BILL NO. 5450 ORDINANCE NO. 5304

AN ORDINANCE APPROVING A SITE PLAN REVIEW, PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A PORTION OF THE CITY OF RICHMOND HEIGHTS, MISSOURI LOCATED ALONG NORTHWEST CORNER OF EAGER AND MCCUTCHEON ROADS TO ALLOW PHASE II CONSTRUCTION OF FOUR APARTMENT BUILDINGS AND CLASSIFIED AS A PLANNED RESIDENTIAL ZONING DISTRICT.

WHEREAS, LUCAS HUNT ASSOCIATES; Lorenzo DiVito, V.P., Draper Kramer Agent, petitioned for approval of a Site Plan Review, Preliminary and Final Development Plan for property located along Eager and McCutcheon Roads to allow Phase II construction of an four-building apartment complex located on the northwest corner of Eager and McCutcheon Roads in the City of Richmond Heights, MO; and

WHEREAS, said petition was referred to the Plan and Zoning Commission; and

WHEREAS, at its meeting on September 17, 2015 at which said petition was heard, the Plan and Zoning Commission approved said petition; and

WHEREAS, due notice of a public hearing before the City Council upon said petition was published according to law and ordinance; and

WHEREAS, a public hearing was held before the Council of the City of Richmond Heights on October 5, 2015 upon said petition; and

WHEREAS, The Council of the City of Richmond Heights believes it desirable that the Site Plan Review, Preliminary and Final Development Plan for the site development of the properties described below in Section 1 be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. The properties to which this Site Plan Review, Preliminary and Final development plan approval relates are legally described as follows:

LEGAL DESCRIPTION FOR LOT B

A PARCEL OF GROUND BEING ALL OF LOTS 1 AND 2, OF MANHASSETT VILLAGE PLAT 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 353 PAGE 547, OF THE ST. LOUIS COUNTY RECORDS, CITY OF RICHMOND HEIGHTS, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT 2, WITH THE NORTHERN LINE OF EAGER ROAD, 50 FEET WIDE;
THENCE NORTH 01 DEGREES 06 MINUTES 42 SECONDS EAST 694.29 FEET, ALONG THE WESTERN LINE OF SAID LOTS 2 AND 1, TO THE NORTHWESTERN CORNER OF SAID LOT 1, TO A POINT IN THE SOUTHERN LINE OF INTERSTATE I-64 / HIGHWAY 40;
THENCE SOUTH 83 DEGREES 08 MINUTES 27 SECONDS EAST 161.18 FEET, ALONG THE

SOUTHERN LINE OF SAID INTERSTATE I-64 / HIGHWAY 40, TO A POINT IN THE WESTERN LINE OF MCCUTHEON ROAD, 50 FEET WIDE;
THENCE ALONG THE WESTERN LINE OF SAID MCCUTHEON ROAD, THE FOLLOWING COURSES AND DISTANCES;
THENCE 178.72 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET AND A CHORD WHICH BEARS SOUTH 21 DEGREES 04 MINUTES 39 SECONDS EAST 130.25 FEET, TO A POINT;
THENCE 153.45 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 379.72 FEET AND A CHORD WHICH BEARS SOUTH 13 DEGREES 12 MINUTES 32 SECONDS EAST 152.40 FEET, TO A POINT;
THENCE SOUTH 00 DEGREES 07 MINUTES 33 SECONDS EAST 384.53 FEET, TO A POINT;
THENCE SOUTH 44 DEGREES 53 MINUTES 08 SECONDS WEST 28.28 FEET, TO A POINT IN THE NORTHERN LINE OF SAID EAGER ROAD;
THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 236.06 FEET, ALONG THE NORTHERN LINE OF SAID EAGER ROAD, TO THE SOUTHWESTERN CORNER OF SAID LOT 2, AND TO THE POINT OF BEGINNING AND CONTAINING 3.57 ACRES, AS PREPARED BY PITZMANS COMPANY.

