

Memorandum Planning & Development Services Division



To: Planning and Public Works Committee

From: Jessica Henry, Senior Planner

Date: January 19, 2017

RE: **P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys):** A request for a zoning map amendment from a "NU" Non-Urban District to an "E-1AC" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

Summary

Innovated Construction, Inc. has submitted a request for a zoning map amendment from a "NU" Non-Urban District to an "E-1AC" Estate District for a 4.2 acre tract located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road. The Petitioner has stated that they intend to develop the subject site into three 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 the request is approved, these parcels will have to adhere to the permitted uses and district regulations of the "E-1AC" Estate District as well as all other applicable code requirements.

A public hearing was held on January 9, 2017. At that time, several residents spoke and expressed concerns regarding access, site grading, and requirements pertaining to the creek that runs through the site. Staff provided information regarding the Unified Development Code requirements that would be applicable during the Site Plan review phase of the development process if this zoning request is approved. After this discussion, a motion was made to continue the project until the January 23, 2017 Planning Commission meeting. A vote on the motion resulted in a vote of 3-3. Subsequently, after further discussion, the Planning Commission recommended approval of this change of zoning by a vote of 6-0.

Attached to this report, please find a copy of Staff's Planning Commission report, Property Survey, and Tree Stand Delineation Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jessica Henry'.

Jessica Henry, AICP
Senior Planner

Attachments: Planning Commission Report
Outboundary Survey
Tree Stand Delineation Plan



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

**Planning and Development Services Division
Public Hearing and Vote Report**

Meeting Date: January 9, 2017

From: Jessica Henry, Senior Planner

Location: On the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road

Petition: **P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys):** A request for a zoning map amendment from a "NU" Non-Urban District to an "E-1AC" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

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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 "E-1AC" Estate District regulations.

Site History

The subject site was incorporated into the City of Chesterfield under the "NU" Non-Urban District designation from St. Louis County.

Surrounding Land Use and Zoning

North: North of the site across Wild Horse Creek Road is the Baxter Gardens plant nursery which is currently zoned "R-1" Residence District.

South: The Crossings at Chesterfield and the Courtyard at Kehrs Mill residential subdivisions which are zoned "R-1" Residence District with a Planned Environment Unit (PEU) procedure and "R-1" Residence District respectively are located to the south of the subject site.

East: The Wildhorse Meadows residential subdivision is located to the east of the subject site and is zoned "R-1" Residence District.

West: The parcel to the west is zoned "NU" Non-Urban District.



Figure 1: Surrounding Developments

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district and has a minimum one (1) acre density requirement. Proposed uses and density of the "E-1AC" Estate One-Acre District would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan.



Figure 2: Comp Plan Surrounding Land Use Designation—Residential Single Family (yellow)

Staff Analysis

As previously mentioned, this zoning request is consistent with the Comprehensive Plan. If approved, these parcels will have to adhere to the permitted uses and district regulations of the "E-1AC" Estate 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 "E-1AC" Estate District regulations rather than negotiated through the zoning process. The "E-1AC" Estate District regulations require a minimum lot size of 1 acre for a single-family dwelling. The building setbacks for residential uses are as follows: twenty-five (25) foot from the right-of-way, twenty-five (25) foot side, and forty (40) foot between structures. The "E-1AC" Estate District also requires a thirty (30) foot landscape buffer around the perimeter of the development, resulting in a thirty (30) foot front and rear yard setback on the subject site.

The "E-1AC" Estate District regulations also include the following specific requirement that the proposed development will be required to meet:

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.

