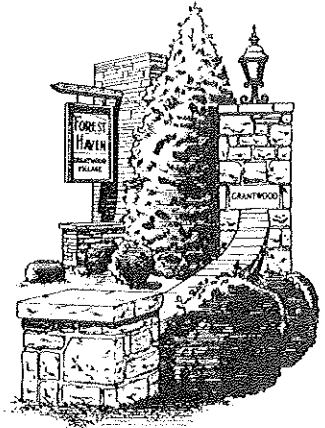


# Town of Grantwood Village

One Missionary Ridge  
St. Louis, MO 63123-2044  
Phone: 842-4409 • Fax: 842-8837



September 20, 2010

Michelle Dougherty  
Executive Director  
Saint Louis County Boundary Commission  
168 North Meramec Ave  
Suite 140  
Saint Louis, MO 63105

Dear Ms. Dougherty;

Enclosed, please find our proposal BC1004, with minor modification, for the annexation of "Area B" submitted by the Town of Grantwood Village, Missouri on July 1, 2010.

As presented during the recent public hearing of September 14<sup>th</sup>, Grantwood Village proposes to exclude approximately 16 acres currently under development or planned to be purchased by Cor Jesu Academy. This modification will redraw the eastern boundary of the proposed annexation to the eastern side of Grant's Trail, subtracting approximately 16 acres from the proposal. As this is agreed to by both Grantwood Village and Cor Jesu Academy, and encountered no discussion from the Commission or the public during the public hearing, we trust this will be recognized as a minor change to Grantwood Village's overall proposal. The plan of intent has been modified to reflect the change, and is resubmitted here for your review.

We also wish to add that our municipal insurer, The Travelers via Crane Agency, has advised Grantwood Village that the area proposed for annexation will be easily added to its existing general liability coverage upon confirmation of that annexation by the Boundary Commission. We propose that those revenues which can be identified as incremental to Grantwood Village with annexation be held by Grantwood Village in a dedicated account, as a hedge against any future downside risk to Grantwood Village, the surrounding unincorporated area, and Saint Louis County.

We are also submitting 3 years of financial statements for Grantwood Village to demonstrate our fiscal solvency and capacity to incorporate "Area B" without causing undue financial burden.

Finally, for the Commission's consideration, the intent to annex has been conveyed to the Affton Athletic Association and has met with their endorsement.

Sincerely;

Michael Jones  
Grantwood Village Trustee  
Grantwood Village, MO 63123

# **TOWN OF GRANTWOOD VILLAGE**

## **PLAN OF INTENT**

**FOR THE ANNEXATION OF PROPERTY  
LOCATED IN UNINCORPORATED ST. LOUIS COUNTY, MISSOURI**

**Proposing Agent:** Town of Grantwood Village, Missouri

**Submittal Date:** July 1, 2010

*Modified as per Public Hearing Held September 14, 2010  
Modification submitted September 24, 2010*

## TABLE OF CONTENTS

Section	Page No.
<b>Section 1 – Executive Summary</b>	<b>4-5</b>
<b>Section 2 – Plan of Intent</b>	
A. Geographic	6-8
B. Financial	9-11
C. Services	12-14
D. Zoning/Land Use	15-16
E. Summary	17
<b>Section 3 – Certifications</b>	
i. Certification declaring the area covered by the proposal includes an unincorporated area which is less than fifty percent (50%) of the combined land of the proposed annexation area and the Town of Grantwood Village	18
ii. Certification declaring whether an platted subdivisions are being split by proposed boundary change	19
iii. Certification declaring no overlap with other proposals before the Boundary Commission	20
iv. Certification declaring at least 15% of the bound of the territory is adjacent to the Village	21
v. Certification declaring that a copy of the Village’s most recently adopted budget and audit report have been provided to the Boundary Commission along with 21 copies of the proposal	22
vi. Certification that the Village will bear all costs of the Boundary Commission relating to the proposed annexation	23
vii. Certification declaring that identical copies of the proposal have been mailed to the St. Louis County Circuit Clerk and the clerk of contiguous municipalities, if any	24
viii. Certification declaring that the proposed boundary change contains no more than 60% of the area subject to a previous boundary change which was disapproved by the voters within 2 years of the date of this proposal	25
<b>Section 4 – Supporting Documents</b>	
i. Certified copy of the ordinance adopting Annexation Boundary Change Proposal	27 - 27-9
ii. List of Sites to Accommodate a Public Hearing	28

iii.	Copy of a legal opinion to the proposing agent	29
iv.	Written statement from proposing agent relating to changes in fire protection and emergency medical services	30
v.	Draft notice of public hearing	31
vi.	Legal description of area covered by the proposal	32
vii.	Statement identifying a proposed effective date for the boundary change	33
<b>Section 5 – Exhibits</b>		
Exhibit A – Map of Annexation Area/Current Zoning		
Exhibit B – Map of Generalized Area		
Exhibit C – Current Zoning Map		

## SECTION 1 – EXECUTIVE SUMMARY

The Town of Grantwood Village, Missouri (hereinafter “Grantwood Village” or “Village”) is submitting a Plan of Intent for a boundary change (annexation) of an unincorporated area of St. Louis County, Missouri located immediately adjacent and contiguous to the existing boundaries of Grantwood Village along its current southern boundary. More specifically, the proposed area to be annexed is bounded on the west by Musick Road, on the north by Gravois Road, on the east by Cor Jesu Academy and Sunset Memorial Park and on its southern border by unincorporated St. Louis County and Affton Athletic Association, and including to the centerline (from the east) of Musick Road, all of a portion of McNary Road (a private road), and both sides of Gravois Road beginning at Musick Road, running east to the intersection of Grantview Lane and Gravois Road. This submittal is to the St. Louis County Boundary Commission under the regulations established by RSMo 72.400 through RSMo 72.430 and the rules promulgated by this authority for its review of proposals. This Plan of Intent is submitted to provide information to all interested parties regarding the impacts this transfer of jurisdiction would have on both governments and the property owners located in the identified area. In this document, the Village will address four (4) major topics: geography, finances, services, and zoning/land use as each relates to this specific and defined area.

Grantwood Village was incorporated in 1937 and provides a broad range of municipal services to its population base of approximately 883 residents<sup>1</sup>. Grantwood Village has reviewed the issues relating to providing the same level of services to the proposed annexation area and determined it can meet the needs of this annexation area in terms of efficiency, effectiveness, and comprehensiveness. The relevant issues in this area which have been identified in this Plan of Intent are as follows:

1. The proposed annexation area has a significant contiguous boundary with the Village and shares many of the same characteristics with this community. Specifically, Affton Athletic Association, located in the proposed annexation area, is not unlike Grant’s Farm, located in Grantwood Village, in that it operates as a recreational/park facility and Grant’s Trail is a popular hiking, walking and biking trail that runs through both Grantwood Village and the proposed annexation area. The remaining property in the proposed annexation area is currently zoned and/or slated for residential use, which is consistent with the characteristics of the Village.
2. The inclusion of this annexation area into the Village can be accomplished in terms of its current and future financial conditions, since the area, which is currently primarily undeveloped, will not require a significant source of expenditures before the property is subject to future development.
3. The provision of services to this annexed area will include all services currently provided within Grantwood Village.
4. Grantwood Village’s Map Plan submitted to the St. Louis County Boundary Commission in 2006 identified this area as an area of interest to the Village.
5. Since the submission of the Map Plan, the Village has conducted public meetings and collected comments from its residents, who overwhelmingly support the proposed

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<sup>1</sup> Based upon 2000 U.S. Census.

annexation of the property across Gravois Road as a natural extension of the boundary limits of Grantwood Village.

6. The Board of Trustees of Grantwood Village has endorsed this change in jurisdiction in response to its residents' desire to protect this community's boundaries from incompatible use.

The Town of Grantwood Village, Missouri, as proposing agent, therefore seeks to proceed with the consideration of this request. The contact person for the proposing agent is Cathy Forand, Chairman of the Board of Trustees, Town of Grantwood Village, Missouri, One Missionary Ridge, Grantwood Village, Missouri 63123. The Chairman's telephone number is (314) 842-4409. If the Boundary Commission should have any questions or comments regarding this Plan of Intent or the Town of Grantwood Village, please feel free to contact the aforementioned representative.

