



REPORT TO PLANNING & ZONING COMMISSION

CITY OF MARYLAND HEIGHTS

APPLICATION NUMBER:	PDP23-0004
APPLICATION (PROJECT) NAME:	MCKELVEY RIDGE
APPLICANT:	McKelvey Ridge, L.P. c/o Robert Ring 14611 Schoettler Manor Ct. Chesterfield, MO 63017
PROPERTY OWNER NAME:	Maryland Heights Investments Inc. 2205 S. Perryville Rd., Ste 170 Rockford, IL 61108
APPLICANT'S REQUEST:	Amendment to Planned District Ordinance #2006-2761 to allow for an elderly housing/independent living facility, at 12204 McKelvey Road. If approved, the request would allow for the construction of sixty (60) independent living units in lieu of the previously approved one hundred fifteen (115) independent living units.
SITE LOCATION:	East side of McKelvey Road south of Creve Coeur Mill Road
ADDRESS:	12204 McKelvey Road
PARCEL/LOCATOR NUMBERS:	120621321
EXISTING ZONING DISTRICT:	"PDR" Planned District—Residential
TOTAL SITE AREA:	5.59 acres
PUBLIC HEARING DATE:	July 11, 2023
REPORT DATE:	July 19, 2023
CASE MANAGER:	Erin LoRusso, AICP
RECOMMENDATION	APPROVAL

REPORT TO PLANNING & ZONING COMMISSION



CITY OF MARYLAND HEIGHTS

DESCRIPTION OF EXISTING SITE CONDITIONS

The undeveloped, nearly 6 acre site is located west of Interstate 270, in the southeast quadrant of the intersection of McKelvey Road and Creve Coeur Mill Road. The site runs parallel to I-270 and McKelvey Road, separating the residential dwellings along McKelvey Road from the highway.



REFER TO FIGURE 1

NEIGHBORHOOD CONDITIONS/LAND USE

North of the site are commercial land uses such as *Tony's Donuts*, *Mobil/Cantrell Automotive*, *Serra's Pizza*, *Shortstop Market*, and *Lynda Lou's* bar. East of the site is I-270. Across the highway is Autumn Lakes subdivision. South of the site, along McKelvey Road, are single-family residential dwellings developed prior to the City's incorporation. West of the site, across McKelvey Road, are single-family residential dwellings in the Vohsen Park neighborhood.



REFER TO FIGURE 2

ZONING CONTEXT

The subject site is zoned "PDR" Planned District—Residential. The properties to the north are zoned "C-1" Neighborhood Commercial. The Autumn Lakes subdivision to the east and across I-270 is zoned "PDR" Planned District—Residential. The single-family residential properties to the south and west are zoned "R-5" Single-Family Residential.



REFER TO FIGURE 3

REFER TO APPENDIX—SUPPLEMENTAL MAPS AND EXHIBITS



EXISTING CONDITIONS MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Neighborhood Commercial	"C-1"	<i>Tony's Donuts, Serra's Pizzeria, Cantrell Automotive/Mobil</i>
East	I-270; Residential	"PDR"	Across I-270: <i>Autumn Lakes</i> subdivision
South	Residential	"R-5"	
West	Residential	"R-5"	Across McKelvey Road



REPORT TO PLANNING & ZONING COMMISSION

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ZONING BACKGROUND AND REQUEST

In 2006, the subject site was rezoned from “R-6” Multi-Family Residential and “R-5” Single-Family Residential to “PDR” Planned District—Residential to facilitate the development of the vacant site with a four-story independent living facility comprised of no more than 115 units via Planned District Ordinance 2006-2761. The rezoning request encompassed the 5.5 subject site at 12204 McKelvey and three surrounding properties developed with single-family homes. In addition to the independent living facility, the rezoning request approved the construction of a single-family dwelling on the site, intended for occupancy by the Facility Administrator. In 2009, after inactivity on the site, the Planning Commission approved Resolution 2009-8, affirming the appropriateness of “PDR” Planned District—Residential zoning on the site. No requests to develop the site occurred until the current Preliminary Development Plan was submitted to the City.

McKelvey Ridge, L.P. requests to amend Planned District Ordinance 2006-2761 to allow for the construction of a three-story independent living facility, not to exceed 60 units. Further, the applicant’s Preliminary Development Plans do not include the three properties developed with single-family homes and no single-family dwelling would be developed on the site, unlike the previous proposal. The independent living facility would be restricted to residents age fifty-five (55) or older. All units would share the same floor plan: 2 bedroom and 1 bathroom for a total of 825 square feet. Nine (9) of the units will provide accessible floor plans.

PREVIOUS PLANNING COMMISSION ACTION

At the Public Hearing on July 11, 2023, the Planning Commission felt McKelvey Ridge, L.P.’s request to amend the existing “PDR” ordinance was appropriate given it was the same product as that which was previously approved under Ordinance 2006-2761 but is proposing to provide nearly half of the density. The Planning Commission suggested the applicant provide additional parking and a dedicated left turn lane out of the facility as the proposed bi-directional drive could become congested.

The applicant has revised their plan accordingly. See their narrative and revised Preliminary Development Plan in Appendix B of this report.



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ANALYSIS

Based on discussion at the public hearing, staff has prepared a draft ordinance for the Planning Commission's consideration. The draft ordinance contains provisions to guide the future development and use of the site. As the appropriateness of the use at this location was already determined during the 2006 rezoning of the site, this report will concentrate on more notable requirements of the draft ordinance. Please read the draft ordinance in its entirety as this report does not discuss every condition.

PERMITTED USES

The draft ordinance allows a maximum of 60 units intended for elderly housing/independent living. It does not limit the number of bedrooms per unit, however during the applicant's presentation at the Public Hearing on July 11, 2023, it was conveyed that all units would have share the same 2 bedroom and 1 bathroom floor plan. The ordinance also permits accessory uses which may be developed at a later date as a result of residential demand: a community garden, a gym, a mail center, and other related accessory uses, subject to the review and approval of the City Planner.

PLAN SUBMITTAL REQUIREMENTS

The draft ordinance includes requirements for review and approval of a Final Development Plan in accordance with the Zoning Code. The Final Development Plan is subject to the review and approval of the City Planner rather than the Planning Commission or City Council. Site improvement plans (construction documents) are required prior to issuance of building permits. Formal approval of agencies such as the Maryland Heights Fire Protection District and Metropolitan St. Louis Sewer District (MSD) are required prior to approval of the site improvement plans.

ACCESS AND PARKING

The draft ordinance limits access to one (1) drive from McKelvey Road. Originally presented as a bi-directional drive, the applicant has revised the access drive to consist of three lanes: one lane for ingress, a dedicated left turn lane out and a straight/right lane for egress. Said access drive and any complimentary landscaping or monument signage will be subject to the review and approval of St. Louis County Department of Transportation as they maintain McKelvey Road.

Saint Louis County is currently constructing sidewalks along McKelvey Road, which will serve the residents of the facility by providing safe connectivity to the adjoining commercial uses and the greater community. Speaking to on-site improvements, the draft ordinance requires pedestrian connectivity in the form of a walking trail. This connectivity is pertinent as I-270 separates the site from any land uses to the east.

The City's Land Use and Required Parking Matrix requires a minimum of 1 space per unit for an independent living facility, regardless of bedroom count (unlike the parking requirements for multi-family residential). Additionally, the Matrix requires 1 additional space for each employee on the maximum shift. Given this, the applicant originally proposed a parking count of 64 spaces despite the Zoning Code's minimum requirement of 63 spaces. In response to Planning Commission feedback at the Public Hearing on July 11, 2023, the applicant has revised their plan to include 10 additional spaces, for a total of 73 parking spaces. The draft ordinance permits a minimum of 73 parking spaces, however if the Planning Commission feels this is insufficient, staff can amend the ordinance accordingly.

BUILDING DESIGN

The draft ordinance requires buildings to satisfy the Building Design Standards of the Zoning Code. Based on the elevations submitted, the proposed buildings meet the requirements of the Code. Staff would note the proposed design compliments the existing neighborhood character along the McKelvey Road corridor.

SIGNS

Signs must be in accordance with the Sign Regulations of the Zoning Code. As previously stated in this



REPORT TO PLANNING & ZONING COMMISSION

CITY OF MARYLAND HEIGHTS

report, the draft ordinance requires St. Louis County Department of Transportation review and approval of monument signage along McKelvey Road. A Sign Package at this location would be subject to the review and approval of the Planning Commission.

LANDSCAPING

Given the size of the property, staff is of the opinion that meeting the requirements of the Zoning Code could be overly burdensome. Further, the site currently consists of grass and overgrown plant species, none of which could be considered “landscaping”. The draft ordinance requires compliance with the Landscaping Design Standards of the Zoning Code except that the landscaping plans are to be generally consistent with the plans submitted for this request (PDP23-0004).

Moreover, the draft ordinance permits the City Planner to grant reductions in plant materials for additional amenities such as a community garden, playground, secondary walking trail, etc. If the Planning Commission is uncomfortable with this approach, the condition could be revised to require Planning Commission approval instead.

LIGHTING

During the Public Hearing, the Commission felt that security and safety should be a priority in the parking lot, while simultaneously ensuring the single-family dwelling to the site’s west are not negatively impacted by light pollution. The Commission felt the applicant’s plans achieved those objectives. As such, the ordinance requires lighting be in accordance with the Lighting Design Standards of the Zoning Code except that lighting plans are to be generally consistent with plans submitted for this request (PDP23-0004).

SCREENING

In an effort to preserve neighborhood character, the ordinance requires a 35’ tree preservation/buffer area along the site’s western and southern boundaries, as shown on the plans submitted for this request. To ensure this condition is maintained, the ordinance states that trees and shrubs within the buffer area shall be replaced or replaced as determined by the City Planner during an annual inspection of the site. Additionally, the ordinance requires a 6’ sight-proof fence along the northern limits of the site, separating the site from the commercial uses to the north, subject to the review and approval of the City Planner on the Final Development Plan.

STORMWATER MANAGEMENT

At this time, the applicant is proposing a stormwater basin at the south of the site, which could act as an amenity to the residents of the facility. The ordinance states that stormwater management and sanitary sewer facilities are subject to the review and approval of MSD.

REPORT TO PLANNING & ZONING COMMISSION



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OVERALL FINDINGS AND RECOMMENDATION

FINDINGS

- a. The proposed plan is in substantial conformance with the approved Conceptual Development Plan approved in 2006 via Planned District Ordinance 2006-2671 and reaffirmed via Planning Commission Resolution 2009-8;
- b. The proposed plan is in substantial compliance with the policies of the Comprehensive Plan;
- c. The proposed plan is in the interest of the public health, safety, and welfare by allowing the development of the property with elderly housing as directed by the Comprehensive Plan as further restricted by the conditions of the draft ordinance;
- d. The plan meets the standards and intent of all regulations regarding public facilities and public spaces;
- e. The proposed plan meets the criteria of all land use categories proposed under the plan; and
- f. The proposed plan meets all regulatory standards and design goals for all applicable elements, except where modifications are warranted, as specified in the draft ordinance.

RECOMMENDATION

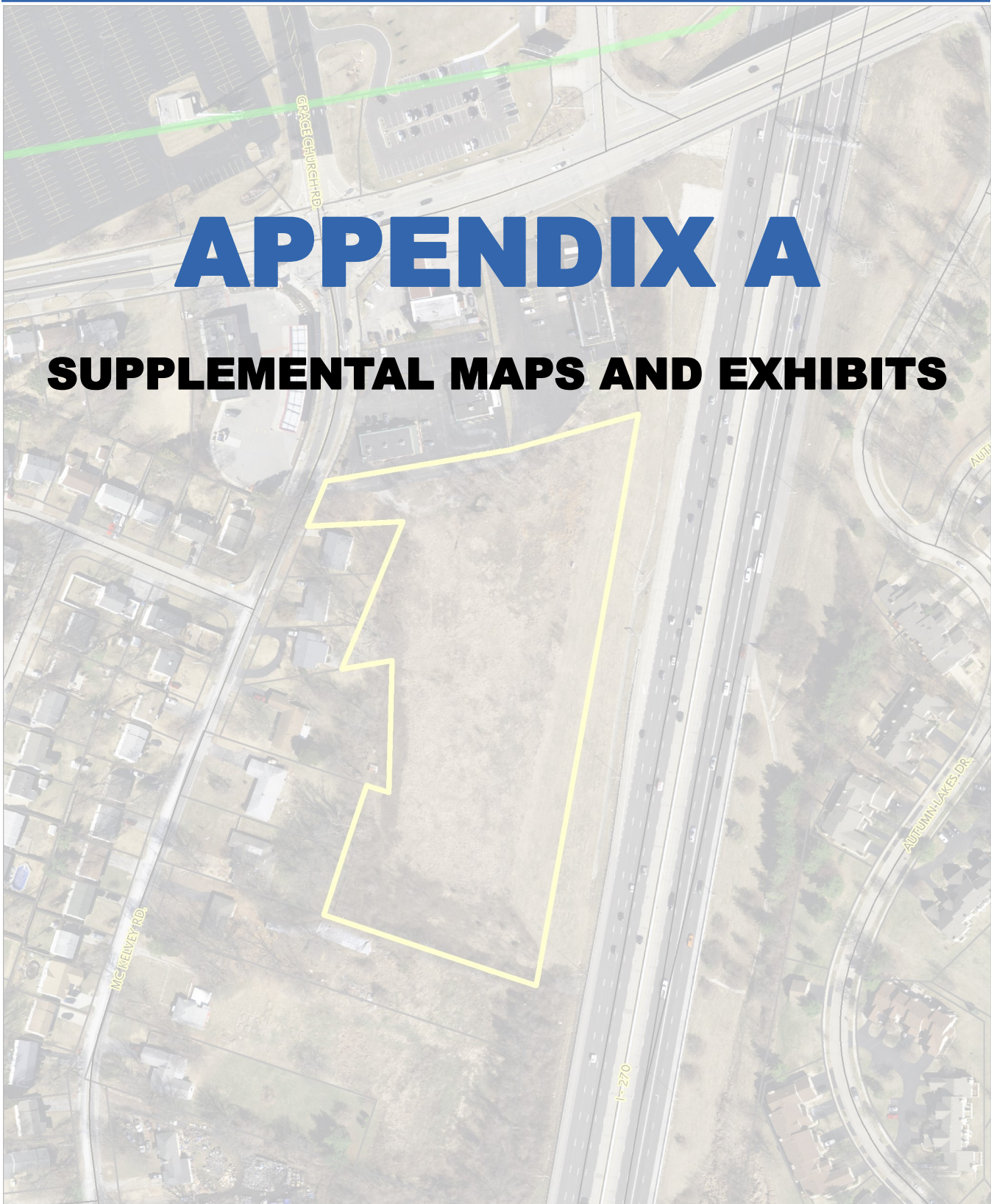
The City Planner recommends that this application (PDP23-0004) for a Planned District be approved by the Planning Commission and that the draft ordinance attached hereto be recommended for adoption by the City Council.

A handwritten signature in black ink, appearing to read "Erin LoRusso".

