

**AN ORDINANCE APPROVING TEXT AMENDMENT TO  
THE SUBDIVISION REGULATIONS, SECTION 405.120 OF  
THE MUNICIPAL CODE OF THE CITY OF TWIN OAKS,  
PERTAINING TO NEW DEVELOPMENTS**

WHEREAS, pursuant to § 405.040 of the Twin Oaks City Code, the Board of Aldermen may from time to time, change or amend the regulations or provisions of this Chapter after receiving the Planning and Zoning Commission's recommendation and report; and

WHEREAS, the Board of Alderman now seeks to amend Section 405.120 of the Twin Oaks Subdivision Regulations, Chapter 405 of the Municipal Code (hereinafter the "Subdivision Regulations") to clarify the development regulations relating to new developments; and

WHEREAS, on January 23, 2024, the Planning and Zoning Commission recommended that the Board of Alderman approve of the proposed Amendments; and

WHEREAS, the Board of Aldermen, after careful and due deliberation and following a duly noticed public hearing held on February 21, 2024, in accordance with § 405.040 and § 89.060 RSMo., has concluded that the adoption of the proposed amendments to the Subdivision Regulations are in the best interests of health, safety, and welfare of the citizens of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

**Section 1.** Chapter 405, *Subdivision Regulations*, of the Twin Oaks Municipal Code, Section 405.120 (Minimum Standards of Design and Development) is hereby amended to clarify the process and design standards for new subdivision developments and to add development standards relating to sidewalk installation for new developments as shown by the underlined text, to read as follows:

**Section 405.120 Minimum Standards of Design and Development**

- A. No subdivision plat shall be approved by either the Planning and Zoning Commission or by the Board of Aldermen unless ~~it~~ the development conforms to the following minimum standards and requirements:
1. *Relation To Adjoining Street System.* The arrangement of streets in new subdivisions shall make provisions for the proper location and width of streets. The subdivider may be required to continue certain existing or planned streets through or adjacent to the area that is being subdivided, whenever same is necessary to provide for local movements of vehicles or to enable adjoining property to be properly subdivided.
  2. *Streets and Alley Widths.*
    - a. All major through streets shall have a fifty-foot right-of-way in width with a minimum paved width of thirty (30) feet. The paved width shall be measured from back-to-back of curbs and gutters.
    - b. All minor streets shall have a forty-five-foot right-of-way with a minimum paved width of twenty-six (26) feet. The paved width shall be measured from back-to-

back of curbs and gutters.

- c. Alleys should not be provided in residential districts. Alleys will, however, be required in the rear of all business lots and shall be at least twenty (20) feet wide.
- d. Where it is desirable to subdivide a tract of land, which because of its size or location, does not permit a normal street arrangement, there may be established one (1) or more places. Such a place may be in the form of a court, a cul-de-sac, or other arrangement, except that it shall not end in a dead-end street. All places or culs-de-sac shall have a circle at the end with a minimum of a sixty-foot turning radius.
- e. Adequate provision shall be made adjacent to commercial buildings for public street parking areas in accordance with minimum standards and requirements in conformity with other laws of the City of Twin Oaks.

3. *Easements.*

- a. Where alleys are not provided, easements of not less than ten (10) feet in width shall be provided on each side of all rear lot lines, and side lines where necessary, for poles, wires, conduits, storm and sanitary sewers, gas, water, and heat mains. Easements of greater width may be required along lines or across lots where necessary for the extension of main sewers and similar utilities.
- b. Whenever any creek, stream or important surface watercourse is located in an area that is being subdivided, the subdivider shall, at his/her own expense, make adequate provisions for straightening or widening the channel so that it will properly carry the surface water and shall stabilize and secure the creek banks so that the same will be free from erosion, and the subdivider shall also provide and dedicate to the City an adequate easement along each side of the watercourse, which easement shall be for the purpose of widening, improving or protecting the same and for recreational uses.

4. *Lots.* The minimum area of any lot in a subdivision shall not be less than the minimum lot area requirements of the zoning districts in which the area is located.

5. *Building Lines.* Building lines shall be shown on all lots intended for residential use of any character, and on commercial lots immediately adjoining residential areas. Such building lines shall not be less than required by the Zoning Code of the City.

