



BASIC ANNEXATION AREA INFORMATION DATA	
<i>Area</i>	4.9 acres
<i>Population (1990 Census)</i>	4 <sup>1</sup>
<i>Dwelling Units</i>	17 <sup>2</sup>
<i>Dwelling Units per Three Acres</i>	10.41

INFORMATION REGARDING ANNEXATION AREA AS AN UNINCORPORATED POCKET	
Criteria	Finding
Average residential density in excess of one dwelling per three acres	The area has a residential density greater than one dwelling unit per three acres
Population of less than two thousand five hundred (2,500) people	The population of the area is less than 2,500 people.
Accessible by public or private roadways only from incorporated jurisdictions and/or another county	Accessible by public roadway through unincorporated St. Louis County.

GEOGRAPHIC

*City of Des Peres Declarations:*

The area proposed to be annexed adjoins the City on its western boundary. The area to be annexed is a subdivision exclusively containing detached, single-family residential homes. The homes are of a similar style, character and value to those in the adjoining subdivision that is found next to and within the City. The public already perceives the area to be annexed to be apart of the adjoining subdivision and the City of Des Peres. There is no street connection between the area to be annexed and the City. Delivery of services will be from Barrett Station Road, a county arterial road. The City offered that it currently uses Barrett Station Road to deliver service to other areas that are in the City which adjoin Barrett Station Road. The annexation offers no technical or service delivery problems for the City of Des Peres.

Although there is no direct roadway connection to the City, annexation would unite two plats of a subdivision, Barrett Heights Plats I and II. Barrett Heights Plat II was annexed to the City in

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<sup>1</sup>The current population estimate is 54. The Barrett Heights Plat I Subdivision was not built in 1990.

<sup>2</sup>Current Number of Dwelling Units

November 1998. These two platted subdivisions share common ground, trustees, etc. The City offered that uniting them under a single governmental entity is logical.

The area to be annexed has a common boundary to the City of Des Peres that is 15.6% of the boundary of the area to be annexed. Its inclusion into the City will have a minimal impact on the city's size. It represents an increase in total land area of .0018%. For the legal description of the area subject to the boundary change proposal, the City submitted the document attached as Exhibit "B" and generally described as the "Barrett Heights Plat I Annexation Area."

### FINANCIAL

On the current tax rate of the area subject to the proposal and the sources of revenue of the area subject to the proposal, the Boundary Commission received the following evidence:

The City of Des Peres suggested at the time of submittal, the following were the relevant tax rates before and after the boundary change.

Tax Rates		
Tax	Current	After Annexation
Real Estate and Personal Property:		
County (All Funds)	\$0.58/\$100 assessed valuation	\$0.58/\$100 assessed valuation
Fire District	\$0.62/\$100 assessed valuation	\$0.00/\$100 assessed valuation
Sales Tax (local)	1.00%	1.75%
Use Tax (local)	0.00%	1.75%
Utility Taxes:		
Electric	5.00%	3.61%
Natural Gas	5.00%	4.00%
Telephone	5.00%	5.00%
Water	5.00%	5.00%
Cable TV	3.00%	3.00%

The City said it estimated that the "average homeowner" in the area to be annexed would realize a projected savings at \$408.00 per household. Although the City currently does not levy a property tax, it does have the legal authorization to levy a \$0.35 property tax. If that were to happen, the savings would be reduced to \$240.00.

The City offered the following projection of revenues and expenditures derived from the cost of providing service to the area to be annexed for a period of three years after annexation.

<b>Revenues and Expenditures derived from Annexation Area</b>			
	<b>2000</b>	<b>2001</b>	<b>2002</b>
Revenues	\$3,496	\$11,753	\$12,105
Expenditures	\$6,142	\$8,309	\$8,559
Net Surplus (Deficit)	(\$2,646)	\$3,444	\$3,546

Since the area to be annexed contains only a single public roadway, the City indicated it anticipates no capital costs for the first three years after annexation. The city also indicated that due to the very small size of the area to be annexed, the annexation would have a negligible effect on the distribution of tax resources in the County.

