Payne Family Homes – Townhomes of Frontenac

October 2, 2018 City of Frontenac Planning and Zoning Commission:

Item: PZ082818-1 – request for a Planned Development Residential to be located at 11130 South Forty Road and 11155 Clayton Road for a Residential Townhome development.

Attached slides include the following items as discussed at the Public Hearing on August 28, 2018.

1.) Increase greenspace buffer at project Southeast corner adjacent to residential.

2.) Provide two (2) site sections thru the Development

3.) Create perspectives of the site from three (3) locations.

Development Team:

George Stock, P.E. – President - Stock & Associates Consulting Engineers, Inc.

Matthew Segal, Manager of Land Acquisition– Payne Family Homes

PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼
OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF FRONTENAC, ST. LOUIS COUNTY, MISSOURI

LOCATION MAP
(NOT TO SCALE)

SITE

Callouts:

- ± 30.50'
- ± 25.50'
- 8 Off-street parking spaces
- Ex. AT&T Cabinet (UIP)
- ± 59.0' of grass
- Pr. Gate (Emergency Access)
- ± 82.0' of grass
- Pr. Sidewalk (typ)
- Ex. 4' x 8' Box Culvert (UIP)
- Pr. Entrance drive (same location as existing access)

- Total Site Acreage: 3.00 Acs.
- Total Number of Units: 23
- Density = 7.67 Units/Ac. (Ex. Mobile Home Density = 11.7 mobile homes/Ac.)
- Proposed Access: New private street via S. Forty Rd.
- Total Green Space: 1.46 Ac. or 48.67%
- Off-street Parking: 2 spaces/driveway + 8 on site = 54 spaces
- Parking lot improvements to Faith & Des Peres Presbyterian Church
- Townhomes are 23.0' x 43.0' with 18.0' long driveways

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INTERSTATE 40
MISSOURI RTE 40 TR

SOUTH OUTER FORTY

CLAYTON ROAD

Planting Schedule:

Canopy – Shade Trees = 26
Understory – Ornamental Trees = 28
Evergreens = 82
Shrubs-grasses-perennials-annuals =83

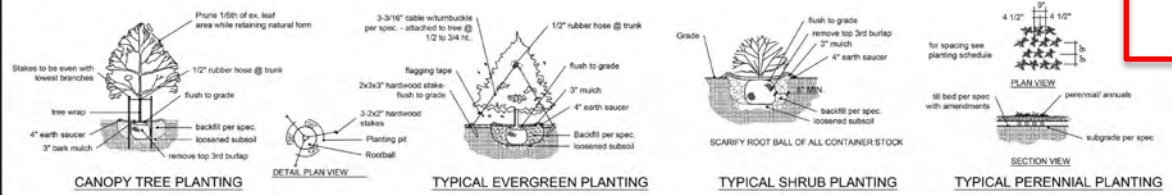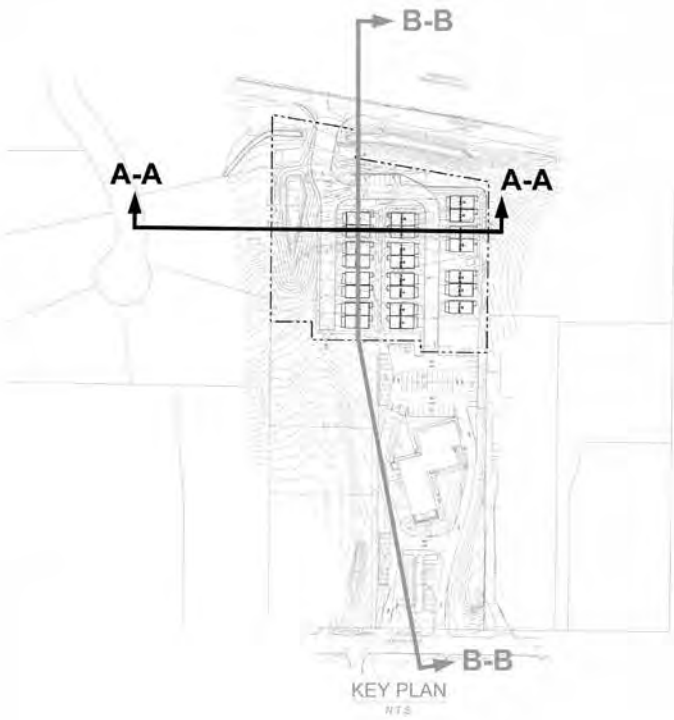TOTAL TREES = 136
TOTAL SHRUBS = 83

Landscape Plan
SCALE 1"=30'

0   30   60   120

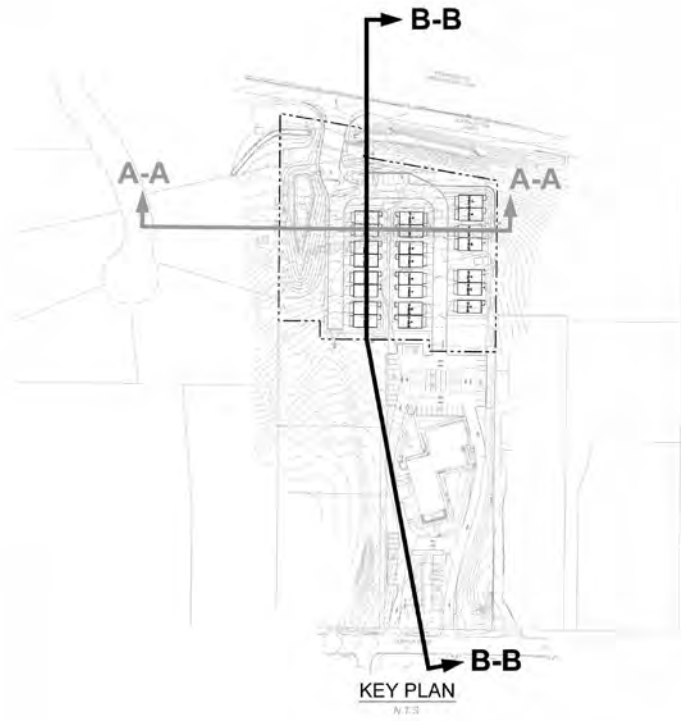Note: All areas to be irrigated with automatic underground irrigation system.

