

Crest Aire Annexation Information St. Louis County Department of Planning Report

PLANNING

1. Legal description

No Comment

2. Access to the area

There is no direct access from unincorporated St. Louis County

3. Area/Population/Compactness

Acreage-75.52 acres

Population of Crest Aire- 619

Population of St. Louis County- 1,016,315

(Source: 2000 Census)

4. % Adjacency of City to Annexation Area/Compactness

0% of annexation area is contiguous with unincorporated St. Louis County.

5. How municipality proposes to zone any area not presently incorporated

Current Zoning:

R3 Single Family (10,000 sq. ft)

C2 Shopping District

C8 Planned Commercial District

6. Potential Land use changes

There are no current plans for changes in land use.

7. Relationship of structures in annexation area to adjacent municipality

(Please see attached maps)

Crest Aire was built during the late 1960s, along with adjacent subdivisions within Hazelwood and Florissant. Crest Aire homes are typically around 1000 square feet in size, which is also comparable with neighboring subdivisions built within the 1950s and 1960s. Appraised values are typically in the \$70,000 to \$90,000 range, comparing favorably with adjacent neighborhoods. Appraised value per square foot is typically in the \$70-\$85 range, again comparing favorably with adjacent neighborhoods.

In conclusion, Crest Aire homes are similar in age and size to adjacent homes in Florissant and Hazelwood. Property values in Crest Aire remain comparable, if not higher, than the similar surrounding neighborhoods.

TAX/REVENUE ISSUES

1. Tax impact on Crest Aire residents

Taxes Paid	St. Louis County	Florissant	Hazelwood
Property Tax			
2001 Fire Dist. Rate Per \$100	\$0.83	\$0.83	Paid by City *
2001 Municipal Rate Per \$100	0	0	\$0.31
2001 St. Louis County Per \$100	\$0.58	\$0.58	\$0.58
Utilities Tax			
Rate charged on commercial utilities	5%	3%	6%
Rate charged on residential utilities	5%	3%	0
Sales Tax	6.075%	6.825%	6.575%

* By state law, when a city with a fire department annexes an area served by a fire protection district, the annexing city pays annually to the fire protection district an amount equal to that which the fire district would have levied on all taxable property within the annexed area. (RsMo 72.418.2)

2. Tax impact on cities

3. Tax impact on adjoining areas

4. Tax impact on the entire area of the County

5. Current St. Louis County tax rates

Real Estate Rate: \$0.58 per \$100 valuation*

Utility Tax Rate: 5%

Sales Tax Rate: 6.075%

Fire District Rate: \$0.83 per \$100 valuation

* Crest Aire residents will continue to pay the St. Louis County property tax (\$0.58) regardless if they are annexed into Hazelwood, Florissant or remain unincorporated.

6. Non-property tax impacts on cities

7. Impact on Traffic generation Assessments (TGA)

The Crest Aire annexation area is encompassed by the Missouri Bottom Traffic Assessment Road Trust Fund, established by St. Louis County in 1989

SERVICES AND IMPLEMENTATION

Provision of Services to Annexation Area							
Service	Service Unchanged	Service Changed					
		Present Provider	Fee	Florissant	Fee	Hazelwood	Fee
Police Services		St. Louis County		Florissant		Hazelwood	
Fire/EMS/ALS Service	No Change	Florissant Valley F.D.		Florissant Valley F.D.		Florissant Valley ¹ F.D.	
Water Service	No Change	St. Louis County Water		St. Louis County Water		City Contract	
Sewer Service	No Change	MSD		MSD		MSD	
Street Maintenance ²		St. Louis County		Florissant		Hazelwood	
Utility Agreements	No Change	Ameren/Laclede Gas		Ameren/Laclede Gas		Ameren/Laclede Gas	
Parks Service		St. Louis County		Florissant		Hazelwood	
Recreation Service		St. Louis County		Florissant		Hazelwood	
Refuse Service		Private Haulers		Private Haulers		City Contract	
Sidewalk Maintenance		St. Louis County		Individual Cost		Hazelwood	
Street Lighting		St. Louis County /Individual Cost		Florissant		Hazelwood	
Code Administration ³		St. Louis County		Florissant		Hazelwood	
Planning & Zoning		St. Louis County		Florissant		Hazelwood	
Municipal Court		St. Louis County		Florissant		Hazelwood	
Sewer Lateral Repair ⁴		St. Louis County					