The City offered the annexation would have the following effect on the distribution of tax resources on St. Louis County. They stated the County would lose revenue from sales taxes, utility tax, road and bridge tax, etc. but these losses would be offset by savings in expenditures and will not be "extraordinary" as defined in the Boundary Commission Rules.

<b>Estimated Gross Revenue Loss To St. Louis County from Barrett Heights Plat I Annexation Area</b>	
<b>Revenue Source</b>	<b>Amount</b>
Sales Tax <sup>3</sup>	\$443
Utility Tax	1,700
County Road Funding (C.A.R.T.)	154
County Road and Bridge Tax	856
Cigarette Tax <sup>4</sup>	18
Cable T.V. Tax	153
<b>TOTAL</b>	<b>\$3,943</b>

The city offered that the annexation would have a negligible impact on the tax base or the ability to raise revenue by the City of Des Peres or St. Louis County. The relative size of area and its use as single-family residential properties dictate that the area to be annexed offers little opportunity for

<sup>3</sup>Does not include annexation adjustment under HB618

<sup>4</sup>Revenues allocated on a per capita basis are based upon 1990 Census

substantial changes in the tax base or the ability to raise revenue. For the residents, the annexation would result in a financial gain through the reduction in taxes. As to the adjoining unincorporated area to the north, south and west, there is little in common with or physical connection to those areas.

**SERVICES**

Provision of Services to Annexation Area					
Service	Service Unchanged	Service Changed			
		Present Provider	Fee	New Provider	Fee
Police Services		St. Louis County	No	Des Peres	No
Fire/EMS/ALS Service	No Change				
Water Service	No Change				
Sewer Service	No Change				
Street Maintenance		St. Louis County	No	Des Peres	No
Utility Agreements		St. Louis County	No	Des Peres	No
Parks Service		St. Louis County	No	Des Peres	No
Recreation Service		St. Louis County	No	Des Peres	No
Refuse Service		Private Haulers	yes	Des Peres	No
Sidewalk Maintenance		St. Louis County	No	Des Peres	No
Street Lighting		Private	yes	Private	no
Code Administration		St. Louis County	Yes	Des Peres <sup>5</sup>	Yes
Planning & Zoning		St. Louis County	No	Des Peres	No
Municipal Court		St. Louis County	No	Des Peres	No
Health Services		St. Louis County	No	Des Peres/ St. Louis County	No

The City offered that the area to be annexed would receive a reduction in the fees associated with the use of the Des Peres Park and Recreation programs. The only change in a fee for service that might to apply to a resident in this single-family district is a requirement to pay a \$25 annual license fee if a home occupation was being operated from one of the homes.

The City offered that services would be delivered using Barrett Station Road. It currently provides services to other parts of the City using that road. Services could easily be extended to Barrett Heights Plat I.

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<sup>5</sup>The City of Des Peres contract with St. Louis County for inspection services for all codes, except single and two family buildings.

The City offered that services would be extended to the area effective upon the date of annexation. The exception is residential solid waste services. It is the City's policy to follow the statutory requirement of a two-year waiting period following annexation regardless of the size of the annexation.

**ZONING AND LAND USE**

The City offered the following description of land use for the area to be annexed:

<b>Land Use: Barrett Heights Plat I Annexation Area</b>		
Type of Use	Percentage	Area (in acres)
Commercial	0.0%	0
Industrial	0.0%	0
Institutional/Governmental	0.0%	0
Single Family Residential	100.0%	4.90
Multi-Family Residential	0.0%	0
Vacant/Common Ground	0.0%	0

As to how the municipality proposes to zone the area proposed for annexation, the following evidence was submitted to the Boundary Commission by the City:

<b>Proposed Zoning - Barrett Heights Plat I Annexation Area</b>			
County Zoning Classification	Proposed Des Peres Zoning Classification	Proposed Zoning Classification New or Existing	Timing for Transition
R-3 PEU	F- Residential	Existing	120 days

Although the municipal code provides that all annexations be zoned "A" single family, to do so would be inconsistent with the current R3-PEU zoning classification in the county. Within 120 days of annexation and in accordance with its municipal code, the City offered that it anticipates the area to be zoned "F" Residential. In changing the zoning, the development would not meet the zoning setback requirements for front, side or rear yards. The City Code does provide for adjustments to the strict interpretation of the Code. Otherwise, non-conforming situations would require a variance to allow any expansion of the properties into those setback areas.

