



We Build On Our Reputation

REQUEST FOR HEARING



November 10, 2021

City of Frontenac
Planning and Zoning Commission
10555 Clayton Road
Frontenac, Missouri 63131

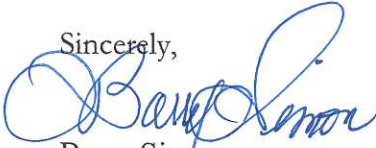
RE: REQUEST FOR HEARING

Planning and Zoning Commission:

Barry Simon Development, Inc. is requesting a public hearing on November 30, 2021 with the Planning and Zoning Commission to establish a special zoning district and procedures for a Planned Development District and to approve the Preliminary Site Development Plan (Concept Plan) to allow Simon Homes to build and develop 11 home sites on the B'Nai El property know as 11411 North Forty Drive.

The Property is partially located in two municipalities Frontenac and The Village of Westwood and public road access to the Property is through Frontenac. Simon Homes is keenly aware of the many problems which exist for this Property. We believe the zoning and approval of the preliminary Site Development Plan will result in a new development which will eliminate the deteriorating conditions at B'Nai El and provide development which is consistent with the nature and character of the surrounding community. We hope you will agree.

Thank you in advance for your consideration.

Sincerely,

Barry Simon
President

PETITION FOR A SPECIAL ZONING DISTRICT AND PLANNED DEVELOPMENT DISTRICT:

The undersigned Simon Homes, a Missouri Corporation for its Petition to the City of Frontenac states as follows:

1. Petitioner is the owner under contract of the real estate in the County of St. Louis described on Exhibit A which is attached hereto and made a part hereof (hereinafter referred to as the "Real Estate").
2. The Real Estate identified as 11411 North Forty Drive is a tract of 5.754 acres, more or less, upon which is located a vacant building.
3. The Real Estate includes Parcel 1 of approximately 3 .285 acres which is located within the municipal boundaries of the Village of Westwood, Missouri. The legal description of Parcel 1 is contained in Exhibit B attached hereto and made a part hereof (the "Parcel 1 Tract").
4. The Real Estate includes Parcel 2 of approximately 2.469 acres which is located within the municipal boundaries of the City of Frontenac, Missouri. The legal description of Parcel 2 is contained in Exhibit C attached hereto and made a part hereof (the "Parcel 2 Tract").
5. Petitioner is in the process of seeking approval to subdivide and develop the Real Estate into eleven (11) single family residential lots and common ground, and approval of the Preliminary Site Development Plan. (Concept Plan)
6. To accomplish the above-stated objective, Petitioner seeks Parcel 2, located in The City of Frontenac to amend the Zoning ordinance to establish a zoning district for a planned development under limited circumstances and to approve the Preliminary Site Development plan to allow 11 single family residential lots and common ground.
7. Petitioner requests that Parcel 1 remains in the corporate limits of the Village of Westwood and Parcel 2 remains in the City of Frontenac.
8. Petitioner acknowledges that approval of the proposed Preliminary Site Development Plan by the City of Frontenac will be subject to and contingent upon the contemporaneous ordinance enacted by the Village of Westwood.
9. Eligibility. The property for which this planned development district designation is sought suffers from the following development impediments and therefore is eligible for rezoning.
 - The property is a single lot located in the jurisdiction of more than one zoning authority
 - The property is adjacent to and have access to and from only one public roadway which roadway is adjacent to an interstate highway.
 - The property is improved with buildings and improvements designed and used for something other than single family residence and is adjacent on three sides to property used as single-family residences.

- The property is a single lot having at least five acres and is of a size out of proportion and dimensions of the surrounding lots

10. Concept Plan includes:

- Community character Plan
- Land Use and Development Plan
- Existing Conditions
- Renderings, of Exterior Elevations
- Floor plans of proposed homes,
- Streetscapes

11. Final Development Plan will be in substantial compliance with the approved concept plan subject to limitations included in the Amended Zoning Ordinance.

PROPERTY HISTORY



November 10, 2021

City of Frontenac
Planning and Zoning Commission

RE: PROPERTY HISTORY

The site was the home of B’Nai El Congregation, consists of approximately 6 acres and the building is currently vacated. The building has not been occupied in several years and the building and grounds are deteriorating daily.

Approximately 55% of the northern portion of the property is located in the Village of Westwood and approximately 45% of the southern portion of the property is located in the City of Frontenac. Entrance to the property is off the North Forty Outer Road and is through the City of Frontenac.

