

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, APRIL 12, 2016
7:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public hearing to hear citizen's comments on a request by Lamira Martin for a Conditional Use Permit to allow a short-term rental in the SR Single Family Residential District at 7433 Zephyr Pl.
7. Public hearing to hear citizen's comments on a request by the MRH School District to rezone the southern portion (newly created lot) of 7700 Manchester from AB District to PA District. The proposal is part of an expansion to the adjacent elementary school.
8. Public Forum
9. Announcements
10. Approval of the March 22, 2016 City Council meeting minutes
11. Presentation of Growing Green award by the U.S. Green Building Council – St. Louis Gateway Chapter.
12. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to retain the services of Schowalter and Jabouri, Certified Public Accountants, to assist the city with general accounting and advisory matters.
13. A Resolution of the City Council of the City of Maplewood, Missouri authorizing the City Manager to accept the bid of NB West in the amount of one million nine hundred eighty two thousand three hundred twenty dollars and sixty-one cents (\$1,982,320.61) for improvements to Manchester Road (Phase 3) from Bredell Avenue to Hanley Road and to sign a contract not to exceed two million one hundred eighty thousand five hundred fifty-two dollars (\$2,180,552) which includes a ten percent (10%) contingency.
14. An Ordinance of the City Council of the City of Maplewood, Missouri granting a Conditional Use Permit to Lamira Martin to allow short term rentals at 7433 Zephyr Place.

15. An Ordinance of the City Council of the City of Maplewood, Missouri, to rezone Lot 3 of Laclede Subdivision on Manchester from “AB” Arterial Business District to “PA” Public Activity District.
16. Council Communication
17. Mayor’s Report
18. City Attorney’s Report
19. City Manager’s Report
20. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO.
21. Adjournment

PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, APRIL 12, 2016
7:30 P.M.

The following is a brief description of the Agenda items for Tuesday, April 12, 2016:

ITEM NO. 6, is a public hearing to hear citizen's comments on a request by Lamira Martin for a Conditional Use Permit to allow a short-term rental in the SR Single Family Residential District at 7433 Zephyr Pl.

ITEM NO. 7, is a public hearing to hear citizen's comments on a request by the MRH School District to rezone the southern portion (newly created lot) of 7700 Manchester (rear of Dean Team Volvo) from AB Arterial Business District to PA Public Activity District. The proposal is part of an expansion of the Early Childhood Center.

ITEM NO. 11, is a presentation by members of the Maplewood Sustainability Commission of the Growing Green award that was presented to the City of Maplewood by the U.S. Green Building Council's St. Louis Gateway Chapter on March 31, 2016.

ITEM NO. 12, is a resolution authorizing the City Manager to retain the services of Schowalter and Jabouri, Certified Public Accountants, to assist the city with general accounting and advisory matters. Schowalter and Jabouri have provided this service to the city for the last 7 years. The cost to retain this firm is considerably less expensive than hiring another employee.

ITEM NO. 13, is a resolution authorizing the City Manager to accept the low bid of NB West in the amount of \$1,982,320.61 for improvements to Manchester Road (Phase 3) from Bredell Avenue to Hanley Road. The resolution also authorizes the City Manager to sign a contract not to exceed \$2,180,552 which includes a ten 10% contingency. 80% of the cost of this contract is being paid for with federal funds. 20% of the cost is being paid for by the City of Maplewood.

ITEM NO. 14, is an ordinance granting a Conditional Use Permit to Lamira Martin to allow short term rentals at 7433 Zephyr Place. This will be the second conditional use request for short term rentals. A husband and wife who live across the street spoke in opposition to this conditional use permit. A neighbor next door spoke in favor. The Plan and Zoning Commission voted 5 ayes, 1 nay and 1 absent to approve this conditional use permit at their April 4, 2016 meeting.

ITEM NO. 15, is an ordinance to rezone Lot 3 of Laclede Subdivision on Manchester from AB Arterial Business District to PA Public Activity District. This lot in question was purchased from Dean Team Volvo by the School District so that they could expand the Early Childhood Center. The Plan and Zoning Commission voted 6 ayes, 0 nays and 1 absent to approve this rezoning at their April 4, 2016 meeting.

▼
*City
of Maplewood*



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PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 4/12/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request by Lamira Martin for a Conditional Use Permit to allow a short-term rental in the SR Single Family Residential District at 7433 Zephyr Pl.

Ad as appearing in the March 28, 2016 **St. Louis Post-Dispatch**.

▼
*City
of Maplewood*



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PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 4/12/16 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request by the MRH School District to rezone the southern portion (newly created lot) of 7700 Manchester from AB District to PA District. The proposal is part of an expansion to the adjacent elementary school.

Ad as appearing in the March 28, 2016 **St. Louis Post-Dispatch**.

March 22, 2016

The March 22, 2016 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

ON ROLL CALL, the following members were present: Councilmember Cerven, Councilmember Faulkingham, Councilmember Greenberg, Mayor White, Councilmember Wolf and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: Councilmember Wood motioned to excuse Councilmember Dunn, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to approve the agenda, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

PUBLIC FORUM: No one spoke.

ANNOUNCEMENTS: None.

APPROVAL OF THE MARCH 8, 2016 WORK SESSION MINUTES, CITY COUNCIL MEETING MINUTES AND CLOSED SESSION MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the majority approval, by voice vote, of the Council.