## SECTION 2 – PLAN OF INTENT

### A. GEOGRAPHIC

1. **General Description** – The annexation area consists of approximately 99 acres of substantially undeveloped land and includes approximately six (6) distinct locator numbered parcels owned by three different owners. The property is bounded on the west by Musick Road, on the north by Gravois Road (primarily opposite Grant’s Farm). Along its eastern border lies property owned by and soon-to-be owned by Cor Jesu Academy and Sunset Memorial Park. It is partially bisected by Grant’s Trail. On its southern border is unincorporated St. Louis County residential and Affton Athletic Association. McNary Road (the northern access to the Affton Athletic Association) also dissects this tract, west of Grant’s Trail. Annexation would include to the centerline (from the east) of Musick Road, all of a portion of a private road (McNary Road) that runs parallel to Grant’s Trail, and both sides of Gravois Road beginning at Musick Road, running east to the intersection of Grantview Lane and Gravois Road. The selection of the boundary for the annexation area is logical because it shares access to Gravois Road and is directly contiguous to the current boundaries of Grantwood Village. The annexation area is in close proximity to Grant’s Farm, which is located within the Village’s municipal boundaries, and the similarity of current use as well as the possible future uses of the annexation area make it a logical selection for annexation.

2. **Map of Annexation Area** – see Exhibit A

3. **Map of Generalized Area** – see Exhibit B

4. **General Characteristics of Annexation Area:**

**Table One**

Information Request	Response
Population (area to be annexed)	0 residents
Land Area in Acres (area to be annexed)	Approximately 99 acres
Number of Dwelling Units (area to be annexed)	0

5. **Size of Annexation Area/Public and Private Street Miles** – Approximately 99 acres are included in the proposed annexation area. Grantwood Village currently contains approximately 512 acres.

**Table Two**

Location	Public Streets (in centerline miles)	Private Streets (in centerline miles)
Annexation Area	~.4 miles	~.3 miles
Annexing Municipality	~7 miles	0 miles

Combined Area	~7.4 miles <sup>2</sup>	~.3 miles
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6. **Community of Interest/Effect on Existing or Natural Neighborhoods** – The Village believes the area of this proposed annexation shares a substantial community of interest with Grantwood Village given its shared boundaries, and possible future development. As noted below, the proposed annexation area shares approximately 20% percent of its entire boundary with the municipal limits of Grantwood Village. The proposed annexation area exhibits the same general environmental characteristics as the Village, i.e., topography, forestation, floodplain. These physical characteristics logically lead to a similar development pattern, which is primarily residential and recreational in nature. Given this development pattern, service needs for this proposed annexation area are very similar to other areas within the Village. Because the proposed annexation area is primarily undeveloped, the annexation would not adversely affect any existing or natural neighborhoods or communities and no existing subdivisions will be split as a result of this proposed annexation.

7. **Subdivisions Involved in Proposal** – There are no residential subdivisions involved in the boundary change proposal.

8. **Common Boundary Line (%)** – Grantwood Village shares a common boundary with the proposed annexation area of approximately 20% along Gravois Road. The Village believes this percentage is substantial and provides a relative common area of interest with the proposed annexation location.

9. **Compactness** – the area of the proposed annexation is roughly trapezoidal in shape and compact in character. The annexation area is directly south of the Village’s current boundary line and creates no long appendages or unusual configurations under the Village’s proposal. The proposal does not create any pockets, and adheres to logical boundaries.

- (a) **Number of Street Connections** – The connecting streets between the area to be annexed and annexing municipality include Gravois Road, as well as the natural extension of Grant Road (currently located in the Village) to McNary Road.
- (b) **Accessibility for Service Delivery** – Access to the annexation area is achieved for the purposes of service delivery by way of the public and private roads, specifically Gravois Road, McNary Road and Musick Road, all of which are contained within or bound the proposed annexation area.
- (c) **Natural or Man-Made Barriers** – There are no known identified natural or man-made barriers that would impede the efficient delivery of services. While portions of the proposed annexation area are located within flood plain, as stated herein, the area is primarily undeveloped, so such a designation does not really create a barrier to the efficient delivery of services.

Grantwood Village provides a full complement of services to its residents to meet their needs. It is the intent of the Village to provide the same level of services to any future residents of the

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<sup>2</sup> Such public streets may not all be maintained by the Village but may continue to be maintained by other responsible authorities.



proposed annexation area, in the event the annexation area is ever developed. The annexation area will be serviced directly from the Village, as the area is readily accessible from the corporate boundaries of the Village.

10. **Unincorporated Pockets** – The design of this proposed annexation area does not create an isolated pocket of unincorporated area, which would require St. Louis County to maintain services to it and reduce the economy of scale gained by this annexation action. There are no developed parcels that would be left stranded or unable to be accessed.

11. **Plans with Other Cities for Growth or Expansion** – The proposed annexation area was part of the Village’s Map Plan for future expansion that was submitted to the St. Louis County Boundary Commission in 2006. The Village does not have any plans or arrangements with other municipalities regarding growth or expansion.

12. **Logical and Reasonable Municipal Boundaries** – As mentioned above, the proposed annexation area was part of the Village’s Map Plan required by St. Louis County Boundary Commission for actions by municipalities in terms of its future growth. Based upon this plan, this annexation area represents a logical extension of Grantwood Village’s boundaries. Additionally, the amount of common boundary and contiguousness clearly validates the size and location of this proposed expansion of the Village’s current municipal boundary.

**B. FINANCIAL**

1. **Projected Revenues and Expenditures Applicable to Annexation Area**

**Table Three**

<b>Revenue Source</b>	<b>Fiscal Year One</b>	<b>Fiscal Year Two</b>	<b>Fiscal Year Three</b>
Sales Tax	\$624.00	\$624.00	\$624.00
Utility Tax	N/A	N/A	N/A
Property Tax	\$3,214.67	\$3,214.67	\$3,214.67
Licenses and Permits	\$50	\$50	\$50
Other	0	0	0
<b>Total Revenues</b>	<b>\$3,888.67</b>	<b>\$3,888.67</b>	<b>\$3,888.67</b>
<b>Expenditure Category</b>			
Administration	\$0	\$0	\$0
Clerk and Board	\$0	\$0	\$0
Municipal Court	\$0	\$0	\$0
Police Services*	\$2,780	\$2,863	\$2,949
Public Works	\$0	\$0	\$0
Capital Improvements	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,780</b>	<b>\$2,863</b>	<b>\$2,949</b>
<b>Surplus</b>	<b>\$1,108.83</b>	<b>\$1,025.44</b>	<b>\$939.54</b>

\*assumes 3% cost increase

2. **Tax Rates and Changes in the Annexation Area**

**Table Four**

<b>Tax Rate &amp; Types</b>	<b>Pre-Annexation</b>	<b>Post-Annexation</b>
Sales Tax	6.925%	7.925%
Utility Tax	5%	--
Video Services Franchise Fee	5%	5%
Cigarette Tax	5%	5%

The changes to the tax structure and the effect it will have on residents and a property owner in the area is nominal. While the Village levies real and personal property taxes, the Village collects no gross receipts tax versus the five (5) percent gross receipt tax rate collected by St. Louis County. The majority of the Village’s revenues are received via sales tax as a “pool participant” with many other local municipalities in St. Louis County and county government itself. The distribution of sales tax revenues are premised on the population of the community, as

a result any new residents in the annexation area will lead to an increase in sales tax revenues for the Village.