Frontenac currently has R-2 zoning, which has the following restrictions:

1. Front building line – 30 feet
2. Side yard – 10% of lot width
3. Rear yard – 20% of lot depth but not less than 20 feet
4. Minimum lot width – 75 feet
5. Minimum lot area – 7,500 square feet

Our site plan requires the following building lines and setbacks:

1. Front building line – 30 feet
2. Side yard – 10% of lot width
3. Rear yard – 20% of lot depth but not less than 36 feet
4. Minimum lot width – (6) lots 100 feet wide and (5) lots 86 feet wide
5. Minimum lot area – 15,593 square feet
6. Maximum lot area – 20,904 square feet

DEVELOPMENT SCHEDULE



November 10, 2021

City of Frontenac
Planning and Zoning Commission
10555 Clayton Road
Frontenac, Missouri 63131

RE: DEVELOPMENT SCHEDULE

Planning and Zoning Commission:

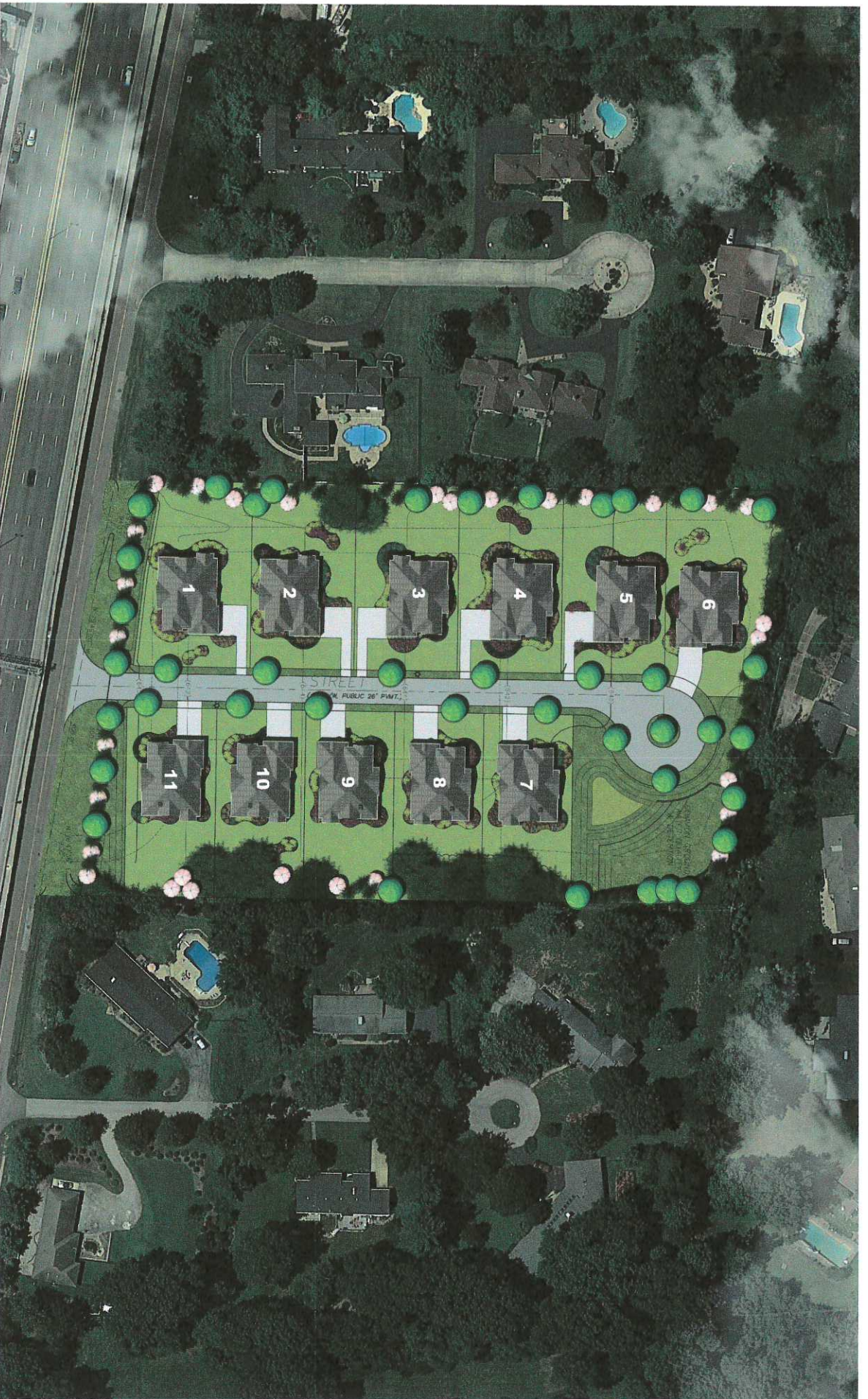
We plan to begin development immediately upon Planning and Zoning and Board of Alderman approval of our final development plans and the issuances of a permit to develop the site from the City of Frontenac.