6. *Improvements.* Before the final plat of any subdivided area shall be approved and recorded, the subdivider shall make and install the improvements as described in this Subsection after having submitted and received City approval of improvement plans in accordance with Section 405.070 of these Subdivision Regulations. In lieu of final completion of the minimum improvements before the plat is finally approved, the subdivider will post a surety bond, letter of credit or cash escrow ("bond") and execute a deposit agreement, which ~~bond~~ will insure ensure ~~to~~ the City that the improvements will be completed by the subdivider within one (1) year (or such other time set by the Board) after the final approval of the improvement plans. The amount of the bond shall



not be less than one hundred ten percent (110%) of the engineer's estimated cost of improvements submitted by the developer with the improvement plans, and the amount of the cost estimate must be approved by the Board of Aldermen. If the improvements are not completed within the specified time, the Board of Aldermen may use the bond or any necessary portion thereof to complete the same. The minimum improvements installed in any subdivision before the plat can be finally approved shall be in accordance with the following Subsections:

- a. The subdivider shall grade and improve all new streets within the subdivision area. All such streets shall conform to the minimum structural standards ~~of as established by~~ in the St. Louis County Design Criteria for the Preparation of Improvement Plans and Standard Drawings (as amended), hereinafter, the "St. Louis County Design Criteria." The paving on all new streets shall be concrete. Curbs and gutters shall be of concrete and conform to the minimum requirements and standards ~~as established by~~ St. Louis County Design Criteria.
  - b. The subdivider shall pay the cost of all labor, materials, and incidental expense required for the installation of water mains and fire hydrants in the subdivided area. Refund of monies for the installation shall be made in accordance with the contract entered into with the Missouri American Water Company to the subdivider by said water company. Such installation of the water mains and fire hydrants aforesaid shall be done by the Missouri American Water Company in accordance with their standards and specifications as approved by the Board of Aldermen of Twin Oaks. The water mains and hydrants, when installed, shall become at once the property of the Missouri American Water Company, and said company shall have exclusive control and use thereof, subject to the right of the residents of the subdivided area to be connected therewith, under the rules and regulations of the Missouri American Water Company.
  - c. The subdivider shall install sanitary sewers in conformance with the minimum requirements and receive prior approval of the Metropolitan St. Louis Sewer District and provide a connection with each lot. Before the improvement is started, the plan therefor shall be approved by the Board of Aldermen of Twin Oaks.
  - d. The subdivider shall ~~when necessary~~, install storm sewers and related storm water quality and control systems to provide drainage and treatment of the development's stormwater in conformance with minimum requirements and receive prior approval of the Metropolitan St. Louis Sewer District. Before the improvement is started, the plan therefor shall be approved by the Board of Aldermen of Twin Oaks.
7. Street Names.
- a. Streets that are obviously in alignment with others already existing and named shall bear the names of the existing streets. New street names shall be approved by the Board of Aldermen.
  - b. Before the final plan for the subdivision shall be approved, the subdivider shall

submit to the Board of Aldermen a statement from the local Postmaster approving the name of the proposed streets and of the proposed system of postal addresses along such streets.

8. Sidewalks.

- a. Sidewalks are required on all sides of the streets in or abutting the development.
- b. Minimum requirements for sidewalk construction:
  - i. Subject to subsection (iii) below, sidewalks in residential subdivisions shall be constructed of concrete, a minimum of four (4) feet wide and four (4) inches thick, except in driveways where a minimum thickness of six (6) inch shall be required.
  - ii. Subject to subsection (iii) below, sidewalks in non-residential developments shall be constructed of concrete, four (4) feet wide and four (4) inches thick, unless a greater width is recommended by the City's engineering consultant and approved by the Board. Sidewalks through driveways shall be required to be a minimum of seven (7) inches in thickness.
  - iii All sidewalks shall conform to the minimum requirements of the Americans with Disabilities Act.
  - iv. Where sidewalks are located adjacent to a vertical curb within a street intersection, wheelchair ramps will be required.
- c. A developer may petition the City to waive the requirement for sidewalks, upon submittal of an alternate sidewalk or trail plan. The Planning & Zoning Commission may recommend, and the Board of Aldermen may grant, a waiver only where a petitioner has demonstrated that:
  - i. Sidewalks are not deemed necessary for the public safety or where topographical or other conditions make sidewalk installation and use impractical; or
  - ii. The petitioner proposed alternate sidewalk or trail plan provides for more efficient, direct, and safer movement of pedestrian traffic; or
  - iii. Because of noneconomic conditions, the strict application of the requirements contained in this Section would impose practical difficulties and no alternate sidewalk, trail, or other pedestrian plan is viable.
- d. When a developer proposes an alternate sidewalk or trail plan for location within the public right-of-way, the City's engineering consultant shall review the plan and provide the Planning & Zoning Commission with recommendations based on conditions within the affected rights-of-way and other relevant factors.

**Section 2.** The recitals contained in the *Whereas* clauses are expressly incorporated in and made a part of this Ordinance.

**Section 3.** This Ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, THIS 21<sup>st</sup> DAY OF FEBRUARY 2024.



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Russ Fortune, Mayor

Attest



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Paula Dries, Assistant City Clerk