Erin LoRusso, AICP
City Planner



REPORT TO PLANNING & ZONING COMMISSION
CITY OF MARYLAND HEIGHTS



REPORT TO PLANNING & ZONING COMMISSION

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FIGURE 1 - SUBJECT SITE



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AGRICULTURAL	INDUSTRIAL	RESIDENTIAL (MFD)	UTILITY
BUSINESS	INSTITUTIONAL	RESIDENTIAL (SFD)	VACANT LAND
COMMERCIAL	RECREATIONAL	TRANSPORTATION	

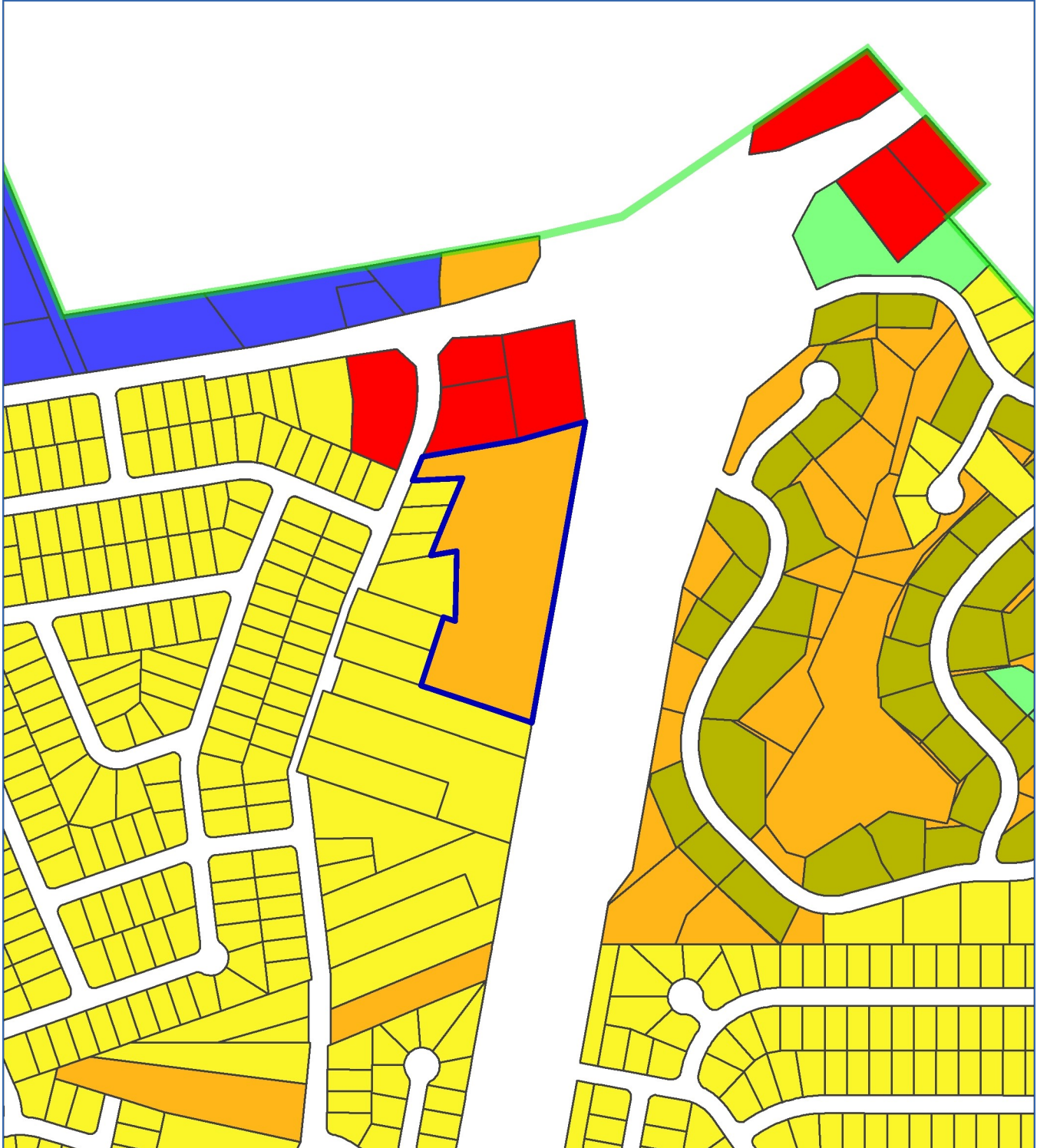


FIGURE 2 - EXISTING LAND USE



**VILLAGE OF
CHAMP**

BRIDGETON

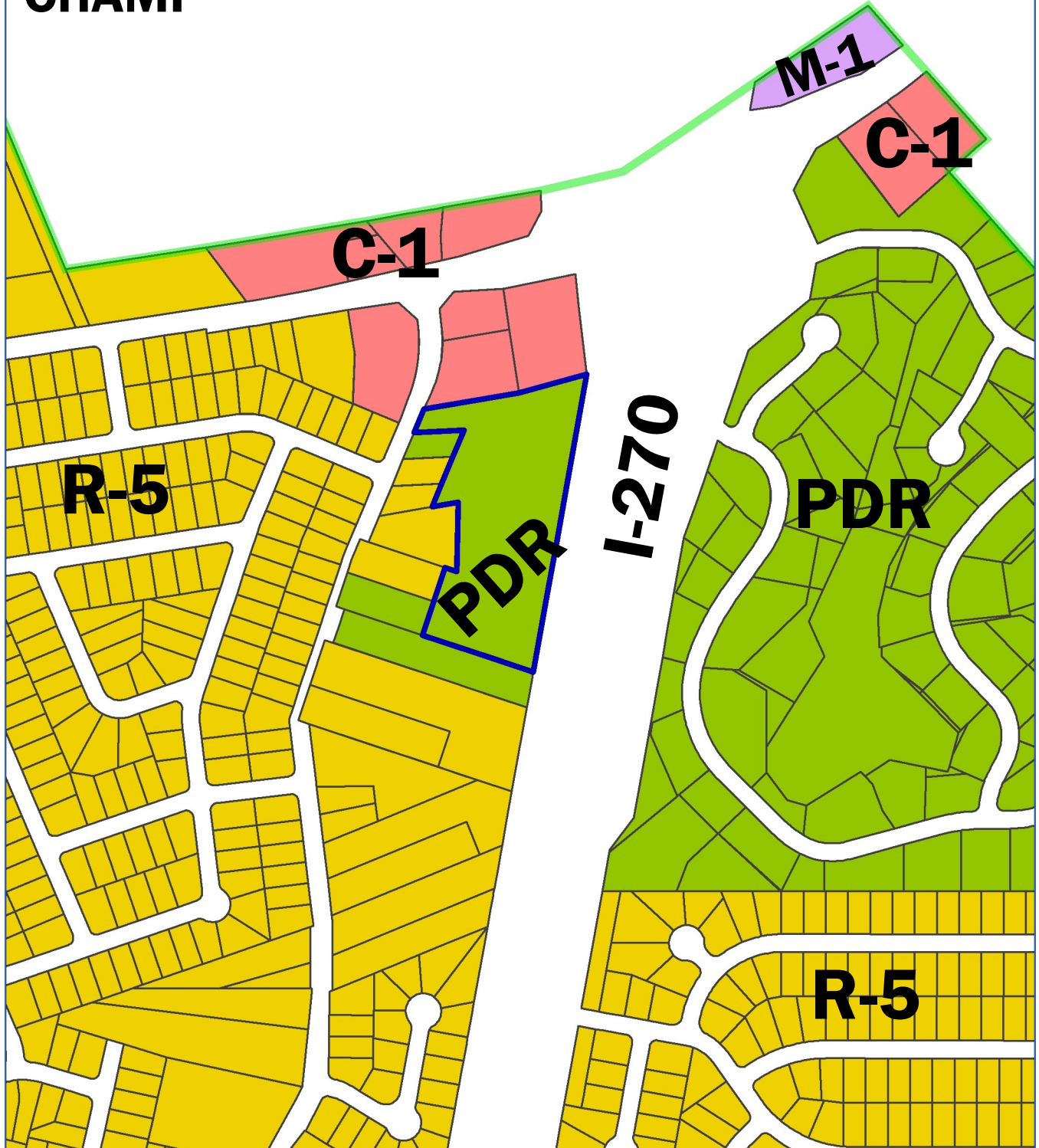


FIGURE 3 - ZONING MAP



REPORT TO PLANNING & ZONING COMMISSION
CITY OF MARYLAND HEIGHTS



REPORT TO PLANNING & ZONING COMMISSION

CITY OF MARYLAND HEIGHTS



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June 19, 2023

Erin LoRusso, AICP
City of Maryland Heights
11911 Dorsett Road
Maryland Heights, MO 63043

**RE: Narrative
Preliminary Development Plan
McKelvey Ridge
Maryland Heights, MO**

Dear Ms. LoRusso:

The following is a narrative explaining the Preliminary Development Plan for the proposed independent senior living development at 12204 McKelvey Road. This report provides justification for all modifications to the original approved Planned District. This narrative consists of the following sections:

- Explanation of Preliminary Development Plan
- Justification for Modifications to Existing Planned District

Explanation of Preliminary Development Plan

This Preliminary Development Plan is for a proposed independent senior living development at 12204 McKelvey Road. This site consists of roughly 5.8 acres of undeveloped property located east of McKelvey Road and west of Interstate 270. The property is bound to the north by commercial development, to the east by I-270, and to the south and west by single-family residential. The site is currently part of an existing Planned Residential District (PD-R). In June 2006, City Council amended the Official Zoning Map to create a Planned District from a 7.6-acre tract of land called "The Foipointe." This Planned District authorized a proposed 115-unit elderly housing/independent living facility along with one detached single-family administrator's residence. In May 2008, a resolution was approved to extend the development schedule by one year, to expire in May 2009. In November 2009, after the developer failed to commence construction on the site, the Planning and Zoning Commission held a public hearing and released a report deeming the PD-R zoning classification as appropriate for the site.

This Preliminary Development Plan proposes modification of the existing Planned District for a similar development on a portion of the original tract of land, excluding two existing single-family homes southwest of the property. The Plan includes the construction of a 60-unit independent senior living facility along with associated parking, amenities, and utility improvements.

EXHIBIT A - APPLICANT'S NARRATIVE (WRITTEN PRIOR TO 7-11-23 PUBLIC HEARING)



REPORT TO PLANNING & ZONING COMMISSION

CITY OF MARYLAND HEIGHTS

Ms. LoRusso
 June 19, 2023
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A comparison of the existing and proposed Planned District is provided in the following table:

	Existing Planned District	Proposed Planned District
Permitted Uses	Elderly Housing/Independent Living Facility Administrator's Residence	Elderly Housing/Independent Living Facility
Lot Size	7.6 acres	5.8 acres
Access Points	2	1
Number of 1-Bedroom Units	41	0
Number of 2-Bedroom Units	73	60
Additional Structures	1 Detached Single-Family	Small Maintenance Shed
Building Height Requirements	4-Story ≤ 45'	3-Story ≤ 45'
Building Setbacks – West	40'	35'
South	130'	80'
North	50'	30'
East	50'	35'
Number of Parking Spaces	172	64
Parking Setbacks	In accordance with Zoning Code; 25' from any adjoining residential property	In accordance with Zoning Code for zone R-6 Multi-family residential

The building is proposed to be located towards the west portion of the lot, with the parking areas to the east and south of the building. Building setbacks have been set to meet or exceed the yard requirements for R-6 multi-family residential. Lighting will be provided in parking areas and along the walking trail, designed to direct illumination away from the adjacent residential properties. Exterior amenity space has also been provided, consisting of a walking trail west of the building connected to a patio at the rear of the building. Landscaping is provided and a buffer of existing vegetation will be preserved along adjacent residential properties.

Justification for Modifications to Existing Planned District

The proposed modifications to the Planned District address the current objective of developing a similar facility of a smaller scale for this site. The intended use remains independent senior housing, which is consistent with the previous zoning designation and promotes the Comprehensive Plan objective of providing a diverse mix of housing within the city. The reduction in density compared to the current zoning designation will result in a lower impact to the surrounding area in terms of traffic generation and utility usage. The smaller lot area associated with this development plan also preserves two existing single-family homes adjacent to the southwest portion of the site; the previous plan included removal of one of these homes and conversion of the other to an administrator residence. As a result, the current plan maintains the contiguity of adjacent residences with the surrounding single-family residential area.

The modification to the building and parking lot layout provides a more feasible design, considering site and subsurface conditions and location relative to Interstate 270. The building

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Ms. LoRusso
June 19, 2023
Page 3

setbacks match the required setbacks for a zoning designation of R-6 "Multi-family Residential." The location of the parking lot east of the building will reduce visual impacts and light pollution for neighboring properties west of the site.

The proposed open space layout provides an accessible trail for residents in a relatively quiet location away from the highway where parking areas were proposed in the previous plan. Connecting to McKelvey Rd, this trail supports the Comprehensive Plan objective of encouraging walkable developments and neighborhoods.

We trust this provides you with all the information needed for the Preliminary Development Plan narrative for McKelvey Ridge. If you have any questions regarding this letter, please do not hesitate to contact us.

Prepared by,



Stephen Simmons, EI

Reviewed by,



Matthew A. Kriete, P.E.
Missouri Professional Engineer 2007028811
Missouri Engineer Corporation 2004005018



6/19/23

Enclosures

cc: Michael Zeek, AICP
ES&S PN: 15927

EXHIBIT A - APPLICANT'S NARRATIVE (CONT.) (WRITTEN PRIOR TO 7-11-23 PUBLIC HEARING)



REPORT TO PLANNING & ZONING COMMISSION

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July 13, 2023

Erin LoRusso, AICP
City of Maryland Heights
11911 Dorsett Road
Maryland Heights, MO 63043

**RE: Site Coverage Schedule
Preliminary Development Plan
McKelvey Ridge
Maryland Heights, MO**

Dear Ms. LoRusso:

The following is a development schedule for the proposed McKelvey Ridge project at 12204 McKelvey Road. This schedule provides a preliminary estimate of the open space, buildings, parking, and amenities proposed with this independent senior living development.

Proposed site coverage	Area			Percentage of Lot Area		
	As Shown	Max Allowed	Min Allowed	As Shown	Max allowed	Min Allowed
Building Footprint	22,250 SF	25,000 SF	--	9%	10%	--
Gross Building Area	66,750 SF	75,000 SF	--	FAR = 0.28	FAR = 0.31	--
Maintenance Shed Footprint	330 SF	500 SF	--	< 1%	< 1%	--
Paved Vehicle Areas	0.96 ac	1.20 ac	--	17%	22%	--
Trails, Sidewalks, and Patio	0.20 ac	--	0.15 ac	4%	--	3%
Open Space (includes stormwater detention pond)	3.87 ac	--	3.60 ac	70%	--	65%
Total	5.55 ac					

We trust this provides you with the information required as part of the preliminary development plan for McKelvey Ridge. If you have any questions regarding this letter, please do not hesitate to contact us.