We hope to have all approvals and permits no later than April 2022 and begin demolition and grading immediately. Our anticipated preliminary development schedule is as follows:

1. Demolition May 1, 2022, through May 31
2. Grading June 1, 2022, through July 15, 2022
3. Sanitary and Storm Sewers July 16 through August 31
4. Streets September 1 through September 30
5. Water mains October 1 through October 30
6. Utilities (Ameren, Spire, Charter) November 1 through November 15
7. Landscaping, sod and irrigation November 16 through November 30

Sincerely,

Barry Simon
President



11411 NORTH FORTY DRIVE
FRONTENAC, MISSOURI

HOME INFORMATION



November 10, 2021

City of Frontenac
Planning & Zoning Commission

RE: HOME INFORMATION

Barry Simon Development is a custom home builder with extensive experience developing communities and building luxury homes throughout the St. Louis Metropolitan area.

We plan to offer the same floor plans recently built at Enclave Bellerive located at Ladue and Mason Roads across from Bellerive Country Club. The Enclave Bellerive Villas are very much in demand, and we recently sold all homes at Enclave Bellerive in less than sixteen months.

Our target market is the empty nester, and we are confident many residents of Frontenac would like to stay in the Frontenac and be able to take advantage of a freer lifestyle. The grounds at our villas will be fully maintained by the Homeowners Association, allowing our homeowners the freedom to travel without worries regarding lawns, snow removal, landscaping and irrigation systems.

Our New Villas include the following:

1. Single family unattached homes
2. Fee simple ownership
3. Two and three car garages
4. Ranch and 1 ½ story floor plans
5. Size of the homes range from 2,700 square feet to over 5,000 square feet
6. Brick and stone on all four sides
7. Estimated starting price from 1,100,000
8. Estimated closing price \$1,400,000

Following are pictures of our exterior designs.

The Fairfield



The Newport



The Kingston



The Avalon



The Arlington



The Arlington Front-Entry



COMMUNITY SUPPORT



November 10, 2021

City of Frontenac
Planning and Zoning Commission

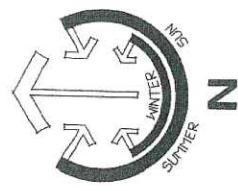
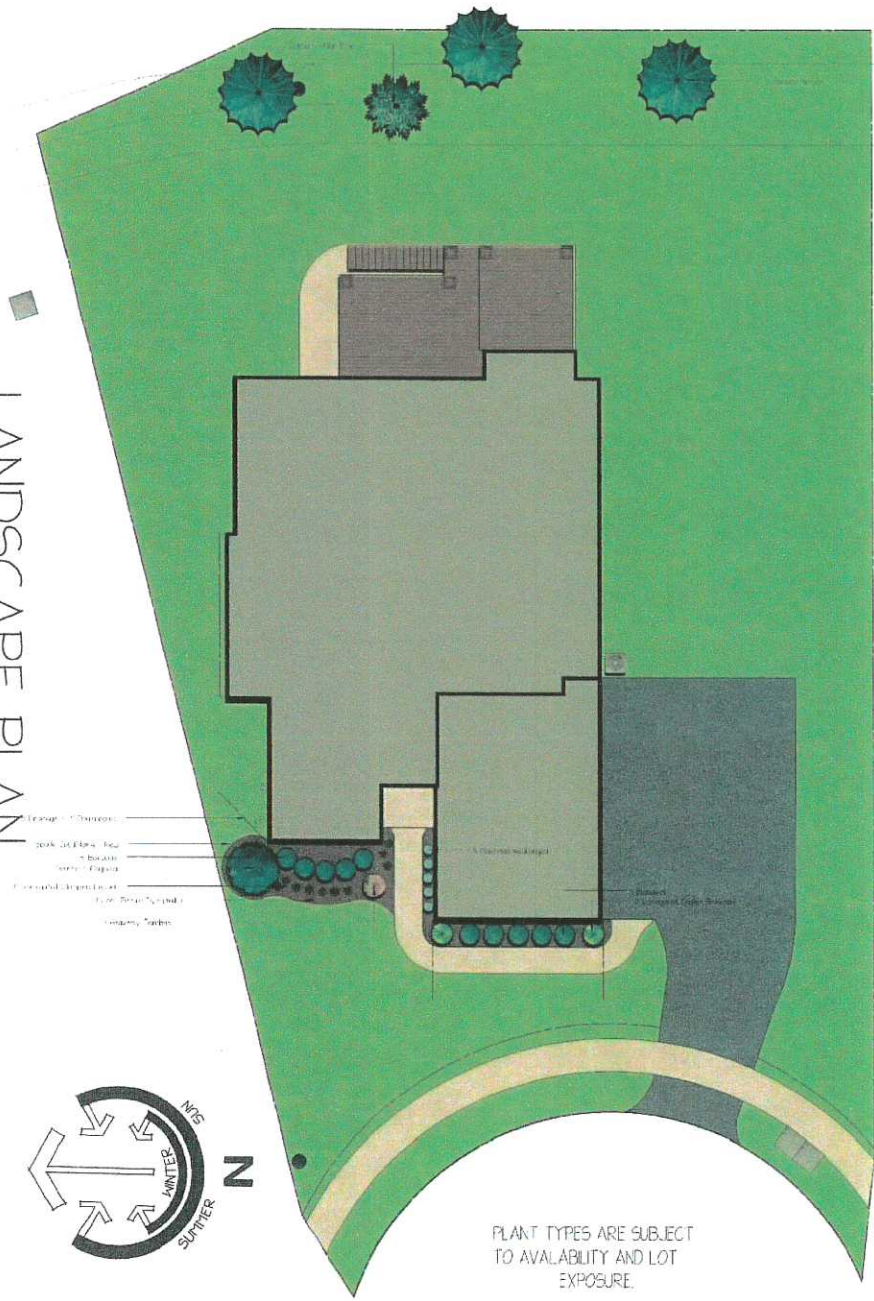
RE: COMMUNITY SUPPORT

