



Charlie A. Dooley
County Executive

Glenn A. Powers
Director of Planning

November 10, 2010

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

Re: Proposed Town of Grantwood Village Annexation – Area B (BC1004)

Dear Commissioners:

This report represents St. Louis County's analysis of the annexation proposed by the Town of Grantwood Village for Area B. Its submittal is in accordance with the 21 day written comment period provided by state statute. The report is a review of the proposed annexation from the perspective of St. Louis County Government.

Based on our review of the Town of Grantwood Village's Plan of Intent, statements made at the public hearings on September 14 and October 26, 2010, and a comparison of City and County data, St. Louis County Government is opposed to the proposed annexation.

As stated in both Boundary Commission public hearings, Grantwood Village is seeking annexation of Area B for control of future development of the land. St. Louis County Government believes it is best suited to steward any future development of the annexation area. All previous efforts to develop the annexation area land went through St. Louis County's rezoning process which included review by professional staff, consideration by the Planning Commission, and consideration and approval by the St. Louis County Council. If annexation of Area B is allowed, the Boundary Commission will be, in effect, serving as a secondary Planning Commission by making a decision based on past and future efforts to develop the land.

Should the Commission require information in addition to what is contained in this report, we will make every effort to respond to your request in a timely manner.

Sincerely,

A handwritten signature in black ink that reads "Glenn A. Powers". The signature is written in a cursive style with a large, looped initial 'G'.

Glenn A. Powers
Planning Director

PROPOSED ANNEXATION BY THE TOWN OF GRANTWOOD VILLAGE

AREA B

**Report on BC1004
Prepared by St. Louis County Department of Planning
Submitted to St. Louis County Boundary Commission
November 10, 2010**

I. INTRODUCTION

A. Purpose of Report

The purpose of this report is to provide information regarding a proposed annexation of 107 acres of unincorporated St. Louis County by the Town of Grantwood Village. This analysis is primarily based on a review of the Plan of Intent that was modified and resubmitted to the Boundary Commission on September 24, 2010; two public hearings, one held on September 14, 2010 and another held on October 26, 2010; and a comparison of municipal and county data.

B. History of Boundary Change Proposals in Area

The Town of Grantwood Village was incorporated in 1937 and annexed unincorporated territory in 1946, 1966, and 1998. The area currently proposed for annexation (Area B) has not been the subject of a prior annexation.

II. GEOGRAPHIC INFORMATION

A. General Description of the Area Proposed to be Annexed

The Town of Grantwood Village originally submitted an annexation proposal for a 123 acre area. At the request of Cor Jesu Academy, two parcels totaling approximately 16 acres (10240 and 10270 Gravois Road) have been eliminated from the annexation proposal. The modified proposal now totals approximately 107 acres in size. The modified annexation area is generally bounded by Gravois Road to the north; Musick Road to the west; Clydesdale Estates subdivision, Tara VI subdivision, and Affton Athletic Association to the south; Grant's Trail north to Gravois Road to the east; and a section of Gravois Road extending eastward past Grantview Lane. Basic data for the proposed annexation area are provided in Table 1.

TABLE 1

| BASIC ANNEXATION AREA DATA | | | |
|---------------------------------|------------------|-----------------------------|----------------------|
| Area ¹ | 107.3 acres | | |
| Population ¹ | 0*, (9)* | | |
| Housing Units ¹ | 3 | | |
| Assessed Valuation ¹ | Taxable | Tax-exempt | Taxable & Tax-exempt |
| Real Property | \$501,420 | \$1,767,220 | \$2,268,640 |
| Personal Property | \$0 | N/A | \$0 |
| Sub-Totals | \$501,420 | \$1,767,220 | \$2,268,640 |
| | | Total Assessed Value | \$2,268,640 |

Sources:

¹ St. Louis County Department of Planning.

*2010 Population of "Area B."

**2000 U.S. Census population for "Area B."

B. Existing Land Use and Zoning

Land Use. The proposed annexation area is comprised of a total of seven parcels, four of which are vacant and three of which are recreational. There are three single-family residences located on the vacant parcel at 9000 Musick Road. Currently, all of the residential properties are