Prepared by,

Stephen Simmons, EI

Reviewed by,

Matthew A. Kriete, P.E.
Missouri Professional Engineer 2007028811
Missouri Engineer Corporation 2004005018



7/13/23

cc: Michael Zeek, AICP
ES&S PN: 15927

EXHIBIT B - REVISED DEVELOPMENT SCHEDULE

MCKELVEY RIDGE

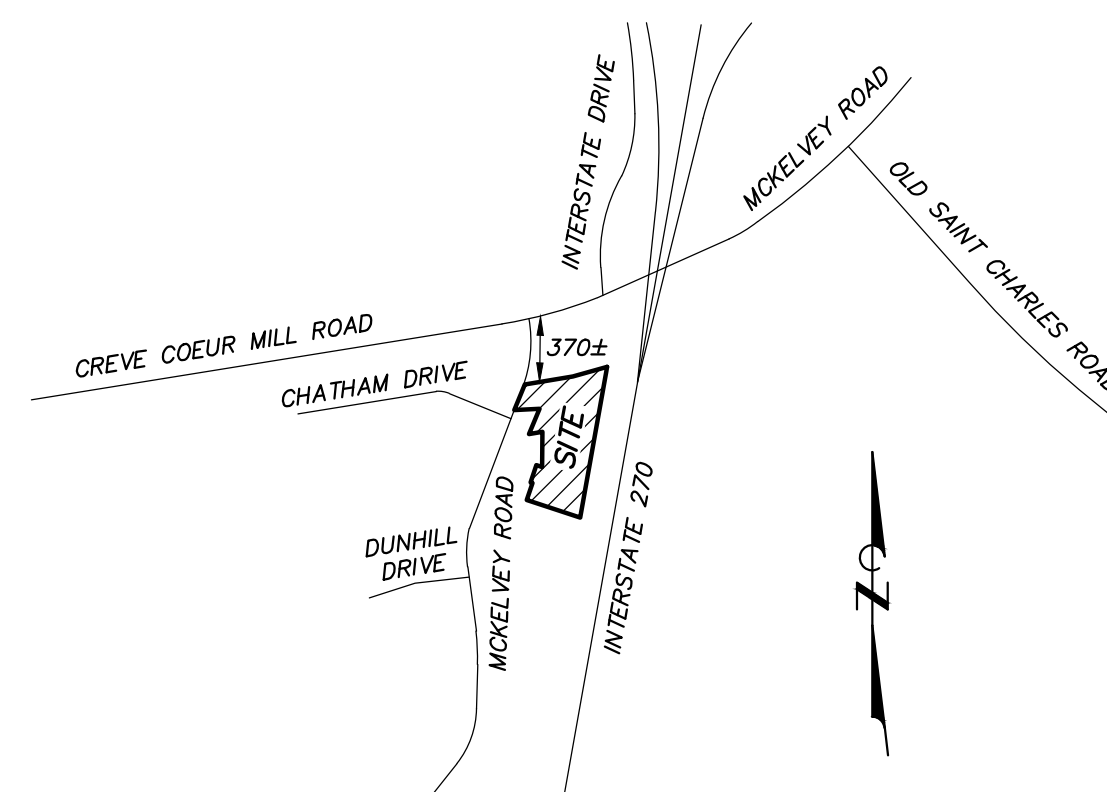
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI PRELIMINARY DEVELOPMENT PLAN JUNE 19, 2023 REVISED: JULY 13, 2023

LEGEND

UT	PROPERTY LINE
SS	UNDERGROUND TELECOMMUNICATIONS LINE
W	STORM SEWER LINE
X	WATER LINE
- - - -	FENCE
- - - -	EXISTING CONTOUR
⊕	TEST BORING
⊕	IRON
⊕	CONTROL POINT
A/C	AIR CONDITIONER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
L	LANDING
PVC	POLYVINYL CHLORIDE PIPE
R	RAMP
RCP	REINFORCED CONCRETE PIPE
TELECOM	TELECOMMUNICATIONS
TP	TELECOMMUNICATIONS PEDESTAL
URD	UNDERGROUND ROOF DRAIN
WV	WATER VALVE
- - - -	FINISH CONTOUR
50.0	TOP OF CURB ELEVATION
49.5	TOP OF PAVEMENT ELEVATION
49.5	FINISH GRADE ELEVATION
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
UT	PROPOSED UNDERGROUND TELECOMMUNICATIONS
- - - -	PROPOSED STORM SEWER
⊕	PROPOSED WATER VALVE
⊕	PROPOSED FIRE HYDRANT & VALVE
///	THRUST BLOCK
4	HEAVY DUTY CONCRETE
4	STANDARD DUTY CONCRETE
4	STANDARD DUTY ASPHALT
4	OVERLAY
4	MILL & OVERLAY
T	PROPOSED ELECTRIC TRANSFORMER
BFP	BACKFLOW PREVENTER
WM	WATER METER
CI	CURB INLET
FES	FLARED END SECTION
DB	DRAIN BASIN
HW	HEADWALL
ID	INLINE DRAIN BASIN
SOI	SIDE OPEN INLET
CSW	CONCRETE SIDEWALK
BOC	BACK OF CURB
##	PARKING COUNT

FLOOD PLAIN NOTE

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "X" AREA BEYOND THE 100-YEAR FLOOD PLAN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29189C0177K, DATED FEBRUARY 4, 2015.



SITE LOCATION MAP
NOT TO SCALE

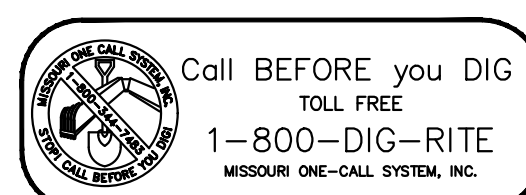
PARKING NOTE

REQUIRED PARKING	
60 UNITS @ 1 STALL/UNIT	= 60 SPACES
3 EMPLOYEES @ 1 STALL/EMPLOYEE	= 3 SPACES
TOTAL REQUIRED	= 63 SPACES
PROVIDED PARKING	
STANDARD SPACE	= 65 SPACES
ACCESSIBLE SPACE	= 8 SPACES
TOTAL PROVIDED	= 73 SPACES

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAN, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

- WATER**
MISSOURI AMERICAN WATER
727 CRAIG ROAD
CREVE COEUR, MISSOURI 63141
CONTACT: 866-430-0820
- ELECTRIC**
AMEREN MISSOURI
12121 DORSETT ROAD BUILDING W
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: BOB SCHNELL 314-344-9504
- GAS**
AMEREN MISSOURI
12121 DORSETT ROAD BUILDING W
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: BOB SCHNELL 314-344-9504
- TELECOMMUNICATIONS**
CABLE AMERICA
11422 SCHEW DRIVE
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: ROBIN HOLMES 314-995-4800
- SANITARY SEWER**
CITY OF MARYLAND HEIGHTS
11911 DORSETT ROAD
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: 314-291-6550
- STORM SEWER**
CITY OF MARYLAND HEIGHTS
11911 DORSETT ROAD
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: 314-291-6550



PROPERTY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF HERRON HILL RECORDED IN BOOK 112 PAGE 60, THENCE ALONG THE EASTERLY LINE OF LOTS 2, 3, AND 4 OF HERRON HILL, N 22°38'00"E 233.58 FEET; THENCE LEAVING SAID LINE, S 87°19'00"W 140.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCKELVEY ROAD; THENCE ALONG SAID LINE, N 22°38'00"E 70.70 FEET; THENCE LEAVING SAID LINE, N 80°17'30"E 272.22 FEET; THENCE N 75°43'40"E 195.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 270; THENCE S 10°15'00"W 847.01 FEET; THENCE LEAVING SAID LINE N 71°36'00"W 313.56 FEET; THENCE N 18°12'30"E 100.00 FEET; THENCE N 71°43'00"W 10.54 FEET; THENCE N 18°18'00"E 100.24 FEET; THENCE S 71°14'00"E 34.90 FEET; THENCE N 0°35'00"E 196.63 FEET; THENCE S 80°17'30"W 74.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.55 ACRES.

PROPERTY DEVELOPER

MCKELVEY RIDGE, LP
14811 SCHOETTLE MANOR COURT
CHESTERFIELD MO 63017

PROPERTY OWNER

MCKELVEY RIDGE, L.P.
ROBERT A. RING, ADMINISTRATIVE GENERAL PARTNER
14811 SCHOETTLE MANOR COURT
CHESTERFIELD MO 63017

SITE INFORMATION NOTE

SITE AREA	5.55 ACRES (1)
DISTURBED AREA	3.50 ACRES (1)
ZONING	"PDR" PLANNED RESIDENTIAL DISTRICT
PROPOSED USE	INDEPENDENT SENIOR LIVING
DENSITY	60 UNITS OR 10.8 UNITS/ACRE
OPEN SPACE	3.87 ACRES (2)

- NO VISIBLE EVIDENCE OR RECORDS OF SINKHOLES ON THE SITE OR WITHIN 150'.
- NO EVIDENCE OR RECORDS OF WETLANDS ON THE SITE OR WITHIN 150'.

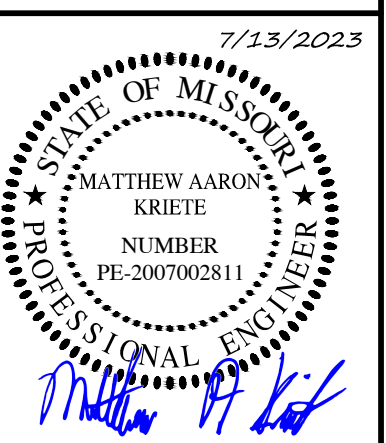
BENCH MARK

BM - MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK.

SHEET INDEX

PDP 1	COVER
--	BOUNDARY & TOPOGRAPHIC SURVEY
PDP 2	SITE PLAN
PDP 3	OPEN SPACE PLAN
PDP 4	SITE PROFILES
PDP 5	BUILDING RENDERING
PDP 6	SITE LIGHTING PLAN
PDP 7	LANDSCAPE PLAN

MCKELVEY RIDGE, L.P.
MCKELVEY RIDGE
12204 MCKELVEY RD
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI



MATTHEW A. KRLETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date	JUNE 19, 2023
Revised	
(1)	JULY 6, 2023
(2)	JULY 13, 2023
Design:	SS Drawn: SK

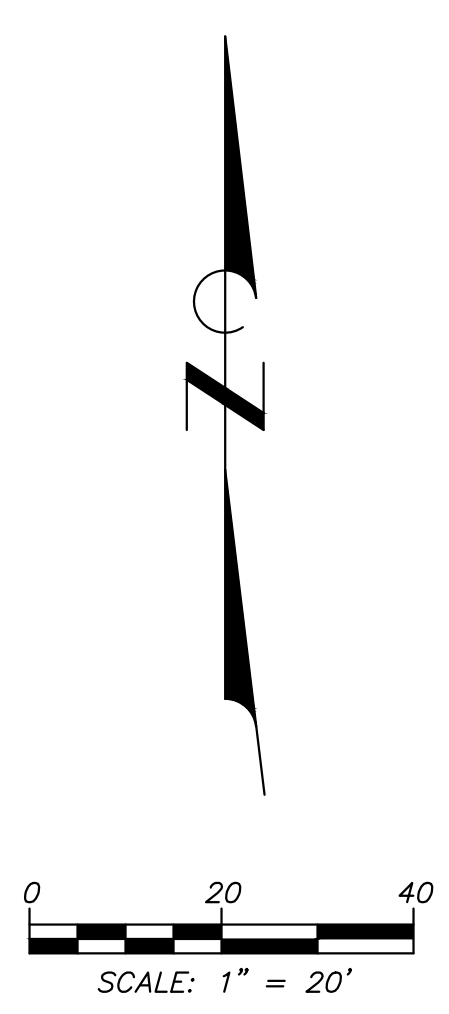
COVER

Sheet 1 of 7

PDP 1

McKELVEY RIDGE

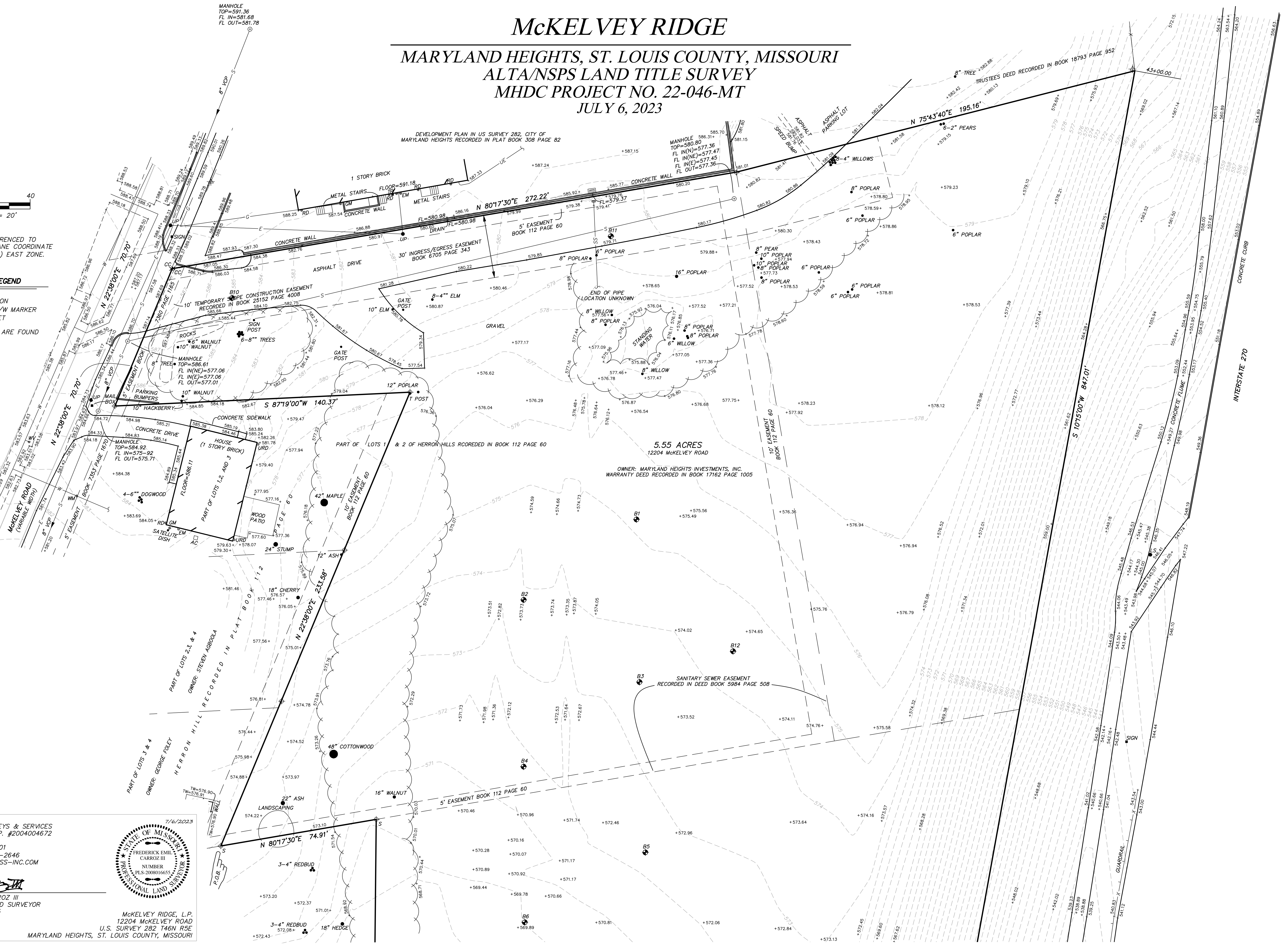
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI
ALTA/NSPS LAND TITLE SURVEY
MHDC PROJECT NO. 22-046-MT
JULY 6, 2023



BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) EAST ZONE.