Simon Homes has met and contacted the neighbors on the cul de sac's North, East and West of our development and have our neighbors support of our development as indicted on the attached exhibit high-lighted in yellow.



HOUSE LANDSCAPE PLANS

LANDSCAPE PLAN



NOTES:
 1. THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT A CONTRACT DOCUMENT.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING INFORMATION.
 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION.
 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INFORMATION.
 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE INFORMATION.
 9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION.
 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION.

DESIGNED BY
C. NORBERG-CALD
 CHECKED BY
C. PASSIGLIA
 SCALE
1" = 8'

Arlington Model
 Enclave

PASSIGLIA'S
 NURSERY & GARDEN CENTER

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 WILDWOOD, MO 63038
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 www.passiglia.com



Passiglia's Nursery & Garden Center
1855 Hwy 109
Wildwood, Missouri 63038
Phone: (636) 821-5062
Fax: (636) 458-1128

Estimate# E-4007

Simon Homes
632 Trade Center Boulevard
Chesterfield, Missouri 63005

Barry Simon

Simon Homes- Arlington Model

Passiglia's Nursery and Garden Center proposes to furnish and install the following items described below as per plan.

Front Yard Landscape

Downspouts Extensions (3)

1. Excavate a minimum 6" below grade.
2. Connect downspout to drainpipe with downspout connector.
3. Install 4" corrugated drainpipe in trench with positive pitch.
4. Install pop-up head with 1" clean gravel at the bottom.

Prepare Planting Beds

1. Sod cut bedding areas and haul off sod
2. Remove and dispose of debris.
3. Add planting amendments to beds.

Install Plant Material

1. Layout plant material, space and face properly.
2. Excavate planting hole to proper depth and width.
3. Remove or cut baskets and roll back burlap.
4. Install plant material.
5. Backfill with backfill mix and water.
6. Remove all plant tags and debris.

Bed Mulching

1. Install and spread 2" of Brown Dyed mulch in new planting beds.

2. Rake and fluff mulch as needed.
3. Apply snapshot pre-emergent herbicide

Shovel Cut Edge

1. Bed edge to be defined with a spade shovel.
2. Edge will be dug between 2-4" deep.
3. Remove and haul debris.

Plants

Qty	Name	Size
10	Boxwood (Buxus x 'Green Velvet') - 18-21"	18-21"
5	Mophead Hydrangea (Hydrangea m. 'Tiny Tuff' #3) - #3	#3
1	Southern Magnolia (Magnolia g. 'Bracken Beauty'8") - 7-8'	7-8'
10	Variegated Clumping Lilyturf (Liriope m. 'Variegata') - #1	#1
2	Variegated English Boxwood (Buxus s. 'Variegata' PYR) - 21-24"	21-24"
1	Heavenly Bamboo (Nandina d. 'Gulf Stream') - #3	#3
1	Columnar Red-leaf Japanese Maple (Acer 'Twombly's Red Sentinel')6-7'	#15
3	Coral Drift Rose (Rosa 'Coral Drift') - #3	#3
3	Winterberry (Female) (Ilex v. 'Berry Poppins' (F) #5) - #5	#5

