



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-07

APPLICATION NAME: Record 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 approval of a Record Plat.

STREET ADDRESS: The Enclave at Strawberry Ridge

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

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

NUMBER OF LOTS: 7 Lots

MEETING DATE: March 12, 2019

REPORT DATE: February 25, 2019

CASE MANAGER: Christie Hull-Bettale

RECOMMENDATION: **APPROVAL, with Conditions**



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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 majority of improvements are constructed. The infrastructure, streets, storm and utilities are available.

LOCATION MAP



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REQUEST

The applicant is seeking approval of the final Record Plat for 7 lots identified as The Enclave at Strawberry Ridge. The lots are planned for 5 two-family homes and 2 single-family homes.

SUBDIVISION ORDINANCE POLICY REVIEW

POLICIES:

- It is hereby declared to be the policy of the City of Arnold to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the City pursuant to the official Comprehensive Plan of the City for the orderly, planned, efficient, and economical development of the municipality.
- Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.
- The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the Comprehensive Plan, and the Capital Improvements Program of the City, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, Comprehensive Plans, and the Capital Improvements Program of the City of Arnold.

CITY PLANNER'S COMMENTS

Satisfied: The proposed record plat supports the Comprehensive Plan for residential to continue in this vicinity. Further, completes the platting procedure for the Strawberry Ridge Subdivision.

Satisfied: Review of the plat was conducted by appropriate agencies and City department. Comments from the fire district and water company were provided and identified within the conditions of approval for this plat. The majority of the public improvements and infrastructure is complete. However, the incomplete portion will be escrowed which is a condition of approval.

Satisfied: The public improvements were designed and constructed per city regulations. Additionally, building codes are enforced at such time these parcels are built upon.



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SUBDIVISION ORDINANCE ANALYSIS

When reviewing applications for the subdivision of land, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council. However, where a subdivision plat meets the requirements of city ordinance, the Planning Commission and City Council do not have authority to refuse to approve the subdivision plat. Therefore, it is a ministerial act to approve the plat. State ex rel. Schaefer v. Cleveland, 847 S.W.2d 867 (Mo. App. E.D.)

Staff has reviewed The Enclave at Strawberry Ridge Record Plat as received on February 12, 2019 by Burdine and Associates. Agency notices have been distributed, and comments accepted. Staff finds the proposed plat to substantially conform to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri, subject to the establishment of any required easements, and recommends favorable consideration of the application subject to conditions contained in Exhibit A in Attachments.

A handwritten signature in cursive script that reads "Christie Hull Bettale".

Christie Hull Bettale, EIT

Community Development Engineer

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ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.



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CONDITIONS

1. Correct and make necessary changes to the Stormwater Operations & Maintenance Plan, provide for staff review.
2. Fire District comments must be addressed.
3. Coordinate with Rock Creek Sewer, Don Daniels, regarding sewer easement.
4. The existing water easement on Lot 5 requires vacation prior to building permit issuance for this lot.
5. Owners representative to establish escrow prior to Record Plat signatures:
 - a) For staff review and approval, provide a list and cost estimate for all remaining subdivision improvements, which may include but not limited to; finish bio-basin, landscape as proposed including street trees and sod within the right of way, sidewalks, street & fire lane signs, street lights, guardrail ect.
 - b) Execute the agreement Guaranteeing Subdivision Improvements with support funding.

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EXHIBIT A: STAFF RECOMMENDED CONDITIONS OF APPROVAL

Display House Plat - Enclave at Strawberry Ridge

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THE ENCLAVE AT STRAWBERRY RIDGE

A SUBDIVISION OF LOT 3 OF GLATT FARM RECORDED IN PLAT BOOK 107, PAGE 8A
IN THE NORTH-EAST QUARTER OF SECTION 36, T 43 N, R 5 E,
JEFFERSON COUNTY, MISSOURI.

