

**Blattner Farms Subdivision
Proposal Subcommittee**

City of Des Peres
12325 Manchester Rd
Des Peres MO 63131
November 27, 2018
4:00 pm

Members Present: Tony Pawloski (Chair), Terrie Gwin, and Jim Jontry

Also Present: Steve Meyer (Public Works Director) and Scott Schaefer (Assistant City Administrator)

Petitioner: Tom Wolfner (Pentrex Development Corporation)
Tom O'Toole (Mickes O'Toole)

Others Present: Jane & Frank Melville
Jim McEnroe
Anne Bennington
Dave & Cindy Grone
Sandra Nations

Request: Pentrex Development is requesting a change in zoning from standard "D" Residential to Planned Development Residential "PD-R" for a 4.85 tract of land located at 641 N Ballas Road. The proposal also seeks approval of a preliminary plan for construction of a 9-unit subdivision.

Appointment of Chairperson: Commissioner Pawloski agreed to assume the role of Subcommittee Chairman and preside over the meeting.

Discussion: Chairman Pawloski opened discussions on the rezoning proposal before the subcommittee, starting with general questions about the hammerhead cul-de-sac configuration at Clear Brook. The commission raised concerns about the ability for Public Safety and Streets to navigate the turnaround feature as proposed, suggesting that staff examine the concept further and deliver a written recommendation. Pentrex made the argument that a hammerhead turnaround substantially improves the existing layout, as the street terminates in a dead-end contrary to the subdivision ordinance. Pentrex advised that it would be unfair to punish them for trying to correct a dead-end street in which the city mistakenly approved in the late 1970s. Director Meyer reiterated that the hammerhead does not comply with the city ordinance, as detailed in the staff report.

Another common issue addressed by the subcommittee focused on whether the Blattner subdivision could be absorbed by one of the adjacent homeowners associations to enforce and promote higher property standards and benefit from common indentures set by Spring Valley or Spring Valley Woods. The subcommittee reiterated that unless the developer voluntarily agrees to create or join a homeowners association, the city cannot force them to because the development does not include reservation of common ground. Pentrex further articulated that the property standards enforced by the city are sufficient and often similar to those enforced under traditional subdivision indentures.

The subcommittee fielded concerns about stormwater runoff and whether the development of new homes would adversely impact nearby homes by creating a flood hazard along the existing creek which crosses (N-S) the property at the western side. City staff reiterated that MSD maintains jurisdiction over the creek and is ultimately responsible for establishing development guidelines to mitigate potential flooding. Pentrex advised that MSD is currently reviewing the subdivision plan and will provide preliminary comments in the coming weeks, at which point the subcommittee will reconvene and discuss those findings accordingly. The subcommittee advised that no subdivision plat may be approved without a permit issued by MSD.

City staff offered a brief explanation of the process for rezoning the Blattner property to "PD-R" which, subject to the discretion of the Planning Commission and Board of Aldermen, can only be achieved upon waiver of the 5-acre minimum site standard pursuant to the zoning code, so long as the project is determined to be desirable or necessary in relationship to the surrounding neighborhood or in the best interest of the general public. Pentrex pointed out the modest disparity between the Blattner tract (4.85 acres) and the 5-acre standard, suggesting that "PD-R" was created to promote the development of land with unique and challenging site characteristics that warrant greater flexibility and imaginative design similar to theirs.

Other concerns and questions raised during the subcommittee meeting are as follows:

- Concerns about performing a pre-construction environmental study on the soil to determine if hazardous or other harmful materials are present.
- Questions about site clearance (honeysuckle) in relationship to the surrounding properties and the overall plan for keeping certain areas undisturbed.
- General complaints about setback requirements and the placement of new homes under this proposal which may create proximity or privacy concerns for nearby residents. In particular, the homeowners who reside adjacent to the southeastern corner of the site believe that only one home should be constructed along Ballas Road, centered on the lot in order to provide them with maximum privacy.
- Concerns about connecting the subdivision's sewer system with existing infrastructure and the impact of utilizing existing public easements which extend through private property.

Outcome: the subcommittee will deliver a report to the Planning Commission at their upcoming meeting in December and ultimately schedule another subcommittee hearing to examine the issue more carefully, as the applicant wishes to revisit various concerns addressed by the subcommittee and potentially incorporate them into a revised plan. Staff will help facilitate a meeting schedule going forward and report back to all parties.

The meeting was adjourned at approximately 5:39 pm.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
November 28, 2018