R16-12, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING MICHAEL LANGSTON ON HIS ATTAINMENT OF THE EAGLE SCOUT AWARD was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

R16-13, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF GAMMA TREE EXPERTS TO PROVIDE MUNICIPAL FORESTRY SERVICES was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

R16-14, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF BEX CONSTRUCTION IN THE AMOUNT OF THREE HUNDRED FORTY THREE THOUSAND TWO HUNDRED SIXTY FOUR DOLLARS (\$343,264) FOR THE KELLOGG PARK PROJECT WHICH INCLUDES THE CONSTRUCTION OF A COMFORT STATION AND PAVILION AND TO SIGN A CONTRACT NOT TO EXCEED THREE HUNDRED SIXTY THOUSAND FOUR HUNDRED TWENTY SEVEN

DOLLARS AND TWENTY CENTS (\$360,427.20) WHICH INCLUDES A 5% CONTINGENCY was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

R16-15, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND EXECUTE A CONTRACT WITH LAWN GUYS WITH TIES, INC. FOR GRASS CUTTING SERVICES FOR THE ITEMS ON BID LIST #1 (CITY PARKS, CITY HALL, AQUATIC CENTER, ETC.) AND ACCEPT THE BID AND EXECUTE A CONTRACT WITH ENTERPRISE SEWER AND DRAIN FOR GRASS CUTTING SERVICES FOR THE ITEMS ON BID LIST #2 (ALLEYS, MEDIANS, DEAD ENDS, ETC.) FOR THE PERIOD OF APRIL, 2016 THROUGH NOVEMBER, 2016 was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

R16-16, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI GRANTING A POLE SIGN PERMIT TO MASSEY AUCTION SERVICE LOCATED AT 3212 SUTTON BLVD. was introduced. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven to approve the resolution which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

BILL 6016, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A SERVICE AGREEMENT BETWEEN THE CITY OF MAPLEWOOD AND ST. LOUIS COUNTY FOR COMPUTER ASSISTED REPORT ENTRY AND RECORD ANALYSIS/MAPPING SYSTEM SERVICES was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 6016 be approved, which motion received the following roll call vote: Ayes members Cerven, Faulkingham, Greenberg, Mayor White, Wolf and Wood. Nays, none.

Bill 6016 was approved by the City Council on this 22nd day of March, 2016 as **Ordinance No. 5812**.

COUNCIL COMMUNICATION: Councilmember Wood stated the Coffee Crawl event will be April 2, 2016 from 8:00 a.m. to 1:00 p.m.

MAYOR'S REPORT: No report.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: Mr. Corcoran stated the Lions Club Easter Egg Hunt will be this Saturday at Deer Creek Park at 1:00 p.m.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: No need.

There being no further business before the Council, the meeting adjourned at 7:45 p.m.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: April 8, 2016

RE: Growing Green Award

The City of Maplewood was awarded a Growing Green Award by the U.S. Green Building Council – St. Louis Gateway Chapter on Thursday evening, March 31, 2016. The Sustainability Commission members accepted the award on behalf of the city. The city was recognized for its sustainable practices such as the Green Dining District, our recycling trash program for the business district, having the new firehouse built to LEED Silver standards and our participation in the Green Power Program.



Martin J. Corcoran
City Manager

Growing Green Award.docx

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

FROM: Martin J. Corcoran, City Manager

DATE: April 8, 2016

RE: Retaining Schowalter & Jabouri to Assist With Financial Matters

The City of Maplewood has used the services of Schowalter & Jabouri, certified public accountants, to assist with general accounting and advisory matters for the last 7 years. The attached Exhibit 1 details the scope of work performed by Schowalter & Jabouri. The cost to retain Schowalter & Jabouri is \$110 per hour and costs less than \$25,000. The total cost is considerably less expensive than hiring another full time employee.

If you have any questions or need further information, please contact me.



Martin J. Corcoran
City Manager

enclosure

Schowalther & Jabouri.docx

CITY OF MAPLEWOOD - OUTLINE OF PLANNED SCOPE AND TIMING FOR
THE FISCAL YEAR ENDING JUNE 30, 2016

EXHIBIT 1

Accounting Services

Key Issue/Area	Summary of Procedures	Estimated Time (in hrs)
Cash – Bank Reconciliations	Ensure all bank reconciliations are complete by matching bank balances to bank statements and book balances to the general ledger. In addition, ensure appropriate support such as outstanding check lists and deposits in transit are properly attached.	4.0
Cash – Certificates of Deposit	Ensure list of certificates of deposit reflects balances as of year-end. In addition, calculate and record entry to book accrued interest receivable.	2.0
Investments – Pension Trust Fund	Create schedule of investment activity for the year. Calculate and record entries to book realized gains/losses, unrealized gains/losses, interest income, dividend income, and accrued interest receivable for the year. Ensure all investment balances are stated at fair market value and match the general ledger.	12.0
TIF Accounts	Create schedule of TIF activity for the year. Determine that payments to the escrow agent have been recorded in the correct fund and reclassify any payments recorded as expenses to be cash transfers. Calculate and record entries to reflect the yearly activity as well as bond principal and interest payments made by the trustee on behalf of the City. In addition, determine whether debt service reserve requirements have been met.	24.0
Cash & Investments – Required Disclosures	Prepare cash and investment footnote in accordance with GASB 40. This includes the following: <ul style="list-style-type: none"> • grouping general ledger accounts by deposit and investment type for presentation in the footnotes • obtaining collateral pledged to secure the City's deposits at various financial institutions to determine custodial credit risk for deposits • obtaining information regarding where investments are held and whose name investments are held in to determine custodial credit risk for investments • creating a schedule of investment maturities to disclose interest rate risk • obtaining Standard & Poors or Moody's ratings on each investment security to disclose investment credit risk • determine which investment classes represent 5% or greater of total investments to disclose concentration of investment credit risk 	8.0
Accounts Receivable/Revenue	Review the receivable workpapers prepared by the City Finance Director for completeness.	2.0
Deferred Revenue	Review the deferred revenue calculation prepared by the City Finance Director for accuracy and reconcile it to the outstanding amounts reported by St. Louis County.	2.0
Prepaid Assets	Calculate prepaid assets, such as prepaid insurance,	1.0
Capital Assets	Review the capital asset footnote for the financial statements and workpapers prepared by the City's Finance Director.	6.0
Accounts Payable	Scan the 2016 check register for items over \$5,000 to ensure they are properly included or excluded from the City Finance Director's accounts payable list at year end.	2.0
Payroll – Reconciliation	Reconcile annual payroll totals to applicable Forms 941.	2.0

