

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO ORDINANCE 5570 REGARDING THE REZONING AND APPROVAL OF A RESIDENTIAL DESIGNED DEVELOPMENT WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE SANTINO COURT SUBDIVISION

WHEREAS, Ordinance 5570 authorized the rezoning of property at the northwest corner of Ladue Road and North New Ballas Road from A Single Family Residential to B-RDD and approved preliminary plans for the Santino Court Subdivision on February 26, 2018; and

WHEREAS, Ordinance 5627 corrected an error in the prior ordinance concerning the period of validity with the site development plan and was approved by the City Council on February 11, 2019; and

WHEREAS, the final plat and subdivision improvement plan were subsequently reviewed and approved by the Planning and Zoning Commission and by the City Council by Ordinance 5590 on June 11, 2018; and

WHEREAS, the subdivision has not been completed by the current developer, Urban Improvement Company, LLC (UIC) with only two of the nine platted lots developed and subdivision improvements that remain unfinished; and

WHEREAS, an application by Randall G. Mathews, of Renaissance Living, LLC, owner under contract, has been submitted to amend the Preliminary Subdivision Plat and Site Development Plan and associated Subdivision Improvement Plans associated with the Santino Court Residential Designed Development in order to build homes on the remaining lots and complete the subdivision improvements; and

WHEREAS, the Planning and Zoning Commission reviewed and by a 7-0 vote recommended approval of the amendments to the Preliminary Plat, Site Development Plan and associated Subdivision Improvement Plan, at its meeting on May 20, 2024; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance was made available for public inspection prior to its further consideration by the City Council; and this Bill having been read by title in open meeting two times by the City Council;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: The amendments to the Santino Court Residential Designed Development affecting the preliminary plat, site development plan and subdivision improvement plan are hereby approved, subject to the conditions stated herein.

SECTION 2: The conditions of Ordinances 5570, 5627, and 5590 shall remain in effect except as shown in the revised plans submitted by Renaissance Living, LLC on May 10, 2024, and subject to the following additional conditions:

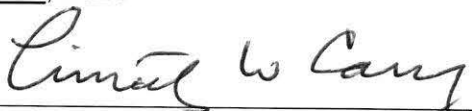
1. All building elevations shall be in substantial conformance with the "Exterior Elevations" submitted on May 10, 2024 as bound together and submitted in conjunction with Application #24-013 by Renaissance Living, LLC, showing equal design treatment of all

sides. Exterior wall materials shall be limited to brick, fiber cement, stone, stucco, and wood siding, utilizing a neutral color palette as submitted with this application. No EIFS or vinyl siding is permitted.

2. All site improvements shall be in substantial conformance with revised plans submitted on May 10, 2024 as bound together and submitted in conjunction with Application #24-013 by Renaissance Living, LLC, except as modified by this Ordinance.
3. Front entry garages facing Santino Court shall be prohibited. Side or rear entry garages are required.
4. The ground floor of the east elevations of the homes facing North New Ballas Road on Lots 1 and 9 shall be faced with brick in a consistent manner with the front elevations.
5. Final design of the private park amenity shall be submitted as part of the final landscape plan for staff review and approval and shall include a paved path consistent with requirements of law.
6. A final landscape plan shall be submitted to staff for review and approval. The final landscape plan shall incorporate additional shrubs within mulched beds along the Ballas and Ladue frontages, replacement street trees as necessary to meet the requirements of Sections 410.300, and the final landscaping and paved walkway to the pavilion within the common ground park amenity, and landscaping at the base of the two new subdivision entry signs.
7. An underground irrigation system shall be provided within the 25-foot landscape easements along the Ladue Road and North New Ballas Road frontages. The irrigation system details shall be provided as a component of the final landscape plan for staff review and approval.
8. Additional evergreen plants shall be provided along the north of Lots 1 and 2 to provide screening for the residents to the north.
9. The proposed decorative aluminum four-foot fence along Ladue Road shall be dark in color and not be any closer than 25 feet from the property line subject to final approval by staff prior to fence permit issuance.
10. The existing decorative black fence installed along North New Ballas Road shall be removed and replaced to create a stair step appearance and to match the design of the new perimeter fencing for a consistent appearance.
11. The following subdivision improvements shall be completed and inspected by the City prior to an occupancy permit being issued for any future homes: perimeter fencing, subdivision entry signs and perimeter landscaping.
12. Any future changes to the Santino Court subdivision indentures shall be approved by the City Attorney prior to recording at St. Louis County Recorder of Deeds.
13. All signs shall comply with Section 405.940 of the Zoning Ordinance.
14. All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
15. All other standards not specifically approved by the City Council should be in conformance with Section 405.260, B Single-Family Residential District of the Zoning Code, including the site coverage maximum for each lot of 35 percent.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 10th DAY OF JUNE, 2024

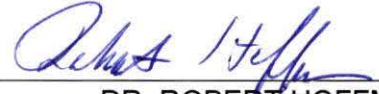


 TIMOTHY CARNEY
 PRESIDENT OF CITY COUNCIL

SUBSTITUTE BILL NO. 6121

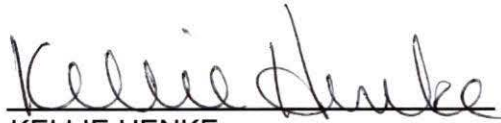
ORDINANCE NO. 5894

APPROVED THIS 10th DAY OF June, 2024



DR. ROBERT HOFFMAN
MAYOR

ATTEST:



KELLIE HENKE
CITY CLERK