MONUMENT LEGEND

- ⊕ IRON
 - ⊕ R/W MARKER
 - ⊕ SET
- ALL MONUMENTS ARE FOUND



ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

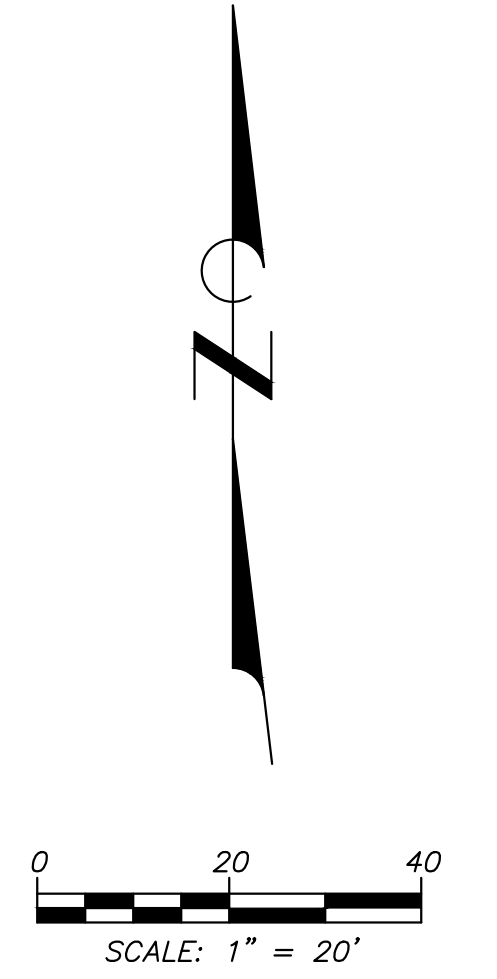
Frederick E. Carroz III
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



McKELVEY RIDGE, L.P.
12204 McKELVEY ROAD
U.S. SURVEY 282 146N R5E
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI

McKELVEY RIDGE

MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI
 ALTA/NSPS LAND TITLE SURVEY
 MHDC PROJECT NO. 22-046-MT
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TREES LOCATED IN THIS AREA
 4-6" ELM
 2-8" ELM
 2-12" ELM
 2-6" PEAR
 3-8" LOCUST
 6" LOCUST
 12" LOCUST

OWNER: ANGELA SWYERS
 WARRANTY DEED RECORDED IN BOOK 21120 PAGE 127

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 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655



McKELVEY RIDGE, L.P.
 12204 McKELVEY ROAD
 U.S. SURVEY 282 T46N R5E
 MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LOUIS, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF LOT 1 OF HERRON HILL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 112 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS AND A TRACT OF LAND IN U.S. SURVEY 282 OF TOWNSHIP 46 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF CREVE COEUR MILL ROAD, ASSUMED TO BE 40 FEET WIDE, WITH THE INTERSECTION OF THE CENTER LINE OF MCKELVEY ROAD, ASSUMED TO BE 30 FEET WIDE, THENCE ALONG THE CENTERLINE OF MCKELVEY ROAD, SOUTH 8 DEGREES 42 MINUTES EAST 219.87 FEET TO A POINT; THENCE CONTINUING ALONG THE CENTER LINE OF MCKELVEY ROAD, SOUTH 22 DEGREES 19 MINUTES WEST 153.15 FEET TO A POINT; THENCE NORTH 80 DEGREES 5 MINUTES EAST 29.55 FEET TO A POINT (SAID POINT BEING ON THE EAST SIDE OF MCKELVEY ROAD AND THE MOST NORTHWESTERN CORNER OF LOT 1 OF HERRON HILL IN PLAT BOOK 112 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS); SAID POINT ALSO BEING THE POINT OF BEGINNING OF PROPERTY DESCRIBED; THENCE NORTH 80 DEGREES 5 MINUTES EAST 271.93 FEET TO A POINT; THENCE NORTH 74 DEGREES 30 MINUTES EAST 195 FEET MORE OR LESS TO A POINT (SAID POINT BEING THE WEST LINE OF INTERSTATE 244 RIGHT-OF-WAY); THENCE ALONG THE WEST LINE OF INTERSTATE 244, SOUTH 10 DEGREES 11 MINUTES WEST 818.63 FEET TO A POINT; THENCE NORTH 0 DEGREES 04 MINUTES WEST 485 FEET TO A POINT (SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF HERRON HILL, A SUBDIVISION RECORDED IN PLAT BOOK 112 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS); THENCE ALONG THE SOUTH LINE OF LOT 1 OF HERRON HILL, SOUTH 80 DEGREES 05 MINUTES WEST 295.08 FEET TO A POINT; THENCE ALONG THE LINE DIVIDING LOTS 1 AND 2-3-4 OF HERRON HILL, NORTH 22 DEGREES 19 MINUTES EAST 233 FEET TO A POINT; THENCE SOUTH 86 DEGREES 54 MINUTES WEST 140 FEET TO A POINT (SAID POINT BEING ON THE SOUTHEAST LINE OF MCKELVEY ROAD); THENCE NORTH 22 DEGREES 19 MINUTES EAST 71.15 FEET TO A POINT, AND THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND IN U.S. SURVEY 282, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERN CORNER OF PROPERTY CONVEYED TO WAYNE CASHION AND WIFE BY INSTRUMENT RECORDED IN BOOK 3711 PAGE 171 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 71 DEGREES 53 MINUTES EAST 110.99 FEET TO A POINT THIS ALSO BEING THE SOUTH LINE OF PROPERTY CONVEYED TO RICHARD E. AND SUSAN G. POPOVICH IN DEED BOOK 7731 PAGE 896; THENCE SOUTH 0 DEGREES 04 MINUTES EAST 105.25 FEET TO A POINT; THENCE NORTH 71 DEGREES 53 MINUTES WEST 143.83 FEET TO THE MOST SOUTHERN CORNER OF SAID CASHION'S PROPERTY; THENCE NORTH 18 DEGREES 07 MINUTES EAST, 100 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE HIGHWAY BY DEED RECORDED IN BOOK 5432 PAGE 507.

PARCEL 3:

A TRACT OF LAND IN U.S. SURVEY 282, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERN CORNER OF ABOVE TRACT 1 AT THE SOUTH LINE OF THE PROPERTY OF EDWARD M. WILLIAMS AND CHARLOTTE JANE WILLIAMS IN DEED BOOK 5237 PAGE 599; THENCE ALONG WILLIAMS SOUTH LINE NORTH 71 DEGREES 53 MINUTES WEST 175 FEET TO A POINT; THENCE NORTH 18 DEGREES 07 MINUTES EAST 100 FEET TO A POINT THIS BEING WILLIAMS NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 71 DEGREES 53 MINUTES EAST 175 FEET TO A POINT THIS ALSO BEING THE SOUTH LINE OF PROPERTY CONVEYED TO RICHARD E. AND SUSAN G. POPOVICH IN DEED BOOK 7731 PAGE 896; THENCE SOUTH 18 DEGREES 07 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A TRACT OF LAND IN U.S. SURVEY 282, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERN CORNER OF PROPERTY CONVEYED TO WAYNE CASHION AND WIFE BY INSTRUMENT RECORDED IN BOOK 3711 PAGE 171 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 18 DEGREES 07 MINUTES EAST, 100.31 FEET TO A POINT; THENCE SOUTH 71 DEGREES 53 MINUTES EAST, 78.04 FEET TO A POINT; THENCE SOUTH 0 DEGREES 04 MINUTES EAST 105.58 FEET TO A POINT; THENCE NORTH 71 DEGREES 53 MINUTES WEST 110.99 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND IN U.S. SURVEY 282, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERN CORNER OF ABOVE PARCEL 4 AT THE SOUTH LINE OF PROPERTY OF EDWARD DISSER AND WIFE BY BOOK 3675 PAGE 200; THENCE ALONG DISSER'S SOUTH LINE NORTH 71 DEGREES 53 MINUTES WEST 185 FEET TO A POINT; THENCE NORTH 18 DEGREES 07 MINUTES EAST 100.31 FEET TO DISSER'S NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 71 DEGREES 53 MINUTES EAST 185 FEET TO THE WESTERN CORNER OF ABOVE PARCEL 4; THENCE ALONG THE WESTERN LINE OF PARCEL 4 SOUTH 18 DEGREES 07 MINUTES WEST 100.31 FEET TO THE PLACE OF BEGINNING.

PARCEL 6:

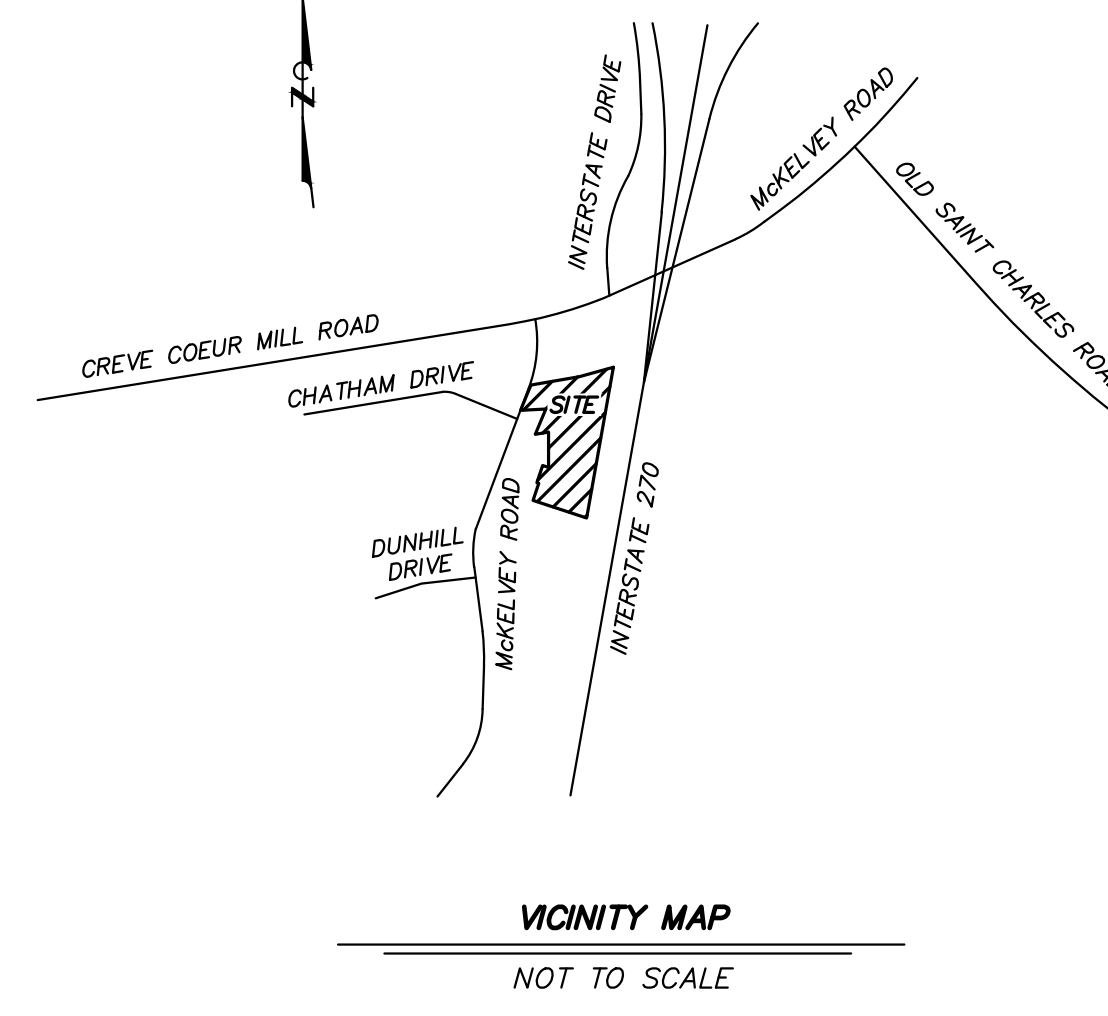
A TRACT OF LAND IN U.S. SURVEY 282, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEAST LINE OF MCKELVEY ROAD SAID POINT BEING DISTANT SOUTH 8 DEGREES 42 MINUTES EAST, 219.87 FEET, SOUTH 22 DEGREES 19 MINUTES WEST, 478.89 FEET AND NORTH 80 DEGREES 05 MINUTES EAST, 29.93 FEET FROM THE INTERSECTION OF THE CENTER LINE OF MCKELVEY ROAD WITH THE CENTER LINE OF CREVE COEUR MILL ROAD; THENCE NORTH 80 DEGREES 05 MINUTES EAST 445.08 FEET TO A POINT; THENCE SOUTH 0 DEGREES 04 MINUTES EAST, 305.31 FEET TO A POINT; THENCE NORTH 71 DEGREES 53 MINUTES WEST 494.14 FEET TO A POINT IN THE SOUTHEAST LINE OF MCKELVEY ROAD; THENCE NORTH 22 DEGREES 19 MINUTES EAST, ALONG THE SOUTHEAST LINE OF MCKELVEY ROAD, 81.20 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART CONVEYED TO BOBBY G. SAMPLES AND WIFE BY DEED RECORDED IN BOOK 6492 PAGE 1050.

