



VIII. C.

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Planning Commission Vote Report

Meeting Date: January 8, 2017

From: Cecilia Dvorak, Project Planner

Location: On the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road

Petition: **P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development)**: A request for a zoning map amendment from the “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6” Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road (17T310016, 18T630173, 18T630205, 18T640226).

SUMMARY

Above All Development has submitted a request for a zoning map amendment from “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6” Residence District for a 12.6 tract located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. The Petitioner has stated that they intend to develop the subject site into one multi-family development with 170 units.

Since the Public Hearing, the petitioner has agreed to change the request to an “R-6AA” Residence District.

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 “R-6AA” Residence District regulations.

HISTORY OF SUBJECT SITE

The subject site was zoned “PC&R” Planned Commercial and Residential in 2008 on the easternmost parcel of the site. The central and southwestern parcels of the site were zoned “LLR” Large Lot Residential in the early 2000s, and the northwestern parcel was zoned “C8” Planned Commercial District by St. Louis County prior to the City’s incorporation.



Figure 1: Aerial Image

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“C7” General Extensive Commercial District	Chesterfield Mobile Home Park
East	“PC&R” Planned Commercial and Residence District	Vacant/Undeveloped
South	“PC&R” Planned Commercial and Residence District “LLR” Large Lot Residential District	Vacant/Undeveloped
West	“NU” Non-Urban District “C8” Planned Commercial District “LLR” Large Lot Residential District	Vacant/Undeveloped, and Ameren Substation

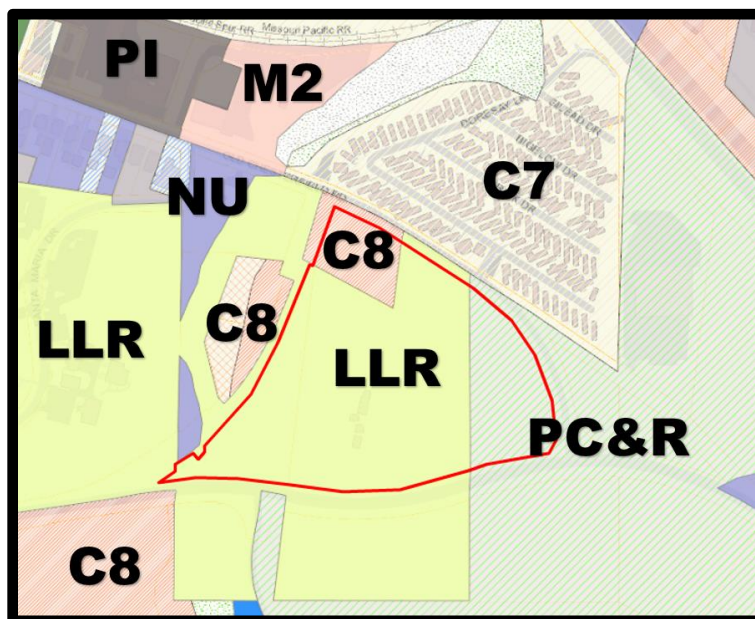


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Urban Core land use designation. The Comprehensive Plan designates appropriate land uses of the urban core as high-density residential, retail, and/or office. The proposed uses and density of the “R6” Residence District would comply with the Land Use Plan and would permit the applicant to build up to 274 units across the 12.6 acre site.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy and the staff analysis follows in italics:

2.1.7 Multiple-Family Projects in Higher Density Areas – Multiple-family projects should be located close to existing, higher density commercial and residential development so as to not alter the locations and environment of existing single family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.

This request is intended to become a high density residential development which will meet all landscape buffer and preservation requirements to ensure the character of adjacent areas are not affected. Additionally, it is surrounded by vacant/undeveloped land to the east, south, and west, and is across Old Chesterfield Road from the current mobile home park which is also a higher-density residential neighborhood.

2.4 Higher Density Residential in Urban Core – New multiple-family residences should be located within or near the Urban Core.

This “R6” Residence District request is located within the Urban Core Land Use Plan designation.

3.7 Urban Core - The Urban Core should be developed to contain the highest density of mixed-use development in the City of Chesterfield. It should serve as the physical and visual focus for the City.