Uses permitted in an "E-1AC" Estate District include:

- Single family detached dwelling
- Public safety facilities
- Churches and other places of worship
- Golf courses
- Home occupations
- Parks
- Wildlife reservation, forest and conservation project
- College/university
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public facilities

Request

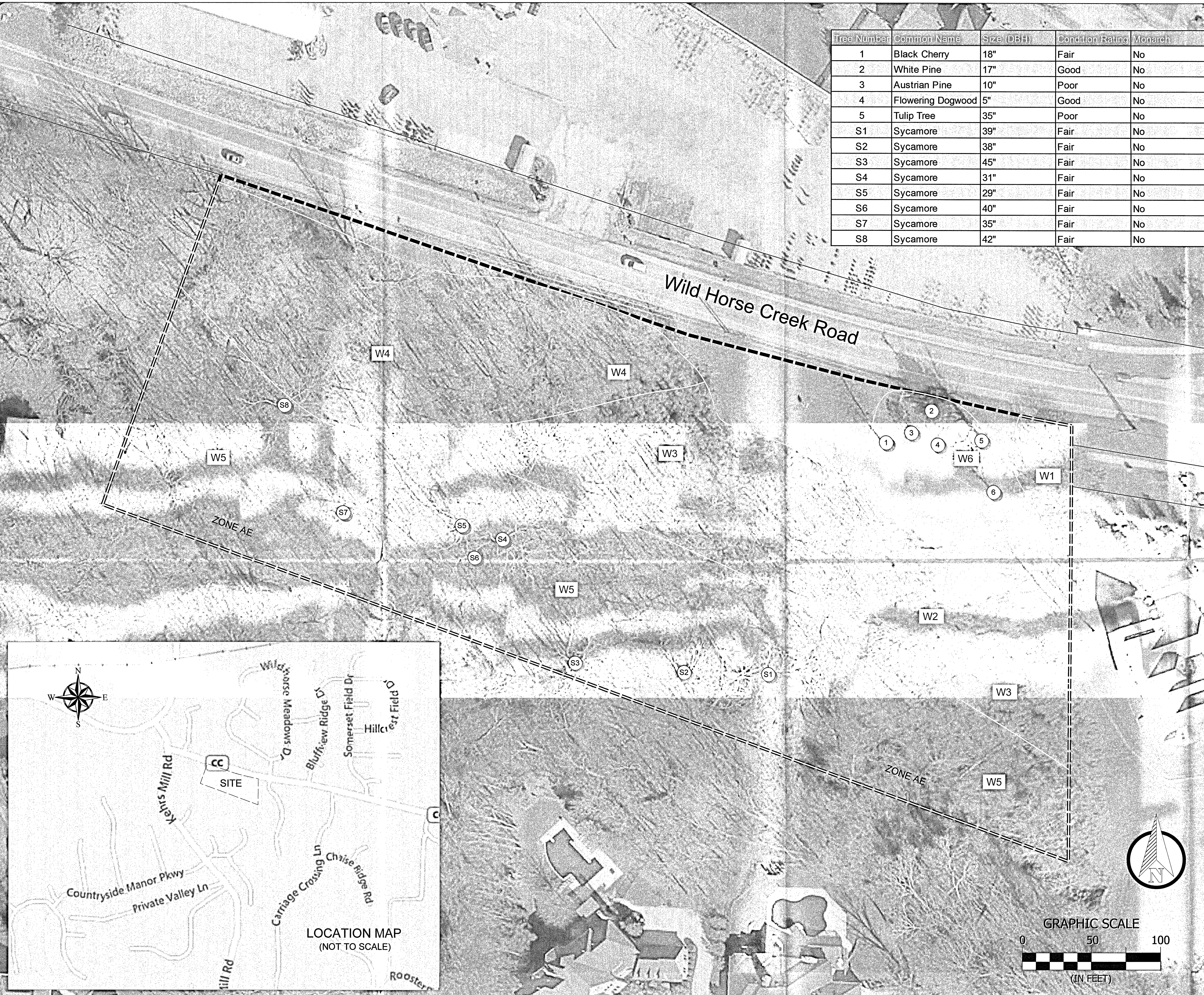
A Public Hearing further addressing the request will be held at the Monday, January 9th, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Outboundary Survey, and Tree Stand Delineation for this request as required by City Code. Staff has 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. 15-2016 17256 Wild Horse Creek Road (Lee's Boys).