3. **Three (3) Year History of Revenues, Expenditures, and Fund Balance**

**Table Five**

<b>Category</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010 (Budget)</b>
Revenue	\$417,640	\$384,182	\$381,045
Expenditure	\$413,132	\$406,939	\$371,280
Fund Balance	\$181,806	\$158,129	\$167,894

4. **Revenue Projection for Three (3) Year Timeframe – Post Annexation**

**Table Six**

<b>Revenue Source</b>	<b>Fiscal Year One</b>	<b>Fiscal Year Two</b>	<b>Fiscal Year Three</b>
Taxes*	\$311,937.34	\$315,056.72	\$318,207.28
Fines & Fees	\$31,350	\$31,350	\$31,350
Interest & Miscellaneous	\$5,000	\$5,000	\$5,000
Rental**	\$23,400	\$24,102	\$24,825
<b>Total Revenues</b>	<b>\$371,687.34</b>	<b>\$375,508.72</b>	<b>\$379,382.34</b>
<b>Expenditure Category</b>			
Administration**	\$44,239	\$45,566	\$46,933
Clerk and Board	\$26,400	\$26,400	\$26,400
Municipal Court	\$0	\$0	\$0
Police Services**	\$119,959	\$123,558	\$127,265
Public Works/Capital Improvements**	\$164,000	\$168,920	\$173,988
<b>Total Expenditures</b>	<b>\$354,598</b>	<b>\$364,444</b>	<b>\$374,586</b>
<b>Surplus</b>	<b>\$17,088.86</b>	<b>\$11,064.28</b>	<b>\$4,796.58</b>

\*assumes 1% increase

\*\*assumes 3% cost increase

5. **Planned Capital Improvements in Annexation Area (existing/proposed) and Funding Sources** – Because the proposed annexation area is primarily undeveloped and not located within the corporate boundaries of Grantwood Village, no plans exist to address capital improvements there at this time. Capital improvements will be addressed with any future development of the area.

6. **Extraordinary Effect on Distribution of Tax Resources in County** – Given the size and the undeveloped nature of the proposed annexation area relative to the overall area of St. Louis County’s jurisdiction, Grantwood Village does not foresee any extraordinary effect on the distribution of the nominal tax resources for that jurisdiction.

7. **Change in Revenue Sources and Projected One (1) Year Losses** – In Table Seven below, the Village has estimated the possible losses to the county based on the loss of the utility tax and sales tax for the annexation area. These numbers are estimates only given that the Village is not privy to the amount of retail sales generated in the area or the amount of utility taxes collected by the County for the area. Regardless, the Village believes the losses to the County, if any, to be negligible given the under-developed nature of the area.

**Table Seven**

<b>Revenue Source</b>	<b>Projected Loss (One (1) Year Timeframe)</b>
Sales Tax	\$624
Utility Tax	\$120
Other Taxes	\$0
Licenses and Permits	\$0
<b>Total One Year Loss</b>	<b>\$744</b>

8. **Application of Development Impact Fees** – Grantwood Village does not assess development impact fees as part of any new development.

9. **Existence of a St. Louis County Traffic Generation Assessment Fund Area** – The Village is not aware of the existence of a St. Louis County Traffic Generation Assessment Trust Fund area in the area to be annexed. However, the Village is not aware of any policies or ordinances which would prohibit participation in such a fund.

10. **Subdivision Escrow Processes** – Grantwood Village is not aware of any policies or ordinances which would affect existing Subdivision Escrow Accounts, if any, in the area to be annexed. Any escrows would be processed according to the terms of the existing escrow agreements.

11. **Impact of the Annexation on the Tax Base or Ability to Raise Revenue in the Area of Boundary Change, the Municipality, the Adjoining Area, and St. Louis County** – as the area stands now in a mostly undeveloped state, and considering the formula for distribution of taxes, particularly sales taxes, the impact on these respective areas will be minimal. Distribution of sales tax and other similar revenue sources, based upon a per capita calculation, will allow all of the area to experience limited impact on their tax base or ability to raise revenue.

## C. SERVICES

1. **Tables of Services** – Described below in a series of tables are descriptions of current services provided to the annexation area by the existing jurisdiction, a summary of the services to be provided to the area by Grantwood Village, if the annexation is approved, and an analysis of any increases or decreases in fees associated with this transfer of jurisdiction.

**(a) Table Eight  
Services Currently Provided**

<b>Type of Major Services</b>	<b>Responsible Party for Current Service</b>	<b>In-House or Contractual</b>
Police	St. Louis County Police Department	In-House
Fire and Emergency Medical	Affton & Mehlville Fire Protection Districts	In-House
Trash Collection	District 5 (Allied Waste)	Contractual
Permits and Inspections	St. Louis County Department of Public Works	In-House
Planning	St. Louis County Department of Planning	In-House
Parks and Recreation	St. Louis County Department of Parks and Recreation	In-House
Street Maintenance, including snow and ice removal	St. Louis County Department of Highways and Traffic or private	In-House or Contract
Business Licenses	St. Louis County	In-House
Water	Missouri American Water	Utility
Sanitary Sewer	St. Louis Metropolitan Sewer District	Utility

**(b) Table Nine  
After Annexation Service Inventory**

<b>Type of Major Services</b>	<b>Responsible Party Post-Annexation</b>	<b>In-House or Contractual</b>
Police	St. Louis County Police Department	Contractual Intergovernmental Agreement
Fire and Emergency Medical	Affton & Mehlville Fire Protection Districts	In-House; no change in service responsibility
Trash Collection	Multiple providers (best price)	Contractual; no residential property owners because property is undeveloped
Permits and Inspections	Town of Grantwood Village	In-House
Planning	Town of Grantwood Village	In-House

Parks and Recreation	Town of Grantwood Village	In-House
Street Maintenance, including snow and ice removal	Town of Grantwood Village, St. Louis County, MoDOT, or private	Contractual
Business Licenses	Town of Grantwood Village	In-House
Water	Missouri American Water	Utility
Sanitary Sewer	St. Louis Metropolitan Sewer District	Utility

**(c) Table Ten  
Change in Fees or Charges for Services**

<b>Type of Major Services</b>	<b>Cost Difference or Change</b>
Police	No or minimal change anticipated because the proposed annexation area is primarily undeveloped
Fire and Emergency Medical	No change anticipated
Trash Collection	No significant change anticipated because the proposed annexation area is primarily undeveloped
Permits and Inspections	No change anticipated because the proposed annexation area is primarily undeveloped
Planning	No change anticipated because the proposed annexation area is primarily undeveloped
Parks and Recreation	No change anticipated because the proposed annexation area is primarily undeveloped
Street Maintenance, including snow and ice removal	No change anticipated because the proposed annexation area is primarily undeveloped
Business Licenses	No change anticipated because the proposed annexation area is primarily undeveloped
Water	No change
Sanitary Sewer	No change

2. **Brief Description of Major Services** – Grantwood Village intends to provide, at a minimum, the following services to the proposed annexation area:

- Police Services by the St. Louis County Police Department by virtue of an intergovernmental agreement with the Town of Grantwood Village.
- Continued fire protection and emergency services by the Affton and Mehlville Fire Protection Districts.
- Issuance of business licenses, permits, and inspections as applicable.

Because of the unique nature of the undeveloped annexation area, other services may be provided in the future.

3. **Identify Barriers to Service Delivery** – The Village has considered this category and believes there are minimal barriers to provide an effective delivery of services to the area,

given its proximity to the Village, access via adjacent roads and the fact that the annexation area is largely undeveloped.

4. **Policies for Acceptance for Maintenance and New Construction/Installation of Private Roads, Sidewalks, Driveway Approaches, Street Lights, Subdivision Common Ground, and Parkland** – the Village does not have any specific policies in the area to be annexed regarding acceptance of the private roads, sidewalks, driveway approaches, street lights, subdivision common ground and park land for maintenance and/or new construction/installation. It is believed that upon request any improvement that meets the Village’s standards will be accepted for maintenance.

5. **Effective Date of Service** – Grantwood Village anticipates acceptance of all responsibilities associated with the annexation of this property within six (6) months following the date of the election, or such earlier date as allowed by law, if any.

