

## Memorandum Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Mike Knight, Project Planner

**Date:** January 4, 2018

**RE:** **P.Z. 18-2017 Falling Leaves Estates II:** A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161).

### **Summary**

Fischer Family Investments LP has submitted a request to change the zoning from an existing "PUD" Planned Unit Development to a "LLR" Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road. The Petitioner has stated that they intend to maintain the subject site as two single family lots.

As a conventional (versus planned) zoning district, the legislation for this request will not include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the "LLR" Large Lot Residential District.

The public hearing was held on December 11, 2017, at which time no issues were raised.

Planning Commission recommended approval of the request on December 11, 2017 by a vote of 8 – 0.

Attached to this report, please find a copy of Staff's Planning Commission report and the Outboundary Survey.

Respectfully submitted,

Mike Knight  
Project Planner

A handwritten signature in black ink that reads "Joseph Knight".

Attachments: December 11, 2017 Planning Commission Report  
Outboundary Survey  
Tree Stand Delineation



**Figure 1. Aerial Photograph**



**IV.C.**

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## Planning Commission Public Hearing and Vote Report

**Meeting Date:** December 11, 2017

**From:** Mike Knight, Project Planner

**Location:** A 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road

**Petition:** **P.Z. 18-2017 Falling Leaves Estates II:** A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161).

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### **SUMMARY**

Fischer Family Investments LP has submitted a request to change the zoning from an existing “PUD” Planned Unit Development to a “LLR” Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road. The Petitioner has stated that they intend to develop the subject site into two single family lots.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “LLR” Large Lot Residential District.

### **SITE HISTORY**

In 1977, a petition was filed with St. Louis County to rezone 188.16 acres from “NU” Non-Urban District to “R-1” One-Acre Residence District (P.C 80-1977); at the same time a second petition was filed to request a “PEU” Planned Environmental Unit in a “R-1” One-Acre Residence District for the same 188.16 acres (P.C. 81-1977). During the St. Louis County Planning Commission Vote meeting for these petitions, approximately 40 acres nearest to Wilson Avenue were removed from the PEU portion of the request. The two tracts of the current subject site were part of that 40 acres and were zoned “R-1” Residence District. In 2015 Fischer & Frichtel Inc. submitted a request for a zoning map amendment from a “R-1” Residential District to a “PUD” Planned Unit Development in order to construct single-family detached dwellings. As required for a “PUD” Planned Unit Development, a Preliminary Plan was created and the applicant proposed a total of 17 lots ranging in size from 22,001 square feet to 26,953 square feet with

an average lot size of 23,755 square feet. The “PUD” was approved by both Planning Commission and City Council and is the current zoning for the site. Currently Fischer Family Investments LP has submitted a request to change the zoning from the existing “PUD” Planned Unit Development to a “LLR” Large Lot Residential District with the intent to develop two single family lots over the 17.4 acres.



Figure 1: Subject Site Aerial

Timeline	Zoning	Min. Acreage
Pre 1977	NU	3 acre
1977-2015	R1	1 acre
2015- Present	PUD	22,000 SF
Proposed	LLR	3 acre

**SURROUNDING LAND USE AND ZONING**

Direction	Current Zoning	Comprehensive Plan	Adjacent Subdivision
North	R1	Residential Single Family	No Sub Ward 4
South	R1	Residential Single Family	Wilson Farm Estates
East	R1 / R1A	Residential Single Family	Chesterfield Meadows/Bent Tree
West	R1	Residential Single Family	Wilson Farm Estates



Figure 2: Current Zoning



Figure 3: Adjacent Subdivisions

## **COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates the area is within the Residential Single-Family district and has a minimum one (1) acre density requirement. As seen from the figures and table above, the subject site is surrounded by low density zoning and all of the surrounding parcels are noted as Residential Single Family within the City of Chesterfield's Comprehensive Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan.

## **STAFF ANALYSIS**

As previously mentioned, this zoning request is consistent with the Comprehensive Land Use Plan. If approved, these parcels will have to adhere to the permitted uses and district regulations of the "LLR" Large Lot Residential District. As this zoning request is for a change to a "straight" (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the "LLR" Large Lot Residential District regulations rather than negotiated through the zoning process.

The minimum lot area for single family dwellings is three (3) acres within the LLR District. The minimum lot width measured at the front building setback line shall be at least two-hundred (200) feet. No structure shall be allowed within seventy-five (75) feet of any roadway right-of-way line and no structure shall be allowed within fifty (50) feet of any property line.

There are three subdivision requirements stated in the UDC for the LLR District.

1. All public and private streets shall have standard right-of way widths and shall be constructed to City of Chesterfield standard specifications. However, street design for interior streets within large lot subdivisions is not required to meet the horizontal curvature and vertical profile standards of the City.
2. Pavement and right-of-way widths shall be as specified by the UDC or as directed by the Department.
3. Large lot subdivisions are not required to provide sidewalks or street lights on interior streets.

Natural features should be preserved at not less than the following levels:

1. Floodplains: not less than eighty percent (80%) of designated special flood hazard areas shall be preserved and shall remain undisturbed.
2. Steep slopes: not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be protected and shall remain undisturbed.

Below is a table of all the permitted uses within the "LLR" District. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size. The maximum height for all structures shall be fifty (50) feet. Church spires may extend to one hundred (100) feet.

Permitted Uses	Minimum Lot Size
Administrative offices for educational facilities or religious institutions	3 acres
Cemetery or mortuary	3 acres
Churches and other places of worship	5 acres
Day-care center	3 acres
Dwelling, single-family	2 acres
Educational facility	
Kindergarten	3 acres
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
College/university	10 acres
Group home	2 acres
Group residential facility	5 acres
Library	4 acres
Public utility facility	10,000 square feet
Sewage treatment facility	1 acre
Stables and kennels	5 acres
All other nonresidential uses	5 acres

The “LLR” designation historically has been zoned in areas that have fewer number of parcels. The subdivision requirements are the least aggressive of all the residential zoning districts. Staff ran analysis on the average number of parcels within each “LLR” Large Lot Residential District within the City of Chesterfield. Staff concluded that there are ten (10) areas within the City of Chesterfield that have either contiguous parcels or a stand-alone parcel that have the zoning designation of “LLR”. Of the ten (10), there is an average of 2.3 parcels per zoning designation with a maximum of five (5) and minimum of one (1) stand-alone parcel. Staff concluded that this is consistent with the current request.

**OUTBOUNDARY SURVEY**

The attached outboundary survey displays current conditions including the recorded setbacks and easements. Therefore, as previously stated, fixed development criteria such as minimum lot size and building setbacks are established by the “LLR” Large Lot Residential District regulations rather than what is currently seen on the survey.

**REQUEST**

A Public Hearing further addressing the request will be held at the Monday, December 11th, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Outboundary Survey, and Tree Stand Delineation for this request as required by City Code. Staff has reviewed the request for a zoning map amendment and has found that the request is compliant with the

City of Chesterfield Code and consistent with the Comprehensive Plan. Staff requests action on P.Z. 18-2017 Falling Leaves Estates II.

Respectfully submitted,



Joseph Knight  
Project Planner

Attachments

1. Public Hearing Notice
2. Outboundary Survey
3. Tree Stand Delineation