CITY OF MAPLEWOOD - OUTLINE OF PLANNED SCOPE AND TIMING FOR
THE FISCAL YEAR ENDING JUNE 30, 2016

Payroll – Accrued Compensated Absences	Calculate and record accrued compensated absences.	4.0
Long-Term Debt	Prepare a debt roll-forward to schedule out debt activity (payments and new debt issues) from the prior year and prepare the long-term debt footnote for the financial statements.	6.0
Long-Term Debt – New Debt	Ensure that all new long-term debt has been properly posted to the general ledger.	4.0
Long-Term Debt Expense–Account Coding	Ensure that all long-term debt payments have been posted to the proper funds and accounts and make adjustments as necessary.	6.0
Long-Term Debt – Maturities	Create a schedule of future payments on long-term debt for inclusion in the footnotes.	2.0
Long-Term Debt – Accrued Interest	Calculate and record accrued interest payable on long-term debt.	4.0
Operating Leases	Prepare a schedule of operating leases and future minimum rental payments for inclusion in the footnotes.	1.0
Fund Balances	Ensure beginning fund balances match ending fund balances from prior year.	1.0
Fund Balances – Encumbrances	Calculate and record encumbrances by fund.	2.0
Due To/From Balances	Prepare a schedule of due to/from between funds to ensure that all funds are in balance.	4.0
Inter-fund Transfers	Prepare a schedule of inter-fund transfers during the year for inclusion in the footnotes.	2.0
Other	Prepare schedule of revenues by function for Statement of Activities.	6.0
Revenue and Expenditure Analytical Review	Compare revenues and expenditures by report line item to the amounts reported in the prior year and to the final budget document. Make selections and request responses from the City Finance Director. Review responses for reasonableness.	6.0
Schedule of Expenditures of Federal Awards	Prepare the schedule of expenditures of federal awards from grant documents and requests for reimbursements. Reconcile amounts to the general ledger. Consult with Department Directors to ensure completeness.	12.0
CAFR	Prepare the financial statements and related notes in accordance with generally accepted accounting principles.	64.0
CAFR	Assist management with the preparation of the transmittal letter, Management’s Discussion and Analysis and Statistical Section.	16.0
Other	Engagement planning and supervisory review	24.0

RESOLUTION

R16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO RETAIN THE SERVICES OF SCHOWALTER AND JABOURI, CERTIFIED PUBLIC ACCOUNTANTS, TO ASSIST THE CITY WITH GENERAL ACCOUNTING AND ADVISORY MATTERS.

WHEREAS, Schowalter and Jabouri have been a consultant for the City of Maplewood for the past 7 years; and

WHEREAS, the city wishes to retain Schowalter and Jabouri to assist with general accounting and advisory matters; and

WHEREAS, the cost to retain the services of Schowalter and Jabouri is considerably less than hiring a full time employee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: The City Manager is hereby authorized to retain the services of Schowalter and Jabouri, Certified Public Accountants, to assist the city with general accounting and advisory matters.

Passed this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

Approved this day of , 2016

James White, Mayor

Attest:

Karen R. Scheidt, Deputy City Clerk

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: April 7, 2016
Subject: Manchester Phase 3 Construction Bids

A request for bids was placed in the St. Louis Business Journal for Manchester Phase 3 on February 26, 2016. This is a federally funded roadway enhancement project (80% federal, 20% city match) from Bredell Avenue to the intersection of Hanley Road and Manchester Road. Bid specifications included the following items: widening of the existing drive lanes, new curb and gutters, new driveway aprons and sidewalks, traffic signal replacement and modifications, new antique street lights and the creation of turn lanes at Laclede Station Road. The bid was publicly opened on March 22, 2016 and the following bids were received:

	<u>Bid Price</u>
1) RV Wagner	\$1,996,731.00
2) Gershenson Construction	\$2,104,367.57
3) Spencer Contracting	\$2,268,993.70
4) Lamke Construction	\$2,496,477.62
5) NB West	\$1,982,320.61

NB West's references have been checked and the firm's previous projects were done satisfactorily. Therefore, staff recommends the low bid of NB West for Manchester Phase 3.

Please see the attached resolution requesting City Council approval of NB West for Manchester Phase 3 improvements. If you have any questions, comments or concerns regarding this matter, feel free to contact me at 646-3635.