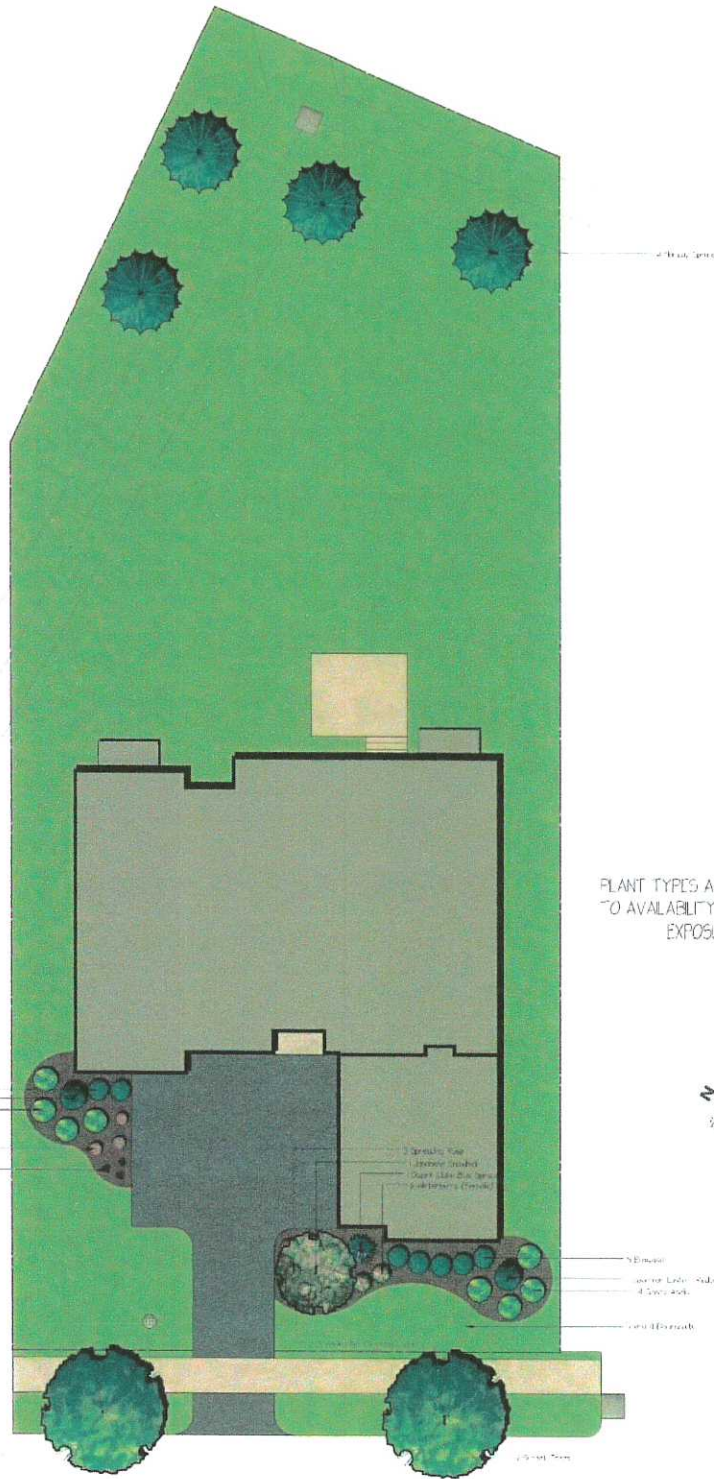
Back Yard Screen

Plants

Qty	Name	Size
1	Eastern White Pine (Pinus strobus 10') - 9-10'	9-10'
3	Norway Spruce (Picea abies 7' BB) - 7-8'	7-8'

Client Signature: _____ Date: _____

LANDSCAPE PLAN



PLANT TYPES ARE SUBJECT TO AVAILABILITY AND LOT EXPOSURE.



NOTES:
 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND MAINTENANCE SCHEDULE PROVIDED BY THE LANDSCAPE ARCHITECT.
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DESIGNED BY:
C. ROBERSCHLAD
 CHECKED BY:
C. PASSIGLIA
 SCALE:
1" = 8'

Fairfield Model
 Enclave L

PASSIGLIA'S
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Fax: (636) 458-1128

Estimate# E-4897

Simon Homes
632 Trade Center Boulevard
Chesterfield, Missouri 63005

Barry Simon

Simon Homes- Fairfield Model

Passiglia's Nursery and Garden Center proposes to furnish and install the following items described below as per plan.