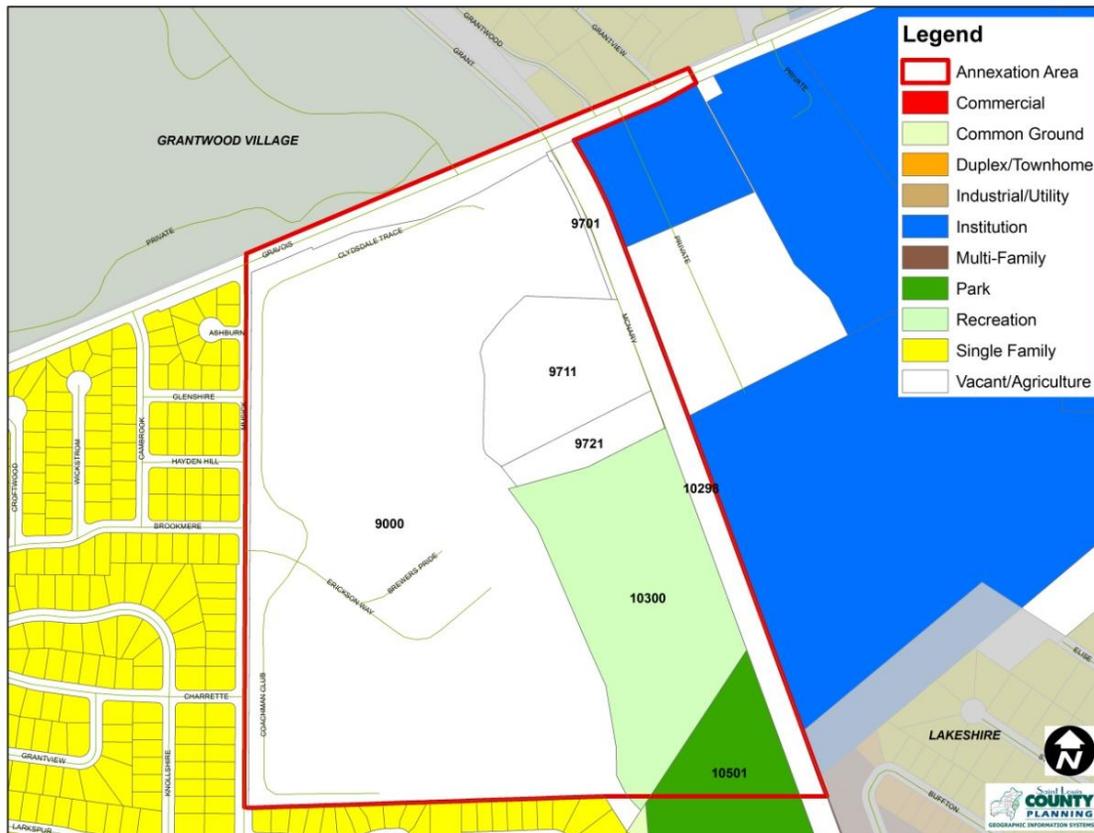
unoccupied. The existing land use and parcel ownership for the proposed annexation area are listed in Table 2.

TABLE 2

| EXISTING LAND USE | | |
|-------------------|----------------------|-----------------------------|
| Land Use | Address | Ownership |
| Vacant | 9000 Musick Road | St. Louis Campus L.L.C.* |
| | 9701 McNary Road | St. Louis Campus L.L.C.* |
| | 9711 McNary Road | St. Louis Campus L.L.C.* |
| | 9721 McNary Road | St. Louis Campus L.L.C.* |
| Recreational | 10300 Gravois Road | Aftton Khoury League Assoc. |
| | 10501 Tesshire Drive | Aftton Athletic Association |
| | 10298 Gravois Road | Gateway Trailnet, Inc. |

*Note: As indicated at the public hearing on September 14, 2010, the property owner is in bankruptcy and the properties are being held by deed of trust by Sovereign Bank.

MAP 1: EXISTING LAND USE



Zoning. The proposed annexation area contains five zoning districts: MXD, FPMXD, NU, FPNU, and R4. The “MXD” Mixed Use Development District permits developments including a mixture of residential, commercial, industrial, cultural, and institutional uses in a single structure or multiple structures. The purpose of this designation is to encourage a diversity of uses in unified projects located close to major roadways and intersections and to promote innovative and energy

conscious design, efficient and effective circulation systems, conservation of land resources, a variety of housing types, reduction in auto use and the location of employment and retail centers closer to higher density housing. Four properties within the proposed annexation area affiliated with the Erickson Retirement Community development are zoned MXD or FPMXD.

The "NU" District encompasses areas within which rough natural topography, geological conditions, or location in relation to urbanized areas create practical difficulties in providing and maintaining public roads, and public or private utility services and facilities. This district is also assigned to those areas where specific potential development patterns have not been identified or where significant non-urban uses have been established. Single-family homes and churches on lots of three or more acres are permitted uses in the NU District. The Affton Athletic Association and Affton Khoury League Association properties are zoned FPNU.

Both the MXD and the NU district have areas in the flood plain and, therefore, are zoned FPMXD and FPNU, Flood Plain Mixed Use Development District and Flood Plain Non-Urban District. As such, the MXD and NU Districts constitute the underlying zoning and the FP Districts constitute an "overlay" district. The FP District regulations control in the case of any conflict between the FP regulations and the regulations otherwise applicable to any property by virtue of its "underlying" zoning.

