

A photograph of a residential area with tall trees and grassy fields under a blue sky. The text is overlaid on the left side of the image.

# **Neighborhoods Most Affected**

**Spoede Woods**

**Spoede Hills**

**Ramblewood**

**Mission Hills**

**Sunswept**

## NEIGHBORHOOD ENGAGEMENT

# Stakeholders

### Spoeede Woods

- 6 Danielle and Dave Singer
- 7 Gail Friedman
- 8 Amy and Weston Manley
- 9 Monica Moore-Zigo & Tomislav Zigo
- 10 Faye Cohen (on behalf of Fran Cohen)
- 11 Yling Mi and Xudong Liang
- 12 Rachel and Max Protzel
- 14 Aoom and Mike Demos
- 16 Leslie and Steve Melnick
- 18 Connie Chai and Cyrus Teymouri
- 20 Lisa and Adam Neuman
- 22 Patrick Myers

### Spoeede Hills

- 1 Joanie and Alan Protzel
- 5 Joan and Robert Morrissey
- 8 Kelsey and Daniel Wohldmann
- 11 Sarah and Ben Levinson
- 16 Mary Bulger
- 19 Bill Casner and Ryan Johnson
- 21 Jacqueline Colyer

### Other Supporters

Divya and Bryan Glass  
Anne and Esmail Teymouri

10811 Rondelay Drive  
12542 Hibler Woods Drive

NEIGHBORHOOD ENGAGEMENT

# Areas of Concern

**01**

Stormwater  
Impact  
Assessment

**02**

Dielmann Creek  
Stream Buffer

**03**

Tree Preservation

**04**

Green Buffer at  
Residential

**05**

Retaining Wall  
Height Limit

**06**

Light Pollution  
Prevention

**07**

Noise Buffering

**08**

Conformance  
With City  
Development  
Standards





# Stormwater Management

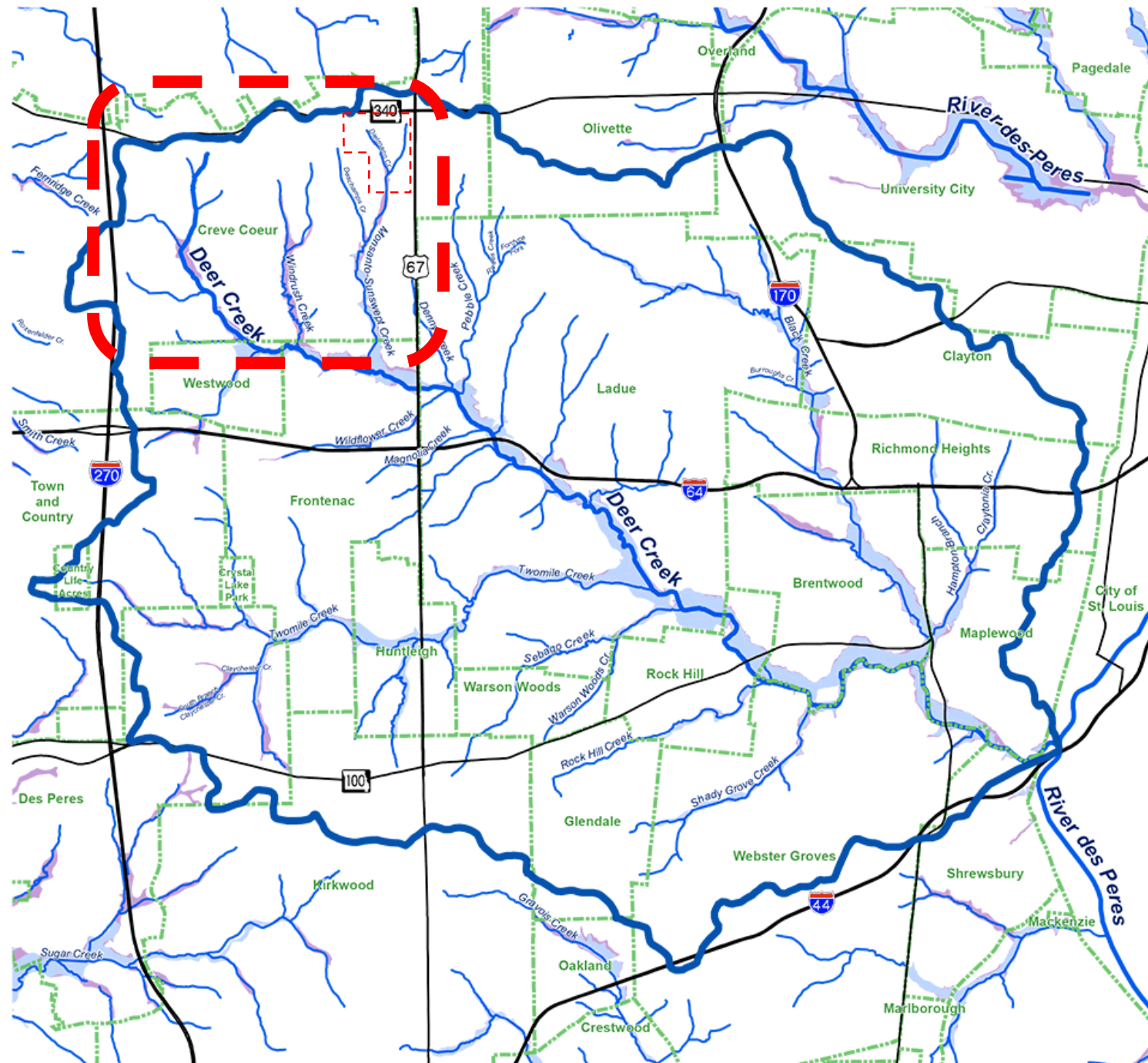
## STORMWATER MANAGEMENT

# Deer Creek Watershed

Deer Creek Watershed  
September 2013

### Legend

-  Watershed Boundary
-  Stream
-  Municipal Boundary
-  Major Road
-  1% Flood Zone (100-Year Flood Zone)
-  .2% Flood Zone (500-Year Flood Zone)