Prune 1/6th of ex. leaf area while retaining natural form

3-3/16" cable w/turnbuckle per spec.- attached to tree @ 1/2 to 3/4 ht.

1/2" rubber hose @ trunk

Stakes to be even with lowest branches

1/2" rubber hose @ trunk

flush to grade

tree wrap

4" earth saucer

3" bark mulch

backfill per spec. loosened subsoil

remove top 3rd burlap

flagging tape

2x3x3' hardwood stakes- flush to grade

3-2x2' hardwood stakes

Planting pit

Rootball

backfill per spec. loosened subsoil

CANOPY TREE PLANTING

DETAIL PLAN VIEW

TYPICAL EVERGREEN PLANTING

Grade

1/2" rubber hose @ trunk

flush to grade

remove top 3rd burlap

3" mulch

4" earth saucer

backfill per spec.

SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING

4 1/2"   4 1/2"

for spacing see planting schedule

PLAN VIEW

till bed per spec with amendments

perennial/ annuals

subgrade per spec

SECTION VIEW

TYPICAL PERENNIAL PLANTING

		PLANTING SCHEDULE			
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	4	Acer × freemanii 'Jefferred' Autumn Blaze	Autumn Blaze Red Maple	2.5" cal.	B&B
B	7	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B
C	10	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal.	B&B
M	5	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2.5" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
D	6	Amelanchier × grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" cal.	B&B
E	12	Prunus × yedoensis	Yoshino Cherry	1.5" cal.	B&B
F	10	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5" cal.	B&B
EVERGREEN TREES					
G	20	Thuja 'Green Giant'	Green Giant Arborvitae	6' h.	B&B
H	23	Picea abies	Norway Spruce	6' h.	B&B
J	20	Picea pungens	Colorado Blue Spruce	6' h.	B&B
K	19	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	4-6' h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	19	Juniperus × pfitzeriana 'Sea Green'	Sea Green Juniper	24"-36"	Container
b	6	Weigela florida 'Bramwell' Fine Wine	Fine Wine Weigela	24"	Container
c	7	Viburnum dentatum 'Christom' Blue Muffin	Blue Muffin Viburnum	24"	Container
d	36	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	18"-24"	Container
e	3	Miscanthus sinensis 'Gracilimus'	Maidengrass	3 gal.	Container
f	12	Calamagrostis × acutiflora 'Karl Foerster'	Karl Foerster Grass	1 gal.	Container
nat	1,262s.f	Native Plantings	To Be Selected	1 qt.	24" o.c.

B-B

A-A

A-A

B-B

KEY PLAN
N.T.S.

660 660

133.71'

25.58'

660 660

630 630

630 630

600 600

600 600

570 570

570 570

SITE SECTION EXHIBIT A-A

11130 SOUTH 40 DRIVE
FRONTENAC, MISSOURI

Scale: 1"=20'-0"

0   20   40   80

B-B

A-A   A-A

B-B

<u>KEY PLAN</u>
N.T.S

660
660 660

660 660

660 660

630
630 630

630 630

600
600 600

570
570 570

570 570

Morlor Outer
40 Drive

14'-8" Sound Wall

South Outer
40 Drive

PR GRADE

PR. STREET

EX. GRADE

PR. WALK

SITE SECTION EXHIBIT B-B
11130 SOUTH 40 DRIVE
FRONTENAC, MISSOURI

Scale: 1"=30'-0"

0   30   60   120

11130 SOUTH 40 DRIVE
Scene 1 from 64/40
September 24, 2018

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Chesterfield, Missouri 63005-1194
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11130 SOUTH 40 DRIVE
Scene 2 from Clayton Road
September 24, 2018

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11130 SOUTH 40 DRIVE
Scene 3 from Carole Lane
September 24, 2018

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Staff Memo
Dated 9/28/18

A.) <u>Parking:</u>

- Potentially add 5 to 6 spaces in green area at S.E. Corner of Property.

B.) <u>Density:</u>

- Existing trailer park, church/school/meeting hall parking lot, highway and residential.

- "Given the location, diversity of the surrounding properties, the density of this development and access from South Forty Drive (a low impact traffic area) the proposed density and use appears to be adequate and in line with planned development regulations."

C.) <u>Precedence:</u>

- Planned Developments are looked at individually not based on other Planned Developments in a Municipality.

D.) <u>Height:</u>

- The height of the structures was reduced to 40 feet as suggested by staff.

- Staff still recommends that 40 feet would be appropriate for the proposed development especially given the location.

Steel Railings | Stone | Stucco with Batten | Architectural Shingle | Hardie Board | Brick | Metal Canopy | Brick | Limestone

MATERIAL INFORMATION

3rd FLOOR TOP PLATE
WINDOW HEAD

3rd FLOOR LINE
2nd FLOOR TOP PLATE
WINDOW HEAD

2nd FLOOR LINE
1st FLOOR TOP PLATE
WINDOW HEAD

1st FLOOR SLAB
T/SLOOR

40.0'

LEFT SIDE   FRONT ELEVATION   RIGHT SIDE

A1 UPTOWN SKIN: ELEVATION A
3/16"=1'-0"

FRONT ELEVATION 'A'

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