SCHEDULE B - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER..... (NOT OF A SURVEY NATURE)
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NONE PROVIDED)
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NONE PROVIDED)
4. ANY ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES..... (NONE OBSERVED)
5. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED..... (NOT OF A SURVEY NATURE)
6. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT OF A SURVEY NATURE)
7. THE LIEN OF THE GENERAL TAXES FOR THE YEAR 2022, AND THEREAFTER. (NOT OF A SURVEY NATURE)
8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, BOOK 112 AT PAGE 60. (LOCATION AS SHOWN ON SURVEY)
9. TERMS AND PROVISIONS OF THE ASSOCIATION DECLARATION FILED AS BOOK 112 AT PAGE 60, WHICH PROVIDES FOR, AMONG OTHER THINGS, THE LEVY OF ASSESSMENTS, WHICH IF UNPAID, MAY BECOME A LIEN THEREON, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY; TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CORDS OR ANY STATE STATUTE OR LOCAL ORDINANCE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (THIS TRACT IS SUBJECT TO THE TERMS AND PROVISIONS FILED AS BOOK 112 PAGE 60)
10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 112 AT PAGE 60 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY; TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR ANY STATE STATUTE OR LOCAL ORDINANCE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (THIS TRACT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 112 PAGE 60)
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 1696 AT PAGE 512 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY; TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR LOCAL ORDINANCE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (THIS TRACT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 1696 PAGE 512)
12. RELINQUISHMENT OF ABUTTER'S RIGHTS OF DIRECT ACCESS OF INTERSTATE ROUTE 244, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5385 PAGE 140, BOOK 5409 PAGE 177 AND BOOK 5432 PAGE 507. (RELINQUISHED RIGHTS OF ABUTTER'S RIGHT TO DIRECT ACCESS OF INTERSTATE 244, NOW INTERSTATE 270)
13. TERMS AND PROVISIONS OF THE SEWER AGREEMENT WITH FEE FEE TRUNK SEWER, INC., INCLUDING A PROVISION FOR ASSESSMENTS, CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 5462 AT PAGE 297 AND BOOK 5984 PAGE 508 (PART OF LOT 1 AND X HERRON HILLS, LOCATED IN THE NORTHWEST AREA OF SURVEY)
14. AN EASEMENT FOR GRANTED TO LACLEDE GAS COMPANY IN THE DOCUMENT RECORDED AS BOOK 6020 AT PAGE 493 OF OFFICIAL RECORDS. (LOCATED 105' NORTHWEST OF THE NORTHEAST CORNER OF SURVEY)
15. NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 6705 PAGE 343. (LOCATION AS SHOWN ON THE SURVEY)
16. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 7353 AT PAGE 1670 AND BOOK 7360 PAGE 1165. (LOCATION AS SHOWN ON SURVEY)
17. DEVELOPMENT PLAT AS MORE FULLY SET FORTH IN THE PLAT RECORDED IN PLAT BOOK 355 AT PAGE 30.
18. TERMS AND PROVISIONS OF THE TEMPORARY SLOPE AND CONSTRUCTION LICENSE BY AND BETWEEN MARYLAND HEIGHTS INVESTMENTS, INC., A CORPORATION AND ST. LOUIS COUNTY, MISSOURI RECORDED IN BOOK 25152 AT PAGE 4008. (LOCATION AS SHOWN ON SURVEY)
19. RIGHTS OF PARTIES IN POSSESSION OF ANY PART OF THE PREMISES UNDER UNRECORDED LEASES. (NONE PROVIDED)
20. ANY LIEN OR RIGHT TO LIEN BY ANY REAL ESTATE BROKERS OR REAL ESTATE APPRAISERS. (NOT OF A SURVEY NATURE)

MCKELVEY RIDGE

MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI ALTA/NSPS LAND TITLE SURVEY MHDC PROJECT NO. 22-046-MT JULY 6, 2023



VICINITY MAP

NOT TO SCALE

ZONING NOTE

THESE LOTS ARE ZONED "PDR" PLANNED DISTRICT - RESIDENTIAL AND GOVERNED BY ORDINANCE 2006-2761.

BUILDING HEIGHTS:

45 FOOT MAXIMUM

BUILDING SETBACKS:

EAST - 40 FEET

SOUTH - 130 FEET

NORTH - 50 FEET

WEST - 50 FEET

PARKING SETBACKS:

25 FEET MINIMUM

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29189C0177K, DATED FEBRUARY 4, 2015.

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

WATER

MISSOURI AMERICAN WATER
727 CRAIG ROAD
CREVE COEUR, MISSOURI 63141
CONTACT: 866-430-0820

ELECTRIC

AMEREN MISSOURI
12121 DORSETT ROAD BUILDING W
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: BOB SCHNELL 314-344-9504

GAS

AMEREN MISSOURI
12121 DORSETT ROAD BUILDING W
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: BOB SCHNELL 314-344-9504

TELECOMMUNICATIONS

CABLE AMERICA
11422 SCHENK DRIVE
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: ROBIN HOLMES 314-995-4800

SANITARY SEWER

CITY OF MARYLAND HEIGHTS
11911 DORSETT ROAD
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: 314-291-6550

STORM SEWER

CITY OF MARYLAND HEIGHTS
11911 DORSETT ROAD
MARYLAND HEIGHTS, MISSOURI 63043
CONTACT: 314-291-6550

LEGEND	
E	PROPERTY LINE
T	ELECTRIC LINE
S	TELECOMMUNICATIONS LINE
SS	SANITARY SEWER LINE
G	STORM SEWER LINE
UE	GAS LINE
W	UNDERGROUND ELECTRIC
X	WATER LINE
	FENCE
	TREE & BRUSH LINE
	EXISTING CONTOUR
	ANCHOR
+	IRON
+	R/W MARKER
+	AIR CONDITIONING
+	CUT CROSS
EM	ELECTRIC METER
FL	FLOW LINE
GM	GAS METER
GV	GAS VALVE
LS	LIGHT STANDARD
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
TP	TELECOMMUNICATIONS PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
+	IRON
+	R/W MARKER

ALL MONUMENTS ARE FOUND UNLESS NOTED AS SET (S)

THIS IS TO CERTIFY TO MCKELVEY RIDGE, L.P., TAX CREDIT HOLDINGS-MCKELVEY, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, JULY 5, 2023, I MADE A SURVEY OF A TRACT OF LAND LOCATED IN U.S. SURVEY 282 T46N R5E, IN MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, BEING THE TRACTS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 17162 PAGE 1005, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF HERRON HILL RECORDED IN BOOK 112 PAGE 60, THENCE ALONG THE EASTERLY LINE OF LOTS 2, 3, AND 4 OF HERRON HILL, N 22°38'00"E 233.58 FEET; THENCE LEAVING SAID LINE, S 87°19'00"W 140.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCKELVEY ROAD; THENCE ALONG SAID LINE, N 22°38'00"E 70.70 FEET; THENCE LEAVING SAID LINE, N 80°17'30"E 272.22 FEET; THENCE N 75°43'40"E 195.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 270; THENCE S 10°15'00"W 847.01 FEET; THENCE LEAVING SAID LINE N 71°36'00"W 313.56 FEET; THENCE N 18°12'30"E 100.00 FEET; THENCE N 71°43'00"W 10.54 FEET; THENCE N 18°18'00"E 100.24 FEET; THENCE S 71°14'00"E 34.90 FEET; THENCE N 0°35'00"E 196.63 FEET; THENCE S 80°17'30"W 74.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.55 ACRES.

IN ADDITION, I HAVE EXAMINED AND NOTED THE APPLICABILITY OF THE EXCEPTIONS IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1624289, DATED SEPTEMBER 16, 2022.

I HEREBY CERTIFY TO MCKELVEY RIDGE, L.P., FIRST AMERICAN TITLE INSURANCE COMPANY, TAX CREDIT HOLDINGS-MCKELVEY, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, STERLING BANK, AND MISSOURI HOUSING DEVELOPMENT COMMISSION, AND THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORDED DESCRIPTION OF THE LAND SHOWN HEREON, LOCATED IN US SURVEY 282 T46N R5E, IN MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, JULY 5, 2023; AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND SURVEYOR'S REPORT, HUD 91073M, AND THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCRoACHMENTS ACROSS PROPERTY LINES AS SHOWN ON THE SURVEY; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE NOT SUBJECT TO A 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29189C0177K, DATED FEBRUARY 4, 2015.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(c), 8, 9, 10, 11(c)(b), 12, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 8, 2023.

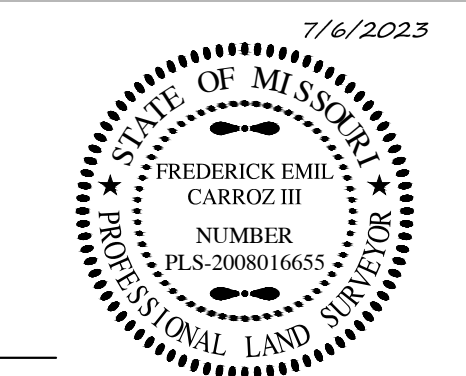
THIS SURVEY OF URBAN PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
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Frederick E. Carroz III

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PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

MCKELVEY RIDGE, L.P.
12204 MCKELVEY ROAD
U.S. SURVEY 282 T46N R5E
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI





Engineering Surveys & Services

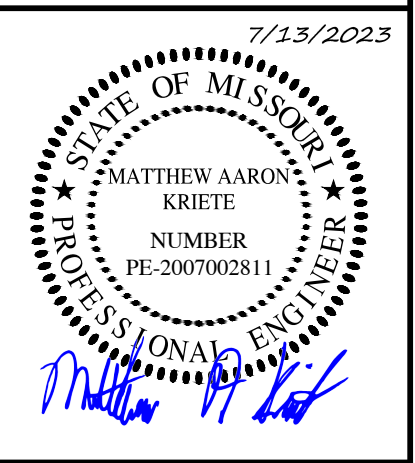
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660-826-8618
www.es-inc.com
MO Engineering Corp. # 2004005018



0 1"
SCALE: 1" = 30'

MCKELVEY RIDGE, L.P.
MCKELVEY RIDGE
12204 MCKELVEY RD
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

Date
JUNE 19, 2023

Revised
① JULY 6, 2023
② JULY 13, 2023

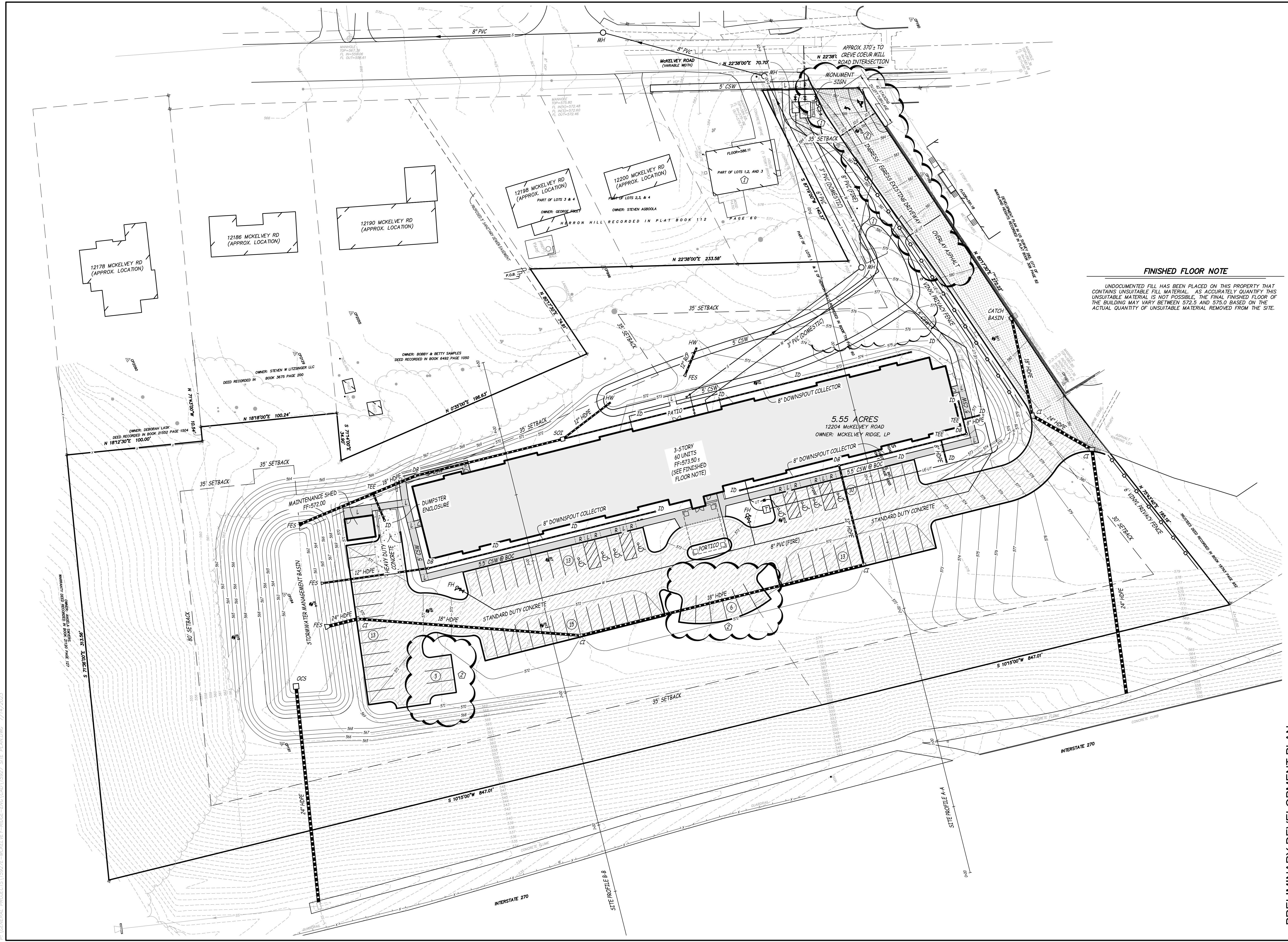
Design: SS Drawn: SK

SITE PLAN

Sheet 2 of 7

PDP 2

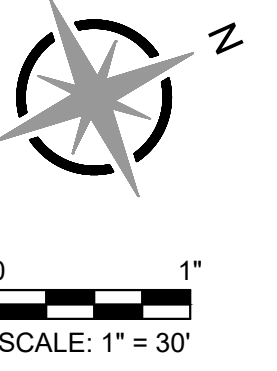
ES&S PROJECT NO. 15927



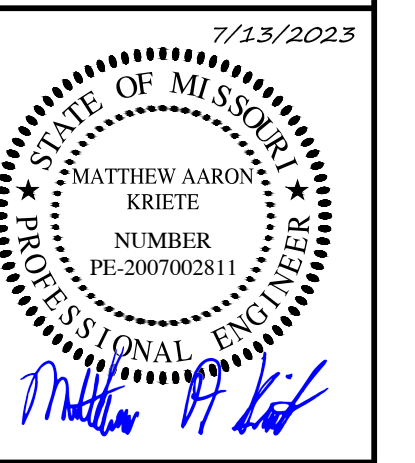
FINISHED FLOOR NOTE
UNDOCUMENTED FILL HAS BEEN PLACED ON THIS PROPERTY THAT CONTAINS UNSUITABLE FILL MATERIAL. AS ACCURATELY QUANTIFY THIS UNSUITABLE MATERIAL IS NOT POSSIBLE, THE FINAL FINISHED FLOOR OF THE BUILDING MAY VARY BETWEEN 572.5 AND 575.0 BASED ON THE ACTUAL QUANTITY OF UNSUITABLE MATERIAL REMOVED FROM THE SITE.