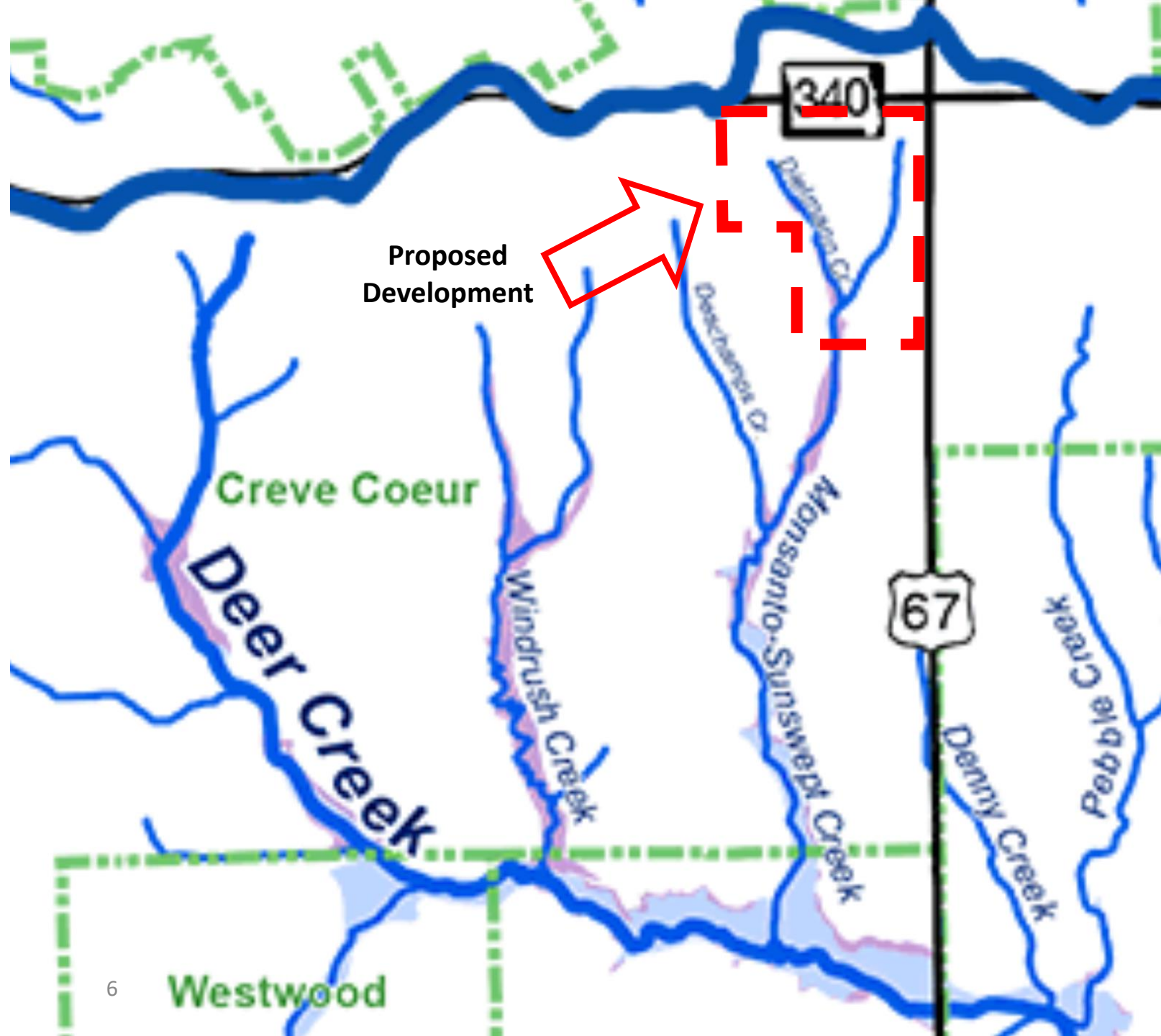
## STORMWATER MANAGEMENT

# Two Creeks

Deer Creek Watershed  
September 2013

### Legend

- Watershed Boundary
- Stream
- Municipal Boundary
- Major Road
- 1% Flood Zone  
(100-Year Flood Zone)
- .2% Flood Zone  
(500-Year Flood Zone)



## STORMWATER MANAGEMENT

# FEMA Map

Zone 'X'

Moderate Flood Risk

**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0191K

**FIRM**  
FLOOD INSURANCE RATE MAP

ST. LOUIS COUNTY,  
MISSOURI  
AND INCORPORATED AREAS

PANEL 191 OF 445  
(SEE LOCATOR DIAGRAM OR MAP INDEX  
FOR FIRM PANEL LAYOUT)

CONTAINS:

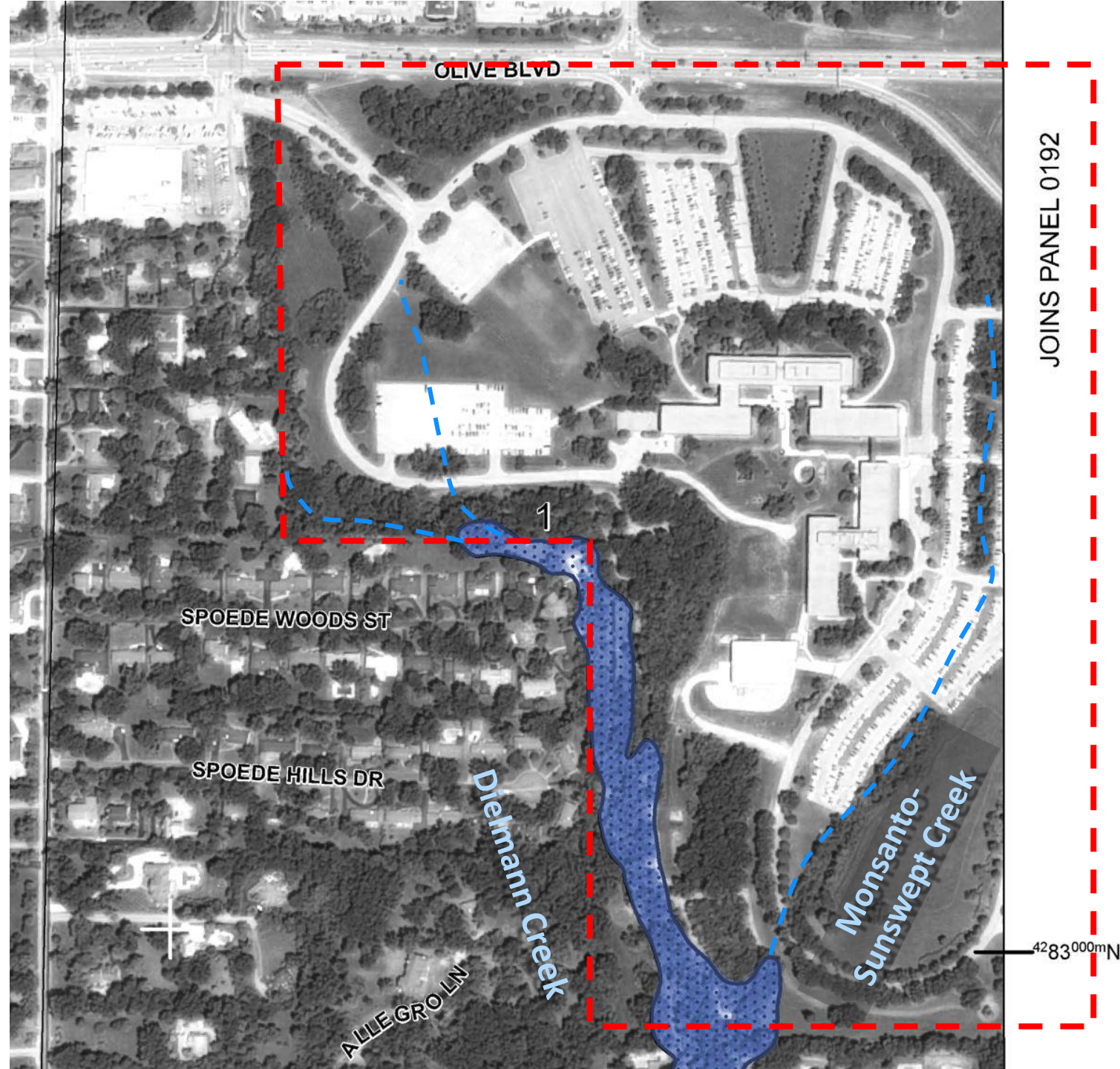
COMMUNITY	NUMBER	PANEL	SUFFIX
CREVE COEUR, CITY OF	28104	191	X
ST. LOUIS COUNTY	28107	191	X

Notes to User: The Map Number shown below should be used when placing this order. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER  
29189C0191K