¹ The City of Hazelwood provides fire protection services within its original boundaries through its own Fire Department. By State law newly annexed areas retain the services of their current fire protection provider.

² 2.27 miles of roads on the County Road System would be transferred to the annexing city. However, maintenance of .24 miles of Howdershell Road, which is on the Arterial Road System, will remain a County responsibility. Standard maintenance services include: snow removal, pothole repair, resurfacing, signing, striping and signalization control

³ Hazelwood contracts with St. Louis County to issue permits or enforce codes relating to elevators, amusement activities, electrical, plumbing and weights and measures.

Florissant contracts with St. Louis County to issue commercial only permits or enforce codes relating to mechanical, electrical, plumbing, and periodic mechanical. St. Louis County also issues permits or enforces codes involving explosives, elevator and conveying equipment, and amusement activities for the City of Florissant.

St. Louis County's building Code Enforcement Effectiveness Program has been evaluated as one of the best in the St. Louis Metropolitan area by the Insurance Services Offices (ISO).

⁴ Residents in unincorporated St. Louis County are currently served by a Sewer Lateral Repair Program. Program pays for patch or replacement of sewer lateral line. Homeowners pay a \$28.00 fee per year to fund the program.

Police Services

Crest Aire subdivision is located in the North County Precinct (First Precinct). The precinct is divided into three sectors, with Crest Aire located in the first sector. The subdivision is approximately 10% of the total area of one patrol beat. A beat officer routinely patrols the area several times per watch in addition to answering any calls for service. A Neighborhood Policing Officer (NPO) spends approximately one day a week in the subdivision. During this time the NPO talks to people in the area looks for problem properties and observes traffic patterns. The NPO has recently been involved with the enforcement of zoning ordinances and the removal of derelict vehicles. Other recent projects completed by the NPO include traffic enforcement and traffic surveys.

Highways and Traffic

The Highways and Traffic department has initiated a concrete replacement project in the Crest Aire subdivision. The roadway improvement project is approximately 50% complete and the estimated cost for the improvements is \$250,000.

Neighborhood Preservation

From January 1998 to September 2001, the Neighborhood Preservation division of the Department of Health has investigated 31 citizen complaints about property maintenance, of which 25 resulted in a written violation. Also during this period the exterior conditions of housing in the area were proactively inspected 3 times. As a result of those inspections, another 19 violations were written.

Health Services

For the year 2001, the Vector Control division of the Department of Health responded to one rat complaint in May and sprayed for mosquitoes in early June in the Crest Aire subdivision.

Planning and Zoning

The most recent zoning activity in the annexation area was in 2000 (P.C. 94-99 Blackstone Group). It was a request for rezoning from R-3 and C-8 to C-8 and Amended C-8 on 2.45 acres on the southeast corner of Flordawn and Howdershell Roads. A converted single-family residence used as a dentist office and a single-family residence used as an insurance office occupied the two parcels. Blackstone Group wanted to develop the site with a Walgreen's with pharmacy drive-through and relocate the dental office to the southwest part of the site. The Planning Commission recommended approval of the request adding specific conditions to address the proximity of the site to neighboring residences. Fencing and landscaping were required abutting the single-family homes. The County Council concurred and passed Ordinance 19,832 on February 17, 2000. A site development plan was approved and recorded in Book 348 pages 223-225 on April 28, 2000. The Walgreens store was built and the dentist office was relocated.