**D. ZONING/LAND USE**

1. **Land Use Categories as Percentage of Area** – The review of land use in the proposed annexation area has determined that the property to be annexed has been zoned by St. Louis County to include the following types of zoning: MXD (Mixed Use Development), NU (Non-Urban), as well as some FP (Flood Plain) overlay districts. However, as stated herein, the property to be annexed is largely undeveloped and contains no habitable residences, as reflected below:

**Table Eleven**

<b>Type of Land Use in the Annexation Area</b>	<b>Percentage (%) of this Type of Use</b>
Commercial	15% (estimate)
Industrial	0%
Institutional/Government	0%
Single family	0%
Multiple family	0%
Vacant	85% (estimate)

2. **Zoning Maps**

- (a) Current Zoning Map – See Exhibit A
- (b) Proposed Zoning Map – See Exhibit D

3. **Description of the Relevant Zoning and Land Use Changes after Annexation**

– The Village intends to allow residential and possible future recreational, commercial uses or commercial uses that are already in existence, subject to flood plain and density restrictions and consistent with the immediate surrounding uses of low density residential, parks, trails and schools. To the extent the Village’s current zoning ordinance does not contemplate such current uses, the zoning ordinance may be amended from time to time to reflect such uses.

4. **Non-conformities in the Area to be Annexed**

– Because the annexation area is largely undeveloped, Grantwood Village does not anticipate any non-conformities being created in the proposed annexation area by this change in jurisdiction. To the extent the Village’s current zoning ordinance does not contemplate current uses, the Village’s zoning ordinance may be amended from time to time as necessary.

5. **Regulations that would Affect the Annexation Area**

– A portion of the Annexation area is within designated flood plain. The Village has a Flood Plain Management ordinance in place that, in the event properties within the annexation area that are designated flood plain wish to undergo further development, will be required to conform to the Village’s Chapter on Floodplain Management.

6. **Prospective Development(s) that may be Affected Directly or Indirectly by the Proposed Boundary Change**

– The Village is not aware of any pending or prospective development that would be affected directly or indirectly by the proposed boundary change at this time. The annexation area is largely undeveloped (see Table Eleven, above), but permitting



annexation of the property would allow the Village to ensure that consistent and compatible uses are permitted in the future. As to the portion that is developed, the Affton Athletic Association is also affected by this annexation, as Grantwood Village effectively would annex all area of the Affton Athletic Association serviced by access from McNary Road, as indicated on the annexation plan map. The intent to annex has been conveyed to the Affton Athletic Association and has met with their approval. The annexation would, in no way, adversely affect the provision of services, or represent a change in tax status or fees due from the Affton Athletic Association, post-annexation.

7. **Code Compliance for Ongoing Development Projects** – There are no known developments under review or under construction within the annexation area, so there are no anticipated code compliance issues.

8. **Significant Growth Potential in First Three (3) Years** – As stated above, no new developments have been identified in the proposed annexation area. Given the limited amount of development in the area over the past several years, the Village does not believe significant growth in this area will occur in the defined timeframe due to factors including the economy, limited infrastructure, and the existing land use pattern.

## E. SUMMARY

Based upon the information provided in the preceding sections, the Village believes this proposed annexation proposal is in the best interest of Grantwood Village, the areas of the County next to such a proposed boundary, and the remaining unincorporated areas affected by the proposal for the following reasons:

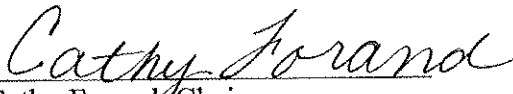
- ***Affected Municipality.*** Many of the characteristics of the annexation area are similar to current conditions in Grantwood Village and create a natural extension of the Village's boundary to include this area of common interest. With the addition of this proposed annexation area, the Village will be in a position to protect its boundaries from incompatible development proposals, which lead to increased stormwater runoff and erosion of the natural drainage system. Additionally, controlling development in this area allows for the conservation of trees and sensitive lands, which increases the property values of all surrounding parcels of ground. Moreover, after consulting with residents of the Village who have voiced their support for this proposal, the Board of Trustees has determined that it is in the Village's best interest to endorse this proposed boundary adjustment.
- ***Areas of the County next to Such a Proposed Boundary.*** With the annexation of this proposed area by Grantwood Village, properties remaining in the unincorporated County will benefit from the protection of land from development pressures promoting unsuitable proposals for sensitive sites. Accordingly, these adjoining properties will have a high level of expectation relating to the future land use and development patterns in the proposed annexation area. Grantwood Village will be in a unique position to protect the surrounding neighborhoods from development which creates potentially dangerous traffic scenarios and) increases the likelihood of flood damage to the area. Throughout this process, the Village has remained in communication with, and worked in shared interest with the surrounding neighborhoods of Grant's Forest, Bridlewood Estates, Clydesdale Estates, Sunset Hills Estates, and Tara Hills. Grantwood Village, along with the Village of Lakeshire, is the only directly adjacent municipality, and, as such, the Village considers it a responsibility to represent the interests of other unincorporated neighborhoods surrounding the area proposed for annexation.
- ***Unincorporated Areas Affected by the Proposal.*** The loss of these properties, because they are primarily undeveloped, will have a minimal impact on tax revenues for St. Louis County, since sales tax distribution is premised on population. The annexation of this proposed area will help continue to shape the growth of this area.

### SECTION 3 – CERTIFICATIONS

- i. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.i, I certify that the area covered by the proposal includes an unincorporated area which is less than fifty percent (50%) of the combined land of the proposed annexation area and the Town of Grantwood Village.

  
Cathy Forand  
Cathy Forand, Chairman

- ii. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.ii, I certify that I am aware of no platted subdivisions being split by the proposal for the boundary change.

  
Cathy Forand  
Cathy Forand, Chairman

- iii. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.iii, I certify that I am not aware of any overlap with any other proposals before the St. Louis Boundary Commission of the annexed area covered by the Village's proposal.

  
Cathy Forand  
Cathy Forand, Chairman

- iv. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.iv, I certify that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the municipality which is proposing the annexation.

  
Cathy Forand, Chairman

- v. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.v, I certify that one (1) copy of the Village's most recently adopted budget and audit report have been provided to the office of the Boundary Commission, along with twenty-one (21) copies of this proposal.

  
Cathy Forand  
Cathy Forand, Chairman

- vi. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.vi, I certify that the Town of Grantwood Village will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., and that the Town of Grantwood Village has paid the application fee, if any, and will pay any expenses incurred by the Boundary Commission in excess of such application fee, if any.

  
Cathy Forand  
Cathy Forand, Chairman



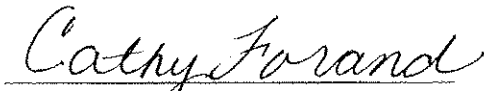
vii. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.vii, I certify that identical copies of the proposal have been either mailed or delivered to:

- (a) The St. Louis County Clerk; and
- (b) The clerks of all municipalities contiguous with the area covered by this proposal, which is believed to constitute only the City of Lakeshire.

  
Cathy Forand  
Cathy Forand/Chairman

viii. Consistent with and pursuant to the Rules of the Boundary Commission, St. Louis County, Art. V, Section C.2.b.viii, I certify that the proposed boundary change:

- (1) Contains no more than sixty percent (60%) of the area subject to a previous boundary change which was disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change.
- (2) Does not contain any unincorporated area which is currently in an established unincorporated area.

  
Cathy Forand, Chairman

## **SECTION 4 – SUPPORTING DOCUMENTS**

**CERTIFICATION OF ORDINANCE**

I, Rich Muraski, as Village Clerk of the Town of Grantwood Village, St. Louis County, Missouri, do hereby certify that the attached constitutes a full, true and complete copy of Ordinance No. 646.10, passed and approved by the Board of Trustees of the Town of Grantwood Village, Missouri on the 30th day of June, 2010.

  
Rich Muraski, Village Clerk

Dated as of this 30th day of June, 2010.