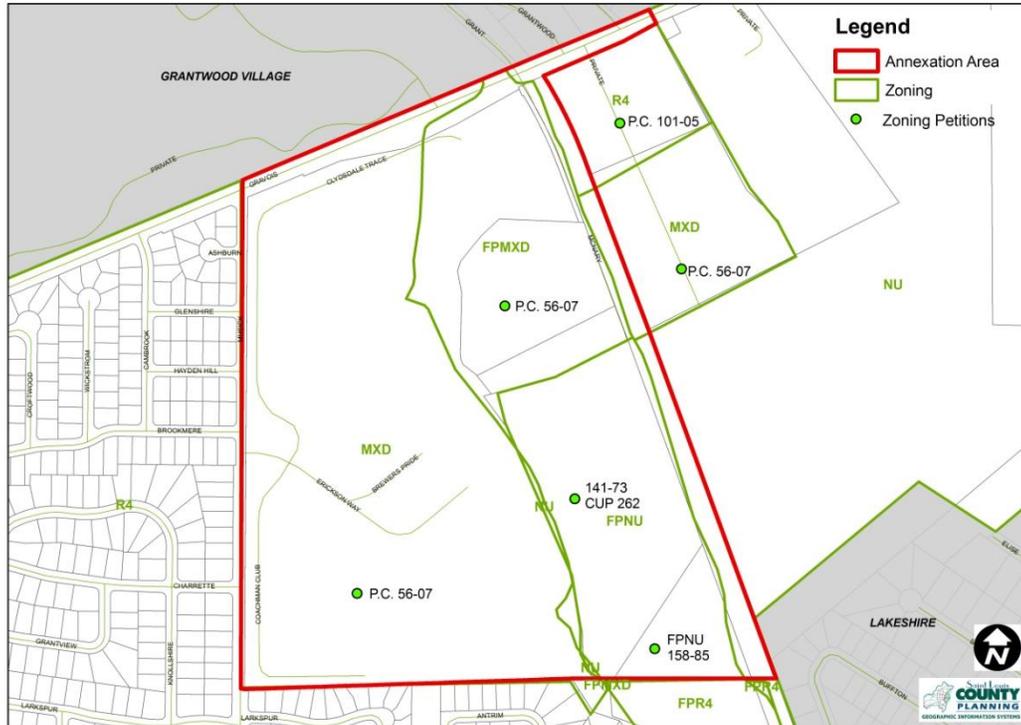
Finally, the area includes the "R-4" 7,500 square foot Residence District.

The most recent zoning activity in the proposed annexation area was P.C. 56-07. This zoning petition was proposed under the auspices of St. Louis Campus, L.L.C., a limited liability company created by the Erickson Corporation. The request was for a change in zoning from NU Non-Urban District, R-4 7,500 square foot Residence District and FPR-4 Flood Plain 7,500 square foot Residence District to MXD Mixed Use Development District and FPMXD Flood Plain Mixed Use Development District in order to develop the property as an Erickson Retirement Community (also known as a Continuous Care Retirement Community). This request did not include the Affton Athletic Association property, or a 5.95 acre tract of land located on the south side of Gravois Road, just west of Cor Jesu Academy.

The proposal included independent housing units, assisted care units, and nursing home beds for the elderly. In addition to residential units, community facilities for those residents were proposed, which included financial institutions, doctor's offices, movie theater, recreational facilities, restaurants, retail sale of convenience items, pharmacy, chapel, and beauty/barber shop. The project included approximately 1,500 independent housing units for the elderly, with accessory assisted living units for the elderly and nursing home beds. The assisted living units and nursing home beds were intended to serve persons from the independent living units, as their needs changed.

The St. Louis County Planning Commission recommended approval of the proposal, and the County Council concurred, adopting MXD Ordinance 23,519 on February 7, 2008. The Site Development Plan was approved, and a "welcome center" for sales and display of the units was completed and opened. Unfortunately, economic conditions forced the abandonment of this development by the Erickson Corporation. Although the welcome center facility is still in place, the majority of the property included in P.C. 56-07 remains as it was in 2005.

MAP 2: ZONING



C. Comparison of Municipal and County Zoning

Only limited information is provided in the Plan of Intent regarding the details of Grantwood Village's zoning districts. The Plan of intent states that Grantwood Village intends to allow residential and commercial uses, subject to flood plain and density restrictions, that are consistent with the immediate surrounding uses of low density parks, residences, trails, and schools. The Plan of Intent states that to the extent Grantwood Village's current zoning ordinance does not contemplate current uses, the ordinances may be changed to reflect such uses. As stated in their Plan of Intent, the Town of Grantwood Village has a Flood Plain Management ordinance. Any property being developed in the flood plain would be subject to this ordinance.

