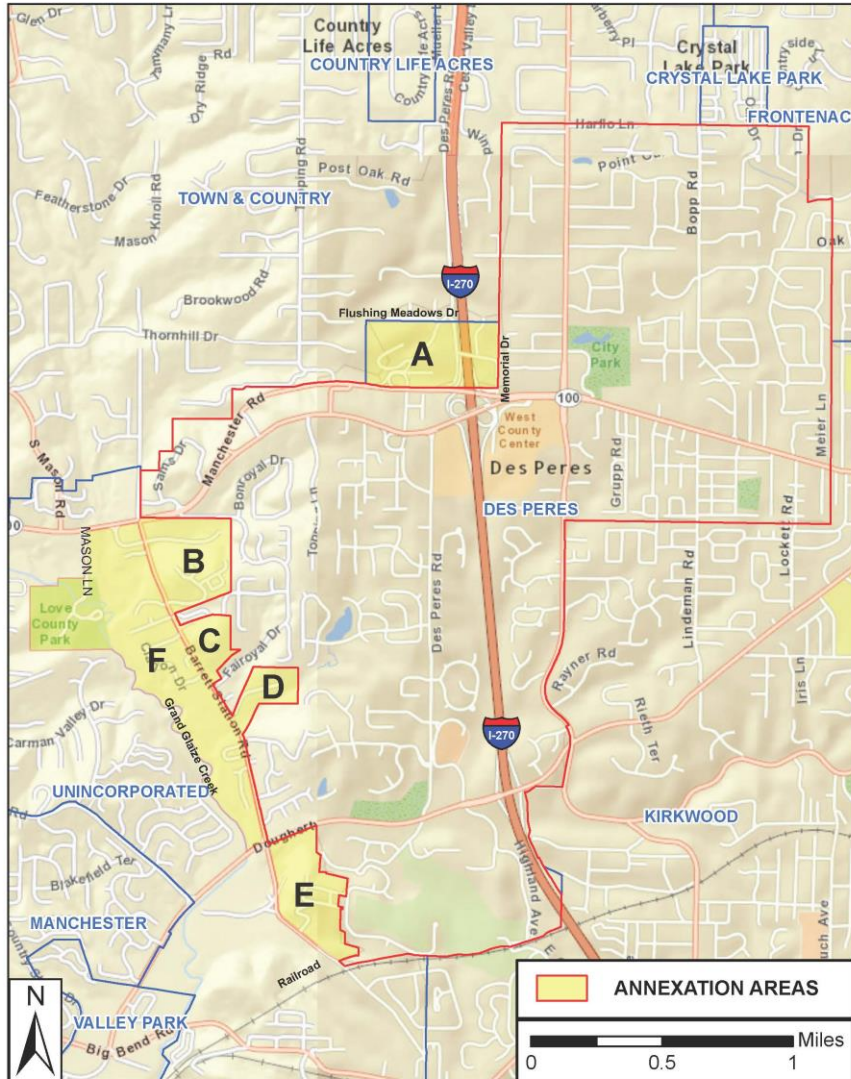

CITY OF DES PERES

5-YEAR ANNEXATION MAP PLAN



ST. LOUIS COUNTY
BOUNDARY COMMISSION
SEPTEMBER 24, 2024

PROPOSED 2024 ANNEXATION PLAN



Area A: The Unincorporated Pocket at I-270 and Manchester

This area encompasses the Edward Jones building along the highway, Corporate Hill, and the new mixed-use development situated on the old quarry property which now includes a hotel, apartment units, offices, and some light retail. This unincorporated pocket is serviced by the West County EMS and Fire District via contract, necessitating a PILOT should Des Peres elect to annex the territory.

Area B: The unincorporated pocket at the southeast corner of Manchester and Barrett Station

This area includes an office development and the Hidden Meadows Condominium accessible from Barrett Station Road.

Area C: Residential Pocket on Barrett Station just north of Fairroyal Drive

A small area with approximately nine (9) single-family homes, including Tanglewood Trails, where residents have historically expressed a strong interest in being annexed by Des Peres.

Area D: Barrett Woods Subdivision

This is a 7-lot subdivision located just north of Phantom Forest. These lots range from 2-3 acres per tract.

Area E: Ozark Subdivision

This area is located south of Dougherty Ferry Road along Barrett Station to the railroad tracks and includes an older subdivision (used for emergency access to/from Greenbriar Estates when Old Dougherty Ferry Road floods) and the Landvatter Concrete Plant.