BILL NO. 646

ORDINANCE NO. 646.10

**AN ORDINANCE ADOPTING THE ANNEXATION BOUNDARY CHANGE PROPOSAL OF CERTAIN UNINCORPORATED TERRITORY IN ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, the Town of Grantwood Village desires to annex certain unincorporated territory in St. Louis County contiguous to the Village as hereinafter described; and

**WHEREAS**, the Village has previously submitted an official map plan ("Map Plan") in conformance with the requirements of Chapter 72 of the Revised Statutes of Missouri, as set forth in Exhibit 1, hereto; and

**WHEREAS**, the Board of Trustees now desires to submit a proposal ("Plan of Intent") to annex certain unincorporated territory in St. Louis County identified as Proposed Area "B" on the previously-filed Map Plan, all as set forth in Exhibit 1 hereto, and pursuant to Chapter 72 of the Revised Statutes of Missouri;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANTWOOD VILLAGE, AS FOLLOWS:**

- Section 1.** The Board of Trustees adopts the Plan of Intent in substantially the form attached hereto as Exhibit 2 and incorporated herein by this reference as the proposal of Grantwood Village for annexation of territory located in unincorporated St. Louis County for the current planning cycle as contemplated by Chapter 72 of the Revised Statutes of Missouri.
- Section 2.** The Plan of Intent submitted is consistent with the Rules of the St. Louis County Boundary Commission and Chapter 72 of the Revised Statutes of Missouri.
- Section 3.** The Chairman of the Board of Trustees is hereby authorized and directed to submit such Plan of Intent to the St. Louis County Boundary Commission for the annexation of the aforesaid territory identified as Proposed Area B in the previously-submitted Map Plan located in unincorporated St. Louis County, Missouri.
- Section 4.** This ordinance shall be in full force and effect from and after its passage by the Board of Trustees.

This Bill was passed and approved this 30th day of June, 2010, by the Board of Trustees of the Town of Grantwood Village, Missouri after having been read by title or in full two times prior to passage.

Cathy Forand  
Cathy Forand, Chairman

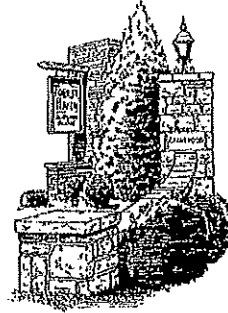
ATTEST:  
Rich Muraski  
Rich Muraski, Village Clerk



**EXHIBIT 1 – MAP PLAN**

*Town of Grantwood Village*

One Missionary Ridge  
St. Louis, MO 63123-2044  
Phone: 842-4409 • Fax: 842-8837



June 29, 2006

St. Louis County Boundary Commission  
168 N. Meramec Avenue, Suite 140  
St. Louis, Missouri 63105

Dear Boundary Commission:

Pursuant to the regulations for annexation promulgated by the St. Louis County Boundary Commission, the Town of Grantwood Village is hereby transmitting the required map plan for the identified portion of unincorporated territory in St. Louis County.

The Village further certifies that the attached map represents its official map plan proposal in conformance with the requirements set forth in §72.423 R.S.Mo.

Furthermore, the Village designates the following administrative representative as the contact person who has the authority to act on its behalf regarding this map plan and other matters related to the annexation proposal:

Robert A. Prebil, Chairman  
Town of Grantwood Village  
#1 Missionary Ridge  
St. Louis, MO 63123

If you have any questions regarding the attached map and or this transmission, please contact me.

Sincerely,

Robert A. Prebil  
Chairman

**A RESOLUTION**

Resolution No. 593-06

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**WHEREAS**, the Town of Grantwood Village desires to have the option of annexing certain unincorporated territory in St. Louis County contiguous to the Village as hereinafter described when and if the best wishes of the Village should warrant;

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF GRANTWOOD VILLAGE, MISSOURI AS FOLLOWS:**

**SECTION ONE:**

The Board of Trustees, upon due consideration, adopts the map plan attached hereto as Exhibit A and incorporated herein by this reference as the plan of Grantwood Village for annexation of territory located in unincorporated St. Louis County for the current planning cycle as contemplated by Sections §72.400 to 72.433, R.S.Mo.

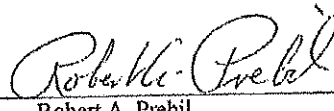
**SECTION TWO:**

The map submitted is consistent with the Rules of the Boundary Commission and Sections §72.400 to 72.433, R.S.Mo.

**SECTION THREE:**

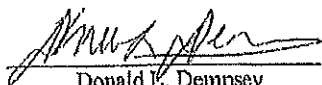
The Chairman of the Board of Trustees is hereby authorized and directed to submit such Map Plan to the St. Louis County Boundary Commission for the annexation of the aforesaid territory located in unincorporated St. Louis County.

**PASSED BY THE BOARD OF TRUSTEES FOR THE TOWN OF GRANTWOOD VILLAGE,  
MISSOURI, ON THE 28<sup>TH</sup> DAY OF JUNE, 2006.**



Robert A. Prebil  
Chairman of Board of Trustees

ATTEST:



Donald E. Dempsey  
Village Clerk



## **EXHIBIT A**

**4 Pages**

(See Attached Maps)

### **Proposed Area "A"**

This entire tract, a triangular shaped parcel, is contiguous to the Town of Grantwood Village along the Village's eastern border. The tract contains mostly residences, some business and from 10-12 internal streets.

In the following description, the main rights of way are either county roads or state highways. **Rights of Way: Unless otherwise limited by County or State control, the Village contemplates annexation of the south side of Rock Hill Rd., the north side of Gravois, and the entirety of the Laclede Station road portion.**

#### Description:

Beginning at the intersection of Laclede Station Rd. and Rock Hill Rd. moving in a southeasterly direction along the centerline of Rock Hill Rd. (a county road) to the intersection of Rock Hill Rd. and State highway 30 (or Gravois Road). Then, from the intersection of Gravois and Rock Hill Roads, westerly, along the centerline of Gravois Road to the intersection of Gravois Rd. and Laclede Station Rd. Then, northerly along Laclede Station Rd. (the entirety of which is bordered by Grantwood Village on the west, and Proposed Area "A" on the east) to the beginning point (intersection of Rock Hill and Laclede Station Roads).

### **Proposed Area "B"**

This entire tract is presently owned by Grant's Farm Manor, Inc. and includes roughly eight distinct locator numbered parcels—two on the east side of Grant's Trail and the remainder on the west side of the Trail. It is comprised of about 95 acres of substantially undeveloped land. The sale and development of the land, however, is currently in progress. The tract is bordered along its northern edge by Grantwood Village, across Gravois Road. **Rights of Way: Annexation would include to the centerline (from the east) of Musick Road, all of a portion of a private road (McNary) that runs parallel to Grant's Trail, and both sides of Gravois road beginning at Musick, running east to the intersection of Grantview Lane and Gravois Road.**

#### Description:

The property is bounded on the west by Musick Road, on the north by Gravois Road, (primarily opposite Grant's Farm). Along its eastern border lies Cor Jesu Academy and Sunset Memorial Park. It is partially bisected by Grant's Trail. On its southern border is unincorporated St. Louis county residential and Affton Athletic Association. McNary Rd. (northern access to Affton Athletic) also dissects this tract, west of Grant's Trail.