The city indicated the area is not affected by other regulations such as flood plain, historic preservation, neighborhood improvement district, etc. The City stated it does not anticipate the area will redevelop in the future, because it has only been recently developed as a single-family development of substantial value.

**EFFECTIVE DATE**

Regarding the effective date of the proposed boundary change, the following evidence was presented to the Commission by the City:

The effective date of the annexation would be July 1, 1999 or on the 1<sup>st</sup> day of the month following final approval by the Boundary Commission.

**DECISION**

The City of Des Peres is a proposing agent as defined by §72.400(4) of the Revised Statutes of the State of Missouri and the Boundary Commission has jurisdiction over the proposal.

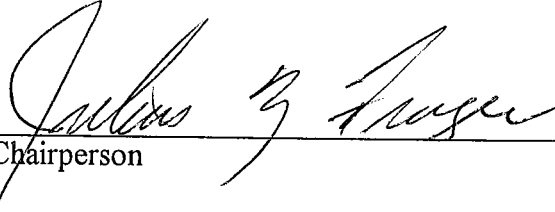
The boundary change sought by the municipality is an annexation governed by Chapter 72 RSMo.

Based upon the entire record, the Boundary Commission, St. Louis County, voted at an open public meeting on May 4, 1999 by a roll call vote, and the proposal was **APPROVED**. Those members voting for the proposal had the following reasons:

- A. The proposal is in the best interest of the municipality.
- B. The proposal is in the best interest of the unincorporated territories affected by the proposal.
- C. The proposal is in the best interest of the areas of the county next to such proposed boundary change.

The Commission determined pursuant to Article IX.B.1 of the Commission's Rules that the proposal is approved as a simplified boundary change, and further that no election is required. The effective date of the change will be July 1, 1999.

ATTEST:

  
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Chairperson

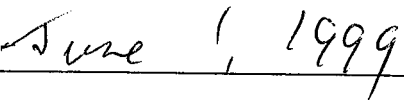
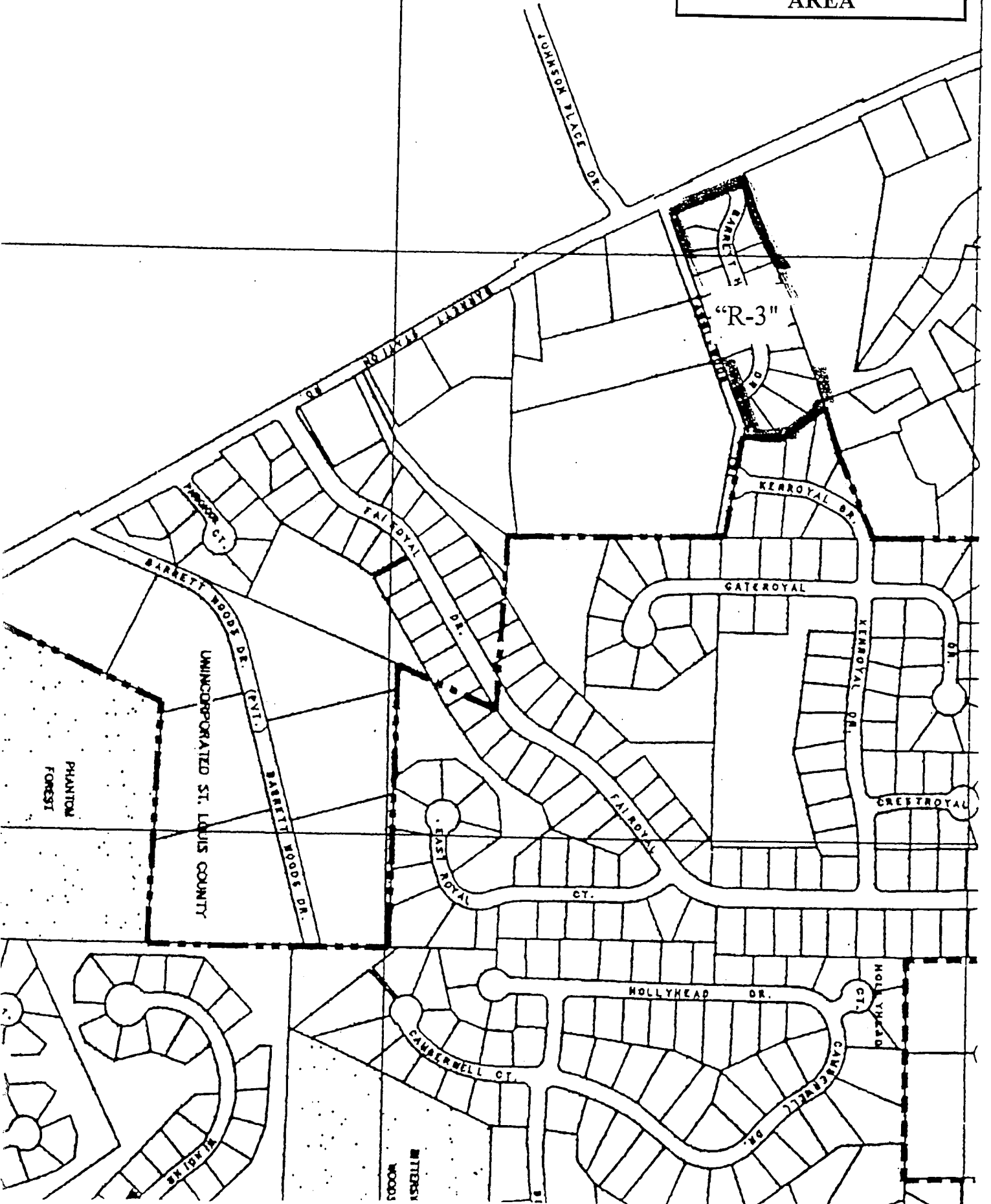
  
\_\_\_\_\_  
Date

EXHIBIT "A"  
BARRETT HEIGHTS  
PLAT I ANNEXATION  
AREA





**EXHIBIT "B"**  
**BARRETT HEIGHTS**  
**PLAT I ANNEXATION**  
**AREA**

**LEGAL DESCRIPTION**

**Barrett Heights, Plat #1 Annexation Area**

A tract of land in Barrett Heights Plat 1 as recorded in Book 337, Page 27, of the St. Louis County Recorder's Office, being part of Lot 3 of the Jones & Harriet Bassett Farm in Section 33, Township 45 North, Range 5 East, St. Louis County, Missouri, more particularly described as follows:

Beginning at the most westerly corner of Lot 1 of said Barrett Heights Plat 1; thence N69°03'17"E along the north line of said subdivision 754.24 feet to the most northerly corner of Lot 8 of said subdivision; thence, S36°52'02"E along the easterly line of Lots 8 and 9 of said subdivision 179.13 feet to the most northerly corner of Lot 10 of said subdivision; thence S03°56'52"W, 154.96 feet to the south line of said subdivision; thence, along said south line N86°03'08"W, 45.21 feet, and S73°05'04"W, 349.14 feet, and S69°03'17"W, 328.94 feet to the west line of Barrett Station Road; thence N25°10'42"W, 270.00 feet to the point of beginning. Containing in all 4.9 acres more or less.

The foregoing land description has been prepared from record information and does not represent an actual survey of the land.



*L. H. Attebery* 1-21-99  
L. H. Attebery, MoRLS 1550