Front Landscape

Downspouts Extensions (4)

1. Excavate a minimum 6" below grade.
2. Connect downspout to drainpipe with downspout connector.
3. Install 4" corrugated drainpipe in trench with positive pitch.
4. Install pop-up head with 1" clean gravel at the bottom.

Prepare Planting Beds

1. Sod cut bedding areas and haul off sod
2. Remove and dispose of debris.
3. Add planting amendments to beds.

Install Plant Material

1. Layout plant material, space and face properly.
2. Excavate planting hole to proper depth and width.
3. Remove or cut baskets and roll back burlap.
4. Install plant material.
5. Backfill with backfill mix and water.
6. Remove all plant tags and debris.

Bed Mulching

1. Install and spread 2" of Brown Dyed mulch in new planting beds.
2. Rake and fluff mulch as needed.
3. Apply snapshot pre-emergent herbicide

Shovel Cut Edge

1. Bed edge to be defined with a spade shovel.
2. Edge will be dug between 2-4" deep.
3. Remove and haul debris.

Plants

Qty	Name	Size
2	Columnar Eastern Redcedar (<i>Juniperus virginiana</i> 'Taylor') - #15	#15
1	Japanese Snowbell (<i>Styrax japonica</i> 'Snowcone') - #15	#15
8	Glossy Abelia (<i>Abelia x grand.</i> 'Twist of Lime') - #3	#3
8	Boxwood (<i>Buxus x</i> 'Green Velvet') - 15-18"	15-18"
1	Dwarf Globe Blue Spruce (<i>Picea p.</i> 'Glauca Globosa') - 15-18"	15-18"
6	Winterberry (Female) (<i>Ilex v.</i> 'Berry Poppins' (F) #5) - #5	#5
6	Spreading Rose (<i>Rosa</i> 'Red Drift') - #2	#2
6	Variegated Clumping Lilyturf (<i>Liriope m.</i> 'Variegata') - #1	#1

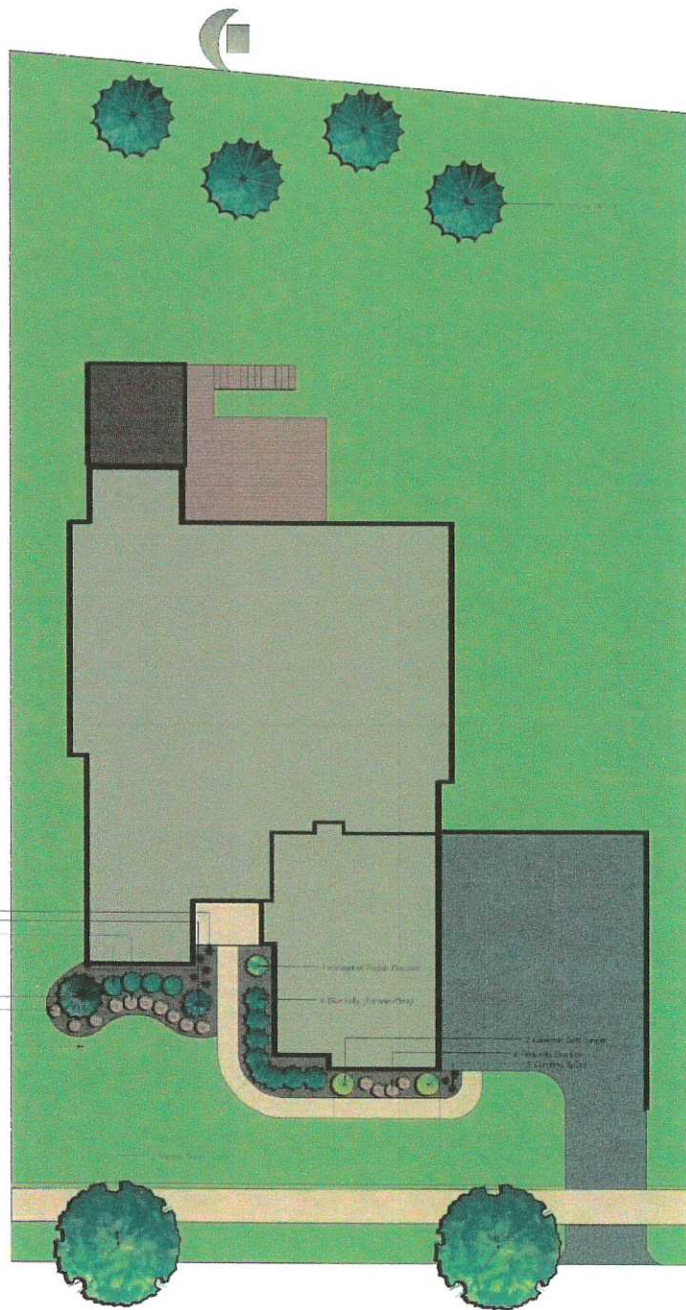
Back Screen

Plants

Qty	Name	Size
4	Norway Spruce (<i>Picea abies</i>) - 7-8'	7-8'

Client Signature: _____ Date: _____

LANDSCAPE PLAN



PLANT TYPES ARE SUBJECT TO AVAILABILITY AND LOT EXPOSURE.