P:\GENERAL PROJECTS\15927-MCKELVEY-RIDGE-ENG\CAD\15927 SITE PLAN.DWG 7/14/2023

PRELIMINARY DEVELOPMENT PLAN



MCKELVEY RIDGE, L.P.
MCKELVEY RIDGE
 12204 MCKELVEY RD
 MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
JUNE 19, 2023

Revised
 ① JULY 6, 2023
 ② JULY 13, 2023

Design: SS Drawn: SK

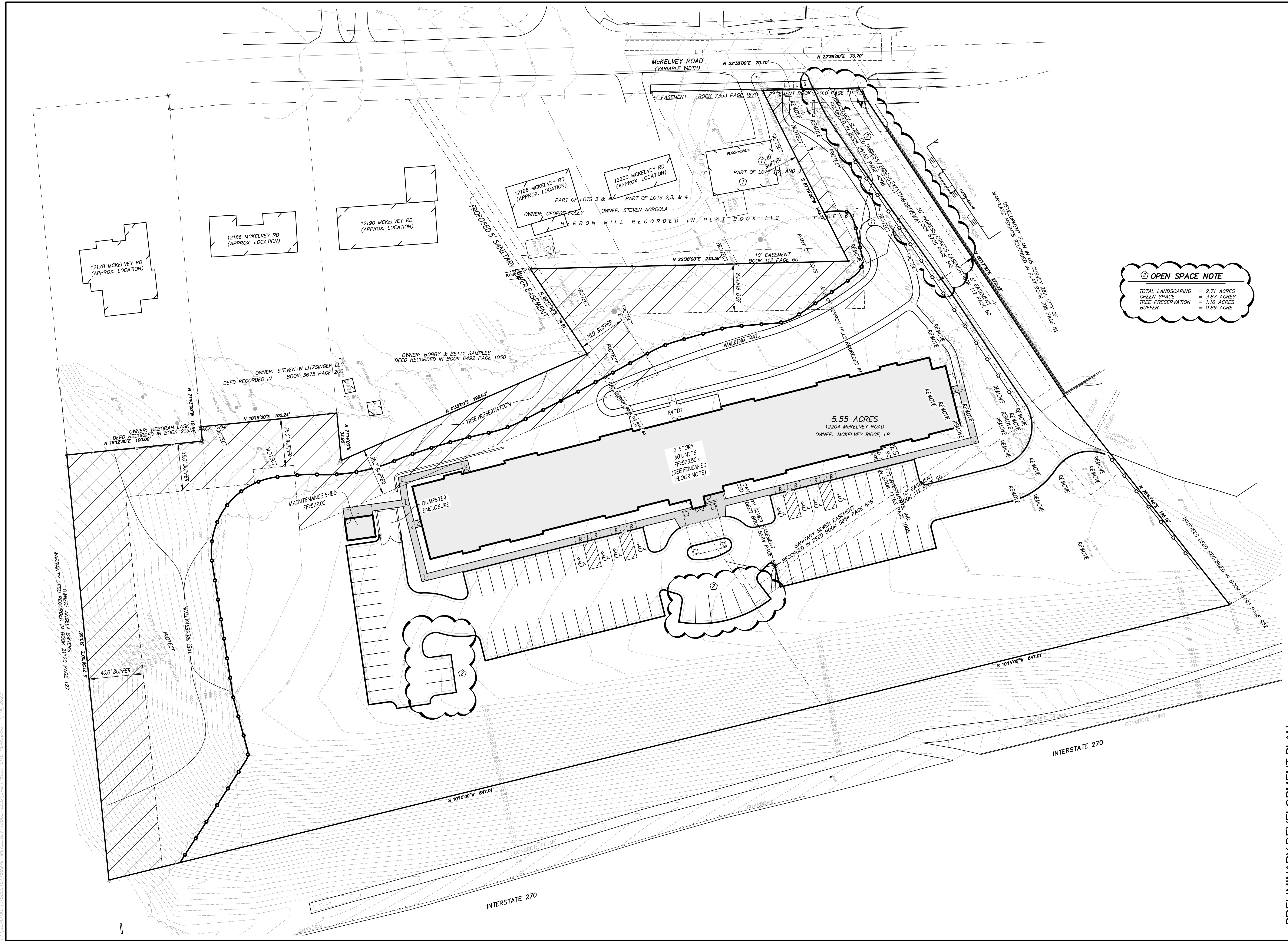
OPEN SPACE PLAN

Sheet 3 of 7

PDP 3

ES&S PROJECT NO. 15927

PRELIMINARY DEVELOPMENT PLAN



OPEN SPACE NOTE
 TOTAL LANDSCAPING = 2.71 ACRES
 GREEN SPACE = 3.87 ACRES
 TREE PRESERVATION = 1.16 ACRES
 BUFFER = 0.89 ACRE

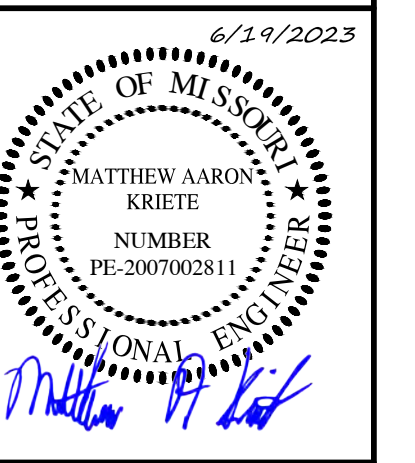
P:\GENERAL PROJECTS\15927-MCKELVEY-RIDGE-ENG\CAD\15927 SITE PLAN.DWG 7/14/2023



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660-826-8618
www.ess-inc.com
MO Engineering Corp. # 2604005018

MCKELVEY RIDGE, L.P.
MCKELVEY RIDGE
12204 MCKELVEY RD
MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
JUNE 19, 2023

Revised

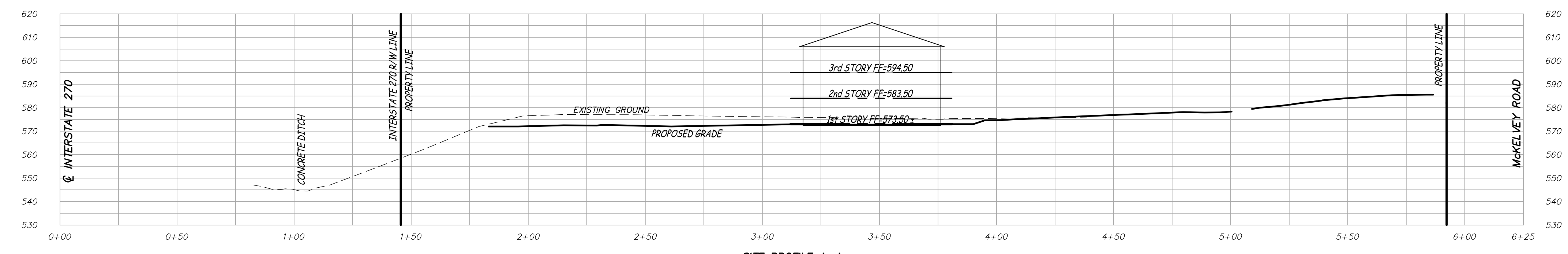
Design: SS Drawn: SK

SITE PROFILES

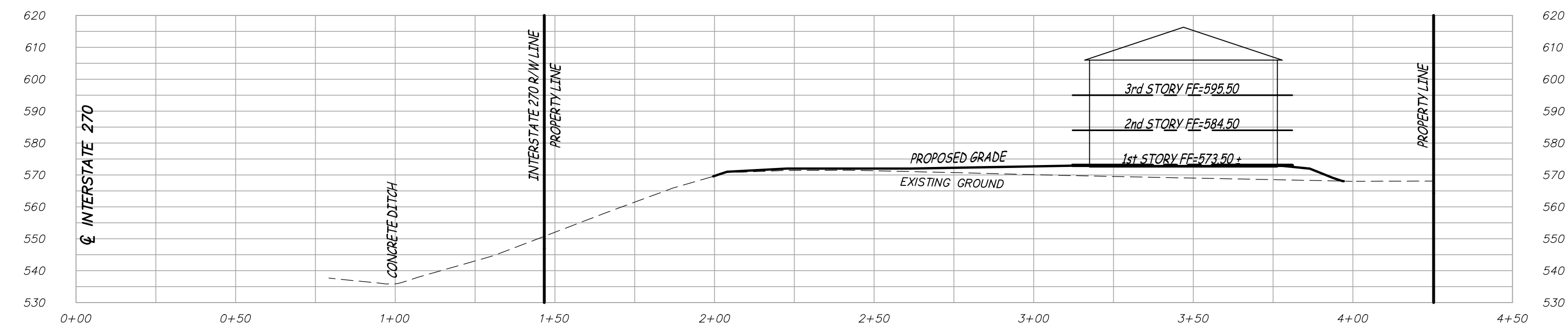
Sheet 4 of 7

PDP 4

ES&S PROJECT NO. 15927



SITE PROFILE A-A
SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'



SITE PROFILE B-B
SCALE - HORIZ. 1" = 30'
VERT. 1" = 10'

P:\GENERAL PROJECTS\15927-MCKELVEY-RIDGE-ENG\CAD\15927 SITE PLAN.DWG 6/19/2023

PRELIMINARY DEVELOPMENT PLAN



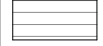



RENDERING

MCKELVEY RIDGE
Maryland Heights, MO

A1

rosemann & ASSOCIATES P.C. 

MATERIAL LEGEND

-  6" PREFINISHED FIBER LAP SIDING
-  BRICK
-  CAST STONE BANDING, WINDOW SILLS AND CAPS
-  PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
1-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM



D1 WEST ELEVATION-COLOR
1/16" = 1'-0"



C1 EAST ELEVATION-COLOR
1/16" = 1'-0"



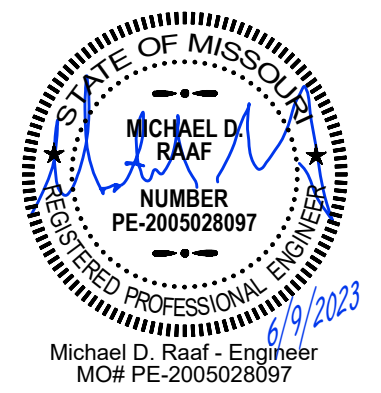
B1 SOUTH ELEVATION-COLOR
1/16" = 1'-0"



A1 NORTH ELEVATION-COLOR
1/16" = 1'-0"



PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
13300 W 98TH STREET
LENEXA, KS 66215
913.492.2400 WWW.PKMRENG.COM
MO State Certificate of Authority #E-2002020886



MCKELVEY RIDGE
MARYLAND HEIGHTS, MO

SHEET TITLE
MECHANICAL/ELECTRICAL
PHOTOMETRICS - SITE PLAN

PROJECT NUMBER: 23.171

SHEET NUMBER:

SL100

ALED3T78Y USA

RAB

Color: Bronze Weight: 23.1 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	78W
120V	0.66A	Color Temp	3000K (Warm)
208V	0.41A	Color Accuracy	70 CRI
240V	0.35A	L70 Lifespan	100,000 Hours
277V	0.30A	Lumens	8,765 lm
Input Watts	76.8W	Efficacy	114.1 lm/W

Technical Specifications

Performance
Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations.
Wattage Equivalency: Equivalent to 250W Metal Halide.
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179T.
IP Rating: Ingress protection rating of IP66 for dust and water.
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
UL Listed: Suitable for wet locations as a downlight.

Construction
IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
Ambient Temperature: Suitable for use in up to 40°C (104°F).
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F).
Thermal Management: Superior heat sinking with external Air-Flow fins.
Lens: Tempered glass lens.
Housing: Die-cast aluminum housing, lens frame and mounting arm.
Mounting: Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector: Specular vacuum-metallized polycarbonate.
Gaskets: High-temperature silicone gaskets.
EPA: 1 Fixture: 0.75
2 Fixtures at 90°: 1.2
2 Fixtures at 180°: 2.4
3 Fixtures at 90°: 2.4
4 Fixtures at 90°: 1.8
Finish: Formulated for high durability and long-lasting color.
Green Technology: Mercury and UV free. RoHS-compliant components.
LED Characteristics
LEDs: Six (6) multi-chip, 13W, high-output, long-life LEDs.
Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice.



DATE	LOCATION
TYPE	PROJECT
CATALOG #	

FRESNO Series
BOLLARDS

- FEATURES**
- Two size options available
 - Sealed one-piece, clear acrylic lens
 - Specular, anodized aluminum optical system
 - 30w and 40w energy-efficient LED systems
 - Extruded aluminum square or round housing, with tamper resistant hardware
 - Flat top, or optional dome top for round FN2



SPECIFICATIONS

- HOUSING**
- Extruded aluminum 6061 alloy square or round housing, with tamper resistant hardware; flat top, for round FN2
 - Single screw access for service and maintenance
 - Sealed one-piece, clear acrylic lens; Specular, anodized aluminum optical system
 - Concealed, cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts
 - Durable Leifroco® Ti/C Ti-mesh polyester powder coat paint finish assures long life and maintenance-free service
- OPTICS**
- Available in 5000K, 4000K, 3000K CCT and Monochromatic Amber
 - Long Life >60,000 hour L90 rated at 25°C
 - Optional continuous dimming to 10%
 - Rotatable LED assembly adjustment for ideal placement and aiming of asymmetric light pattern
- ELECTRICAL**
- Universal voltage (120-277, 50/60Hz) drivers with +/-10% tolerance, starting temperature rated at -20°F
- CERTIFICATIONS**
- Listed to UL1598 for use in wet locations
- WARRANTY**
- 5 year limited warranty
 - See [UL Standard Warranty](#) for additional information