April 4, 2016



Mr. Randall Glaser
Missouri Department of Transportation
1590 Woodlake Drive
Chesterfield, MO 63017-5712

Re: FHWA Construction Bid Concurrence Request
City of Maplewood, Missouri
Manchester Road Phase 3 Improvements
Project No. STP-5401(669)
TIP# 5573-12

Dear Mr. Glaser:

The City of Maplewood, Missouri has authorized Horner & Shifrin, Inc. to request FHWA concurrence to award the contract for Project No. STP-5401(669), "Manchester Road Phase 3 Improvements" to N.B. West Contracting Co., 2780 Mary Avenue, Brentwood Missouri, 63144. N.B. West is a MoDOT certified contractor. The total bid amount and the proposed total contract amount is **\$1,982,320.61**. The second low bidder was R.V. Wagner, Inc., 4712 Green Park Rd. St Louis Mo 63123. The bid opening was March 22, 2016, bids were received from 5 bidders.

All bids were correctly tabulated and no errors were found.

Please find the enclosed back-up information for your use and distribution:

- Bid Tabulation (including Horner & Shifrin Estimate)
- Executed anti-collusion statements from N.B. West Contracting and R.V. Wagner, Inc.
- Completed DBE submittal forms from N.B. West Contracting and R.V. Wagner, Inc.
- Completed itemized bid forms from by N.B. West and R.V. Wagner (Items with DBE participation marked with an asterisk).
- Affidavit of Publication demonstrating the 21-day advertisement
- Signed E-Verify Affidavits and Memorandums of Understanding (MOU) from N.B. West Contracting and R.V. Wagner, Inc.
- Bid Bond from N.B. West Contracting and R.V. Wagner, Inc.
- One addendum was issued for this project, all bids received included a signed acknowledgement of Addendum #1.

Mr. Randall Glaser
Manchester Road Phase 3
Project NO. STP-5401(669)
March 4, 2016

Page 2 of 2

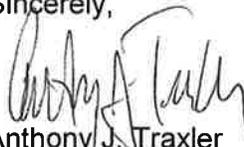
The low bid received by N.B. West Contracting (\$1,982,320.61) is \$442,258.06 above the Horner & Shifrin's construction cost estimate (\$1,540,062.55). The second low bid from R.V. Wagner, Inc. (\$1,996,731.00) is only \$14,410.39 above the lowest bid from N.B. West. The closeness between the lowest and second lowest bids should validate the low bid from N.B. West Contracting of \$1,982,320.61. There were five (5) responsive bidders, all are pre-qualified with MoDOT.

The Disadvantage Business Enterprise (DBE) goal is 15%. The lowest and second lowest bidders appear to have met this DBE goal.

Once the concurrence is received, City of Maplewood will award the contract. A pre-construction meeting with the City of Maplewood, Contractor, MoDOT, utilities and Horner & Shifrin will be scheduled. MoDOT previously approved the construction phase services contract between City of Maplewood Missouri and Horner & Shifrin; the City of Maplewood will be seeking FHWA reimbursement for those costs.

If you have any questions or need additional information to expedite the FHWA concurrence, please do not hesitate to call Anthony Traxler, City of Maplewood, Missouri at (314) 262-5473 or Allan A. Erdman, P.E. of Horner & Shifrin, Inc. at (315) 604-8567. The concurrence is requested as soon as possible.

Sincerely,



Anthony J. Traxler
Assistant City Manager/Director of Public Works
City of Maplewood, Missouri

Enclosures

cc: Sonya Pointer – East-West Gateway
John Brendel – MoDOT
KLH – Horner & Shifrin, Inc.

RESOLUTION

R16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF NB WEST IN THE AMOUNT OF ONE MILLION NINE HUNDRED EIGHTY TWO THOUSAND THREE HUNDRED TWENTY DOLLARS AND SIXTY-ONE CENTS (\$1,982,320.61), FOR IMPROVEMENTS TO MANCHESTER ROAD (PHASE 3) FROM BREDELL AVENUE TO HANLEY ROAD AND TO SIGN A CONTRACT NOT TO EXCEED TWO MILLION ONE HUNDRED EIGHTY THOUSAND FIVE HUNDRED FIFTY-TWO DOLLARS (\$2,180,552) WHICH INCLUDES A TEN PERCENT (10%) CONTINGENCY.

WHEREAS, bids were duly advertised and publicly opened on March 22, 2016 at Maplewood City Hall; and

WHEREAS, five (5) bids were received, all of which were responsive; and

WHEREAS, the bids ranged from a high of \$2,496,477.62 to a low of \$1,982,320.61; and

WHEREAS, NB West submitted the low bid in the amount of \$1,982,320.61.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

The City Manager is hereby authorized to accept the bid of NB West in the amount of one million nine hundred eighty-two thousand three hundred twenty dollars and sixty-one cents (\$1,982,320.61) for improvements to Manchester Road (Phase 3) from Bredell Avenue to Hanley Road and to sign a contract not to exceed two million one hundred eighty thousand five hundred fifty-two dollars (\$2,180,552) which includes a ten percent (10%) contingency.

Passed this 12th day of April, 2016.

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this 12th day of April, 2016.

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

INTEROFFICE MEMORANDUM



To: Planning Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: March 30, 2016
Subject: Petition Number #2016-11- Request for a Conditional Use Permit to Operate a Short Term Rental in the SR Single Family Residential Zoning District – 7433 Zephyr Place

BACKGROUND

The subject property, 7433 Zephyr Place is a 1,175 square foot, two bedroom home that was built in 1918. The site has a driveway, two-car detached garage and large paved area to the rear of the home.

On October 13, 2015, the City Council approved ordinances #5784 and #5785 which allowed for short term vacation rentals in the SR Single Family Residential district with a conditional use permit. Copies of the ordinances are attached.

ZONING REQUEST

The petitioner, Lamira Martin, is requesting a Conditional Use Permit on the subject property to allow short-term rentals.