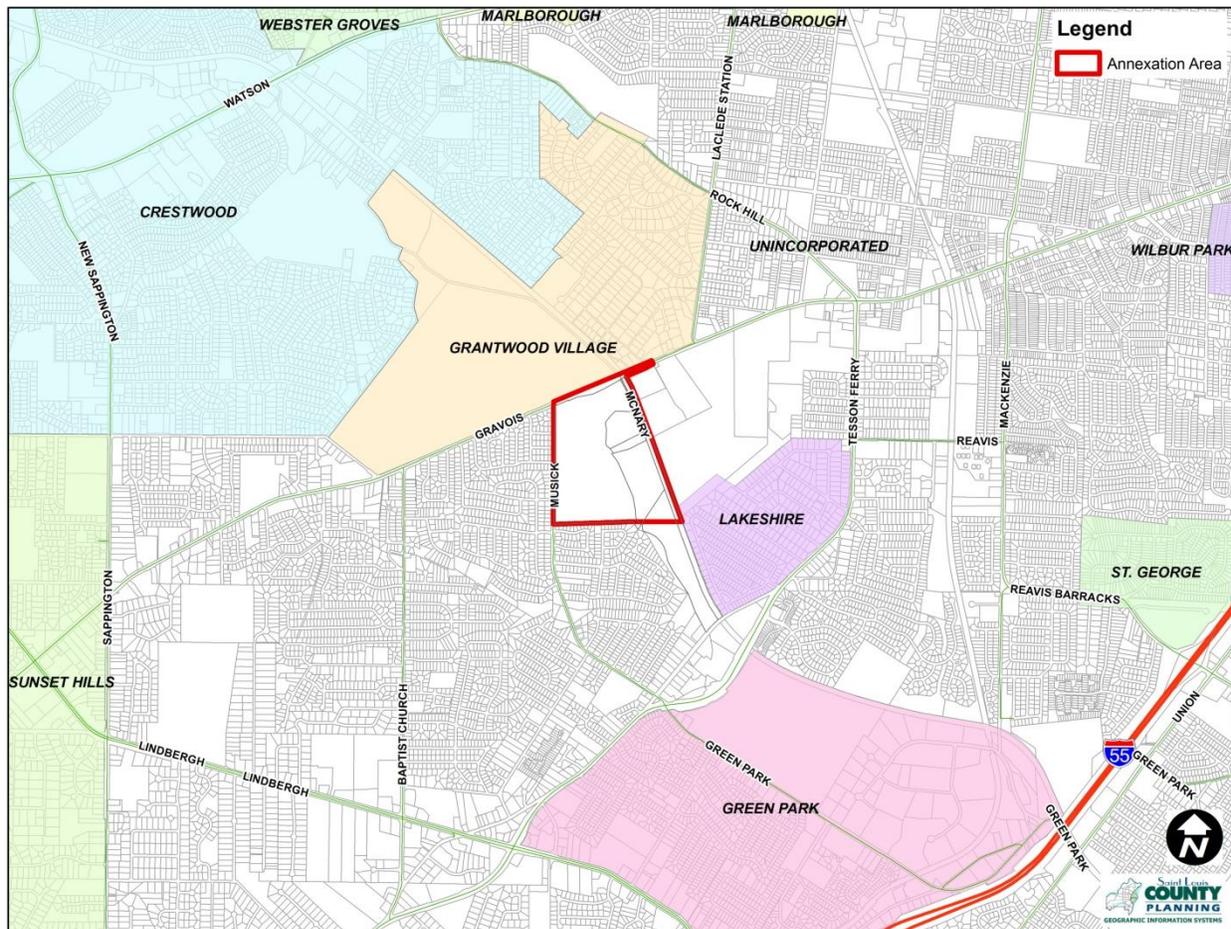
D. Compactness and Other Boundary Issues

Missouri state statutes outline several factors for the Boundary Commission to consider in reviewing proposed boundary changes, including the "creation of logical and reasonable municipal boundaries in the county" and the compactness of the area. St. Louis County believes that annexation "Area B" does not create logical and reasonable municipal boundaries nor is it completely compact. In fact, "Area B", as described in the Town of Grantwood Village's Plan of Intent, creates several problematic boundary issues.

First, the annexation of "Area B" does not create logical and reasonable municipal boundaries. Currently, Grantwood Village's municipal limits are wholly located north of the right-of way of Gravois Road, which is a four-lane state roadway and logical manmade boundary. Consequently, although the entire length of the municipality's southern boundary fronts Gravois Road, none of Gravois Road is actually in Grantwood Village's jurisdiction. The 4.9 mile length of Gravois Road from the City of St. Louis limits to Sappington Road is, in fact, wholly located in unincorporated St.

Louis County. The annexation of “Area B” would extend the municipal limits south of Gravois Road in an odd configuration of parcels and include the right-of-way of Gravois Road. Therefore, jurisdictional boundaries would change abruptly for a small segment of the roadway. The extension across Gravois Road also creates an irregular municipal boundary (see map).

MAP 3: ANNEXATION BOUNDARY



Second, with regard to compactness, it should be noted that the modified annexation area boundary is unusually configured in that the property at 10240 Gravois (owned by Cor Jesu Academy) was removed from the original proposal, but the Gravois Road frontage remains. It is presumed that by keeping the right-of-way of Gravois Road in the modified proposal, the 15 percent contiguity requirement is satisfied. According to St. Louis County’s calculations, the annexation area is roughly 19.5 percent contiguous, but without the Gravois Road frontage, it would be just 15 percent contiguous. Again, this contiguity does not result in more logical or reasonable boundaries.

Third, Grantwood Village has configured the southern boundary of the annexation area so that four parcels are split. Based on the legal description, four parcels are divided to create a straight line southern boundary: 9000 Musick Road. (St. Louis Campus, LLC.), 10300 Gravois Road (Affton Khoury League Association), 10501 Tesshire Drive (Affton Athletic Association), and 10298 Gravois Road. (Gateway Trailnet). This configuration leaves the four parcels in two different jurisdictions, making the delivery of services difficult to deliver and administer.