MAP REVISED  
FEBRUARY 4, 2015

Federal Emergency Management Agency



## STORMWATER MANAGEMENT

# Creve Coeur Land Use & Development Standards

Section 410.260 **Stormwater Drainage.**

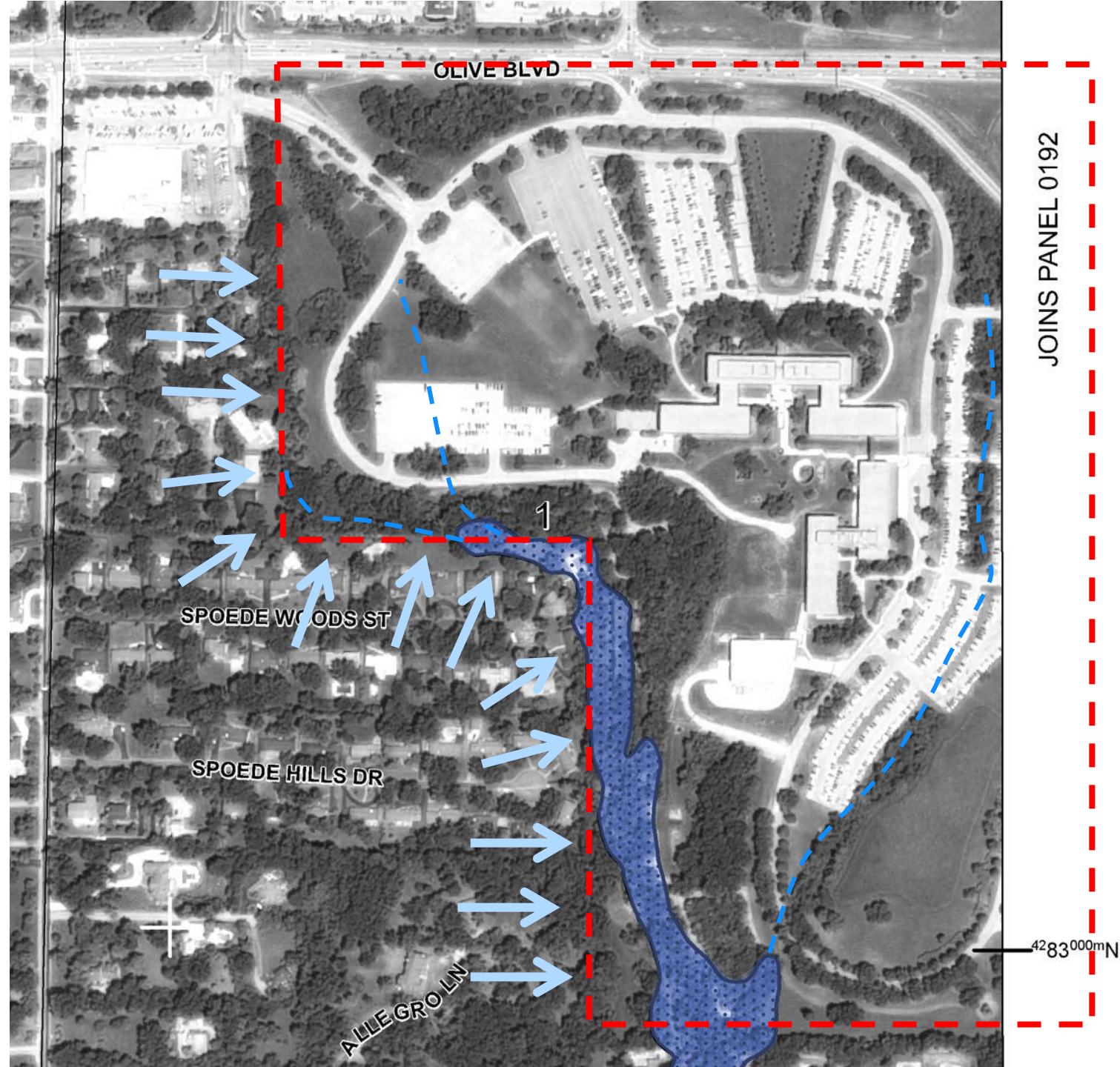
[R.O. 2008 App. B, §22A-26; Ord. No. 1045, 7-25-1983; Ord. No. 5068 §1, 11-10-2008]

C. The storm drainage system for a proposed subdivision shall be designed to accommodate potential runoff from its entire **upstream** drainage area, whether inside or outside the subdivision or land development. The Zoning Administrator shall review the proposed system to assure it is sufficient to accommodate existing upstream stormwater and any anticipated increase in upstream volume resulting from development ...



STORMWATER MANAGEMENT

# Local Watershed





+ New Project



Share



TZ Tomislav Zigo



Annotations

Annotations Layers

- None
- Digital Surface Model
- Digital Terrain Model
- Hillshade (DSM)
- Hillshade (DTM)
- Colored Hillshade (DSM)
- Colored Hillshade (DTM)

Opacity

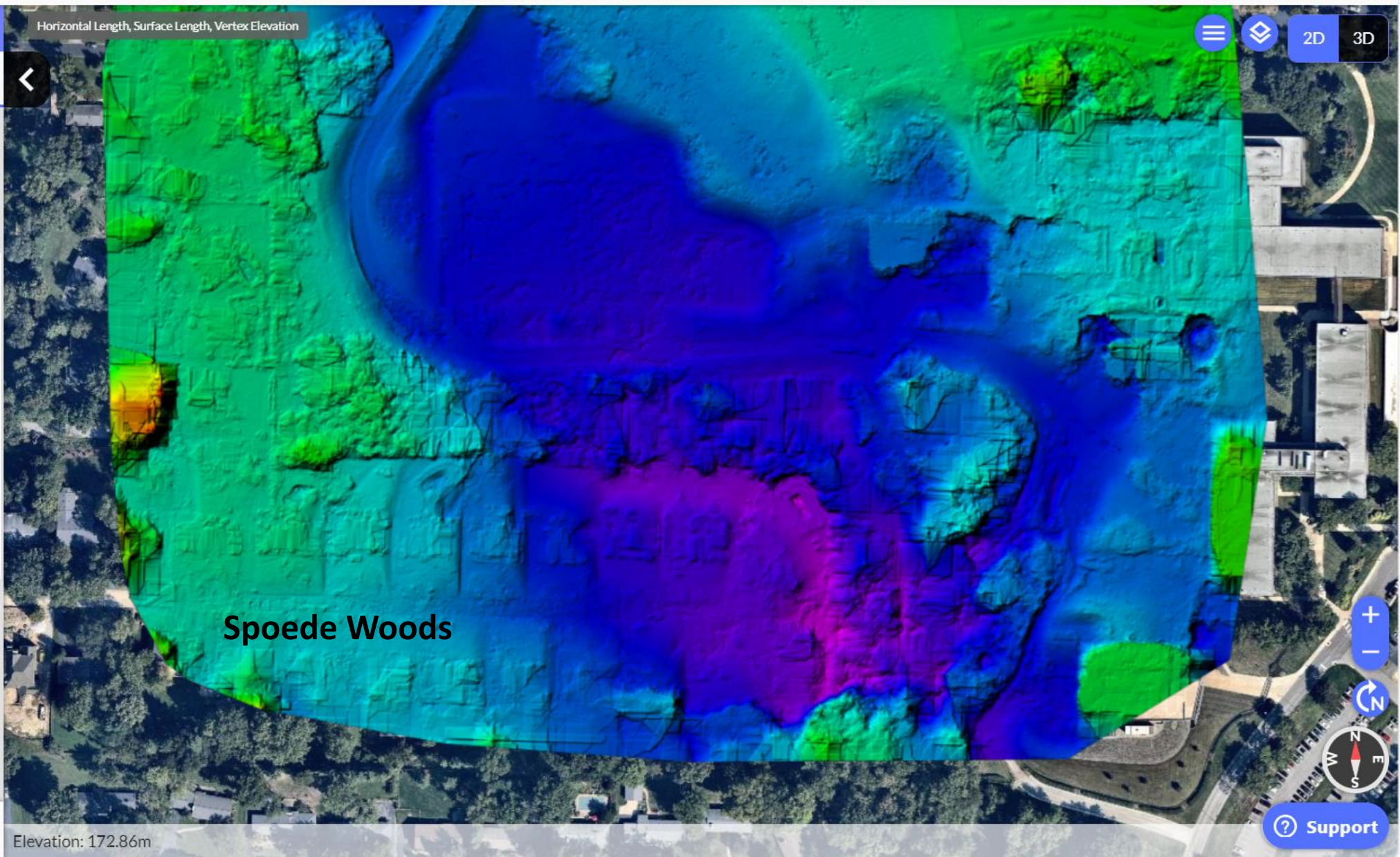
3619.94m<sup>2</sup>  
3016.64m<sup>2</sup>  
2413.33m<sup>2</sup>  
1810.02m<sup>2</sup>  
1206.72m<sup>2</sup>  
603.41m<sup>2</sup>  
0.11m<sup>2</sup>