Area F: Residential areas West of Barrett Station

This area to the west of Barrett Station, from Manchester to Dougherty Ferry to the Grand Glaize Creek, includes Love Park and primarily consists of single-family residential subdivisions. There is a significant unincorporated pocket in this area extending westward to the Manchester City limits, encompassing an estimated 10,000 people. This area was recently subject to annexation plans by the City of Manchester, which failed at the ballot box in November 2023 due to lack of support from the unincorporated areas. That plan received considerable pushback from St. Louis County on the argument that the unincorporated territory was already well-represented and serviced.

I. CRITERIA FOR INCLUSION OF PROPOSED AREAS IN MAP PLAN?

- Compatibility of land-uses and zoning
- Ability to extend services without negatively impacting existing residents
- Demonstrating mutual interest in annexation activities
- Ensuring that revenues generated by the annexation would support our costs to deliver new services

2. IS THERE A PHASING PLAN FOR PROPOSED AREAS?

No. Phasing would not be necessary, as our Map Plan is mostly limited to individual streets, developments, and subdivisions. The plan does not envision any large-scale annexation activities that would dramatically impact city operations or staffing levels.

3. TIMELINE FOR SUBMITTING PROPOSALS TO THE COMMISSION?

No immediate timeline. Des Peres is **ONLY** interested in preserving the right to pursue annexation activities over the next five (5) years. The City has no active desire to file a Plan of Intent unless circumstances change:

- Voluntary, resident-driven petition to be annexed
- Desire to grow population, either self-initiated or imposed

4. IMPORTANCE OF IMPLEMENTATION?

Annexation Plan of Intent would necessitate:

- Detailed analysis of land-use issues
- Tax implications for property owners
- Service delivery plan
- Comprehensive financial cost-benefit analysis for the city
- Political impact – adding new territory will create a ward imbalance.

Developing such a plan is a time-consuming and labor-intensive process that would likely involve engagement of a third-party vendor to facilitate the study.

5. WHY IS DES PERES THE BEST COMMUNITY TO SERVE THESE AREAS?

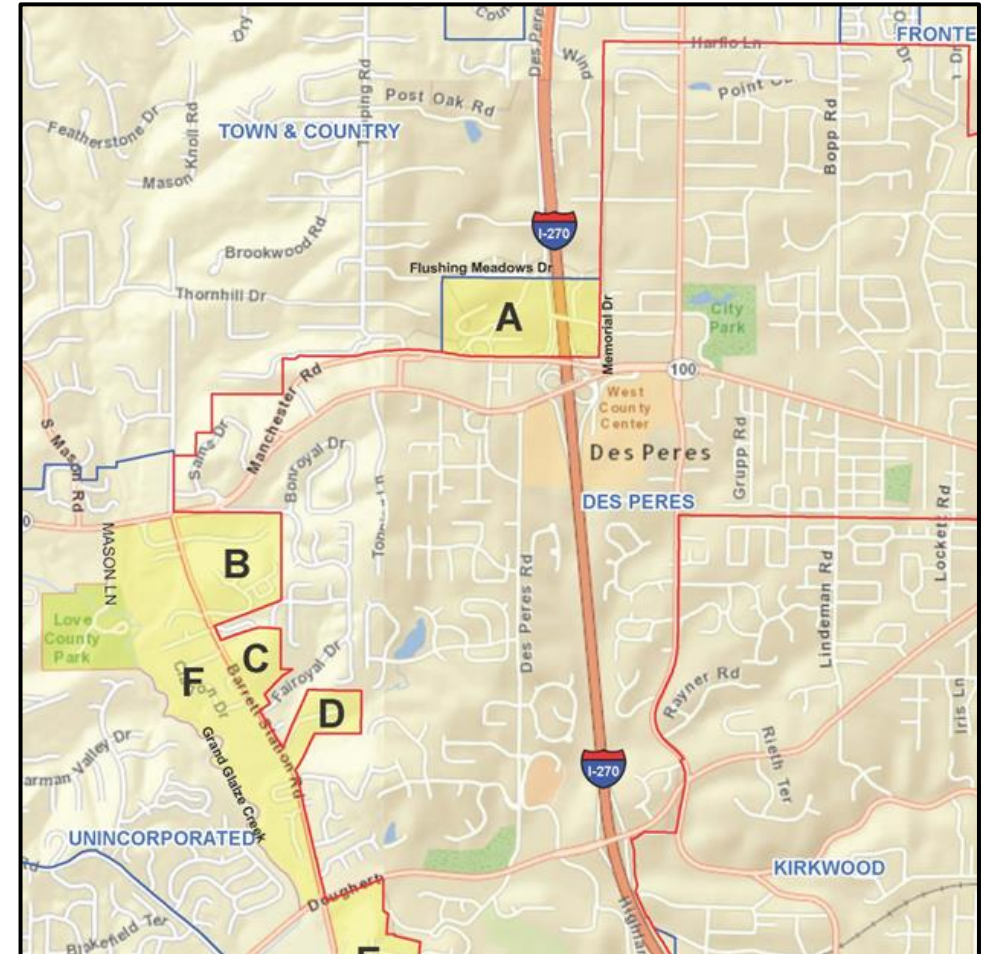
- Proximately to affected areas, allowing us to service them efficiently and quickly without having to increase staffing, equipment or fleet. Des Peres is only 2.3 miles across.
- Response times for Public Safety are very strong (2-3 minutes) which includes **multifaceted response**
- Annexation would create more **uniform and recognizable** city boundaries, leading to more efficient and effective service delivery. The Barrett Station corridor is a great example of such an irregular boundary, where the difference between Des Peres and the unincorporated area is very unclear.