The “R6” Residence District would permit a maximum of 274 multiple-family units within the Urban Core Land Use designation.



Figure 3: Future Land Use Plan

ISSUES

A Public Hearing was held on this request at the December 11, 2017 Planning Commission meeting. Five issues were raised at the Public Hearing. A summary of the issues is presented below, and a formal response from the petitioner to each of the issues is attached to this report.

The first four issues were advisory comments to ensure the applicant is aware that a number of items will need to be addressed and reviewed during the site plan review process. These issues are as follows:

The first issue was regarding the sky exposure plane. The petitioner understands they must provide an exhibit which demonstrates the development complies with this provision.

The second issue was regarding access & traffic. The petitioner has indicated they have begun discussions with a transportation engineering firm and will provide this analysis during the site plan review procedure.

The third issue was regarding the Urban Core land use designation’s high design standards. The petitioner understands the Urban Core is to be the visual focus in the City and will be held to high standards. Staff has passed along the guiding Comprehensive Plan policies, and the City’s site and building design standards to ensure they are aware of the items the site plan will be reviewed against.

The fourth issue was regarding the open space & tree preservation requirements. The petitioner has indicated they are fully aware of the open space and tree preservation standards and intend to meet or exceed the requirements.

The fifth and final issue was regarding the need for an R6 zoning which would permit 274 multiple-family units, as opposed to R-6AA which would permit 183 multiple-family units. The petitioner has confirmed they are comfortable changing the request to an R-6AA with the understanding that underground parking would not be feasible with the lower density. The following table provides a direct comparison between the R6 and R6AA zoning district density requirements:

District	Minimum MF Lot Size	Units Permitted on Subject Site
R6	2,000 Square Feet	274 units
R6AA	3,000 Square Feet	182 units

REQUEST

Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development).

Respectfully Submitted,

Cecilia Dvorak
Project Planner

Attachments

1. Petitioner’s Issues Response Letter
2. Outboundary Survey
3. Tree Stand Delineation

12-27-17 P01:27 IN



Above All
Holdings, LLC

December 20, 2017

Cecilia Dvorak
Project Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760



Re: P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development) – Issues Letter

Dear Cecilia:

Pursuant to your letter dated December 12, 2017, we have the following responses:

Issues Raised in the Public Hearing

1. Sky Exposure Plane: We will have a sky exposure plane exhibit complete during the site plan approval process.
2. Access/Traffic: We will have a traffic study complete during the site plan approval process. We have had preliminary discussions with a traffic engineer and they didn't seem to think there would be any traffic concerns.
3. High Design Standards: Before designing our project, we will review the Urban Core land use designation design standards of the Comprehensive Plan.
4. Open Space and Tree Preservation: We will meet or exceed the 40% Open Space and 30% Tree Preservation on the site.
5. R6AA: We will consider moving forward with the R6AA zoning designation if underground parking is not factored into our development. Underground parking and/or structured parking is more feasible for higher density projects not lower density developments such as ours. Our development will be all surface parking

Staff Comments

1. Boundary Adjustment Plats We will complete a Boundary Adjustment Plat.
2. Tree Stand Delineation There are no Monarch Trees on site. See attached letter from Hansen's Tree Service and the most recent TSD.