Approval of this request, if granted by the Plan and Zoning Commission and the City Council, would bring this property into conformance with the Zoning Code of the City of Maplewood.

PLANNING AND ZONING ISSUES

1. **Proposed Use:** The property is zoned SR Single Family Residential District which allows short term rentals with a conditional use permit provided they meet all requirements in the attached ordinance #5785. The petitioner has copies of these requirements and has indicated meeting these requirements will not be an issue.
2. **Parking:** The site has a driveway on the west side of the structure, a two-car detached garage and large parking area to the rear of the site. The site could fit approximately four vehicles, more if vehicles were stacked. Zephyr Place is a narrow road so there is no on-street parking on the south side of the street, which is the same side as the site in question.

3. **Impact to Adjacent Properties:** The proposed use should not significantly impact adjacent and surrounding properties. This house has more off-street parking than most homes in Maplewood. The petitioner has operated an Airbnb for some time and the City of Maplewood has not received any complaints to date.

CONDITIONAL USE PERMIT STANDARDS FOR APPROVAL

In presenting any application for a Conditional Use Permit, the petitioner must demonstrate that the proposed conditional use meets the “Standards for Approval” criteria set forth in Section 56-877, Procedures for a Conditional Use Permit, of the Zoning Code (copy attached).

FINDING:

Staff recommends approval, subject to the conditions contained in the attached draft ordinance, based on the following findings of fact:

- 1) The scale and intensity for the proposed use should be compatible with adjacent and surrounding properties.
- 2) Off-street parking is available on-site.
- 3) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing short term rental units in the community and surrounding area.

City of Maplewood, Missouri
Application for Conditional Use Permit



Applicant Information:

Name: Lamira Martin
Contact Address/Phone: 7433 Zephyr Place 314 825-0251

Proposed Business Information:

Proposed Business Name: Zephyr Place Air BnB
Address of Proposed Maplewood Location: 7433 Zephyr Place
Address of Existing Location (if Applicable): "
Description of Business Activity: apartment rental daily and weekly

Anticipated Hours of Operation: varied Anticipated Number of Employees: 0

I, Lamira S. Martin, as applicant and/or business owner of the above stated business, hereby verify and certify that all of the information stated above is accurate.

Lamira S. Martin
Signed this 27 day of January, 2016

Property Information:

Property Owner Name: Lamira Martin
Property Owner Address/Phone: 7433 Zephyr Place 314 825-0251
Intended Use of Property: rental of basement apartment

I, Lamira S. Martin, as owner of the above state property, hereby verify and agree to the above-stated intended use of the property by the applicant.

Lamira S. Martin
Signed this 27 day of January, 2016

Office Use Only

Current Zoning Designation of Property: _____ Business License received? []
Site plan of building and surrounding area attached? [] Filing fee of \$100.00 received? []
Public Hearing Notice Fee of \$330.00 received? []

Received this _____ day of _____, 20____
Maplewood Zoning Administrator



7433 Zephyr Place

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-72 SR SINGLE FAMILY RESIDENTIAL DISTRICT PERMITTED USES TO ALLOW SHORT TERM VACATION RENTALS IN THE SR DISTRICT AS A CONDITIONAL USE.

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays of the amendment to the SR District at their July 6, 2015 meeting; and

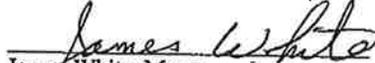
WHEREAS, the City Council held a public hearing on October 13, 2015 regarding the proposed amendment to the SR District.

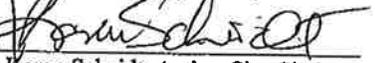
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Section 56-72, Permitted Uses, (4) Conditional Uses, is hereby amended by adding a new subsection (e) Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city code.

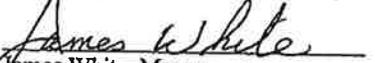
Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 13th day of October, 2015


James White, Mayor

Attest: 
Karen Scheidt, Acting City Clerk

Approved this 13th day of October, 2015


James White, Mayor

Attest: 
Karen Scheidt, Acting City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 14, BUSINESS AND BUSINESS REGULATIONS, BY ADDING ARTICLE XIII, DIVISION 3, SECTIONS 14-800 TO 14-804, SHORT TERM VACATION RENTALS, ESTABLISHING REGULATIONS GOVERNING SHORT TERM VACATION RENTALS.

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

Section I. Ordinance 5573, as amended, Chapter 14, Business and business regulations, is hereby amended by adding the following:

Section 14-800 Purpose:

- A. The purpose of this chapter is to establish regulations for short term vacation rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Maplewood by minimizing negative secondary affects related to short term vacation rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.
- B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any deed restriction or private conditions, governance or restrictions applicable to the property's owner that may prohibit the use of such owner's residential property for short term vacation rentals as defined in this chapter. Short term vacation rentals are not permitted in dwelling units that have deed restrictions for affordable housing purposes or other city imposed conditions of approval or restrictions would prohibit the use of such dwelling as a short term vacation rental as defined herein.

Section 14-801 Definitions:

- A. *Owner* means the person or entity that holds legal and equitable title to a short term vacation rental property and who resides there as the legal residence of such person.
- B. *Owner occupied* means the owner (or person controlling any entity that is the owner) resides in said short term vacation rental property as the owner's (or such controlling person's) legal residence.
- C. *Short term vacation rental* means a rental of any legally permitted dwelling unit, or a portion of such a legally permitted dwelling unit, located in a single family zoning district as defined by Section 56-71 to 56-73 of this code for a period of less than 30 consecutive calendar days, in compliance with the terms of this Ordinance Sections 14-800 to 14-804.
- D. *Short term vacation rental property* means the property in which a short term vacation rental is located.
- E. *Transient* means any person who occupies any rooms or accommodations within a short term vacation rental property for a period of less than thirty (30) continuous days.