161.04m 172.8m 184.55m 196.31m

Customize Colors

Percent  %

+ Import DXF, KML, PDF, PNG



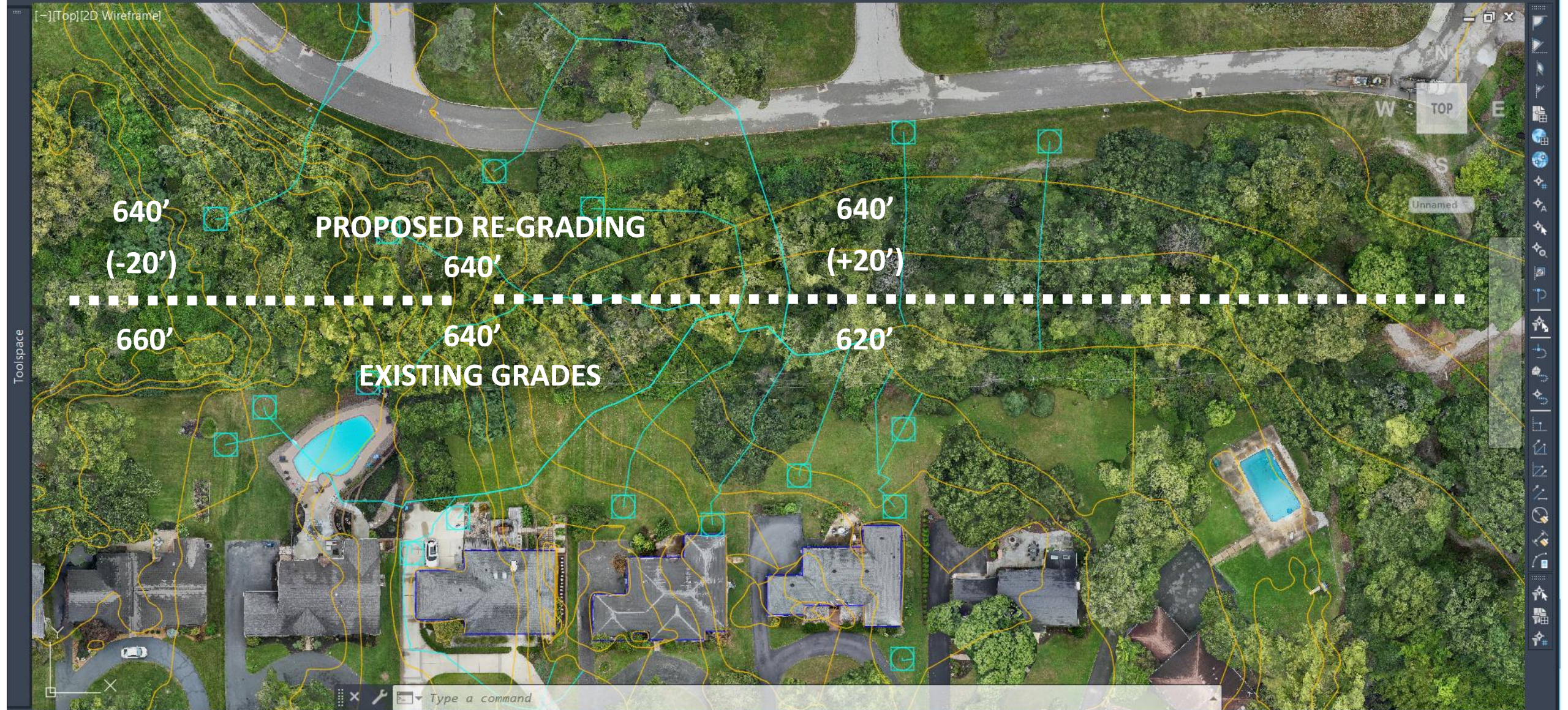
Survey Quick Profile Ground Data Contour Check Flow Paths Catchments Visibility Check Drive Interference Check Edit in Storm and Sanitary Analysis Analyze Gravity Network Design Volumes Dashboard Grading Volume Tools Volumes and Materials Volume Report Total Volume Table Material Volume Table Compute Materials Mass Haul Earthwork Plan Production QTO Manager Takeoff Station Tracker Inquiry Tool Inquiry

Start Olia\* x +



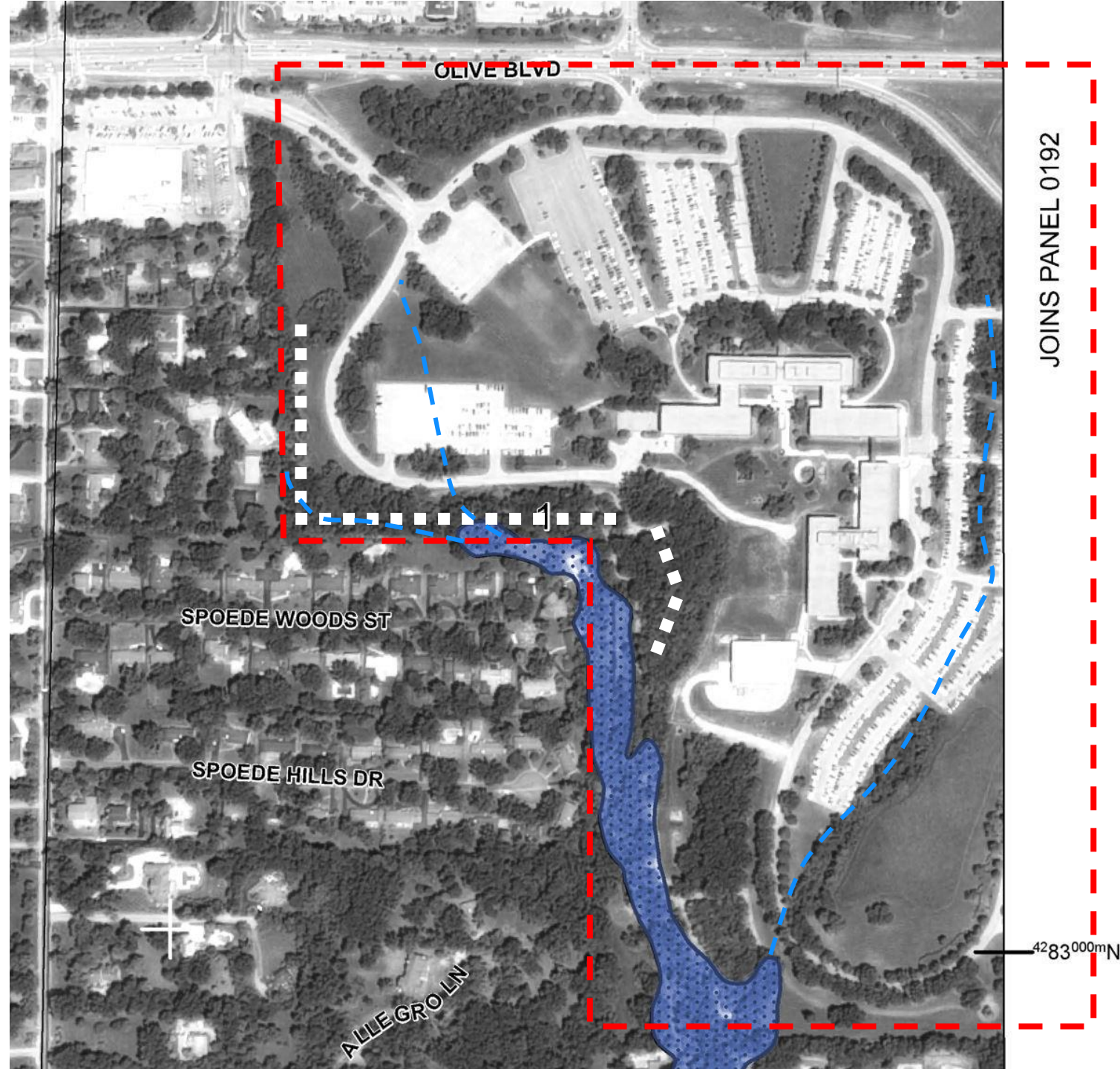
Model Layout1 Layout2 + MODEL # 1" = 40' 3.5000