Finally, Grantwood Village creates an additional boundary issue with their intent to annex to the

center line of Musick Road as part of the annexation area’s western boundary. Musick Road is in the County Road System (CRS) and maintained by St. Louis County. The St. Louis County Department of Highways & Traffic is opposed to annexation boundaries that run down the middle of roadways. This situation makes maintaining one half of the road very difficult for maintenance crews and can be confusing to motorists. Instead, the Department of Highways & Traffic prefers that annexation boundaries do not split roadways so that the department can provide maintenance to the entire roadway.

III. FINANCIAL IMPACTS OF PROPOSED ANNEXATION

The Town of Grantwood Village levies both a property tax (\$0.225) and a personal property tax (\$0.261) that are in addition to the St. Louis County property tax and personal property tax. Grantwood Village’s sales tax rate is 7.925 percent, which is one percent higher than the unincorporated St. Louis County rate of 6.925 percent. The additional one cent sales tax is dedicated in equal amounts to capital improvements as well as parks/storm water improvements. As a “pool” sales tax city, Grantwood Village shares sales tax revenue with a group of other municipalities and unincorporated St. Louis County. “Pool” sales tax revenues are distributed on a per capita basis. Grantwood Village’s utility rate is 2%, which is less than the St. Louis County rate of 5%. Grantwood Village does not offer a Sewer Lateral Repair Program for its residents and therefore does not charge a fee. Unincorporated St. Louis County property owners pay an annual fee of \$28.00.

A. Impact on Property Owners

Annexation by the Town of Grantwood Village would result in a higher property tax, personal property tax, and sales tax for any future property owner in the annexation area. The utility tax rate would decrease for property owners. A tax rate comparison between Grantwood Village and unincorporated St. Louis County is provided in Table 3.

TABLE 3

| 2010 CITY AND COUNTY TAX RATES ^{1, 2} | | |
|--|---------------------------|---------------------------------|
| Taxes/Fees | Town of Grantwood Village | Unincorporated St. Louis County |
| City Property Tax | | |
| <i>Residential</i> | \$0.225 | N/A |
| <i>Agricultural</i> | \$0.433 | N/A |
| <i>Commercial</i> | \$0.214 | N/A |
| City Personal Property Tax | \$0.261 | N/A |
| County Property Tax ^{3, 4} | \$0.523 | \$0.523 |
| County Personal Property Tax ⁴ | \$0.523 | \$0.523 |
| Sales Tax | 7.925% | 6.925% |
| Utility Tax | 2.0% | 5.0% |
| Sewer Lateral Fee | N/A | \$28.00 |

Notes:

- ¹ Tax rates provided are those most commonly levied by municipalities, but may not represent all taxes and fees collected.
- ² It should be noted that Missouri state statutes require taxing jurisdictions, including municipalities, to set their property tax rates by October 1. Grantwood Village has indicated that the town’s residential property tax rate will increase from \$0.219 to \$0.225.
- ³ The St. Louis County property tax rate of \$0.523 applies to residential, commercial, and agricultural property.

Property taxes are based on a rate per \$100.00 of assessed value. A property owner in Grantwood Village pays a city property tax in addition to the county property tax. Based on the residential rate of \$0.2250, an owner of a house in Grantwood Village with an appraised value of \$100,000 would pay an additional \$42.75 in property taxes to the village. Owners of real property in St. Louis County pay the county property tax rate of \$0.523 regardless of whether the property is in a municipality or in unincorporated St. Louis County.

Personal property taxes are based on a rate per \$100.00 of assessed value. Grantwood Village levies a personal property tax rate of \$0.261. In Grantwood Village, the owner of a vehicle with an assessed value of \$5,000 would pay an additional \$13.05 in personal property taxes to the municipality. Owners of personal property in St. Louis County pay the county property tax rate of \$0.523 regardless of whether the owner resides in a municipality or in unincorporated St. Louis County.

The sales tax rate in Grantwood Village is 7.925 percent, which is one percent higher than the sales tax rate in unincorporated St. Louis County (6.925 percent). Since there is no commercial retail property currently within the area proposed to be annexed, there will be no effect on retail store purchases. However, it should be noted that when purchasing a vehicle or boat, the sales tax rate applied is based on where the purchaser lives, not on where the vehicle is purchased. For example, with the purchase of a \$20,000 vehicle, any Grantwood Village resident would pay \$200.00 more in sales taxes than a resident of unincorporated St. Louis County. This increase in sales taxes would apply to any future residents of the annexation area.

Grantwood Village's utility rate on electricity is limited to a two percent franchise fee per state law. Unincorporated St. Louis County's rate is five percent.

Grantwood Village does not offer a program to its residents for the repair of sewer laterals and therefore does not levy a fee. When no fee is levied, all sewer lateral repairs become the responsibility of the homeowner. Unincorporated St. Louis County residents pay \$28.00 a year. St. Louis County operates the largest sewer lateral program in the area and does not require the property owner to pay a share of the cost of the sewer lateral repair.