SECTION 2. The preliminary development packet for the properties described above is set forth in the plats and plans appended hereto as Exhibit A and made a part hereof for the Manhasset Village Development Plan and all submittals with the application dated July 16, 2015 and such preliminary development packet hereby approved as such under Section 405.390 of the Richmond Heights Zoning Ordinance subject to the following conditions:

1. All public streets shall be kept continuously clean during all construction activities. Permits shall be necessary for public sidewalks; curb cuts and aprons from the Public Works Department.
2. All signage shall conform to the Sign Ordinance of the Richmond Heights Municipal Code (including, where applicable, necessary sight triangles).
3. All landscaped areas shall be continually maintained, nourished and trimmed as needed. All damaged, dead or diseased plants shall be replaced as necessary.
4. An underground water sprinkler system shall be provided for all lawn and landscaped areas.
5. All parking spaces, aisle widths, striping, parking lot and driveway construction, including driveway aprons, will meet ordinance requirements and standards found in the Richmond Heights Municipal Code.
6. The Petitioner shall keep all roads, drives and parking areas sealed and repaired, and maintained free of debris. They shall remove snow, ice, sleet, dirt and trash from all parking drive areas and sidewalks, including the adjacent public sidewalk.
7. Parking lot lighting will be at least 1½ foot candles average on the pavement. No light spillage will emit nor may any glare be cast, onto any neighboring properties. The light bulb filaments shall not be visible from any adjacent right of way or private property.
8. Petitioner shall within thirty (30) days of this meeting, notify the Zoning Administrator, in writing, that all the conditions as provided herein, are acceptable and that such conditions are understood and shall be observed.
9. Petitioner, their assignees and lessees, if any, as well as their agents, servants and employees shall faithfully observe the provisions, regulations and conditions set forth in this permit, the Zoning Ordinance, and the City's Municipal Code.
10. Permittee shall cause a copy of the Preliminary Development Plan to be filed for the record in the office of the Recorder of Deeds for St. Louis County at the expense of the Petitioner. A copy of such recorded permit, including book and page number of such document shall be filed with the Zoning Administrator of the City of Richmond Heights prior to commencement of the use, which is the subject thereof.
11. All HVAC equipment must be screened from view of any public right of way.

12. A Site Plan bond of $100,000 shall be posted in a form acceptable to the Richmond Heights City Attorney to ensure performance obligations of the applicant to make improvements shown on the Site Plan; and may be used to restore the site if the project is abandoned. Portions of the bond may be rebated back to the Petitioner as the work progresses.
13. Before approval of Phase III or Phase IV the traffic study must be updated to reflect actual traffic conditions existing at that time.
14. A storm water drainage system shall be designed and installed to collect the storm water from the yards, building roofs and paved areas, and then properly discharged into the MSD Sewer System. Prior to construction of the storm drainage system, drawings, specifications and calculations shall be filed with MSD for permit approval and also to the City of Richmond Heights for review. As built drawings shall be furnished as well.
15. Signal timing modifications recommended within the study shall be submitted for approval to St. Louis County Department of Highway and Traffic and MoDot.
16. Construction traffic in connection with the Manhassett Village development shall not use McCutcheon Road north of Highway 40/64. Instead all construction traffic; including delivery trucks and vans shall use Eager Road and Brentwood Boulevard.
17. Curb cuts and aprons located within the existing McCutcheon and Eager Roads Right-of-ways, that will not be used, shall be removed with the curb and tree lawn restored.
18. In accordance with the City's Municipal Code, before a building permit could be issued, a ten thousand dollar ($10,000) street deposit shall be deposited with the City to be used as security for the repair of any damage to public rights of way or the cleanup of any litter or debris caused by the depositors' employees or contractors in connection with this preliminary development plan approval.
19. The $100,000 Site Plan bond and the $10,000 street deposit described under conditions 12 and 18 have been collected by the City, and shall serve to satisfy the conditions for the Phase II construction required under this petition.