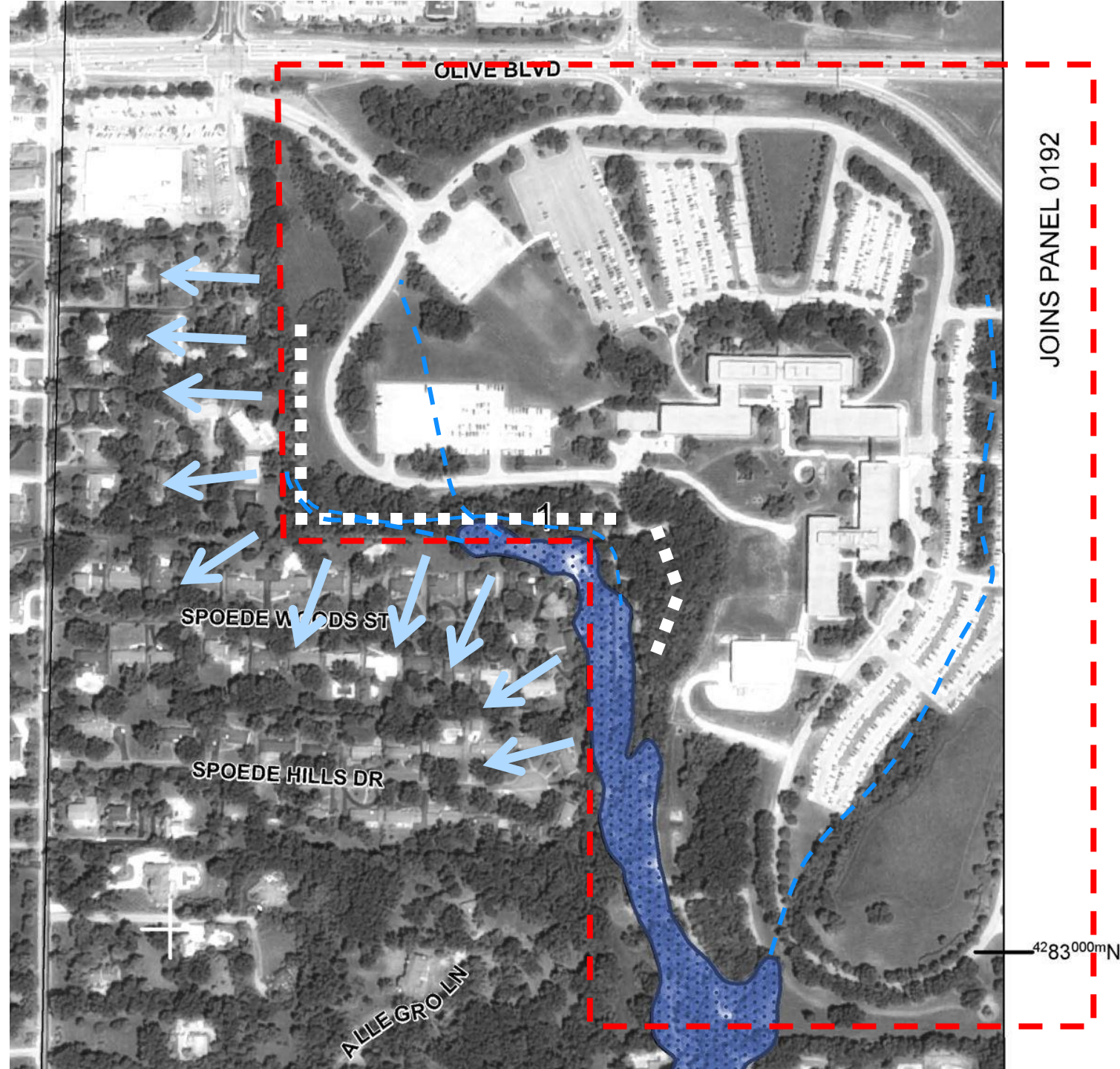
STORMWATER

# Proposed Retaining Walls



STORMWATER

# Effect of New Retaining Walls?



## STORMWATER MANAGEMENT

# Creve Coeur Land Use & Development Standards

Section 410.260 **Stormwater Drainage.**

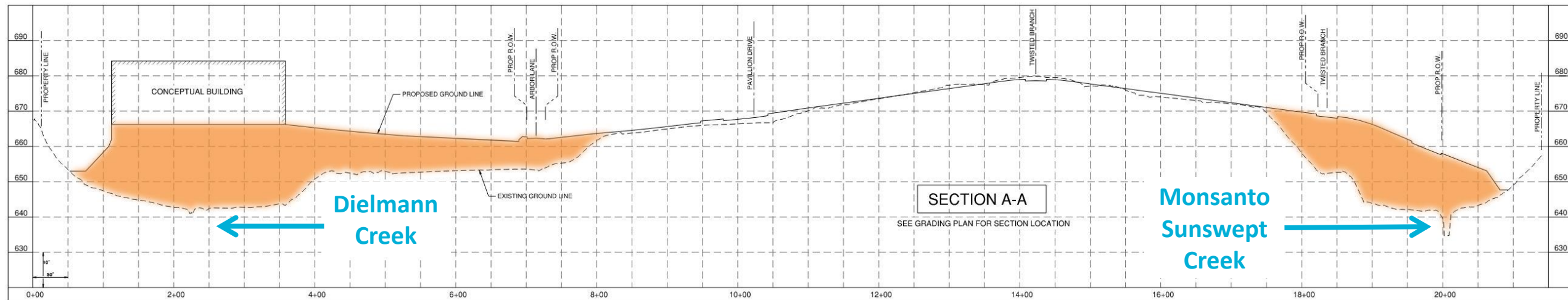
[R.O. 2008 App. B, §22A-26; Ord. No. 1045, 7-25-1983; Ord. No. 5068 §1, 11-10-2008]

D. The Zoning Administrator shall study the effect of each subdivision on the existing **downstream** drainage facilities both inside and outside the area of the subdivision. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream facility, approval of the improvement plans and final subdivision plat may be withheld until sufficient provisions have been made to eliminate such overload.