Section 14-802 Short Term Vacation Rentals:

- A. Short term vacation rentals shall be permitted only in owner occupied single family residences within the SR Single Family Residential Zoning District and as permitted as provided in the zoning ordinance.
- B. Short term vacation rentals shall be subject to and shall comply with all requirements of the city and state building, fire, safety and occupancy codes and limits.
- C. The owner of the short term vacation rental shall spend the night on-site at the short term vacation rental property at all times during the term of any short term vacation rental.
- D. Not more than two (2) rooms in any dwelling unit may be rented at the same time as a short term vacation rental.
- E. The owner of any short term vacation rental shall be required to apply for and obtain a short term vacation rental permit and business license from the city before renting or advertising the availability of the short term vacation rental.
- F. A short term vacation rental permit shall be valid from July 1 and shall expire on the following June 30.
- G. Obtaining and renewing a short term vacation rental permit: The owner of the short term vacation rental property shall adhere to the following conditions and shall submit the following information on a short term vacation rental permit application form provided by the city, which shall include, at a minimum, the following information:

- (1) The name, address and telephone number of the owner of the short term vacation rental property.
 - (2) Such other information as the city manager or designee deems reasonably necessary to administer this chapter.
- H. Any false statements or false information provided in the application for a short term vacation rental permit shall be grounds for denial of permit, permit revocation or imposition of penalties as outlined in this Code of Ordinances.
- I. A short term vacation rental permit application shall be denied if the owner has had a short term vacation rental permit revoked within the past twelve (12) months for the same or other short term vacation rental property. If a short term vacation rental permit is revoked twice, no short term vacation rental permit shall subsequently be issued for such owner or such short term vacation rental property.
- J. Operational requirement: The owner shall use reasonable, prudent business practices to insure that the short term vacation rental property is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term vacation rental property.
- K. The name, address and telephone number of a local contact person who shall be available 24 hours per day, 7 days per week, for the purpose of responding within 45 minutes to complaints regarding the condition, operation or conduct of occupants of the short term vacation rental unit or their guests, shall at all times be kept on file with the city.
- L. The owner shall post the short term vacation rental permit on the exterior of the short term vacation rental property within plain view for the general public with a 24 hours a day, 7 days a week local contact phone number for complaints. The permit shall be between 8 ½" by 11" and 4" by 5" in size and shall be displayed at all times that the short term vacation rental property is being used for a short term vacation rental.
- M. The owner or local contact shall upon notification that any Transient, occupant or guest of the short term vacation rental property has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violation of any applicable law, rule or regulations pertaining to the use and occupancy of the short term vacation rental property, respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct. Failure of the owner or local contact to respond to such calls or complaints regarding the condition, operation or conduct of the occupants and/or guests of a short term vacation rental in a timely and appropriate manner shall be grounds for revocation of the short term vacation rental permit and shall subject the owner to all administrative, legal and equitable remedies available to the city.
- N. The owner or local contact shall use reasonably prudent business practices to insure that the occupants and/or guests of the short term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject short term vacation rental property.
- O. No amplified or reproduced sound shall be used outside or audible from the property line of any short term vacation rental property between the hours of 10:00 p.m. and 10:00 a.m.
- P. Prior to rental of a short term vacation rental property, the owner shall:
- (1) Obtain the contact information of all Transients, including the name, permanent address, telephone number and emergency contact for each person to occupy the short term rental vacation property.
 - (2) Require the Transient to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants or guests of the short term vacation rental unit with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term vacation rental unit.
 - (3) Information required in Items (1) and (2) above shall be maintained by the owner for a period of three (3) years and shall be made available upon request to any officer of the city responsible for the enforcement of any provision of the municipal code or any applicable law, rule or regulation pertaining to the use and occupancy of the short term vacation rental property.
 - (4) On-site parking shall be allowed on approved driveway, garage and/or carport areas only.
 - (5) The number of occupants allowed to occupy any short term vacation rental property shall be limited to two (2) people per bedroom and no more than two (2) bedrooms within any short term vacation rental property shall be rented at the same time.
 - (6) The City Manager or designee shall have the authority to impose additional conditions on the use of any short term vacation rental property to insure that any potential secondary affects unique to the subject short term vacation rental unit are avoided or adequately mitigated.

- Q. The owner shall post the current short term vacation rental permit number on or in any advertisement appearing in any written publication or any website that promotes the availability or existence of a short term vacation rental property.

Section 14-803 Permit Procedure:

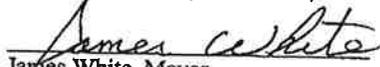
- A. Upon receiving an application for a permit for a short term vacation rental property that complies with the provisions of this chapter, the residents within 200 feet of the property lines of the subject property shall be notified of the application for short term vacation rental permit.
- B. The fee for a short term vacation rental permit shall be \$75 annually.