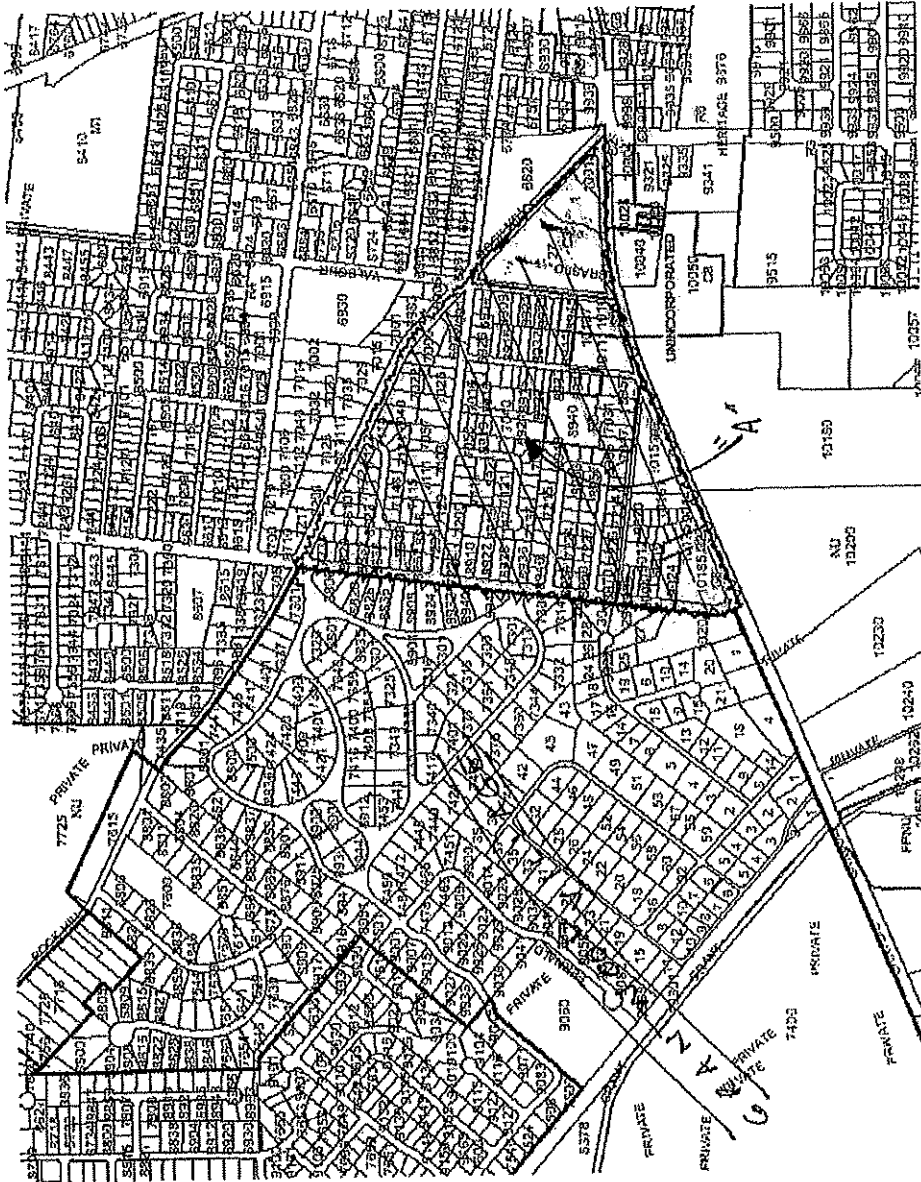
LARGE SCALE MAP PLAN - PROPOSED ANNEXED AREAS OF UNINCORPORATED  
ST LOUIS COUNTY BY GRANTWOOD VILLAGE (See following)



6/13/2006

[http://gis.stlouis-mo.gov/output/publicnew83\\_GIS33160265262894.jpg](http://gis.stlouis-mo.gov/output/publicnew83_GIS33160265262894.jpg)

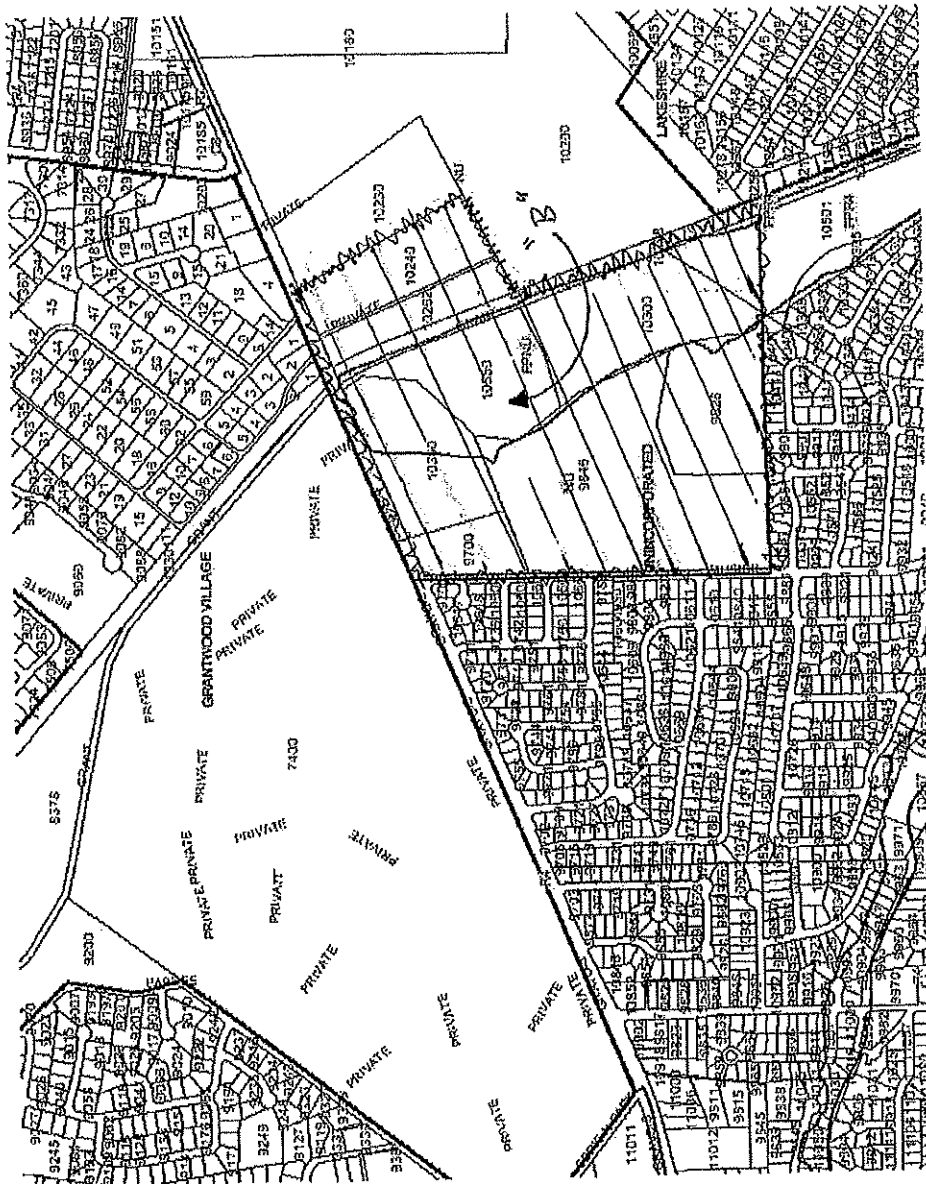
PROPOSED AREA "A"



6/13/2006

[http://gis.stlouisco.com/output/publicnew83\\_GISS90476841021.jpg](http://gis.stlouisco.com/output/publicnew83_GISS90476841021.jpg)

# PROPOSED AREA "B"



**EXHIBIT 2 – PLAN OF INTENT**

## Public Hearing Site Locations

1. Grantwood Village Hall  
One Missionary Ridge  
Grantwood Village, MO 63123  
(314) 842-4409  
Contact: Cathy Forand, Chairman of Board of Trustees
2. Sappington Elementary School  
11011 Gravois Road  
St. Louis, Missouri 63126  
(314) 729-2460  
Contact: Mary Hogan, Principal
3. St. Louis County Boundary Commission  
168 N. Meramec Avenue, Suite 140  
Clayton, MO 63105  
(314) 863-3005  
Contact: Michelle Dougherty, Executive Director

**CUNNINGHAM, VOGEL & ROST, P.C.**  
*legal counselors to local government*

EMILY RUSHING KELLY  
emily@municipallfirm.com

75 W. LOCKWOOD, SUITE ONE  
ST. LOUIS, MISSOURI 63119  
TEL: 314.446.0800  
FAX: 314.446.0801  
www.municipallfirm.com

July 1, 2010

Board of Trustees of Grantwood Village  
1 Missionary Ridge Drive  
Grantwood Village, MO 63123

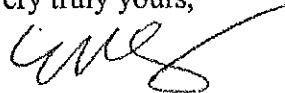
Re: Annexation Boundary Change Proposal

Honorable Trustees:

Pursuant to Article V, Section C.2.c.iii of the Rules of the St. Louis County Boundary Commission, I submit this legal opinion letter with respect to the Village's proposed annexation of certain property identified as Proposed Area "B" in the Village's previously-filed Map Plan, submitted to the Boundary Commission on or about June 29, 2006.

In my capacity as the attorney for Grantwood Village, I have reviewed the proposed Plan of Intent, and to the best of my knowledge, all applicable statutory requirements have been satisfied.