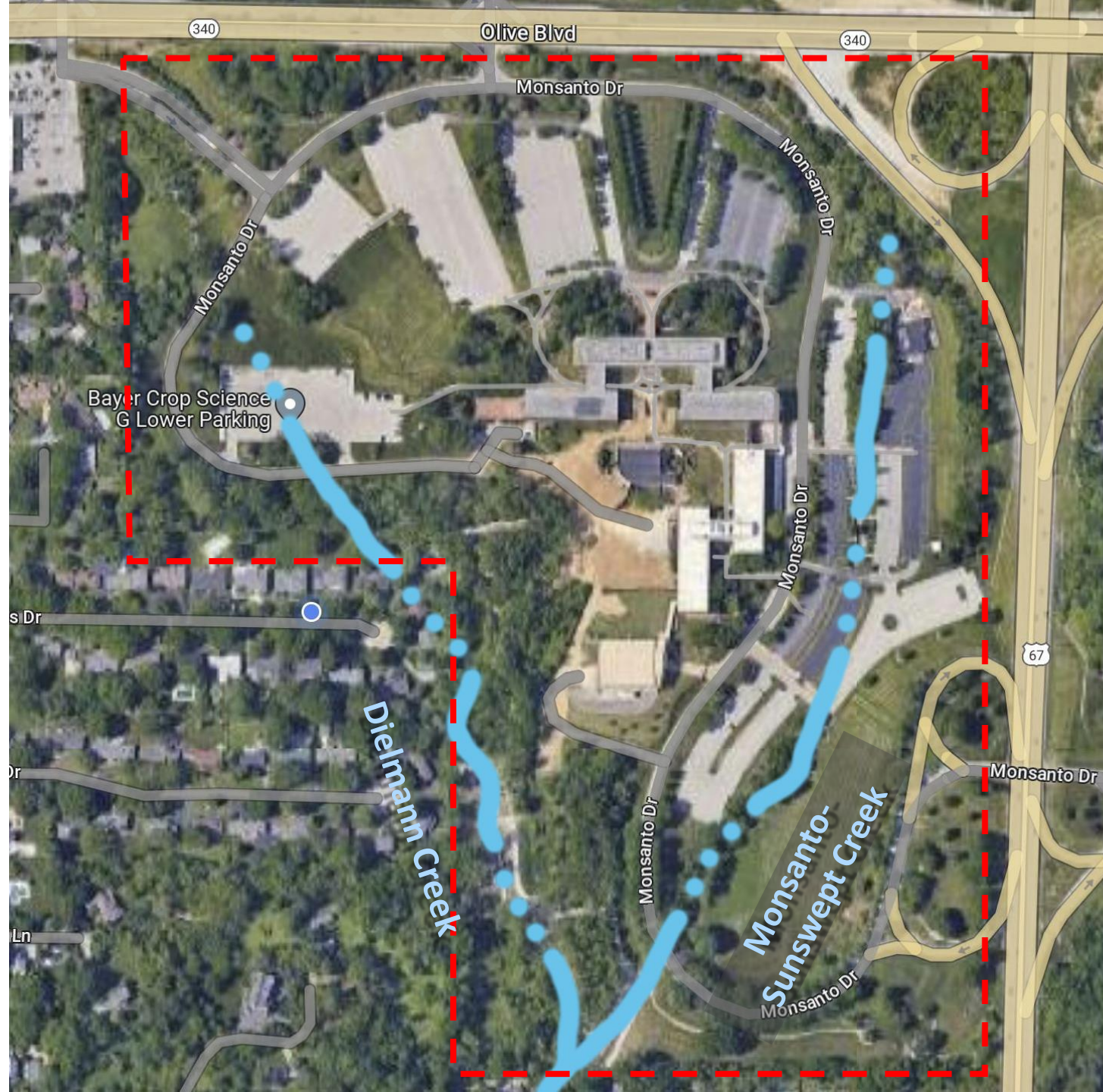
## STORMWATER MANAGEMENT

# Impact of Proposed Regrading?



STORMWATER

# Two Streams



## STORMWATER MANAGEMENT

# Creve Coeur Land Use & Development Standards

← City of Creve Coeur, MO / Land Use and Development

## Chapter 430 Stream Buffer Protection Regulations

Section 430.030 Definitions.

[Ord. No. 5069 §3, 11-10-2008]

### STREAM

All natural watercourses depicted by a **solid or dashed blue line** on the most current United States Geological Survey (U.S.G.S.) 7.5 Minute Series (Topographic) Maps for Missouri.

STORMWATER

# Two Streams



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

CREVE COEUR QUADRANGLE  
MISSOURI  
7.5-MINUTE SERIES



## STORMWATER MANAGEMENT

# Creve Coeur Land Use & Development Standards

← City of Creve Coeur, MO / Land Use and Development

## Chapter 430 Stream Buffer Protection Regulations

Section 430.050 Land Development Requirement.

[Ord. No. 5069 §5, 11-10-2008]

A. Buffer And Setback Requirements. All land development activity subject to this Chapter shall meet the following requirements:

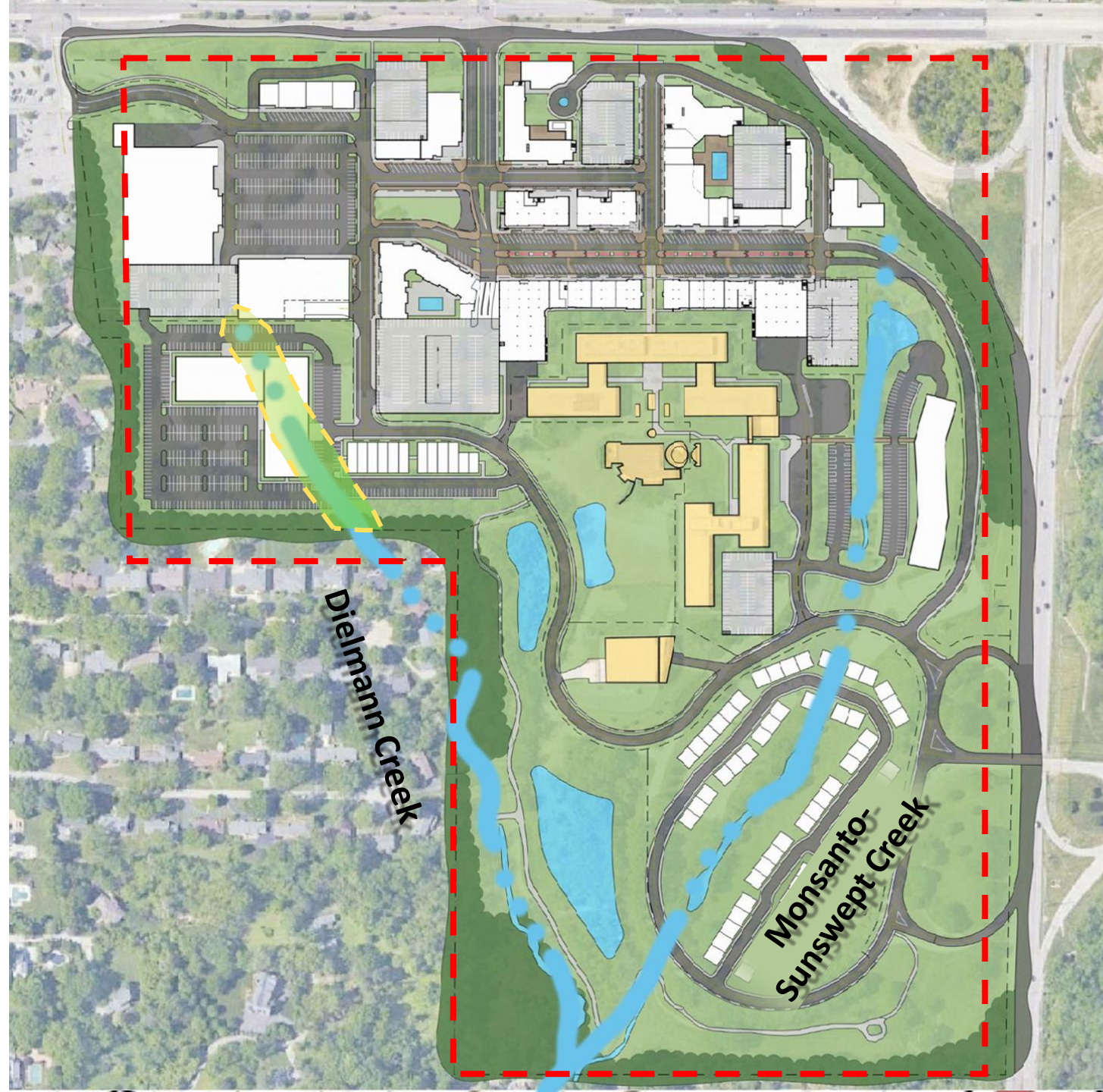
1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Chapter, **an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet**, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
2. **An additional setback shall be maintained for twenty-five (25) feet**, measured horizontally, beyond the undisturbed natural vegetative buffer, **in which all impervious cover shall be prohibited.** Grading, filling and earthmoving shall be minimized within the setback.

## STORMWATER

# Dielmann Creek

25' Stream Buffer required.  
50' setback for impervious cover.