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

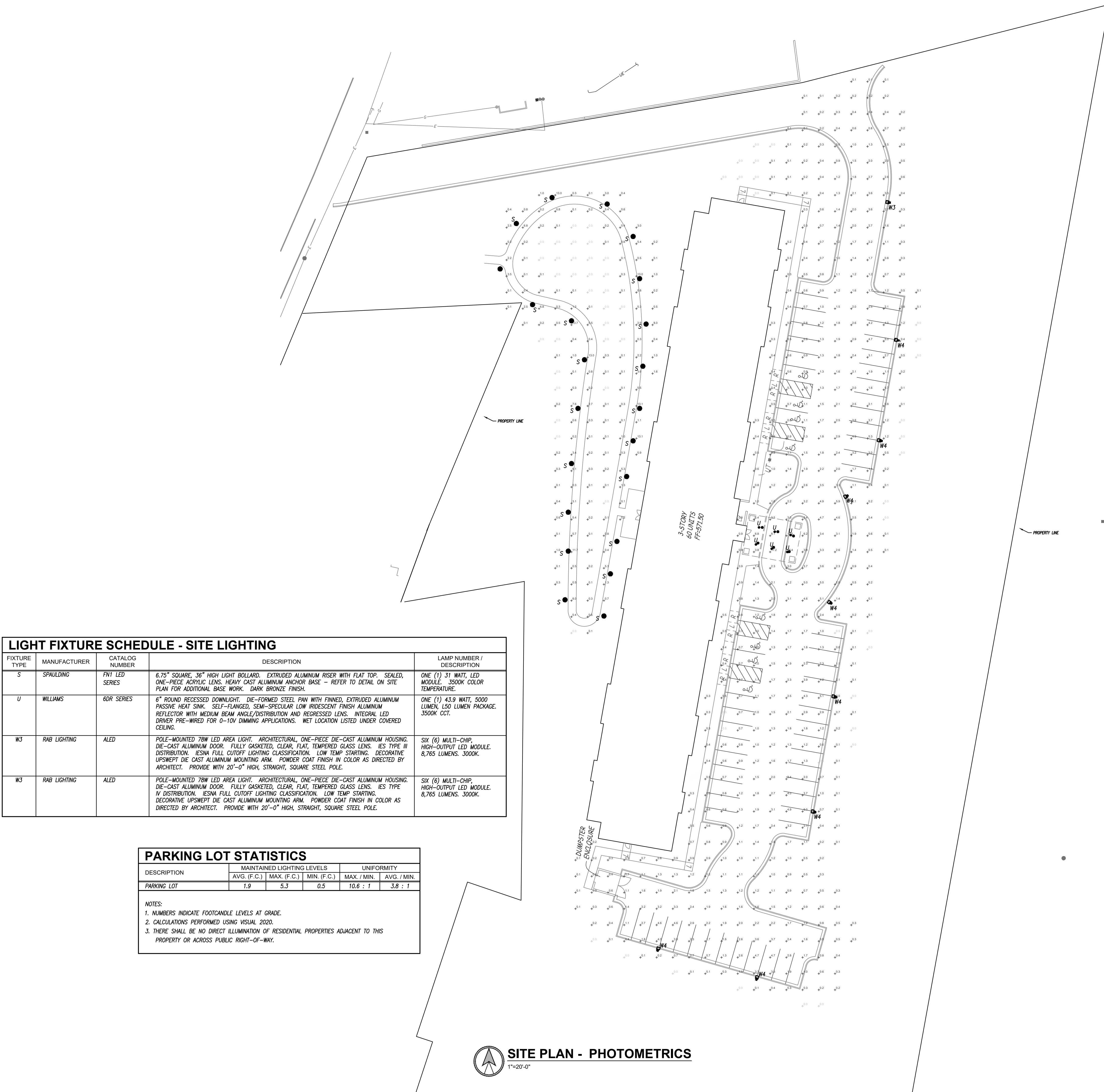
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION
S	SPAULDING	FN1 LED SERIES	6.75" SQUARE, 36" HIGH LIGHT BOLLARD. EXTRUDED ALUMINUM RISER WITH FLAT TOP. SEALED, ONE-PIECE ACRYLIC LENS. HEAVY CAST ALUMINUM ANCHOR BASE - REFER TO DETAIL ON SITE PLAN FOR ADDITIONAL BASE WORK. DARK BRONZE FINISH.	ONE (1) 31 WATT, LED MODULE. 3500K COLOR TEMPERATURE.
U	WILLIAMS	6DR SERIES	6" ROUND RECESSED DOWNLIGHT. DIE-FORMED STEEL PAN WITH FINNED, EXTRUDED ALUMINUM PASSIVE HEAT SINK. SELF-FLANGED, SEMI-SPECULAR LOW IRIDESCENT FINISH ALUMINUM REFLECTOR WITH MEDIUM BEAM ANGLE/DISTRIBUTION AND REGRESSED LENS. INTERNAL LED DRIVER. PRE-WIRED FOR 0-10V DIMMING APPLICATIONS. WET LOCATION LISTED UNDER COVERED CEILING.	ONE (1) 43.9 WATT, 5000 LUMEN, L50 LUMEN PACKAGE. 3500K CCT.
W3	RAB LIGHTING	ALED	POLE-MOUNTED 78W LED AREA LIGHT. ARCHITECTURAL, ONE-PIECE DIE-CAST ALUMINUM HOUSING. DIE-CAST ALUMINUM DOOR. FULLY GASKETED, CLEAR, FLAT, TEMPERED GLASS LENS. IES TYPE III DISTRIBUTION. IESNA FULL CUTOFF LIGHTING CLASSIFICATION. LOW TEMP STARTING. DECORATIVE UPSWEPT DIE CAST ALUMINUM MOUNTING ARM. POWDER COAT FINISH IN COLOR AS DIRECTED BY ARCHITECT. PROVIDE WITH 20'-0" HIGH, STRAIGHT, SQUARE STEEL POLE.	SIX (6) MULTI-CHIP, HIGH-OUTPUT LED MODULE. 8,765 LUMENS. 3000K.
W3	RAB LIGHTING	ALED	POLE-MOUNTED 78W LED AREA LIGHT. ARCHITECTURAL, ONE-PIECE DIE-CAST ALUMINUM HOUSING. DIE-CAST ALUMINUM DOOR. FULLY GASKETED, CLEAR, FLAT, TEMPERED GLASS LENS. IES TYPE IV DISTRIBUTION. IESNA FULL CUTOFF LIGHTING CLASSIFICATION. LOW TEMP STARTING. DECORATIVE UPSWEPT DIE CAST ALUMINUM MOUNTING ARM. POWDER COAT FINISH IN COLOR AS DIRECTED BY ARCHITECT. PROVIDE WITH 20'-0" HIGH, STRAIGHT, SQUARE STEEL POLE.	SIX (6) MULTI-CHIP, HIGH-OUTPUT LED MODULE. 8,765 LUMENS. 3000K.

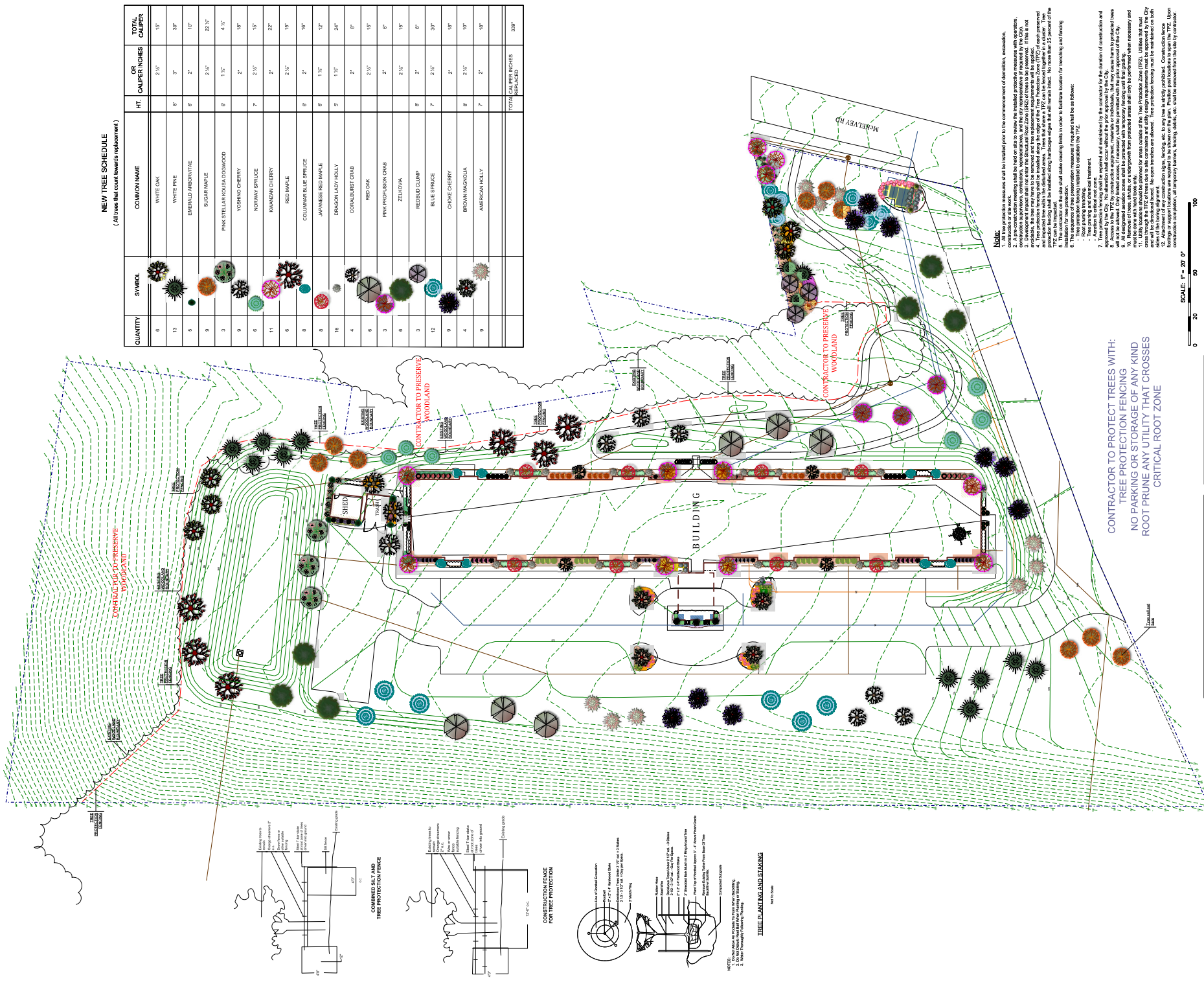
PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY		
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.	
PARKING LOT	1.9	5.3	0.5	10.6 : 1	3.8 : 1	

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2020.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

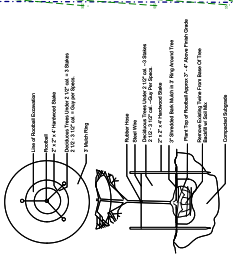
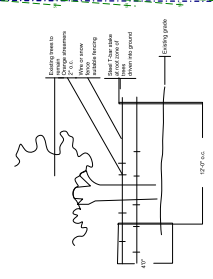
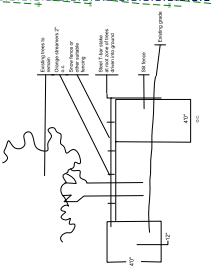
SITE PLAN - PHOTOMETRICS
1"=20'-0"





NEW TREE SCHEDULE
(All trees that count towards replacement)

QUANTITY	SYMBOL	COMMON NAME	HT.	OR CALIPER INCHES	TOTAL CALIPER
6		WHITE OAK	2'5"	15"	15"
13		WHITE PINE	8'	3"	30"
5		EMERALD ASHBARK	6'	2"	10"
9		SUGAR MAPLE	2'5"	2'5"	22'5"
3		PINK STELLAR KOUSA DOGWOOD	6'	1'5"	4'5"
9		YOSHINO CHERRY	2"	18"	18"
6		NORWAY SPRUCE	7'	2'5"	15"
11		AMURAND CHERRY	2"	22"	22"
6		RED MAPLE	2'5"	15"	15"
8		COLUMNAR BLUE SPRUCE	6'	2"	18"
6		JAPANESE RED MAPLE	8'	1'5"	12"
18		DRAGON LADY HOLLY	6'	1'5"	24"
4		COPALBERT CRAB	2"	8"	8"
6		RED OAK	2'5"	15"	15"
3		PINK FRODOFORM CRAB	2"	6"	6"
6		ZELKOVA	2'5"	15"	15"
3		REDBUD CLUMP	6'	2"	6"
12		BLUE SPRUCE	7'	2'5"	30"
9		CHOKO CHERRY	2"	18"	18"
4		BROWN MAGNOLIA	8'	2'5"	10"
9		AMERICAN HOLLY	7'	2"	18"
				TOTAL CALIPER INCHES	339"



1. The contractor shall be responsible for the protection of all trees on the site. The contractor shall be responsible for the protection of all trees on the site. The contractor shall be responsible for the protection of all trees on the site.

Notes:
 1. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction or site work.
 2. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 3. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 4. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 5. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 6. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 7. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 8. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 9. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.
 10. All tree preservation measures shall be installed prior to the commencement of demolition, excavation, construction, site work, or any other work on the site.

CONTRACTOR TO PROTECT TREES WITH:
 TREE PROTECTION FENCING
 NO PARKING OR STORAGE OF ANY KIND
 ROOT PRUNE ANY UTILITY THAT CROSSES
 CRITICAL ROOT ZONE

SCALE: 1" = 20' @ 0 20 50 100

DESIGNED BY: Bill Weishaar, Jr.
 ORIGINAL DATE: June 20, 2023
 REVISION DATE:
 GRAPHIC ART: CSTWHW

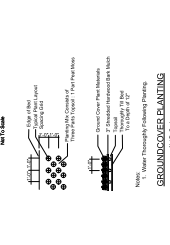
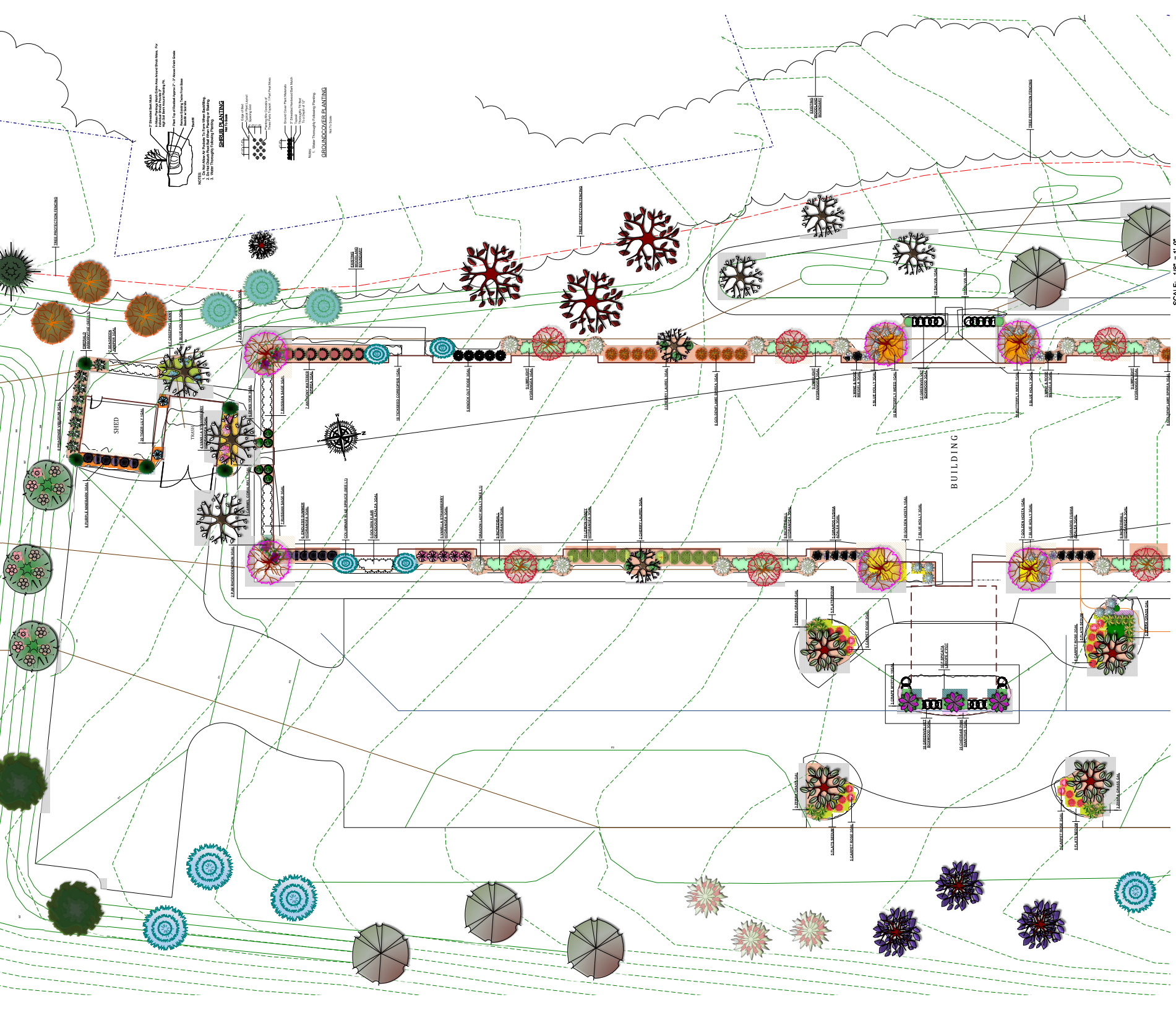
THE BAXTER GROUP
 BAXTER GARDENS
 Centerfield
 12204 McKelvey Road
 Maryland Heights, MO 63043

TREE PROTECTION & REPLACEMENT PLAN
 FAIRWAY MANAGEMENT
 MCKELVEY RIDGE
 12204 McKelvey Road
 Maryland Heights, MO 63043

L1



This plan was prepared under the supervision of a Licensed Professional Engineer.