6. WHAT ADVANTAGES DO WE OFFER THE RESIDENTS?

- Low tax burden (property and utility)
- Free curbside trash, recycling, and yard waste
- City would absorb fire district tax via PILOT - \$1,200 per year
- Improved service delivery, especially with respect to infrastructure maintenance
- More accessible and responsive government
- Prestige of joining Des Peres which may impact property values

7. HAS THERE BEEN ANY RESIDENT INTEREST IN ANNEXATION?

Yes. Most of that interest stems from Area F encompassing the territory west of Barrett Station, notably **Barrett Springs** and **Barrett Groves**



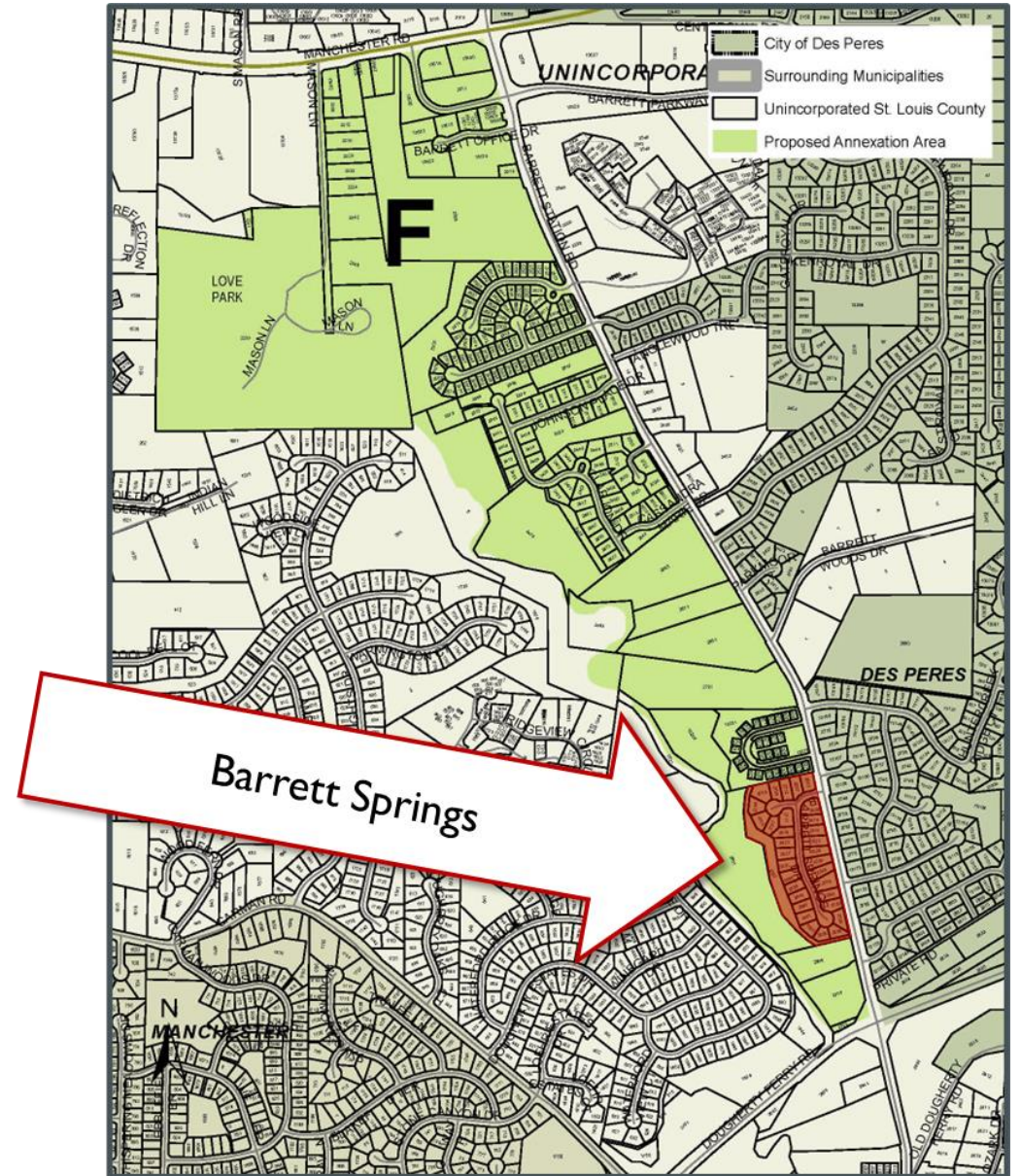
BARRETT SPRINGS

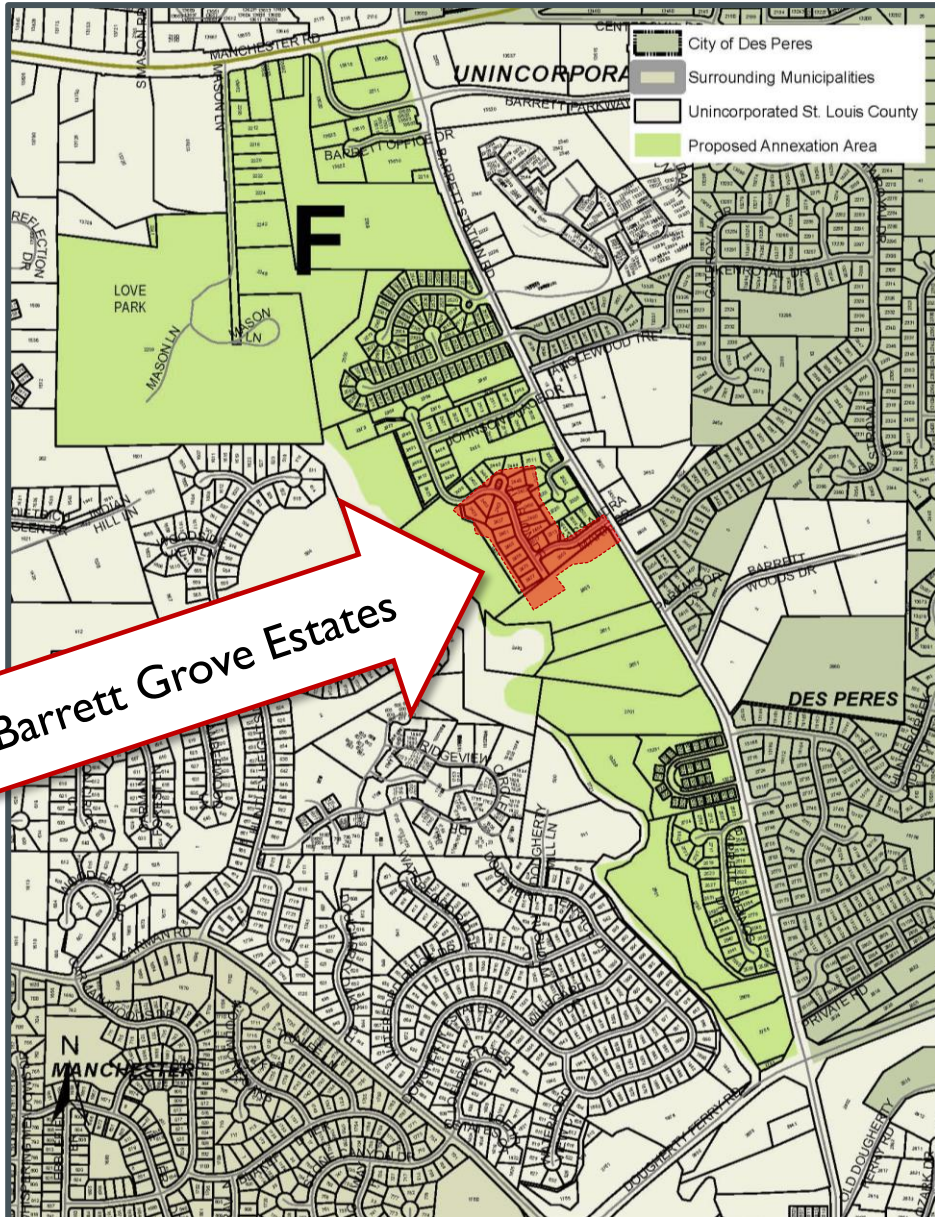
- 32 SINGLE FAMILY HOMES
- AVERAGE APPRAISAL = \$395,685
- AVERAGE ASSESSED VALUE = \$75,181
- MOSTLY CONSTRUCTED IN 1993
- R2 ZONING (AVE LOT SIZE = 0.23 ACRES)
- 1 COMMON GROUND AREA TO THE WEST