Section 14-804 Penalties and Enforcement:

- A. Upon request by the City Manager or designee, owners shall provide access to the short term vacation rental property and to any records related to the use and occupancy of the short term vacation rental property during normal business hours for the purpose of determining compliance with this chapter.
- B. Any person violating any of the provisions in this chapter shall be deemed guilty of a misdemeanor punishable pursuant to Section 1-11, General Penalty; Continuing Violations.
- C. In addition to any penalty imposed pursuant to Section 1-11 of this code, the City Manager or his designee may impose additional conditions on the use of any short term vacation rental permit pursuant to Section (P) (6) - Permits.
- D. Except as otherwise expressly provided in Sections 14-800 to 14-804, enforcement of Sections 14-800 to 14-804 is at the sole discretion of the city. Nothing in this chapter shall create a right of action on any person against the city or its agents for damages or to compel public enforcement of the provisions of Sections 14-800 and 14-804 against private parties.
- E. Pursuant to Chapter 1-11(c) of this code, each and every day during any portion of which a violation of this code or any other ordinance of this city is committed, continued or permitted, shall be a separate offense.

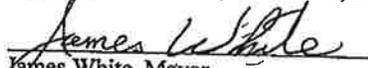
Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

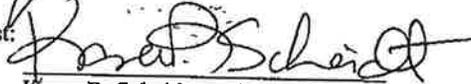
Passed this 13th day of October, 2015


James White, Mayor

Attest: 
Karen R. Scheidt, Acting City Clerk

Approved this 13th day of October, 2015


James White, Mayor

Attest: 
Karen R. Scheidt, Acting City Clerk

Sec. 56-877. - Procedures for conditional use permit.

(a) *Applications.* Applications for a conditional use permit shall include a site plan and necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.

(b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:

- (1) Complies with all applicable provisions of this chapter;
- (2) At the specific location will contribute to and promote the community welfare or convenience;
- (3) Will not cause substantial injury to the value of neighboring property;
- (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
- (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
- (6) Will not substantially increase traffic hazards;
- (7) Will not substantially increase fire hazards;
- (8) Will not overtax public utilities; and
- (9) Will not place an undue burden on municipal services.

(c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.

(d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.

(e) *Authorization.* After such hearing, the city council shall, by majority vote, make a determination as to whether the proposed conditional use satisfies the criteria listed in subsection (b) of this section for the plan and zoning commission report and recommendation. If the city council makes an affirmative determination as to all of the criteria, a conditional use permit shall be granted. If the city council makes a negative determination as to any of the criteria, a conditional use permit shall not be granted.

(f) *Conditions.* The plan and zoning commission may recommend and the city council may provide such terms, conditions or restrictions upon the construction, location and operation of the conditional use, as the plan and zoning commission or the city council may determine in order to further the general objectives of this division and to minimize the possibility of injury to the value of property in the neighborhood.

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO LAMIRA MARTIN TO ALLOW SHORT TERM RENTALS AT 7433 ZEPHYR PLACE

WHEREAS, Lamira Martin applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to allow short term rentals at 7433 Zephyr Place subject to City of Maplewood ordinances #5784 and #5785; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their April 4, 2016 meeting by a vote of 5 ayes, 1 nay, 1 absent; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their April 12, 2016 Council meeting.

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

Section I. Lamira Martin is hereby granted a Conditional Use Permit to allow short term rentals at 7433 Zephyr Place.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted and Conditional Uses: The uses permitted in this Conditional Use Permit shall be as follows:
 - 1) All permitted land uses in the SR Single Family Residential District.
 - 2) Short term rentals as per the requirements of the City of Maplewood Codes and Ordinances.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. Any expansion or alteration of use, structure or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

Section IV. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section V. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

INTEROFFICE MEMORANDUM



To: Plan Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: March 31, 2016
Subject: Petition Number 2016-12/Early Childhood Center Expansion - Rezoning
Request to rezone Lot 3 of Laclede Subdivision on Manchester

BACKGROUND

The subject property, Lot 3 of Laclede Subdivision on Manchester per Plat Book 363 Page 277, is zoned AB Arterial Business District. The lot in question was previously the southern portion of 7700 Manchester (the Dean Team Volvo dealership). As part of a proposed expansion to the Early Childhood Center (ECC), the City of Maplewood approved the creation of this lot per the attached Ordinance #5775. The site which is approximately 0.97 will serve as a parking lot for the ECC.

ZONING REQUEST

The petitioner, MRH School District, is requesting to rezone Lot 3 of Laclede Subdivision on Manchester from AB Arterial Business District to PA Public Activity District.

This request does not approve the site plan in question as the one attached still has to be revised to add sidewalks on both sides of the street and the proposed street reconstruction must meet the previously agreed upon limits. There are also a few other modifications that must be included but they are minor. I anticipate a revised version for your review and approval at the upcoming meeting.

PLANNING AND ZONING ISSUES

1. **Site Inventory:** The site is immediately adjacent to the existing ECC and will provide much needed parking and stacking space for school related vehicles.
2. **Impact to Adjacent Properties:** Approval of the proposed change of zoning should have little to no impact on adjacent properties and the surrounding neighborhood. In fact, stacking of vehicles currently takes place on Burgess causing major congestion on the local road. The proposed expansion will allow for stacking to take place on the school's property and will also provide additional parking for school related vehicles. The MRH School District will also rebuild the east-west portion of Burgess from Laclede Station

Road east to Burgess to city standards and add sidewalks on both sides of the road which will dramatically improve pedestrian traffic in the immediate area.

3. **Comprehensive Plan:** The City's Comprehensive Land Use Guide currently designates this lot as commercial.

FINDING:

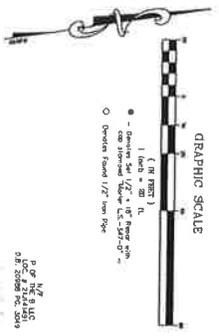
Staff recommends approval of this request, based on the following findings of fact.