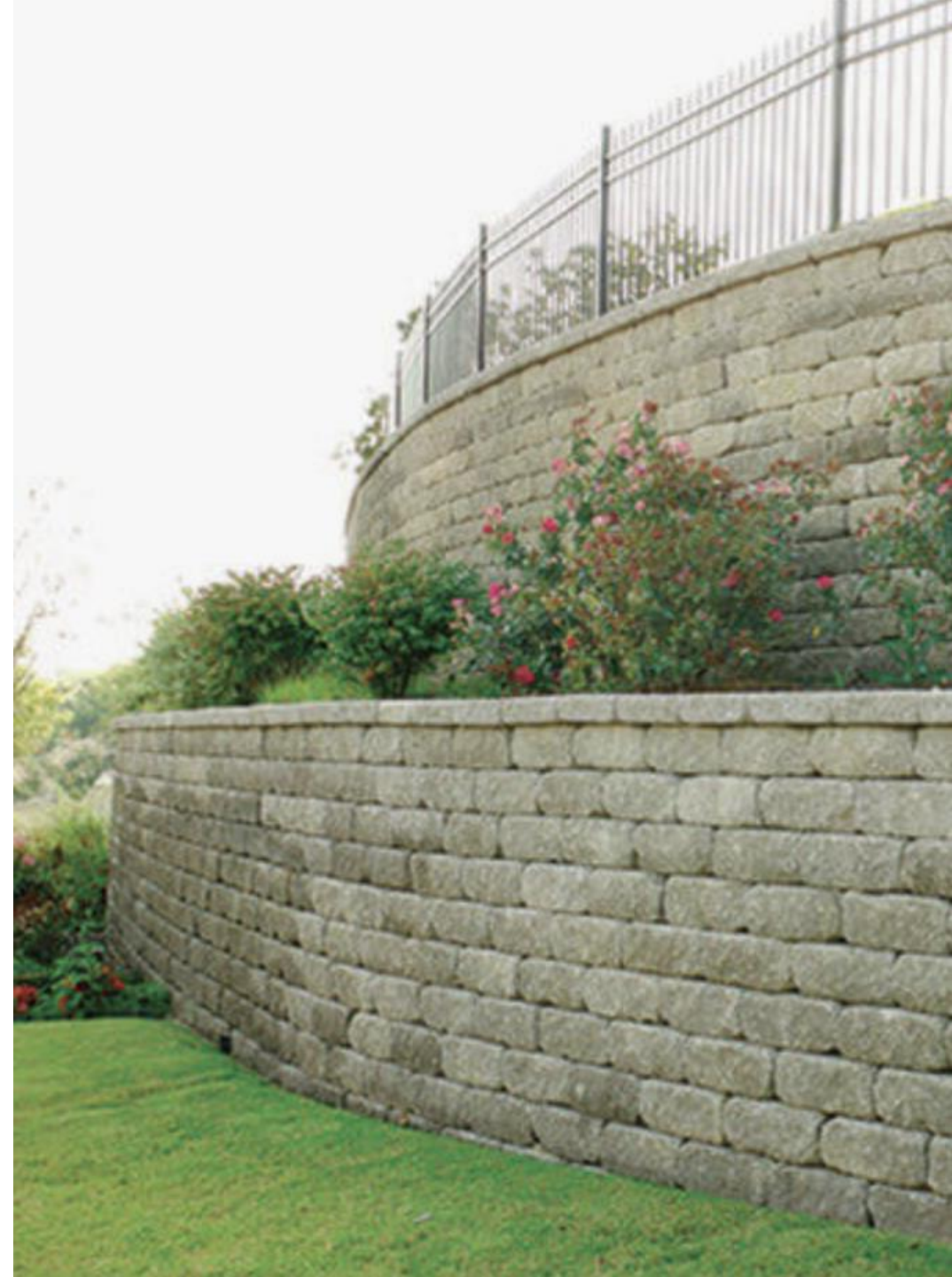
**No buildings, pavement, or  
structures are allowed within  
50' of a stream course.**



## RETAINING WALLS

# 6' Maximum

“Steeper grades are allowed if... the excavation or fill is protected by a properly designed ... retaining wall approved by the Zoning Administrator. **Such walls shall not normally exceed a height of six (6) feet.**” *Creve Coeur Land Development Standards, Section 410.270*



A photograph of a lush forest. The foreground is filled with dense, green undergrowth, including various leafy plants and small yellow flowers. Several tall, slender trees with dark trunks rise from the undergrowth, their branches and green leaves forming a thick canopy. The lighting is soft and diffused, suggesting an overcast day or a shaded forest interior. The overall scene is vibrant and natural.

# Natural Amenities



## NATURAL AMENITIES

# Protected Habitat

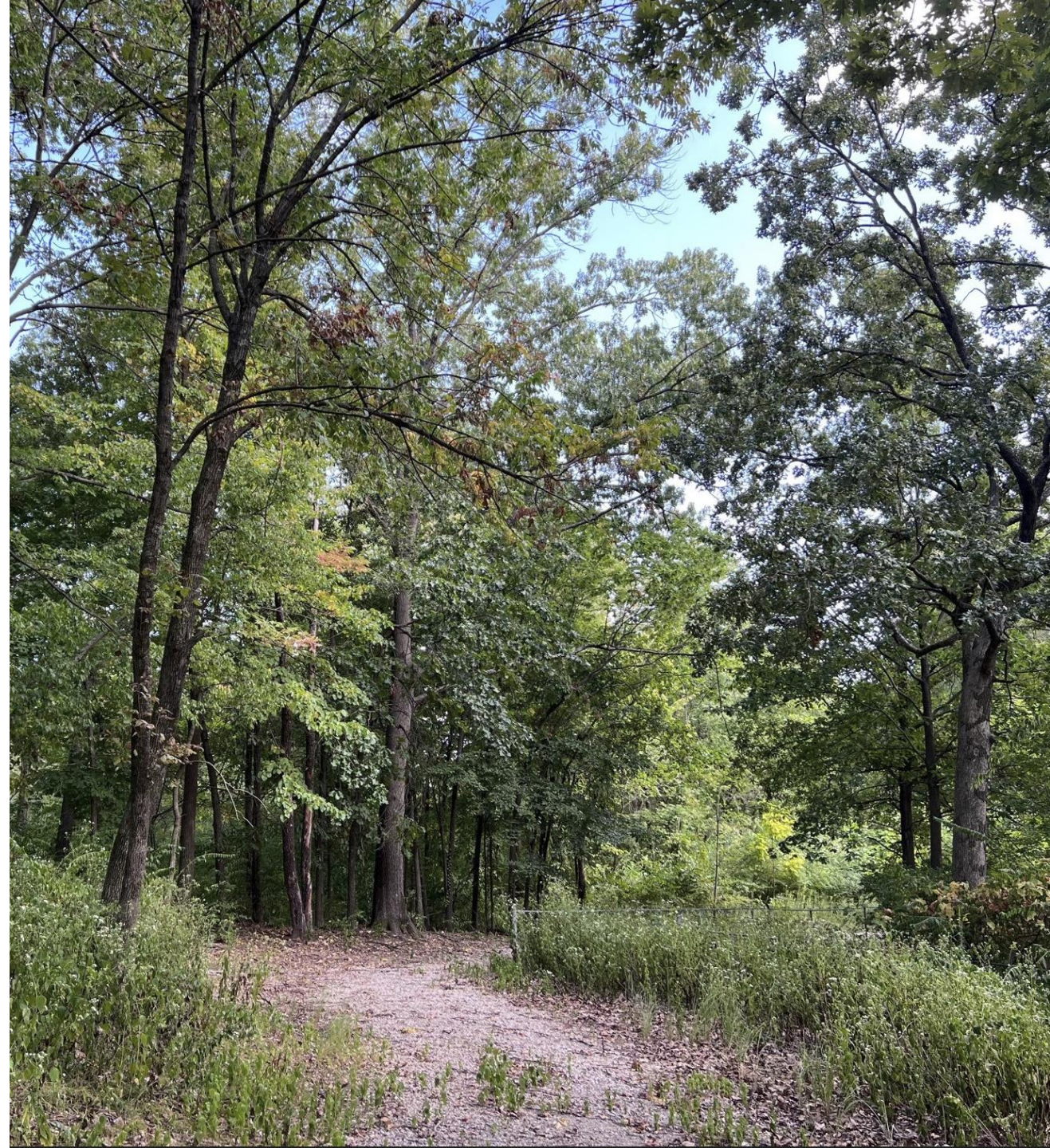
A gold-certified wildlife habitat restoration area since 1993, the site has provided acres of pollinator habitat, supported native bird nesting efforts, and promoted appreciation for nature in the community for over 50 years.



