

EAST CHURCH STREET AREA SUBDIVISION, FIRST ADDITION, BLOCK 2, RESUBDIVISION OF LOT 1

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 47,597 \pm square foot, 2 lot subdivision which is located on the north side of Church Street, extending from Joachim Street to Jackson Street, and is in Council District 2. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is the creation of a two-lot subdivision from one existing lot.

The original lot is known as “Lot 1, Mobile County Parking Garage Subdivision,” thus this application and final plat should be retitled the “Resubdivision of Lot 1, Mobile County Parking Garage Subdivision.”

The site fronts onto four streets: Church Street, Jackson Street, Government Street, and Joachim Street. The existing right-of-way width for Joachim Street is 40 feet, which is 10 feet less than the minimum required for minor streets in Section V.B.14. of the Subdivision Regulations. Therefore, the dedication of an additional 5 feet of right-of-way along Joachim Street should be required. All other streets comply with the minimum required right-of-way widths.

As the site fronts a major street, Government Street, and as the site is located in a densely developed urban area that includes heritage trees and is located next to a major public facility, access management and safety are a concern. The location, size, and design of any proposed curb cuts should be reviewed by Urban Forestry and Traffic Engineering.

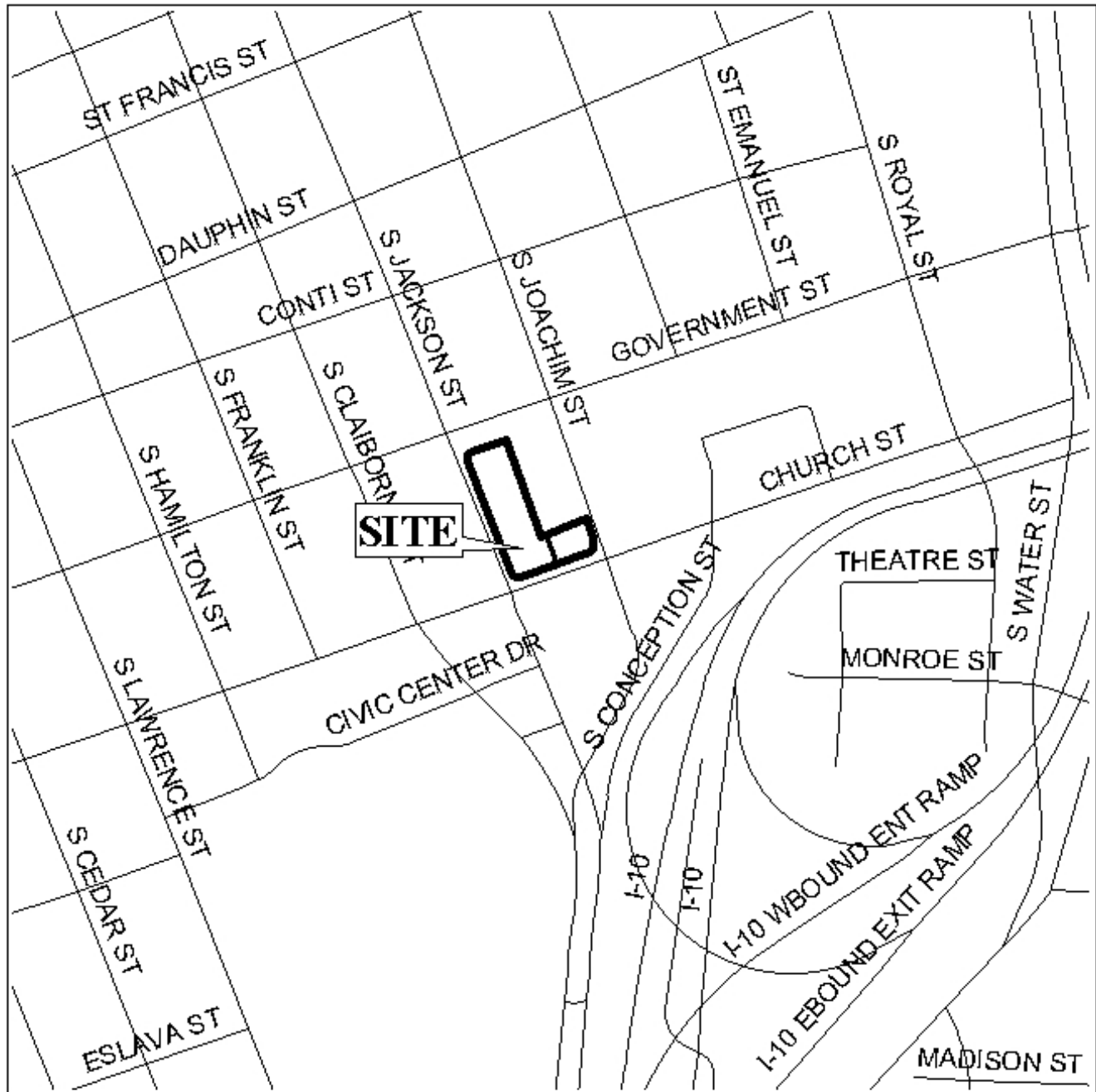
The 25-foot minimum building setback line, required by Section V.D.9., is not shown on the preliminary plat. Since the site is located in a B-4 zoning district, and as no setbacks are required in this district, the 25-foot minimum setback requirement of Section V.D.9. should be waived.

The site is located in the Church Street East Historic District. Due to the site’s location in a historic district, any development plans for the site must be submitted to the Architectural Review Board for review.

With a waiver of Section V.D.9., the plat is recommended for Tentative Approval subject to the following conditions: 1) the renaming of the subdivision to “Resubdivision of Lot 1, Mobile County Parking Garage Subdivision” on the final plat; 2) the dedication of 5-feet of right-of-way

along Joachim Street in accordance with Section V.B.14.; and 3) placement of a note on the Final Plat stating that curb cut number, sizes, location and design to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards.

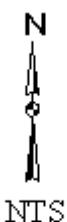
LOCATOR MAP



APPLICATION NUMBER 12 DATE March 17, 2005

APPLICANT East Church Street Area Subdivision, First Addition,
Block 2, Resubdivision of Lot 1

REQUEST Subdivison



The map illustrates the proposed Gateway Arch site in downtown St. Louis. The site is located on S Joachim St, between S Jackson St and S Conception St. The map shows various existing and proposed buildings, including museums, hotels, offices, and parking areas. The Gateway Arch is depicted as a large, curved structure in the center of the map. The 'SITE' label points to a specific location on S Joachim St, between S Jackson St and S Conception St. The map also shows the I-10 W BOUND EXIT RAMP and the Civic Center Dr. Other labeled buildings include the Museum, Manuf., Church, Parking, Tower, Office, Vacant, Gov Office, Rest, Hotel, Pkg, Lot 1, Lot 2, Theater, and the Gateway Arch itself.

LEGEND  