



09/26/2023

Mr. Jason Jaggi
Director of Community Development
300 North New Ballas Road
City of Creve Coeur, MO 63141

Re: Applications #23-027 & #23-028
Olia Village Mixed-Use Development
CMT Project No. 23005201.00

Mr. Jaggi,

The following revisions have been made to the Site Concept Plan, Site Development Plan & Preliminary Plat dated 09/13/23 in response to the 2nd Planning & Zoning Public Hearing held on 09/18/23 and follow up correspondence with City staff. Additionally, edits to Attachment B & Table A have been included.

SITE CONCEPT PLAN / SITE DEVELOPMENT PLAN / PRELIMINARY PLAT:

1. Retaining Wall Heights. After making additional adjustments to the grading around the perimeter of the development, the maximum wall height within the development will be set at 20-feet. Currently, the maximum wall height in the “L” is 20-feet when the wall faces the development and 14-feet when the wall faces the neighborhood to the south. Per Section 410.27.C of the City’s ordinance regarding Long Term Erosion Control, “such walls shall not **normally** exceed a height of six (6) feet.” As such, no variance is being requested for this work.
2. Residential Buffers. Where the proposed development abuts a single-family residential development, a buffer yard of forty (40) feet will be provided. No impervious surfaces or other amenities otherwise allowed by the City’s PMD ordinance are being proposed within the buffer yard as the back of the retaining wall will be placed at 40’. It is the developer’s intent that the buffer yard will remain largely undisturbed. Immediately adjacent to the retaining wall and just inside of the buffer yard along Lots 1, 10 & 17, a 10’ wide landscape screen will be provided to include a mixture of appropriate materials predominantly consisting of 6’-8’ tall evergreens to increase the buffer’s density and improve its screening quality.
3. Stream buffer protection requirements. The USGS Topo Map for this site, which was presented during the public hearing portion of the last meeting, is inaccurate, which is more than not the case for national mapping services which do not have the support of site-specific studies to back the mapping data such as in this instance. To determine the exact limits of jurisdictional streams and wetlands, a site delineation is required which has been completed by CMT’s environmental team as part of the US Army Corps of Engineers (USACOE) permitting process. CMT’s environmental professionals conducted a site visit on February 15-16, 2023, to evaluate the presence of wetlands and delineate Waters of the US as both were presumed to be present onsite based upon a cursory review of the national online databases (US Fish & Wildlife Service & USGS Topo). As part of this visit, the physical locations of two (2) jurisdictional wetlands and two (2) jurisdictional streams were identified within the project area. Through development of the Olia Village plans during the concept phase of this project, it has been determined that impacts to both a portion of the streams and existing jurisdictional wetlands to remain will be required. A total of 915 LF of stream (both Dielmann & Monsanto/Sunswept Creek) and 0.1 acres of jurisdictional wetland will be impacted. As such, coordination is required with the USACOE to obtain permits from the USACOE, MoDNR, US Fish & Wildlife &

USEPA. Our team is currently nearing the completion of this effort and expects a final permit within a few weeks or less from the USACOE. A complete report was submitted to the USACE on March 10, 2023, as part of the application process, and has been revised twice since that time as part of the USACOE review process. A copy of the most current report has been attached to this response letter for the City's use.

Please note that the streams discussed during the public comment portion of the Planning & Zoning meeting on 9/18 were delineated in the field by our professional team in February. As shown on Page 15 of the report, Dielmann Creek was relocated and enclosed previously with a 48" diameter storm sewer by Bayer/Monsanto and **does not** pass through the homeowners' back yards on Spoede Woods Drive or the 48" culvert as incorrectly presented at the public hearing during the last P&Z meeting. As it stands, the watershed area currently draining in the back yards and into the 48" culvert will be decreased as part of this project.

4. Sidewalks on Main Street & within Main Street District. The sidewalk width along Main Street between Arbor Lane & Twisted Branch has been updated to a minimum 8' wide unobstructed. To accomplish this, the on-street parking dimension has been changed 19' for angled parking stalls (in lieu of the original 21'), with a 3' overhang (as allowed in Section 405.810.A.b of the City's Zoning Ordinance) to provide for the minimum 8' sidewalk clear width. All other sidewalks within the Main Street District have been updated to a minimum of 7-foot wide unobstructed where storefront exists.
5. Bus Stops. The Site Concept Plan has been updated to include one (1) architectural bus shelter at the existing bus stop location on the south side of Olive Boulevard west of Pavilion Drive. Additional language has been added to Attachment B as well.
6. Shared Use Path. The plans have been updated to show the new shared use path alignment on the north and east sides of Lot 7.
7. Public Restrooms. Public restrooms will be made available in the leasing office on Lot 4 adjacent to the garage entrance at the end of Pavilion Drive and immediately southeast of the Village Green space.
8. General Uses. The table on Sheet C-101 has been updated to include "Office / Research" general use description for Lots 9 & 13 and "Single-Family / Townhome" for Lot 16. The Architectural Site Plan (A-101) has been updated to remove the greenhouses on Lot 17.
9. MoDOT Approval. MoDOT approval of the Traffic Impact Study has been received and a copy of the approval letter has been attached for the City's use.
10. EV Charging Stations. Consideration for EV charging stations will be reviewed during the individual lot Site Development Plans. Additional language has been added to Attachment B as well.
11. Tree Conservation Plan. The topographic survey originally completed for the 96-acre parcel included collecting individual trees 6" in diameter and above as well as tree masses where collecting individual trees was not practical. To better understand the quantity of individual trees 6" in diameter and above within the tree masses, our team spent days counting by hand all such trees within the tree mass areas. During this time, our team also identified any dead or invasive tree species. In total, 4,634 trees were counted as part of this effort. Assuming an even distribution of 6" diameter and above trees within the tree mass areas, we are currently proposing to remove 2,317 trees or 50%.

12. Detailed Phase 1 Landscape Plan. Additional landscape plan sheets have been included to provide additional preliminary detail for the Phase 1 landscaping. The plan includes a dense planting area to fill in and supplement existing vegetation to remain within the residential buffer. Predominate plant material for buffer planting includes 6'-8'-tall mixture of evergreens at time of planting to supplement the natural buffer to remain.
13. Retaining Wall Details. A cut sheet including proposed wall type, material and color has been included for the proposed retaining wall behind Lots 1, 10 & 17.
14. Preliminary Plat. Easements have been updated for the revised shared-use path alignments noted above. Additionally, Ramblewood Lane immediately west of the proposed development is now being shown as private.

ATTACHMENT B / TABLE A:

1. Revisions have been made to Attachment B & Table A as shown in the redline attachment based upon public comments and city staff recommendations to include, but not limited to:
 - a. Limiting the allowable building height on Lots 10 & 17 to a maximum of three (3) stories or fifty (50) feet.
 - b. Limiting the allowable residential building height on Lot 16 to three (3) stories or forty (40) feet for attached single-family dwellings or two & half (2.5) stories or thirty-five (35) feet for detached single-family dwellings.
 - c. Providing additional lighting restrictions on Lots 10 & 17 only to include requiring occupancy sensors, full cut-off / shielded fixtures, maximum light pole heights within parking lots to sixteen (16) feet.
 - d. Updating the Public Street Design Standards to allow only concrete pavement sections.
 - e. Restricting additional allowable uses in the Office District (Lots 10 & 17) as indicated in the redline markups of Table A.
 - f. Removing all references to "Multifamily" in Table A.

Thank you,

Matthew J. Pfund

President – Jack Matthews Development

Christopher J. Stritzel, P.E.

Project Manager - CMT

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