NOTES:
 1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 2. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
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 10. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.

DESIGNED BY:
C. KROENSCHEIDT
 CHECKED BY:
C. PASSIGLIA
 SCALE:
1" = 8'

Kingston Model
 Enclave

PASSIGLIA'S
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Passiglia's Nursery & Garden Center
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Phone: (636) 821-5062
Fax: (636) 458-1128

Estimate# E-4896

Simon Homes
632 Trade Center Boulevard
Chesterfield, Missouri 63005
Barry Simon

Simon Homes- Kingston Model

Passiglia's Nursery and Garden Center proposes to furnish and install the following items described below as per plan.

Front Landscape

Downspouts Extensions (4)

1. Excavate a minimum 6" below grade.
2. Connect downspout to drainpipe with downspout connector.
3. Install 4" corrugated drainpipe in trench with positive pitch.
4. Install pop-up head with 1" clean gravel at the bottom.

Prepare Planting Beds

1. Sod cut bedding areas and haul off sod
2. Remove and dispose of debris.
3. Add planting amendments to beds.

Install Plant Material

1. Layout plant material, space and face properly.
2. Excavate planting hole to proper depth and width.
3. Remove or cut baskets and roll back burlap.
4. Install plant material.
5. Backfill with backfill mix and water.
6. Remove all plant tags and debris.

Bed Mulching

1. Install and spread 2" of Brown Dyed mulch in new planting beds.
2. Rake and fluff mulch as needed.
3. Apply snapshot pre-emergent herbicide

Shovel Cut Edge

1. Bed edge to be defined with a spade shovel.
2. Edge will be dug between 2-4" deep.
3. Remove and haul debris.

Plants

Qty	Name	Size
1	Burford Hybrid Holly (Ilex x 'Homefire') - 7-8'	7-8'
4	Boxwood (Buxus x 'Green Velvet') - 15-18"	15-18"
11	Heavenly Bamboo - Nandina d. 'Blush Pink' #3	#3
1	Dwarf Globe Blue Spruce (Picea p. 'Glauca Globosa') - 15-18"	15-18"
8	Clumping lilyturf (Liriope m. 'Big Blue') - #1	#1
8	Blue Holly (Female+Male) - Ilex x m. 'Royal Family'	#3
2	Common Gold Juniper - Juniperus com. 'Gold Cone'	#10
3	Spreading Rose (Rosa 'Pink Drift') - #3	#3
1	Variegated English Boxwood (Buxus s. 'Variegata' PYR) - 21-24"	21-24"