Very truly yours,



Emily R. Kelly  
Village Attorney  
Town of Grantwood Village

Pursuant to Article V, Section C.2.c.iv of the Rules of the St. Louis County Boundary Commission, I certify that the Town of Grantwood Village does not seek any change in fire protection and emergency medical services as a result of the proposed annexation.

---

Cathy Forand, Chairman



## ST. LOUIS COUNTY BOUNDARY COMMISSION

### PROPOSED NOTICE OF ANNEXATION PROPOSAL AND PUBLIC HEARING

In accordance with Chapter 72 of the Revised Statutes of Missouri, notice is hereby given that the St. Louis Boundary Commission will conduct a

Public Hearing on \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_,

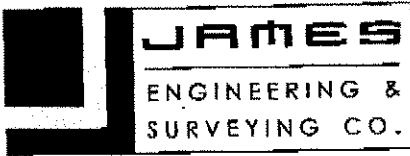
for the purpose of giving interested parties and citizens an opportunity to be heard on the following proposed annexation:

Proposal No. \_\_\_\_\_. A proposal for a boundary change submitted on July 1, 2010 by the Town of Grantwood Village, Missouri to annex certain unincorporated territory bounded on the west by Musick Road, on the north by Gravois Road, on the east by Cor Jesu Academy and Sunset Memorial Park and on its southern border by unincorporated St. Louis County and Affton Athletic Association, and including to the centerline (from the east) of Musick Road, all of a portion of McNary Road (a private road), and both sides of Gravois Road beginning at Musick Road, running east to the intersection of Grantview Lane and Gravois Road.

The St. Louis Boundary Commission invites public comments on the proposals submitted for public hearing. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing, or, in addition, written comments may be received for a period of twenty-one (21) days after the close of the Public Hearing and will be filed for the reference of the Commission.

A copy of each proposal, which includes the proposing agent, a copy of the map depicting the proposed annexation area, legal description and Plan of Intent and required certifications, as received from the applicant, is available in the office of the St. Louis County Boundary Commission, 168 N. Meramec Avenue, Suite 140, Clayton, MO 63105 during regular business hours, 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 3:00 p.m. If you have any questions regarding the proposal schedule for public hearing, please contact the St. Louis County Boundary Commission at 314-863-3005.

Persons requiring an accommodation to attend and participate in the Public Hearing should contact the St. Louis County Boundary Commission in writing at 168 N. Meramec Avenue, Suite 140, Clayton, MO 63105, or by telephone at 314-863-3005 or TTD 800-735-2966, at least two (2) business days prior to the Public Hearing.



September 30, 2010

**DESCRIPTION OF PROPOSED ANNEXATION AREA "B"  
UNINCORPORATED ST. LOUIS COUNTY, MISSOURI  
FILE CASE NUMBER BC1004**

Tracts of land in U.S. Survey 2994 and 3066, and in Section 21, Township 44 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the southerly corporate limits of the Town of Grantwood Village, as it exists in June, 2010, with the northerly prolongation of the centerline of Musick Road;

thence along the centerline of Musick Road, Southerly 2750 feet, more or less, to the intersection with the westerly prolongation of the southerly limits of Lot 7 of "Musick Road and Gravois Road Consolidation Plat", as recorded in Plat Book 356 Pages 324-326 in the Office of the Recorder of Deeds for St. Louis County;

thence along the southerly limits of said Lot 7, Easterly 2300 feet, more or less, to the intersection with the easterly line of "Grant's Trail", formerly the Union Pacific Railroad, 100 feet wide;

thence along the easterly line of said Grant's Trail, Northerly 2790 feet, more or less, to the southerly line of Gravois Road, as widened in Cause No. 70CC-001249, and said southerly line of Gravois Road, as widened, being also the northerly line of Lot 2 of said Musick Road and Gravois Road Consolidation Plat;

thence along said southerly line of Gravois Road, as widened, Easterly 528 feet, more or less, to the easterly line of said Lot 2;

thence along the northerly prolongation of said easterly line of Lot 2, Northerly 80 feet, more or less, to said southern corporate limits of the Town of Grantwood Village;

thence along said southern corporate limits, Westerly 1850 feet, more or less, to the point of beginning, according to research by James Engineering & Surveying Co., Inc., in June and September, 2010, for Order No. 200583.

### **Proposed Effective Date for Proposed Boundary Change**

The Town of Grantwood Village proposes that the effective date for the proposed boundary change shall be within six (6) months after approval by the voters at an election, or such earlier date as allowed by law, if any.