B. Impact on St. Louis County

The total annual revenue loss that County Government could experience as a result of the proposed annexation is estimated to be \$2,792.20. A breakdown of County revenue loss by funding source is provided in Table 4.

TABLE 4

| ESTIMATED ANNUAL COUNTY REVENUE LOSS FROM THE PROPOSED ANNEXATION | |
|--|------------------------|
| | Annexation Area |
| Sales Tax ¹ | \$835 |
| Utility Tax ² | \$178 |
| Highway User Tax ³ | \$1,197 |
| County Road and Bridge Tax ³ | \$526 |
| Cigarette Tax ⁴ | \$29 |
| Cable TV Tax ³ | \$27 |
| TOTAL | \$2,792 |

Note:

Based on current status of property, not yet developed.

Sources:

¹ Estimate based on \$116.00 per capita less the County annexation adjustment.

² Assumes average annual utility bill of \$2,000 and a 5% utility tax for residential units; non-residential estimates are not accurate at a small area level.

³ Estimate by the St. Louis County Department of Highways and Traffic.

⁴ Estimate by the St. Louis County Department of Planning.

C. Impact on Annexing Municipality

Table 5 compares the Town's and the County's estimates of new revenues for Grantwood Village if the annexation is successful.

TABLE 5

| CITY AND COUNTY ESTIMATE OF GRANTWOOD VILLAGE'S NEW ANNUAL REVENUES | | |
|--|------------------------------------|---|
| Source | County Estimated Amount | City Estimated Amount ⁶ |
| Sales Tax ^{1,4} | \$1,044 | \$624 |
| Utility Tax ^{2,4} | \$178 | -- |
| Highway User Tax ³ | \$207 | -- |
| County Road and Bridge Tax ³ | \$526 | -- |
| Cigarette Tax ⁴ | \$29 | -- |
| Cable TV Tax ³ | \$27 | -- |
| Property/Personal Property Tax ⁵ | \$3,214.67 | \$3,214.67 |
| Licenses and Permits ⁵ | \$50 | \$50 |
| TOTAL | \$5,225.67 | \$3,888.67 |

Sources:

¹ County estimate based on \$116 per capita.

² County estimate assumes average annual utility bill of \$2,000 with utility gross receipts tax rate of 5% for residential units; non-residential estimates are not accurate at a small area level.

³ County estimate by the St. Louis County Department of Highways and Traffic.

⁴ County estimate by the St. Louis County Department of Planning.

⁵ Village of Grantwood Village estimate.

⁶ Estimates from Grantwood Village Plan of Intent.

The County estimates that Grantwood Village will receive \$5,225.67 from the area if annexed; Grantwood Village estimates revenues of \$3,888.67. The difference between total estimates is \$1,337. This difference can be accounted for by the gap between the Village and County estimates of sales tax revenues as well as the Village's lack of estimates for County Road and Bridge tax and Highway User tax.

The Plan of Intent provides estimates on how the revenue generated from the area would be spent. Grantwood Village's estimates are shown in Table 6.

TABLE 6

| GRANTWOOD VILLAGE ESTIMATE OF ANNUAL EXPENDITURES FOR THE AREA | |
|---|---------------------------------------|
| Service | Estimates for Expenditures |
| Administrative | \$0 |
| Clerk and Board | \$0 |
| Municipal Court | \$0 |
| Police Services | \$2,780 |
| Public Works | \$0 |
| Capital Improvements | \$0 |
| TOTAL | \$2,780 |

Source: Town of Grantwood Village Plan of Intent, FY 1 figures.

The Plan of Intent states that the revenues received by this area will be adequate to provide all Village services to this area. However, based on reports from the St. Louis County Police Department and the Department of Public Works, Grantwood Village's expenditure estimates may not be adequate to address police calls to the Affton Athletic Association or property maintenance inspections of vacant property.

D. Traffic Generation Assessment

The Plan of Intent states that Grantwood Village is unaware of any Traffic Generation Assessment Trust fund in the area. In fact, the proposed annexation area is located in the Baptist Church-Green Park-Buckley Road Traffic Generation Assessment Trust Fund.

IV. PROVISION OF SERVICES

A. Existing and Proposed Services

The provision of services to its residents is local government's primary responsibility and function. Currently, St. Louis County is the provider of a variety of municipal-type services to the proposed annexation area. If the annexation is successful, the services currently provided by St. Louis County would be transferred to the Town of Grantwood Village. Table 7 lists basic municipal-type services provided in the area proposed to be annexed and identifies their current and proposed provider.