1. The scale and intensity for the proposed change of zoning is compatible with adjacent and surrounding properties.
2. The proposed change of zoning allows for the school district to expand its ECC to meet the district's increased enrollment of young students.
3. Vehicular and pedestrian movements in the area will be dramatically improved.

EXISTING CONDITIONS PLAN

Proposed Building Addition and Road Improvements for
MAPLEWOOD RICHMOND HEIGHTS EARLY CHILDHOOD CENTER

1" = 40' (HORIZONTAL)
 1" = 20' (VERTICAL)
 0' = Station Point
 O = Station Point 1/2" = 100' Scale



ARTERIAL BUSINESS ZONED

1/2" OF THE 8" I.D. OF THE 2" DIA. PIPES SHALL BE MAINTAINED AT ALL TIMES.

LOT 3 OF THE 1957 SUBDIVISION OF 15.0 ACRES, MORE OR LESS, IN BLOCK 100, CHICAGO PER PLAT BOOK 283, PAGE 277 AND PART OF LOTS 27 THROUGH 33 IN BLOCK 100, CHICAGO PER PLAT BOOK 283, PAGE 277 THAT ARE NOW BEING VACATED BY ORDINANCE 1674 PER BOOK 881 PAGE 502. A SUBDIVISION RECORDED IN PLAT BOOK 8 PAGE 28 CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI.



SD2

Fig. #	1522	
No. Description	DATE	
1	Summit	02/27/15

MRH Early Childhood Center
 Maplewood Richmond Heights School District
 1801 Oakland Avenue
 Maplewood, MO 63143

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

11402 Greenleaf Road
 Suite 100
 Saint Louis, Missouri 63126
 314.720.1490
 Fax 314.720.1494
 www.cedc-mo.com

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION AT 7700 MANCHESTER ROAD FOR THE MAPLEWOOD-RICHMOND HEIGHTS SCHOOL DISTRICT EARLY CHILDHOOD CENTER.

WHEREAS, The Maplewood-Richmond Heights School District is requesting a minor subdivision of 7700 Manchester Road, City of Maplewood, St. Louis County, Missouri; and

WHEREAS, the City of Maplewood Director of Public Works determined that the subdivision meets all of the requirements for a minor subdivision; and

WHEREAS, the Maplewood-Richmond Heights School District must reconstruct Burgess Avenue from the centerline of Laclede Station Road at the intersection of Burgess Avenue eastward to the early childhood center (2801 Oakland Avenue). Sidewalks must be located on both the north and south side of Burgess Avenue from the early childhood center west to Laclede Station Road and must include ADA accessible ramps at all intersections.

WHEREAS, all costs associated with the aforementioned road reconstruction and sidewalks, including but not limited to materials testing and construction inspections must be paid by the Maplewood-Richmond Heights School District. The road must be constructed of Meramec concrete, eight (8) inches thick and must include a minimum four (4) inch minus base. Sidewalks must be a minimum of four (4) inches thick.

WHEREAS, the Plan & Zoning Commission recommended approval of this proposed minor subdivision at their May 4, 2015 meeting by a vote of 5 ayes, 0 nays, 1 absent.

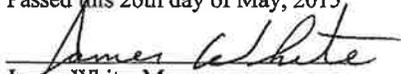
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

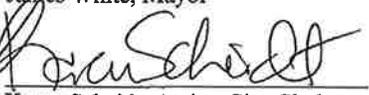
Section I. A minor subdivision of 7700 Manchester Road, of City of Maplewood, St. Louis County, Missouri as shown on the attached minor subdivision plat is hereby approved.

Section II. The Chairman of the Plan & Zoning Commission, the City Clerk and the Mayor of the City of Maplewood are hereby authorized to sign the attached minor subdivision final plat.

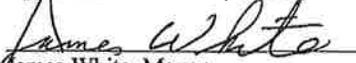
Section III. This ordinance shall be in full force and effect fifteen (15) days after passage and approval.

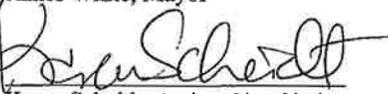
Passed this 26th day of May, 2015


James White, Mayor

Attest: 
Karen Scheidt, Acting City Clerk

Approved this 26th day of May, 2015


James White, Mayor

Attest: 
Karen Scheidt, Acting City Clerk

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO REZONE LOT 3 OF LACLEDE SUBDIVISION ON MANCHESTER FROM "AB" ARTERIAL BUSINESS DISTRICT TO "PA" PUBLIC ACTIVITY DISTRICT.

WHEREAS, the Maplewood Richmond Heights School District submitted a petition to the City Council requesting a change of zoning for Lot 3 of Laclede Subdivision on Manchester per plat book 363 page 277, from "AB" Arterial Business District to "PA" Public Activity District; and

WHEREAS, all requirements for road and sidewalk construction stipulated in ordinance #5775 must be met; and

WHEREAS, the Plan & Zoning Commission recommended approval 6 ayes, 0 nays, 1 absent for the change of zoning request at their April 4, 2016 meeting; and

WHEREAS, the City Council of the City of Maplewood, Missouri, held a public hearing on this proposed rezoning at their April 12, 2016 City Council meeting.

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

Section I. The City Council of the City of Maplewood, Missouri, hereby rezones Lot 3 of Laclede Subdivision on Manchester per plat book 363 page 277, from "AB" Arterial Business District to "PA" Public Activity District.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after passage and approval.

Passed this ____ th day of ____ 2016

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this ____ th day of ____ 2016

James White, Mayor

Attest