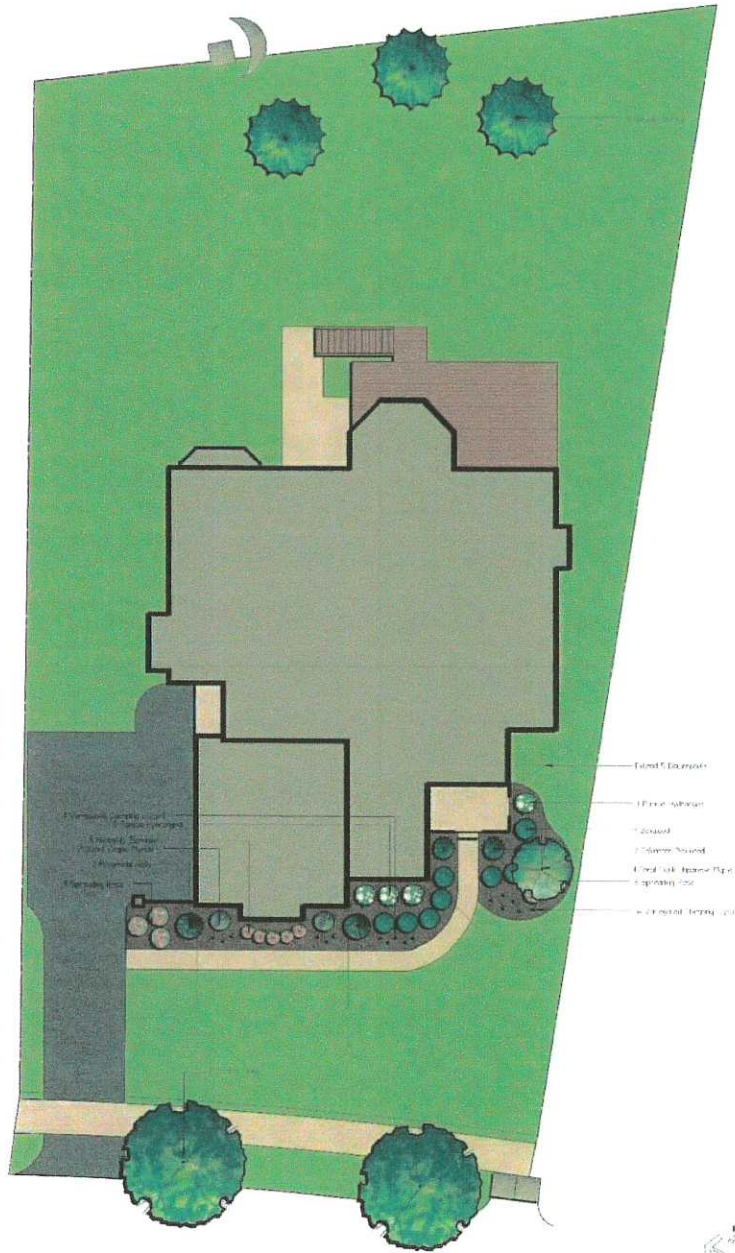
Back Landscape

Plants

Qty	Name	Size
4	Norway Spruce (Picea abies) - 7-8'	7-8'

Client Signature: _____ Date: _____

LANDSCAPE PLAN



PLANT TYPES ARE SUBJECT
TO AVAILABILITY AND LOT
EXPOSURE.

THIS PLAN IS THE PROPERTY OF PASSIGLIA'S NURSERY & GARDEN CENTER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF PASSIGLIA'S NURSERY & GARDEN CENTER IS STRICTLY PROHIBITED.

DATE: 10/15/10
DESIGNED BY: C. PASSIGLIA
SCALE: 1" = 8'

DESIGNED BY: C. KROBENSKALD
Newport Model
Encove

PASSIGLIA'S
NURSERY & GARDEN CENTER
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WILDWOOD, MO 63038
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Fax: (636) 458-1128

Estimate# E-4895

Simon Homes
632 Trade Center Boulevard
Chesterfield, Missouri 63005

Barry Simon

Simon Homes- Newport Model

Passiglia's Nursery and Garden Center proposes to furnish and install the following items described below as per plan.

Front Yard Landscape

Downspouts Extensions (4)

1. Excavate a minimum 6" below grade.
2. Connect downspout to drainpipe with downspout connector.
3. Install 4" corrugated drainpipe in trench with positive pitch.
4. Install pop-up head with 1" clean gravel at the bottom.

Prepare Planting Beds

1. Sod cut bedding areas and haul off sod
2. Remove and dispose of debris.
3. Add planting amendments to beds.

Install Plant Material

1. Layout plant material, space and face properly.
2. Excavate planting hole to proper depth and width.
3. Remove or cut baskets and roll back burlap.
4. Install plant material.
5. Backfill with backfill mix and water.
6. Remove all plant tags and debris.

Bed Mulching

1. Install and spread 2" of Brown Dyed mulch in new planting beds.
2. Rake and fluff mulch as needed.
3. Apply snapshot pre-emergent herbicide

Shovel Cut Edge

1. Bed edge to be defined with a spade shovel.
2. Edge will be dug between 2-4" deep.
3. Remove and haul debris.

Plants

Qty	Name	Size
2	Pyramidal Holly (Ilex x 'Castle Spire') - 3-4'	3-4'
1	Coral Bark Japanese Maple (Acer pal. 'Sango Kaku' #15) - #15	#15
9	Boxwood (Buxus x 'Green Velvet') - 15-18"	15-18"
2	Dwarf Crape Myrtle (Lagerstroemia indica 'Enduring Summer Lavender')	#5
4	Panicle Hydrangea (Hydrangea p. 'Little Lime') - #3	#3
2	Columnar Boxwood (Buxus x 'Green Tower') - #7	#7
5	Heavenly Bamboo (Nandina d. 'Firepower') - #3	#3
17	Variegated Clumping Lilyturf (Liriope m. 'Variegata') - #1	#1
6	Spreading Rose (Rosa 'Apricot Drift') - #3	#3

58

Back Yard Screen

Plants

Qty	Name	Size
3	Norway Spruce (Picea abies) - 7-8'	7-8'

Client Signature: _____ Date: _____