TABLE 7

| SERVICES | | |
|---|--|--|
| Service | Current Provider | Proposed Provider |
| Police Protection | St. Louis County | St. Louis County ² |
| Fire Protection/EMS/ALS | Affton Fire Protection District and Mehlville Fire Protection District | |
| Streets | St. Louis County, Private | St. Louis County, MODOT, Grantwood Village |
| Sidewalk Improvement and Repair | St. Louis County | Grantwood Village |
| Parks and Recreation | St. Louis County | Grantwood Village |
| Refuse Collection | Allied ¹ | Multiple Providers |
| Street Lighting | Property Owner | Grantwood Village |
| Planning, Zoning, and Subdivision Regulations | St. Louis County | Grantwood Village |
| Building Code, Mechanical Permits and Inspections | St. Louis County | Grantwood Village, St. Louis County ² |
| Residential Occupancy Permits and Inspections | St. Louis County | Grantwood Village, St. Louis County ² |
| Health Services– Rodent Control, Mosquito Fogging, Animal Control | St. Louis County | St. Louis County ² |
| Senior Services | St. Louis County | St. Louis County |
| Municipal Court | St. Louis County | Grantwood Village |

Notes:

¹ The County has contracted with Allied to provide trash service for the proposed annexation area through its residential trash district program.

² The Town of Grantwood Village has some specialized contracts with St. Louis County to provide certain services, including police protection.

Provision of County Services

St. Louis County currently is able to reasonably access the area proposed to be annexed via Gravois Road and Musick Road. St. Louis County provides quality efficient municipal services to the proposed annexation area and will continue to do so if the area remains unincorporated.

St. Louis County as a Service Provider

As one of the largest providers of local services in the state of Missouri, St. Louis County offers a full range of services to unincorporated residents (see Table 7). In South County, St. Louis County operates a South County Government Center staffed with more than 80 employees offering a variety of services. The area is also served by 74 commissioned officers in the Affton/Southwest (3rd) Police Precinct, whose headquarters are located at 9928 Gravois Road. The County provides complete police services to Grantwood Village through a contractual agreement. The County has other employees who only work only in South County, such as inspectors from the Office of Neighborhood Preservation who routinely work in the same neighborhoods. South County also has 14 County park sites totaling over 1,673 acres, including Jefferson Barracks Park, Grant's Trail, and the Affton White-Rodgers Community Center. Other services are provided by the Departments of Health, Human Services, Planning, and Public Works. For example, the County Older Resident Programs (CORP) provides quality services to Saint Louis County residents age 60 and over by addressing the needs of older adults with a wide variety of programs, services, and opportunities such as: transportation, home visits and telephone reassurance, home care and repair, legal assistance, information and referral, active aging, and much more.

Grantwood Village is a very small government with limited service capacity and resources. The town has no full-time staff and contracts with St. Louis County to provide many of its services including one police officer and various inspection and permitting services. St. Louis County, as a large government, is able to capture the benefits that come with economies of scale, delivering services efficiently and effectively.

County Police

The St. Louis County Police Department continues to be one of the best law enforcement units in the region and the state. It is one of only seven agencies in the U.S. (and the only one in the Midwest) to receive the TRI-ARC Excellence Award, receiving triple accreditation. In September 2009, the Police Department began reorganization that resulted in an additional 38 officers being put on the street, including three sergeants, two detectives, and 33 officers. This excellence and effort is all part of St. Louis County's continued goal of reducing crime. In 2009, areas under the jurisdiction of the St. Louis County Police Department experienced the second lowest number of serious crimes in the past twenty years.

Table 8 indicates the number of calls for service and man-hours spent in the proposed annexation area for 2008, 2009 and 2010 (Year To Date). The number of calls and hours spent responding to service needs in this area has remained very low since 2008. A total of 30.9 man-hours were spent responding to directed calls for service.

TABLE 8

| CALLS FOR SERVICE | | |
|--------------------------|--------------------------|--------------|
| Year | Calls for Service | Hours |
| 2008 | 30 | 9 |
| 2009 | 21 | 7.4 |
| 2010 (YTD) | 33 | 14.5 |
| TOTAL | 84 | 30.9 |

Source: St. Louis County Police Department.

The Neighborhood Policing Office (NPO) reported that there is no established Neighborhood Watch Program in the area proposed for annexation. This situation is not surprising given the small area and population, and the low amount of crime experienced in the area.

Highways and Traffic

As Grantwood Village's Plan of Intent is written the western boundary of the annexation area would run down the centerline of Musick Rd. The St. Louis County Department of Highways & Traffic opposes the location of this boundary because it is not their policy to split roadways. Splitting a roadway would be prohibitive during times of maintenance and construction. Due to this policy, the Department of Highways & Traffic suggests that if annexation is permitted, that the boundary be moved to the eastern right-of-way line of Musick Rd. Besides Musick Rd., there are no other County maintained roadways in the proposed annexation area. There are only private roads and Missouri Department of Transportation maintained Gravois Rd.

Neighborhood Preservation

St. Louis County's Neighborhood Preservation Office pro-actively inspects residential and commercial property to ensure compliance with the County's Property Maintenance Code. This active inspection includes all of the properties in the proposed annexation area including, but not limited to, the former Erickson Company Parcels. The bankruptcy of the Erickson Company, followed by the abandonment of the St. Louis Campus, L.L.C. property, prompted activity by the Neighborhood Preservation Office, as well as the County Problem Properties Unit, to ensure that the properties do not become a nuisance to surrounding property owners. Since December of 2009, inspectors have received three complaints, issued four notices of public nuisance to the Erickson Company, and contacted the Erickson Company on numerous occasions about property maintenance violations. In response to these concerns the Neighborhood Preservation office has added these properties to the County's Chronic Cut program, as well as organized clean-ups through the Problem Properties Unit.