FINANCIAL CONSIDERATIONS:

- AVERAGE HOUSEHOLD FIRE/EMS BILL = \$1,173
- YEARLY TRASH BILL PER HOUSEHOLD = \$234
- SALES TAX SHARING OFFSET = \$165 / CAPITA

**-\$31,249 LOSS PER YEAR EXCLUDING
STREET MAINTENANCE COSTS**





BARRETT GROVE ESTATES:

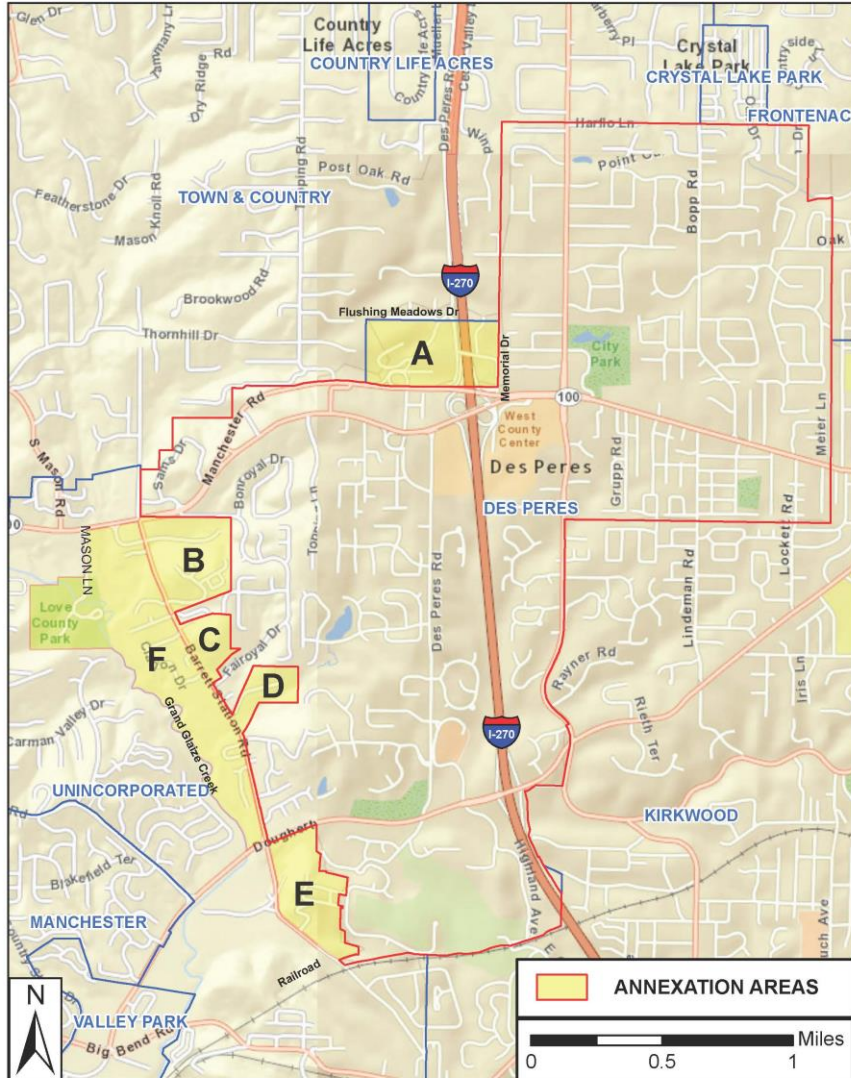
- 24 SINGLE FAMILY HOMES
- AVERAGE APPRAISAL = \$466,476
- AVERAGE ASSESSED VALUE = \$88,631
- CONSTRUCTED BETWEEN 1998-1999
- R2 ZONING (AVE LOT SIZE = 0.25 ACRES)
- 4 COMMON GROUND AREAS (LANDSCAPING ISLANDS)

FINANCIAL CONSIDERATIONS:

- AVERAGE HOUSEHOLD FIRE/EMS BILL = \$1,383
- YEARLY TRASH BILL PER HOUSEHOLD = \$234
- SALES TAX SHARING OFFSET = +\$165 / CAPITA

-\$34,506 LOSS PER YEAR EXCLUDING STREET MAINTENANCE COSTS

**PROPOSED 2024
ANNEXATION PLAN**



Comments or Questions for myself or the Des Peres Team?