SCALE: 1/8" = 1' 0"

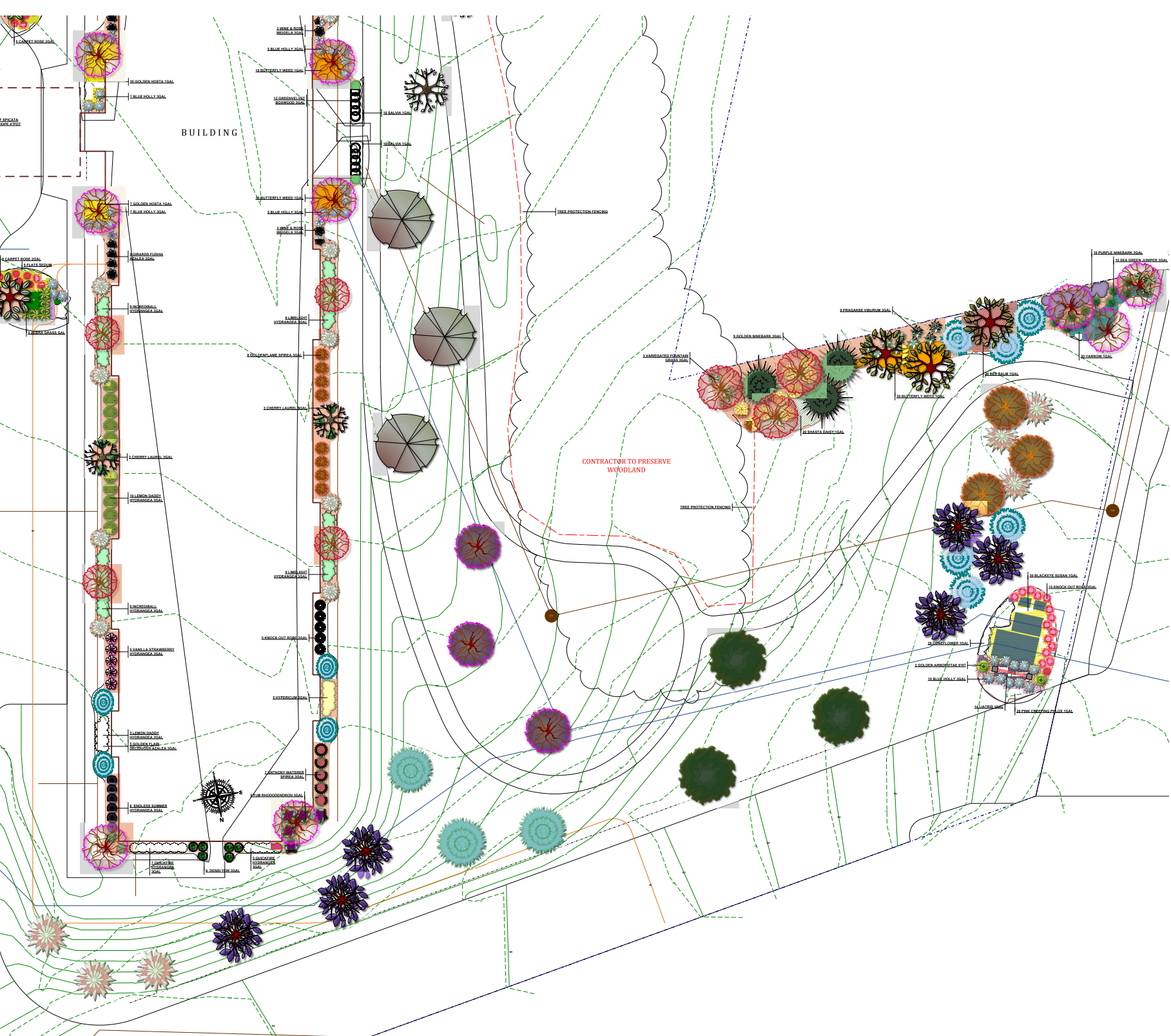
DESIGNED BY: BILL WISHIAK, JR.
 ORIGINAL DATE: 6/2023
 REVISION DATE:
 GRAPHIC ART: MHW



SOUTH SHRUB & PERENNIAL PLAN
 FAIRWAY MANAGEMENT
 MCKELVEY RIDGE
 12204 McKelvey Road
 Maryland Heights, MO 63043

L2

This plan is the property of Baxter Gardens. All rights reserved.



SCALE: 1/8" = 1' 0"

DESIGNED BY: BILL WISHNAR, JR.
 ORIGINAL DATE: 6/2013
 REVISION DATE:
 GRAPHIC ART: NWV



NORTH SHRUB & PERENNIAL PLAN
 FAIRWAY MANAGEMENT
 MCKELVEY RIDGE
 12204 McKelvey Road
 Maryland Heights, MO 63043

L3

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BILL NO.

ORDINANCE NO. 2023-DRAFT

**AN ORDINANCE REPEALING PLANNED DISTRICT ORDINANCE #2006-2761 AND ENACTING A NEW “PDR” PLANNED DISTRICT ORDINANCE IN LIEU THEREOF TO ALLOW FOR AN INDEPENDENT LIVING FACILITY AT 12204 MCKELVEY ROAD
(Petition of McKelvey Ridge, L.P.)**

WHEREAS, a Public Hearing was held before the Planning Commission regarding the proposed amendments; and

WHEREAS, the Planning Commission has found that the proposed amendments advance the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Planning Commission has recommended approval of regulatory standards to guide the future development of the Planned District; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and has determined that the proposed ordinance is in the best interest of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYLAND HEIGHTS, MISSOURI, AS FOLLOWS:

Section 1: Ordinance 2006-2761 is hereby repealed.

Section 2: The zoning of real estate in the City of Maryland Heights for 5.59 acres of land located at 12204 McKelvey Road, as more specifically described in Exhibit “A” attached hereto, is zoned "PDR" Planned District – Residential on the condition that said development is carried out in accordance with this Ordinance. This zoning shall be recorded on the Official Zoning Map of the City.

Section 3: Purpose

The purpose of this Planned District is to facilitate the development of the property located at 12204 McKelvey Road with a three-story independent living facility and its associated amenities. This ordinance is intended to provide flexibility in the development of the property while encouraging the use of design features to improve the overall character of the area.

Section 4: This zoning is subject to all applicable City ordinances, and the conditions that follow:

I. PERMITTED AND ACCESSORY USES

- A. A maximum of sixty (60) units associated with an Independent Living Facility (Land Use Code #1555).
- B. The following uses shall be authorized as accessory uses to the principal use of the property as an independent living facility (for the benefit of this development’s residents, rather than the general public):
 - 1. Community Gardens (LUC # 111191).
 - 2. Privately-Owned Parks (LUC #712191).
 - 3. Fitness and Recreational Sports Centers (LUC #713940).
 - 4. Private Mail Centers (LUC #561431).
 - 5. Other related accessory uses, subject to the review and approval of the City Planner.

II. PLAN SUBMITTAL REQUIREMENTS

- A. Final Development Plan
1. Within six (6) months of approval of this Planned District and prior to the issuance of a building permit, the Final Development Plan shall be submitted to the City Planner for review and approval. Where due cause is shown by the applicant, the time interval may be extended by the City Planner.
 2. The Final Development Plan shall meet the requirements of Section 25-6.10, Final Development Plan, and Section 25-16.5, Landscape Plan Requirements, of the Zoning Code.
 3. Recording - Within fifteen (15) days from the approval of the Final Development Plan, and prior to the issuance of any building permit, the property owner shall record a copy of the approved Final Development Plan, and any subsequent amendments thereto, with the St. Louis County Recorder of Deeds. Upon written request, this time period may be extended by the City Planner. An electronic copy of the recorded plan shall also be provided to the Department of Community Development.
- B. Site Improvement Plans
1. Prior to issuance of a building or grading permit, Site Improvement Plans shall be submitted for the review and approval of the City Planner and City Engineer prior to, or concurrent with, the Building Permit application submittal.
 2. Prior to approval of the Site Improvement Plans, verification of necessary approvals from the Metropolitan St. Louis Sewer District (MSD), St. Louis County Department of Transportation and Maryland Heights Fire Protection District shall be received by the City Planner and City Engineer.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

- A. Building Height – The buildings shall be limited to three (3) stories in height, not to exceed forty-five (45) feet.
- B. Structure Setbacks - No structures, except dumpster enclosures, fences, walls, light standards, signage or other structures as otherwise approved on the Final Development Plan shall be located within the following setbacks:
1. Thirty (30) feet from the northern property line.
 2. Thirty-five (35) feet from the east and western limits of this Planned District.
 3. Eighty (80) feet from the southern limits of this Planned District.
- C. Parking Setbacks - No parking or internal access drive excluding points of ingress and egress, shall be located within twenty-five (25) feet from all limits of this Planned District.
- D. Access
1. Access to this development from McKelvey Road shall consist of one (1) drive constructed to St. Louis County standards as directed by the Saint Louis County Department of Transportation.
 2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Maryland Heights and St. Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

3. The Developer shall provide pedestrian connectivity within the Planned District in the form of a walking trail along the western limits of this District, more specifically located in between the tree preservation area and the building, subject to the review and approval of the City Planner.
 4. Adequate temporary off-site parking for construction employees shall be provided. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- E. Building Design – The buildings shall be designed in accordance with Article 13, Building Design Standards, of the Zoning Code.
- F. Parking & Loading - Off-street parking and loading spaces shall be provided in accordance with Article 14, Parking and Loading Regulations, except as follows:
1. A minimum of seventy-three (73) parking spaces shall be provided.
 2. The outside storage or parking of vehicles unrelated to the independent living facility shall be prohibited.
- G. Signs - Signs shall be in accordance with Article 15, Sign Regulations, of the Zoning Code.
- H. Landscaping – Landscaping shall be provided in accordance with Article 16, Landscaping Design Standards, of the Zoning Code except as follows:
1. Landscaping shall be designed in a matter consistent with the exhibits included in the City Planner’s Report to the Planning Commission for Application PDP23-0004 dated July 19, 2023. Substantial deviations are subject to the review and approval of the Planning Commission.
 2. The City Planner shall have the authority to allow reductions in plant material to provide community gardens, seating areas, athletic courts, or other amenities as approved on the Final Development Plan and/or site improvement plans.
- I. Environmental Standards - Every use, activity, process or operation on the site shall comply with Article 17, Environmental Standards, of the Zoning Code.
- J. Exterior Lighting – Exterior lighting shall be in accordance with Article 18, Lighting Design Standards, of the Zoning Code except as follows:
1. Lighting shall be designed in a matter consistent with the exhibits included in the City Planner’s Report to the Planning Commission for Application PDP23-0004 dated July 19, 2023. Substantial deviations are subject to the review and approval of the Planning Commission.
- K. Screening
1. Any new permanent electrical, telephone, data transmission and distribution lines shall be installed underground within the Planned District.
 2. A minimum thirty-five (35) foot tree preservation area shall be provided along the western and southern limits of this Planned District. Trees and shrubs within this buffer/tree preservation area shall be replaced or replanted as determined by annual inspection of the site by the City Planner.

3. A six (6) foot sight-proof fence shall be installed along the northern limits of the access drive, subject to the review and approval of the City Planner on the Final Development Plan.
4. Dumpsters, recycling areas, mechanical equipment, emergency generators, above ground utility boxes or meters, and similar functional elements shall be screened in accordance with the provisions of Section 25-25.4, Screening of Outdoor Storage, Mechanical Equipment, and Above Ground Utilities, of the Zoning Code.

L. Stormwater

1. Adequate provisions shall be made for the disposal of stormwater, in accordance with the specifications and standards of MSD and the City of Maryland Heights.
2. Off-site stormwater detention shall be permitted, subject to the review and approval of MSD and the City of Maryland Heights.

M. Sanitary Sewers - Sanitary sewer facilities shall be provided in accordance with the requirements of MSD.

IV. MAINTENANCE

- A. The building and site shall be maintained in accordance with the Property Maintenance Code.
- B. The landscaped areas shall be maintained in accordance with landscaping delineated on the Final Development Plan. Plant materials shall be replaced or replanted as determined by annual inspection of the site by the City Planner or his assigns.

V. PLANNED DISTRICT LIMITATIONS

Limitations regarding failure to commence construction, abandonment, and extension of development schedule shall be in accordance with the provisions of Section 25-6.14, Limitations, of the Zoning Code.

VI. RIGHTS OF APPEAL

In the event of a disagreement between any Developer and the City Planner and/or the City Engineer as to the criteria or conditions set forth in this ordinance and/or the Zoning Code, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to the City of Maryland Heights Zoning Code and to pursue any other available legal or equitable remedy.

Section 5: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2023.

MAYOR/PRESIDING OFFICER

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2023.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A - Legal Description

PART OF LOT 1 OF HERRON HILL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 112 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS AND A TRACT OF LAND IN U.S. SURVEY 282 OF TOWNSHIP 46 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF CREVE COEUR MILL ROAD, ASSUMED TO BE 40 FEET WIDE, WITH THE INTERSECTION OF THE CENTER LINE OF McKELVEY ROAD, ASSUMED TO BE 30 FEET WIDE, THENCE ALONG THE CENTERLINE OF McKELVEY ROAD, SOUTH 8 DEGREES 42 MINUTES EAST 219.87 FEET TO A POINT; THENCE CONTINUING ALONG THE CENTER LINE OF McKELVEY ROAD, SOUTH 22 DEGREES 19 MINUTES WEST 153.15 FEET TO A POINT; THENCE NORTH 80 DEGREES 5 MINUTES EAST 29.55 FEET TO A POINT (SAID POINT BEING ON THE EAST SIDE OF McKELVEY ROAD AND THE MOST NORTHWESTERN CORNER OF LOT 1 OF HERRON HILL IN PLAT BOOK 112 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PROPERTY DESCRIBED; THENCE NORTH 80 DEGREES 5 MINUTES EAST 271.93 FEET TO A POINT; THENCE NORTH 74 DEGREES 30 MINUTES EAST 195 FEET MORE OR LESS TO A POINT (SAID POINT BEING THE WEST LINE OF INTERSTATE 244 RIGHT-OF-WAY); THENCE ALONG THE WEST LINE OF INTERSTATE 244, SOUTH 10 DEGREES 11 MINUTES 15 SECONDS WEST 818.63 FEET TO A POINT; THENCE NORTH 0 DEGREES 04 MINUTES WEST 485 FEET TO A POINT (SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 OF HERRON HILL, A SUBDIVISION RECORDED IN PLAT BOOK 112 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS); THENCE ALONG THE SOUTH LINE OF LOT 1 OF HERRON HILL, SOUTH 80 DEGREES 05 MINUTES WEST 295.08 FEET TO A POINT; THENCE ALONG THE LINE DIVIDING LOTS 1 AND 2-3-4 OF HERRON HILL, NORTH 22 DEGREES 19 MINUTES EAST 233 FEET TO A POINT; THENCE SOUTH 86 DEGREES 54 MINUTES WEST 140 FEET TO A POINT (SAID POINT BEING ON THE SOUTHEAST LINE OF McKELVEY ROAD); THENCE NORTH 22 DEGREES 19 MINUTES EAST 71.15 FEET TO A POINT, AND THE POINT OF BEGINNING.