Before maintenance



After maintenance

B. Services Not Affected

The area is serviced by the Affton Fire Protection District and the Mehlville Fire Protection District, which are independent taxing jurisdictions that will not be affected by annexation. The area will continue to be served by the Lindbergh School District. The services provided by these jurisdictions and their respective tax rates would not be affected by annexation.

V. CONCLUSION

St. Louis County is opposed to the annexation of “Area B” by Grantwood Village and believes it is not in the best interest of the area to be annexed nor is it in the best interest of the larger unincorporated South County area for the following reasons:

Development Control

This annexation is focused on control of the 75 acres formerly owned by Andrew Busch. A development site of this size is rare in the inner suburban areas of St. Louis County and its future development has commanded significant public interest. Because of the very nature of the site, we believe St. Louis County is best suited to guide its future development. We have already invested significant time and staff resources to ensure a quality development. The most recent rezoning in 2007 for a retirement community developed by Erickson Corporation had support from the surrounding community. With our regulations and professional capacity, St. Louis County will continue to provide a high level of professional expertise as the future development of this site unfolds. Further, St. Louis County’s role as a municipal-type government to the unincorporated areas gives us a broader perspective and allows us to consider benefits that development might bring to the larger South County community.

The Majority Property Owner is Opposed

With the Erickson Corporation in bankruptcy proceedings, Sovereign Bank’s representative has indicated that they expect to take ownership of the property in early December. As the holder of the majority of properties (70%) in the annexation area, Sovereign Bank’s legal representative has voiced its opposition to the annexation and its support of the County’s position as the preferred jurisdiction to govern the site. With no voters presently residing in the annexation area, the objection of the majority land owner should be carefully considered.

Capacity to Provide Services

St. Louis County is a large and capable service provider and will continue to ensure that the area is properly maintained through its public safety, code enforcement, highways and planning services. Grantwood Village is a small village with limited service capacity and resources. They have no full-time staff, and contract for one police officer with St. Louis County. As recently as May of this past year, the village attorney and three of the village trustees resigned, leaving the board of trustees without a quorum or legal counsel.

Future Revenue Loss

The current financial impact of this annexation on St. Louis County is minimal; however, the future loss of revenue could be significant if the site were to be developed as intended by the most recent zoning proposal. A future mixed use development is likely to generate utility taxes and per capita sales taxes, which benefit unincorporated residents, as well as other fees and revenues that would accrue to the local jurisdiction.

Boundary Issues

The annexation area as described in the Town of Grantwood Village’s Plan of Intent creates a number of problematic boundary issues:

- 1. The annexation of “Area B” does not create logical and reasonable municipal boundaries.***

Currently, Grantwood Village’s municipal limits are wholly located north of the right-of way of Gravois Road, which is a four-lane state roadway and logical manmade boundary. Consequently, although the entire length of the municipality’s southern boundary fronts Gravois Road, none of Gravois Road is actually in Grantwood Village’s jurisdiction. The

4.9 mile length of Gravois Road from the City of St. Louis limits to Sappington Road is, in fact, wholly located in unincorporated St. Louis County. The annexation of "Area B" would extend the municipal limits south of Gravois Road in an odd configuration of parcels and include the right-of-way of Gravois Road. Therefore, jurisdictional boundaries would change abruptly for a small segment of the roadway. The extension across Gravois Road also creates an irregular municipal boundary.

2. Compactness

With regard to compactness, it should be noted that the modified annexation area boundary is unusually configured in that the property at 10240 Gravois (owned by Cor Jesu Academy) was removed from the original proposal, but the Gravois Road frontage remains. According to St. Louis County's calculations, the annexation area is roughly 19.5 percent contiguous, but this contiguity does not necessarily result in more logical or reasonable boundaries.

3. Southern Boundary Creates Split Parcels

Grantwood Village has configured the southern boundary of the annexation area so that four parcels are split. Based on the legal description, four parcels are divided to create a straight line southern boundary: 9000 Musick Road. (St. Louis Campus, LLC.), 10300 Gravois Road (Affton Khoury League Association), 10501 Tesshire Drive (Affton Athletic Association), and 10298 Gravois Road. (Gateway Trailnet). This configuration leaves the four parcels in two different jurisdictions, making the delivery of services difficult to deliver and administer.

4. Western Boundary Creates Half-Road

Grantwood Village creates an additional boundary issue with their intent to annex to the center line of Musick Road as part of the annexation area's western boundary. Musick Road is on the County Road System (CRS) and maintained by St. Louis County. The St. Louis County Department of Highways & Traffic is opposed to annexation boundaries that run down the middle of roadways. This situation makes maintaining one half of the road very difficult for maintenance crews and can be confusing to motorists. Instead, the Department of Highways & Traffic prefers that annexation boundaries do not split roadways so that the department can provide maintenance to the entire roadway.