SECTION 3. The uses permitted on the properties described above in Section 1 shall be those uses as are set forth in Appendix "A" to the Richmond Heights Zoning Ordinances for a "Planned Residential Zoning District".

SECTION 4. The area regulations and performance standards applicable to the properties described above in Section 1 shall be those described in Section 405.260 of the Richmond Heights Zoning Ordinances.

SECTION 5. The Mayor and other appropriate officers of the City of Richmond Heights, Missouri are hereby authorized to execute such documents and agreements as are necessary to complete the intents and purposes of this Ordinance.

SECTION 6. The sections of this Ordinance shall be severable. In the event that any of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds that the valid sections of this Ordinance are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has enacted the valid sections without the void ones, or unless the court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 7. This Ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.

PASSED AND APPROVED this 19th day of October, 2015.

_____
JAMES J. BECK
MAYOR

ATTEST:

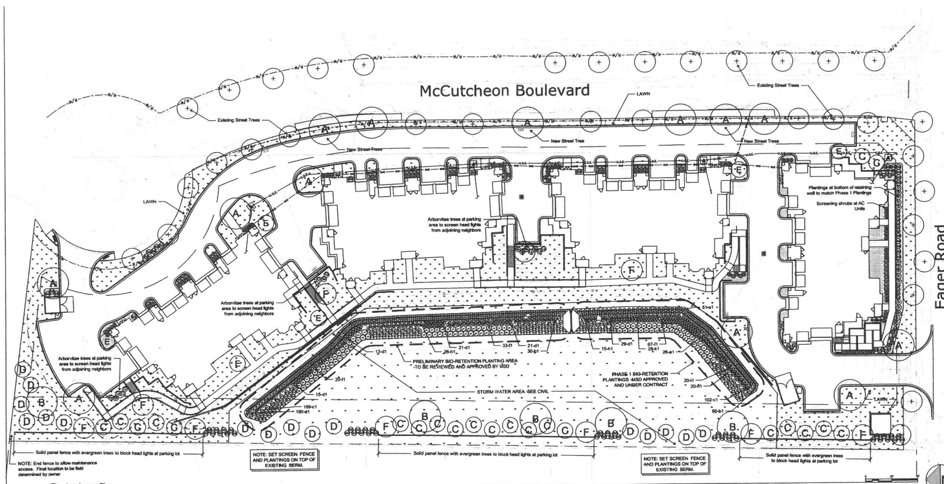
_____
PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

_____
KENNETH J. HEINZ
CITY ATTORNEY

First reading: October 5, 2015
Second reading: October 19, 2015

Exhibit A



1 Landscape Plan

Landscape Planting Schedule						
Key	Qty	Common Name	Botanical Name	Size		Comment
A	13	Red Maple	Acer rubrum 'October Glory'	2.5" Cal	B&B	Native Cultiver
B	5	Pin Oak	Quercus palustris	2.5" Cal.	B&B	Native
C	21	Juniper Tree	Juniperus virginana	6-7' Ht.	B&B	Native
D	16	Bald Cypress	Taxodium distichum	6-7' Ht.	B&B	Native
E	6	Upright Hornbeam	Carpinus betulus 'Frans Fontaine'	2.5" Cal.	B&B	Adaptable
F	9	Redbud	Cercis canadensis	2.5" Cal	B&B	Native
G	15	Arborvitae	Thuja occidentalis 'Smaragd'	5-6'	B&B	Adaptable
a	69	Boxwood	Buxus 'Winter Gem'	5 Gal.	18-20"	Adaptable
b	15	Home Run Rose	Rosa sp. 'Home Run'	3 Gal.	18-24"	Adaptable
c	23	Spirea	Spiraea japonica 'Anthony Waterer'	5 Gal.	18-24"	Adaptable
aa	71	Red Switch Grass	Panicum 'Shenandoah'	1 Gal.		Native Cultiver
bb	20	Drop Seed	Sporobolus heterolepis	1 Gal.		Native
cc	34	Russian Sage	Perovskia atriplicifolia 'Little Spire'	1 Gal.		Adaptable
	35,750	+/- Sq. Ft. Lawn				
	3,850	+/- Sq. Ft. Landscape bed areas				
	7,890	+/- Sq. Ft. Bio Retention area (per St. Louis MSD)				
	31,300	+/- Sq. Ft. Strom Water area (excluding Bio-Retention area)				