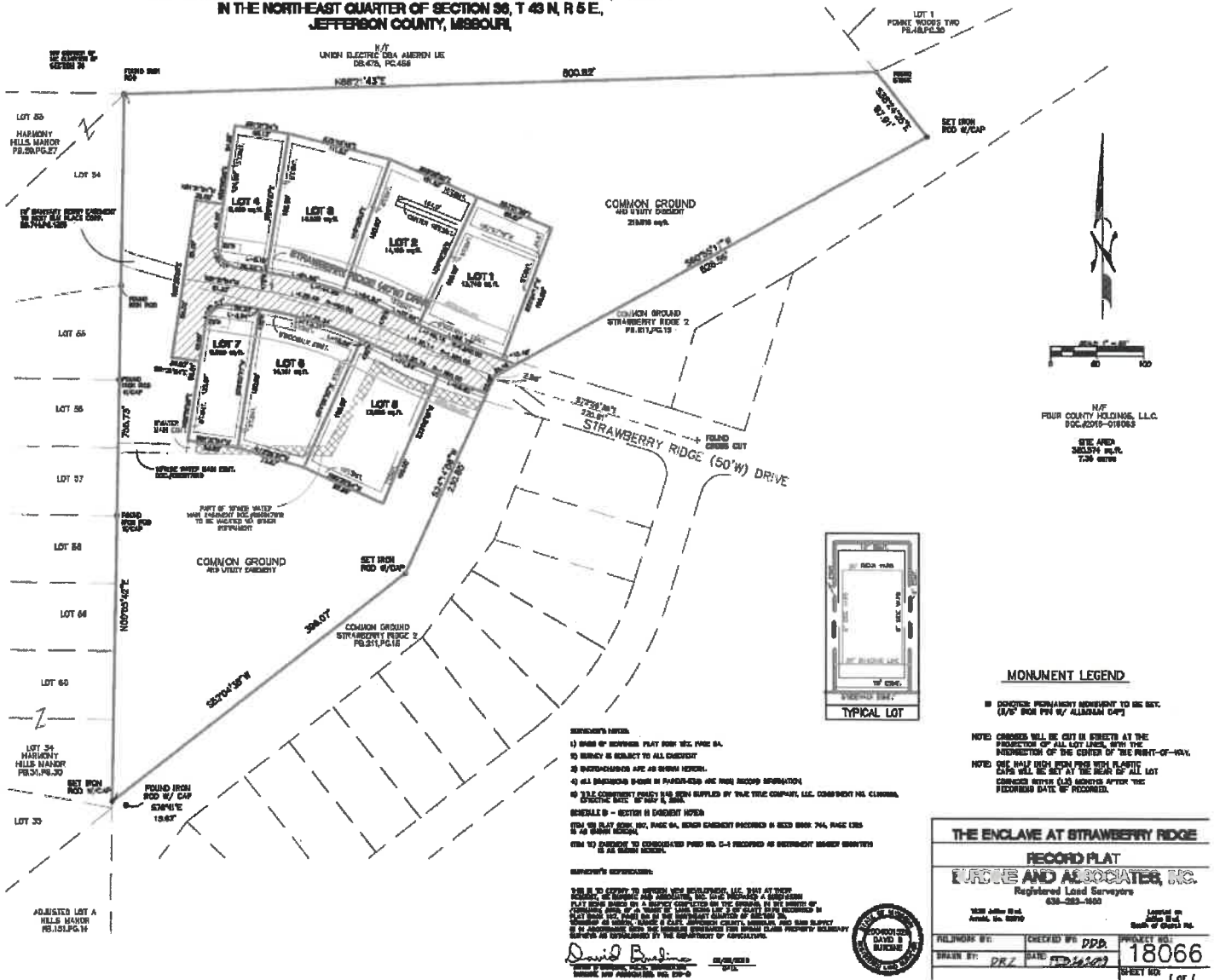


EXHIBIT B: RECORD PLAT

Record Plat—The Enclave at Strawberry Ridge



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SITE PHOTOS



EXHIBIT C: SITE PHOTOS

Display House Plat - Enclave at Strawberry Ridge

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Christie Hull-Bettale

From: Jeff Delapp <JDELAPP@ROCKFIRE-RESCUE.ORG>
Sent: Thursday, February 21, 2019 12:55 PM
To: Christie Hull-Bettale
Subject: The Enclave at Strawberry Ridge

Christie,

After reviewing the Plat for the 12 lots at The Enclave at Strawberry Ridge there are a couple things that need to be addressed.

1. Fire Hydrants Placed accordingly.
2. Fire Lanes required on the side with the Fire Hydrants.

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

Best Regards

Jeff DeLapp
Fire Marshal
Rock Community Fire Protection District

EXHIBIT D: FIRE DISTRICT COMMENTS

Record Plat—The Enclave at Strawberry Ridge