Sincerely,

Bryan Aston

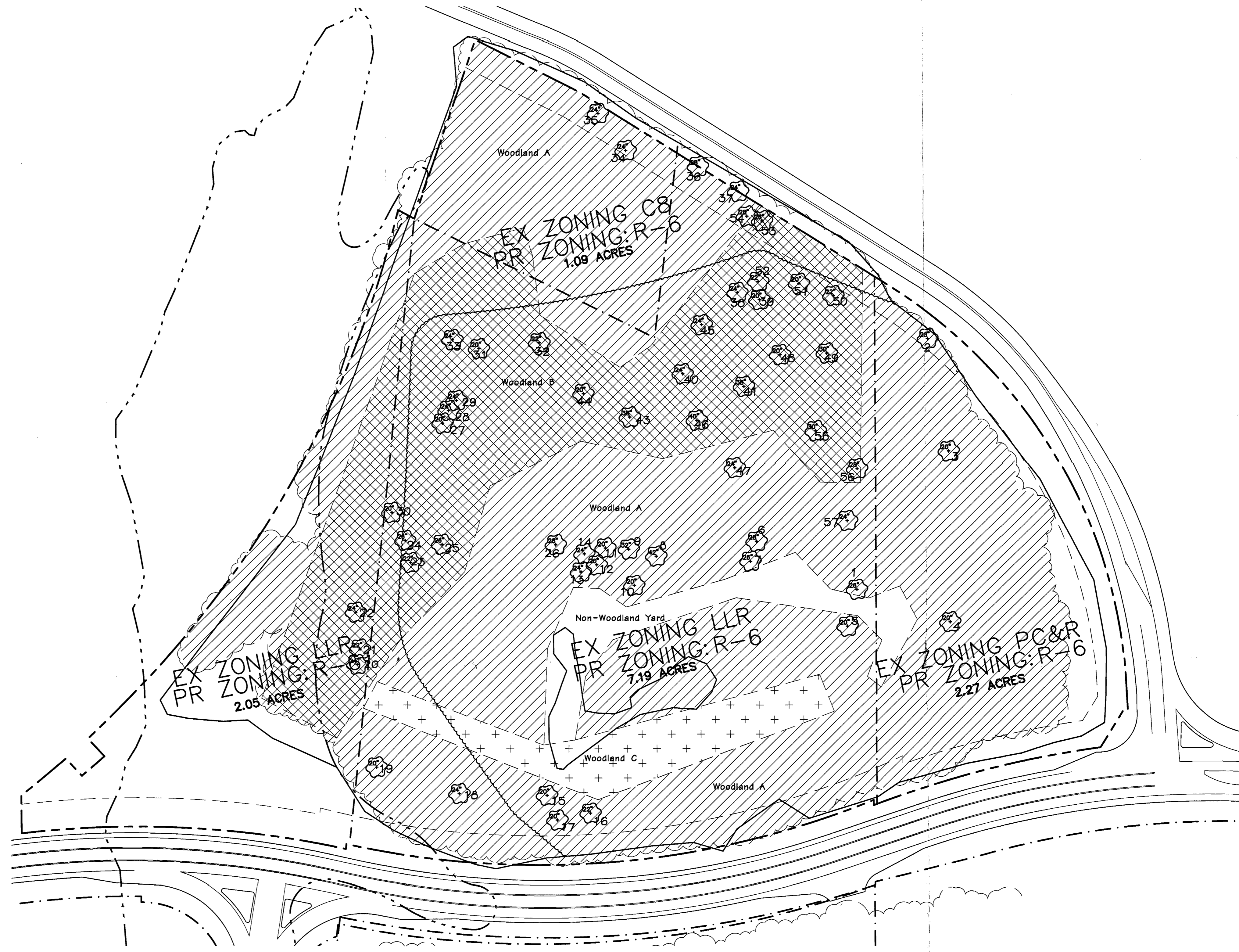


Aventura at Wildhorse Creek Chesterfield, MO

Above All Development

TREE NUMBER	SPECIES_01	DBH_EXACT	CROWN_CLAS	CONDITION
1	oak northern red	26	31-40	Fair (60-69)
2	sycamore American	28	31-40	Good (70-79)
3	oak northern red	20	31-40	Fair (60-69)
4	sycamore American	20	31-40	Fair (60-69)
5	hackberry	20	31-40	Fair (60-69)
6	pine eastern white	28	41-50	Fair (60-69)
7	maple silver	26	31-40	Fair (60-69)
8	sycamore American	42	51-60	Good (70-79)
9	maple silver	32	41-50	Fair (60-69)
10	maple silver	20	31-40	Fair (60-69)
11	hackberry	20	31-40	Fair (60-69)
12	ash green	20	31-40	Fair (60-69)
13	maple silver	24	31-40	Fair (60-69)
14	hackberry	24	31-40	Fair (60-69)
15	walnut black	20	41-50	Fair (60-69)
16	Basswood spp	22	31-40	Fair (60-69)
17	oak northern red	20	31-40	Good (70-79)
18	hackberry	24	31-40	Fair (60-69)
19	maple silver	20	31-40	Fair (60-69)
20	oak shingle	24	41-50	Good (70-79)
21	oak northern red	22	41-50	Good (70-79)
22	oak chinkapin	24	41-50	Fair (60-69)
23	oak white	22	31-40	Good (70-79)
24	oak shingle	26	41-50	Good (70-79)
25	maple sugar	26	41-50	Good (70-79)
26	oak black	28	41-50	Fair (60-69)
27	oak black	20	31-40	Fair (60-69)
28	oak black	24	31-40	Fair (60-69)
29	oak black	24	31-40	Fair (60-69)
30	oak shingle	20	31-40	Fair (60-69)
31	ash green	20	31-40	Fair (60-69)
32	cherry black	22	31-40	Fair (60-69)
33	Basswood spp	24	41-50	Fair (60-69)
34	hackberry	24	41-50	Fair (60-69)
35	sycamore American	24	41-50	Fair (60-69)
36	sycamore American	28	41-50	Fair (60-69)
37	sycamore American	24	41-50	Fair (60-69)
38	maple sugar	24	41-50	Good (70-79)
39	maple sugar	20	31-40	Good (70-79)
40	maple silver	24	41-50	Good (70-79)
41	maple sugar	38	41-50	Fair (60-69)
43	oak black	38	51-60	Fair (60-69)
44	ash green	20	31-40	Fair (60-69)
45	maple silver	24	41-50	Fair (60-69)
46	maple sugar	40	41-50	Fair (60-69)
47	maple sugar	24	41-50	Fair (60-69)
48	cherry black	20	31-40	Fair (60-69)
49	oak black	30	41-50	Good (70-79)
50	oak black	22	31-40	Fair (60-69)
51	maple sugar	20	31-40	Fair (60-69)
52	maple sugar	22	31-40	Fair (60-69)
53	sycamore American	26	41-50	Dead (0)