The Heights at Manhasssett -Phase 2 Landscape Narrative

Landscape Planting Plan dated 8-24-2015 identifies same tree, shrub and ornamental grass quantities as landscape plan dated 3-26-2014. The proposed new design has been slightly modified to reflect site conditions and building relationships. Proposed new design reflects Phase 1 aesthetic while meeting standards of Richmond Heights, MO. Some of these standards include landscape at the bottom of the retaining wall and screening utilities facing public right of ways. Additionally, buffer trees are located along the western boundary of the property to provide privacy for our neighbors. Landscape buffer includes 11 shade and 21 evergreen trees.

The lower rear patio areas are not landscape so that future residence will have the opportunity to landscape their patios for their personal use.

Existing street trees are located along the McCutcheon Boulevard and Eager Road. These trees will remain in place with a few exceptions where those trees are required to be removed due to safety issues. All existing trees had been installed by the owner prior to this proposed development.

Proposed new planting includes two Bio-Retention areas and each required by Metropolitan St. Louis Sewer District (MSD). Each Bio-Retention planting plan is part of the storm water plans developed by Frontenac Engineering and reviewed by MSD.

Each Bio-Retention planting plans are designed to meet "Landscape Guide for Strom Water Best Management Practice" revised May 2012 and based on a formal aesthetic. The Bio-Retention provided during Phase 1 MSD permitting process had been approved. Phase 2 Bio-Retention will be reviewed and approved by MSD as part of the overall permitting process and coordinated with Frontenac Engineering.

Planting, Water and Mulch Requirements						
Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks	Water Requirement After 3 Weeks	Shredded leaf compost mulch depth for forbs and grasses	Shredded hardwood Bark Mulch for shrubs
Manual watering by hand	Late Feb. – Early June Sept. – October	see planting schedule this sheet	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established	1.5" for plugs 2.5" for quarts	3" Depth

Phase 2 Bio-Retention Planting Schedule (TO BE REVIEWED AND APPROVED BY MSD)						
Type	Key	Qty	Botanical Name	Common Name	Size	Spacing
GRASS/ SEDGES	a1	180	Carex muskingumensis	Palm Sedge	1 Gal	18" OC
	b1	30	Schizachyrium scoparium	Little Bluestem	1 Gal	18" OC
	c1	169	Sporobolus heterolepis	Prairie Drop Seed	1 Gal	18" OC
FORBS	d1	70	Aster oblongifolius	Aromatic Aster	Qt	24" OC
	f1	53	Echinacea purpurea	Purple Coneflower	Qt	18" OC
	g1	82	Hibiscus lasiocarpos	Rose Mallow	Qt	30" OC
	h1	26	Iris fulva	Copper Iris	Qt	18" OC
SHRUBS	m1	78	Callicarpa americana	American Beautyberry	3 Gal.	48" OC
	n1	64	Hydrangea arborescens	Wild Hydrangea	3 Gal.	60" OC
	p1	48	Ribes aureum	Golden Current	3 Gal.	60" OC
	+/- 2,400		sq. ft. Shredded Leaf Compost @ forbs and grasses			
	+/- 2,300		sq. ft. Hardwood Bark Mulch (3" depth)			