## NATURAL AMENITIES

# Existing Nature Path

The existing nature path on the site is an excellent use of land that is largely in or near the stream flood zone.



## NATURAL AMENITIES

# Tree Preservation

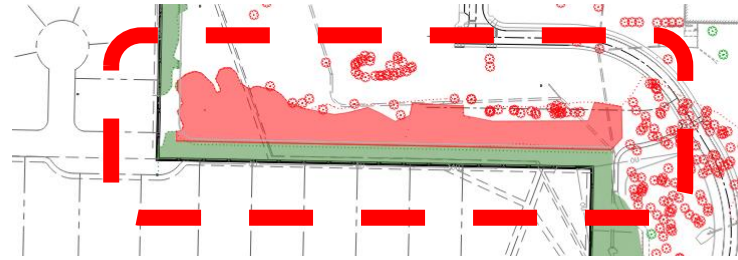
“Not more than **fifty percent (50%)** of the area of such tree masses nor **fifty percent (50%)** of such **six (6) inch DBH** trees shall be proposed for removal.”



## NATURAL AMENITIES

# Tree Preservation

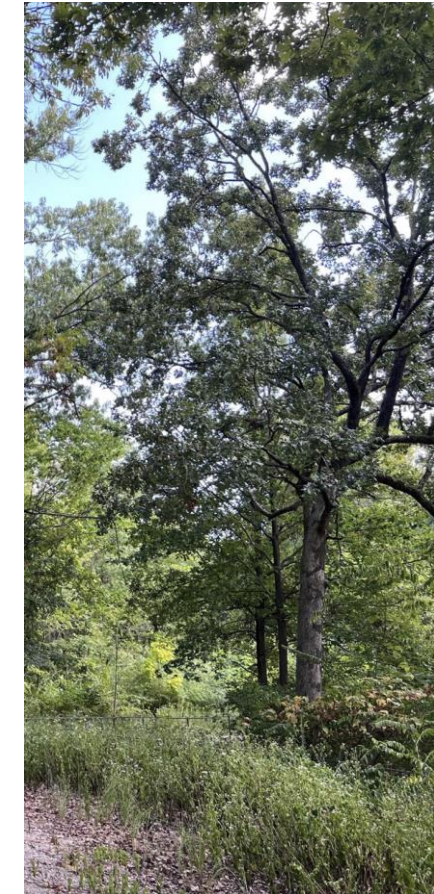
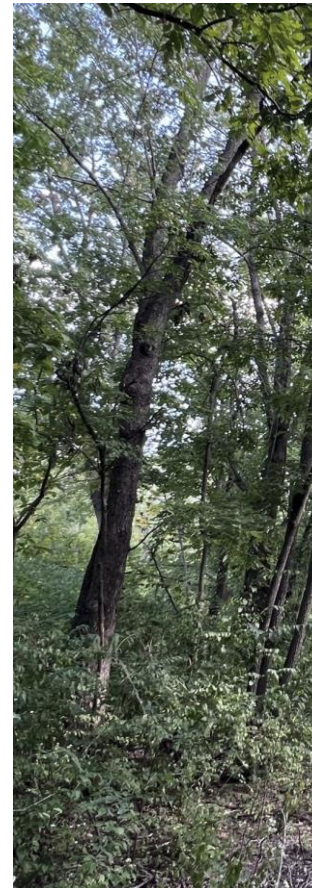
Mature forest with **80'-100'** tall Walnuts, Sycamores, and other large trees.



## NATURAL AMENITIES

# Tree Preservation

Under the current plan, **hundreds of mature trees will need to be removed** to make way for the retention basins.

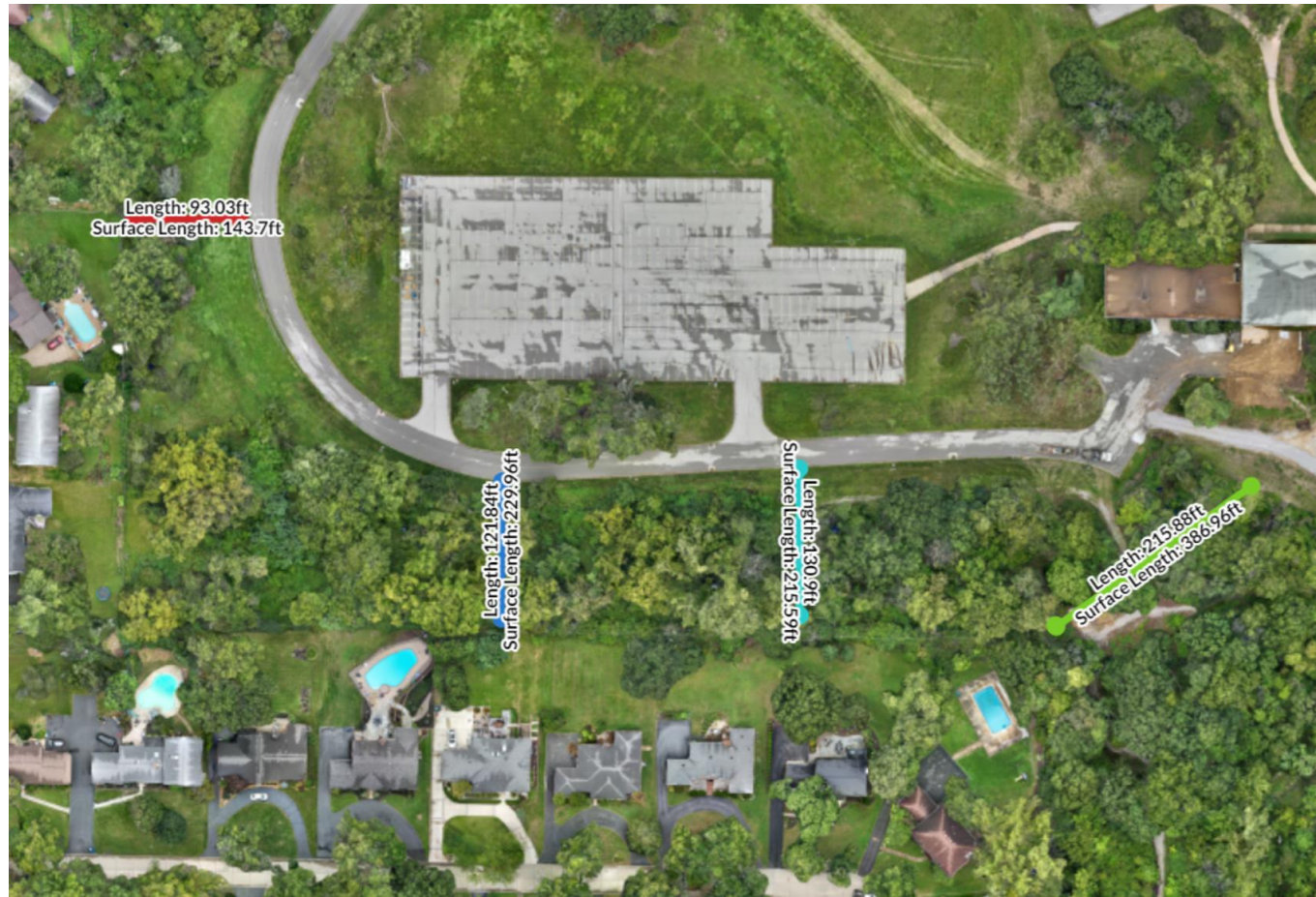


## NATURAL AMENITIES

# Green Buffer

Current RO zoning district requires a **50' minimum** green buffer against residential.

Existing conditions today are at least **100' green buffer**.





# **Spoede Woods Today**



# Proposed Development



NEIGHBORHOOD ENGAGEMENT

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Conformance With  
City Development  
Standards

# Thank you!

**Spoede Woods**

**Spoede Hills**

**Ramblewood**

**Mission Hills**

**Sunswept**

