive and Guardian Ct.

**PARCEL ID:** 02-7.0-36.0-1-001-006.02

**LOT AREA:** 13,740 sq ft

**MEETING DATE:** December 11, 2018

**REPORT DATE:** December 4, 2018

**CASE MANAGER:** Christie Hull-Bettale

**RECOMMENDATION:** **APPROVAL**





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### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 7.36 acre tract is located at the back portion of Strawberry Ridge Subdivision near the intersection Strawberry Ridge Drive and Guardian Ct.

### SITE HISTORY

The property has a preliminary plat approval of 7 lots to contain 5~2 family villas and 2 single family homes. The improvement are approved and constructed. The infrastructure, streets, storm and utilities are available.

### LOCATION MAP



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### REQUEST

The applicant is seeking to plat one lot for display house construction.

### DISPLAY HOUSE PROCEDURE

The purpose of this procedure is to provide an option whereby the construction of a display house can begin prior to the recording of the subdivision plat.

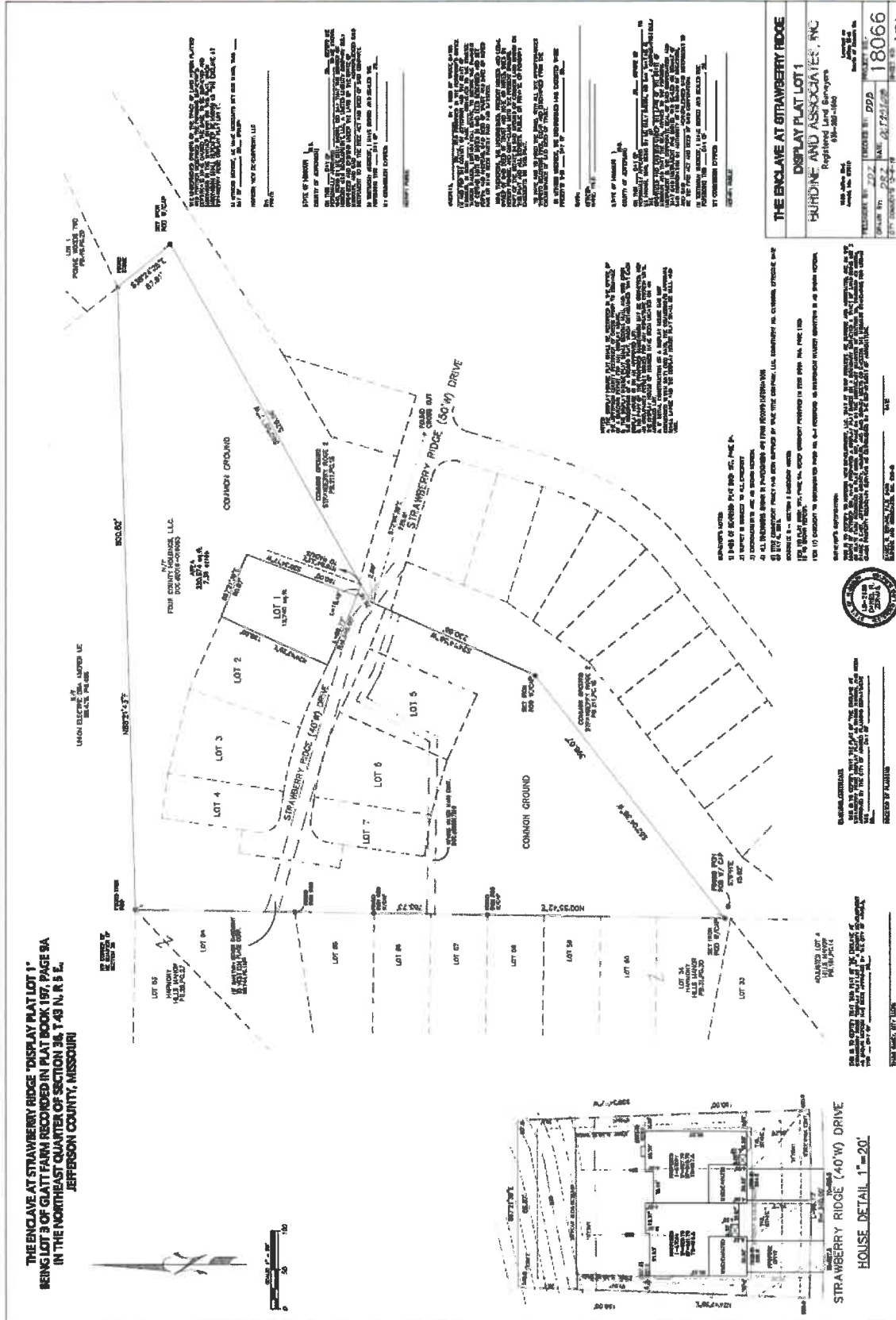
Staff has reviewed the Display House Plat as received on November 16, 2018 by Burdine and Associates. Agency notices have been distributed for comments, no comments were received. Staff finds the proposed plat to conform to the requirements of the Subdivision Ordinance of the City of Arnold, Missouri and recommends favorable consideration.

Staff recommends APPROVAL of the Display House Plat.

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Display House Plat - Enclave at Strawberry Ridge