EXHIBIT A  
MAP OF ANNEXATION AREA

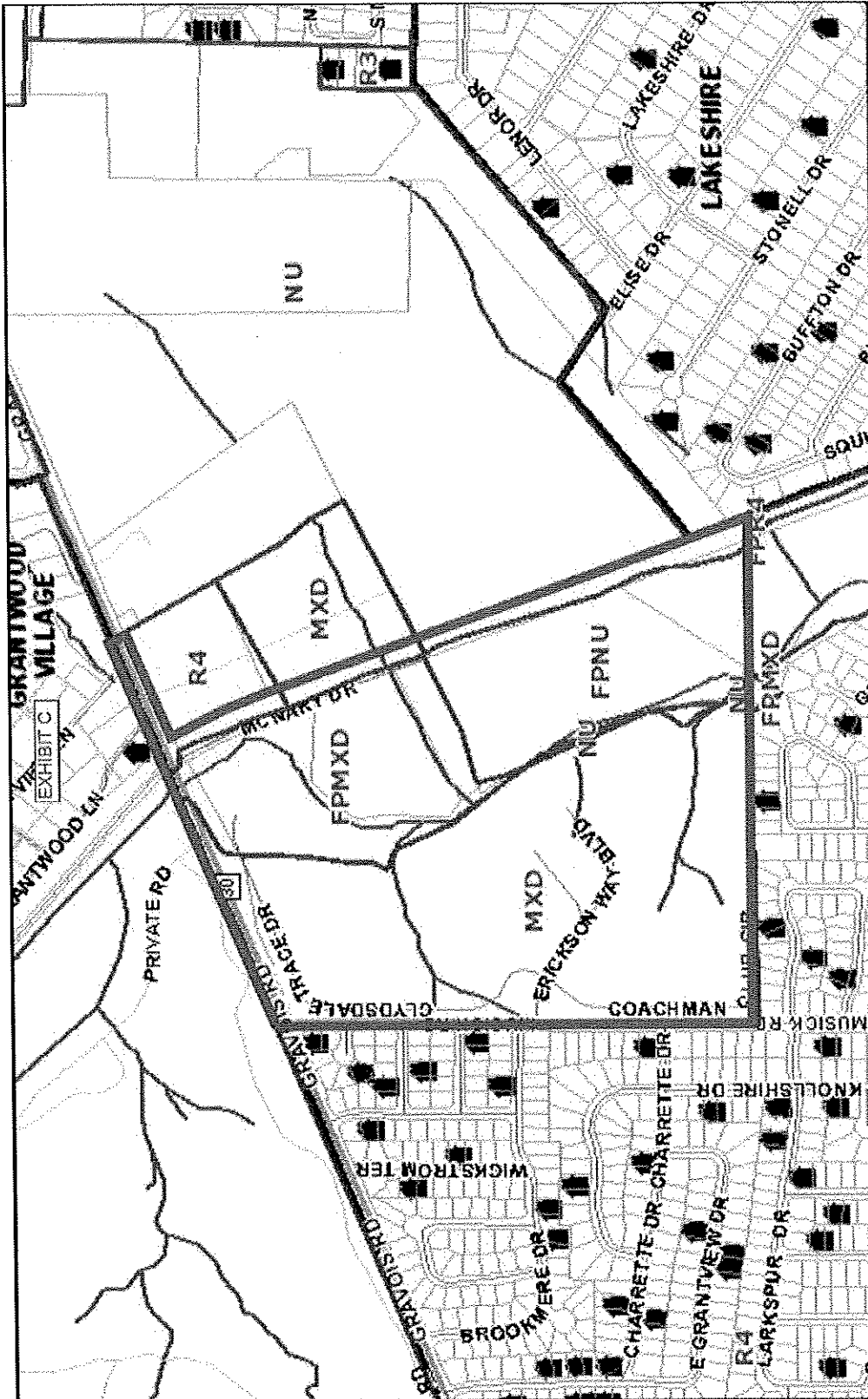


EXHIBIT B  
MAP OF GENERALIZED AREA

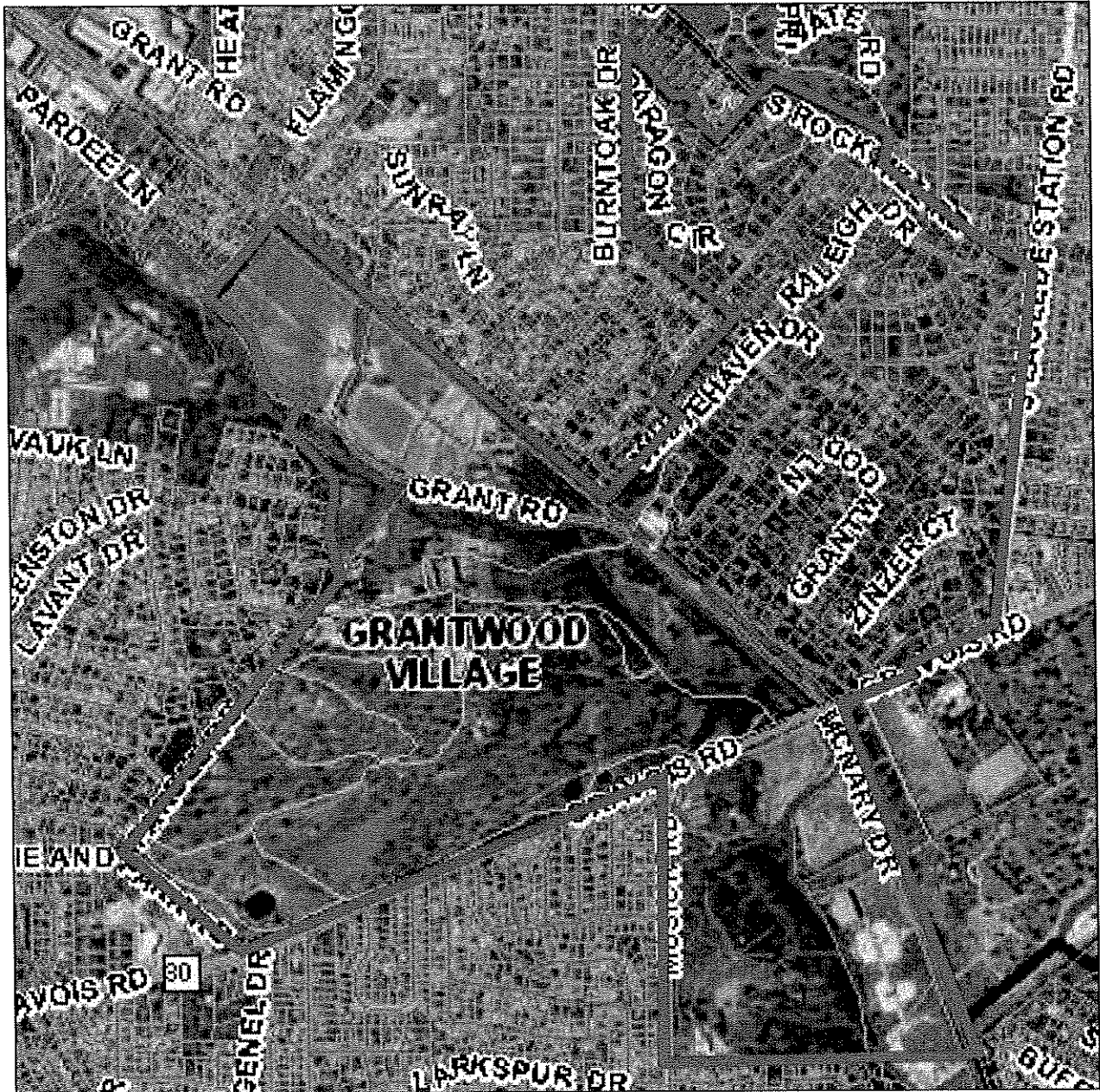


EXHIBIT C

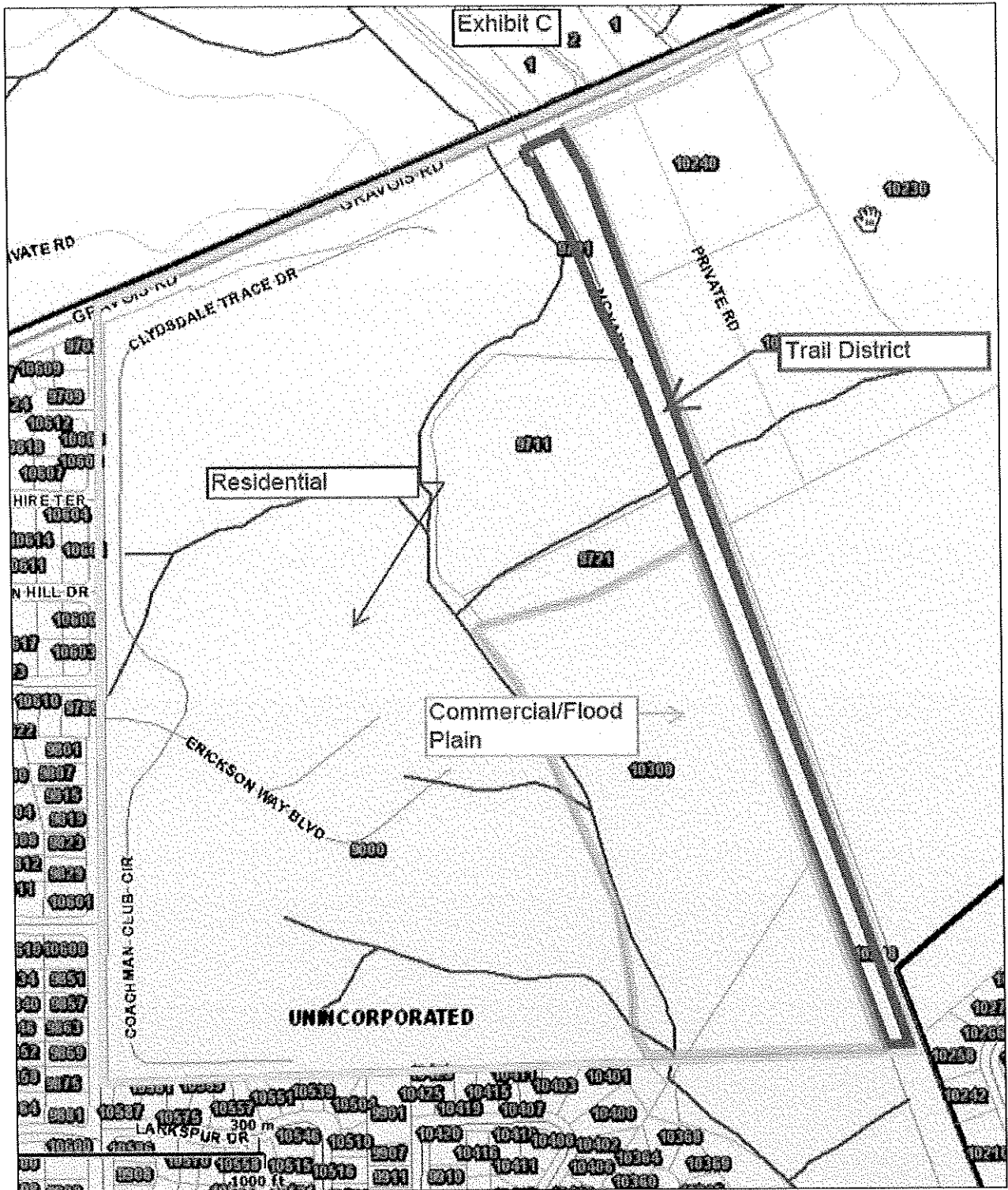


EXHIBIT D  
PROPOSED ZONING MAP