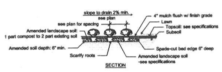
Phase 1 Bio-Retention Planting Schedule (MSD APPROVED AND UNDER CONTRACT)						
Type	Key	Qty	Botanical Name	Common Name	Size	Spacing
GRASS/ SEDGES	a1	51	Carex muskingumensis	Palm Sedge	1 Gal	18" OC
	b1	60	Schizachyrium scoparium	Little Bluestem	1 Gal	18" OC
	c1	103	Sporobolus heterolepis	Prairie Drop Seed	1 Gal	18" OC
FORBS	d1	29	Aster oblongifolius	Aromatic Aster	Qt	24" OC
	e1	26	Asclepias tuberosa	Butterfly Milkweed	Qt	18" OC
	f1	83	Echinacea purpurea	Purple Coneflower	Qt	18" OC
	g1	27	Hibiscus lasiocarpos	Rose Mallow	Qt	30" OC
	h1	20	Iris fulva	Copper Iris	Qt	18" OC
	i1	20	Lobelia siphilitica	Blue Lobelia	Qt	18" OC
	k1	26	Rudbeckia fulgida	Orange Coneflower	Qt	18" OC
SHRUBS	m1	29	Callicarpa americana	American Beautyberry	3 Gal.	48" OC
	n1	28	Hydrangea arborescens	Wild Hydrangea	3 Gal.	60" OC
	p1	14	Ribes aureum	Golden Current	3 Gal.	60" OC
	+/- 2,000		sq. ft. Shredded Leaf Compost @ forbs and grasses			
	+/- 1,200		sq. ft. Hardwood Bark Mulch (3" depth)			

General Notes:

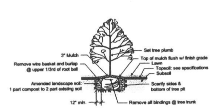
1. Landscape plant materials shall be native, cultivars of natives or adaptable species.
2. All plant materials are non-invasive plant species to the St. Louis region.
3. All new landscape areas to be irrigated.
4. All landscape bed areas to be mulched.
5. Lawn and bed areas to receive 4" minimum amended landscape soils.
6. Plan is provided for Planning & Zoning Review and Approval

Bio - Retention Planting Notes:

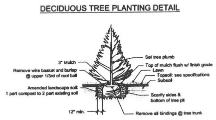
1. All plantings shall adhere to "Ecotype Rule." Plants of Missouri and/or Southern Illinois ecotype are required.
2. Plant selections and design is based on providing a formal aesthetic.
3. Refer to "Planting, Water and Mulch Requirements for Stormwater BMP for irrigation requirements.
4. All landscape installation and maintenance work shall adhere to 'Landscape Guide for Stormwater Best Management Practice Design' published by MSD, St. louis, MO Revision 2, May 2012.
5. Bio-Retention plantings to be watered by hand as needed.
6. See Civil Sheets for seeding, sod and erosion control. THIS SHEET FOR BMP PLANTING ONLY.



SHRUB/ PERENNIAL/ ANNUAL PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

DERMODY & ASSOCIATES

Uisce beatha

LANDSCAPE ARCHITECTS
ph# 314.205.8871

Dermody & Associates LLC
Landscape Architects
Missouri Certificate of Authority
#200902208

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Road, Suite 300
Dallas, TX 75240
972-701-9636

Consultants:
Moffitt and Associates, LLC
314-920-1801
rich.moffitt@rmoffitt.com

Owner:
MV One, LLC
33 West Monroe, 19th Floor
Chicago, IL 60603

PLANNING AND ZONING
LANDSCAPE PLANTING PLAN

Project Name:
The Heights at Manhassett -PHASE 2
8915 Eager Road
Richmond Heights, MO 63144

Addendum		
No.	Description	Date:
1	City Comment -add screen fence, trees and shrubs	9/9/2015

STATE OF MISSOURI
EDWARD M. DERMODY
NUMBER LA-2001005236
LANDSCAPE ARCHITECT
9/9/2015

Issue Date: 8/24/2015
Drawn by: EMD
Checked By: RM

Sheet Title
Landscape Planting Plan

Project Number: 419.002

Sheet Number
LDP-1 OF 1