54	maple silver	28	41-50	Fair (60-69)
55	cherry black	30	41-50	Fair (60-69)
56	oak white	28	41-50	Fair (60-69)
57	oak black	24	41-50	Fair (60-69)

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Monarch trees.



LEGEND

- Location
- 109—Reference Number
- Dead Tree

Tree Stand Delineation Narrative
September 13, 2017

The overall Lot comprises a total of 12.6 Ac and has a total of 10.3 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: A majority of the site is young woodland that has signs of past disturbance. Overstory is a mix of oak species, sugar maple, silvermaple, hackberry, and a few of the planted white pine. Understory varies from thick honeysuckle to elm and maple. This woodland covers acreage north of Wild Horse Creek Road. Part of it encompasses an area of old field near the gazebo that now is grown up in to young woodland. Average stand diameter is 8" DBH.

Woodland B: A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Overstory is white oak, red oak, black oak, silver maple, and sugar maple. Understory was sparse due to dense canopy with very little honeysuckle intrusion. Average overstory diameter is 16" DBH.

Woodland C: Pine Plantings: Remnants of a double row of white pines are still present. Most have declined and have received no maintenance. Crown dieback and branch death is extensive. Some still have decent health and might add to the project. The remainder are in poor condition. Average diameter is 12" DBH.

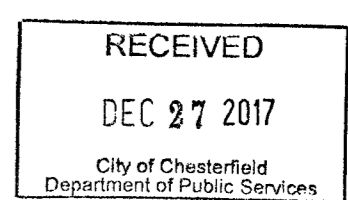
Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is comprised of impervious surfaces such as the house, outbuildings, roadway, and pool.

WOODLAND A =	6.9 Ac.	(303,964.1 sq. ft.)
WOODLAND B =	2.9 Ac.	(128,016.7 sq. ft.)
WOODLAND C =	0.5 Ac.	(21,139.0 sq. ft.)
Total Existing Canopy	10.3 Ac	(453,419.8 sq. ft.)

Revisions:

Date	Description	No.
11/12/17	City Comments	1

Drawn: BAD
Checked: DAD



Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service
Certified Arborist MW-0155BW

Skip Kincaid
Base Map Provided by: Grimes Consulting

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Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	9/13/2017
Job #:	127.006