Attachments

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

cc: Aimee Nassif, Planning and Development Services Director

Tree Number	Common Name	Size (DBH)	Condition Rating	Monarch	Woodland Tree	Notes
1	Black Cherry	18"	Fair	No	No	Thin canopy; broken branches
2	White Pine	17"	Good	No	No	
3	Austrian Pine	10"	Poor	No	No	Declining
4	Flowering Dogwood	5"	Good	No	No	
5	Tulip Tree	35"	Poor	No	No	Dead central leader; hazard limbs; root decay
S1	Sycamore	39"	Fair	No	Yes	Embedded wire fence; vines
S2	Sycamore	38"	Fair	No	Yes	Vines and broken limbs
S3	Sycamore	45"	Fair	No	Yes	Vines and broken limbs
S4	Sycamore	31"	Fair	No	Yes	Cluster of three within wire fence; vines and broken limbs
S5	Sycamore	29"	Fair	No	Yes	Cluster of three within wire fence; vines and broken limbs
S6	Sycamore	40"	Fair	No	Yes	Cluster of three within wire fence; vines and broken limbs
S7	Sycamore	35"	Fair	No	Yes	Vines and broken limbs
S8	Sycamore	42"	Fair	No	Yes	decay; vines



WOODLAND NARRATIVE

W1 - 0.08 acre
Disturbed Mixed Hardwoods - Small to medium sized trees (6-10 inch diameter) including boxelder and elm. Other species present include: ash, redbud, sycamore, walnut. Predominant understory of invasive honeysuckle. Large chunks of concrete rubble throughout.

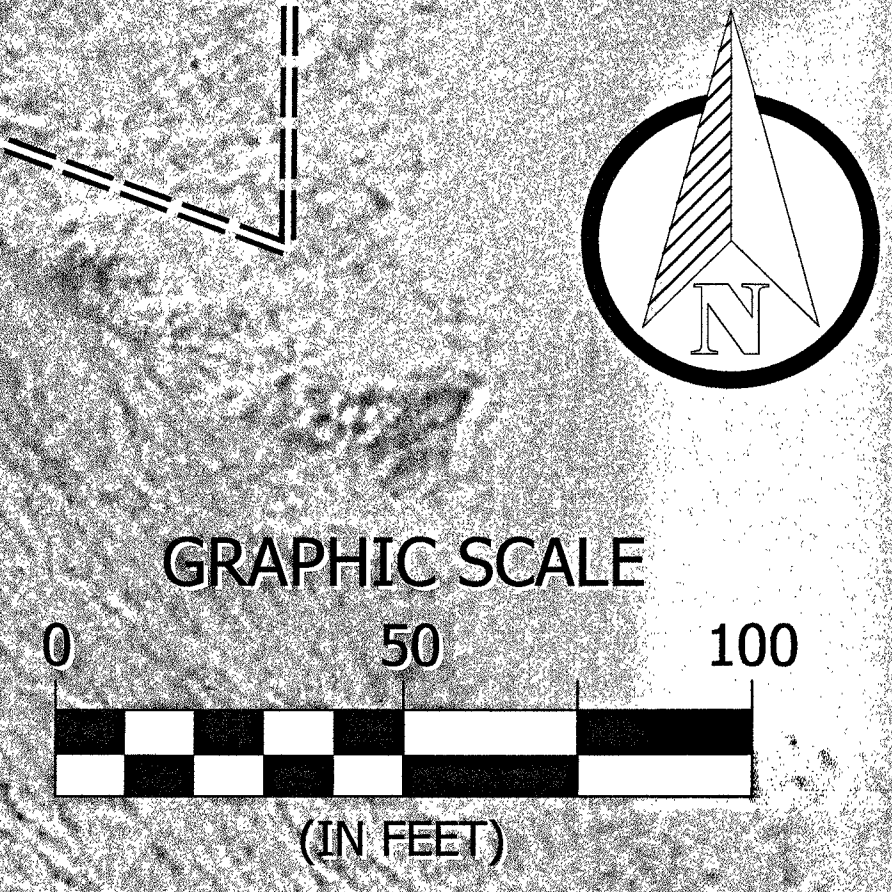
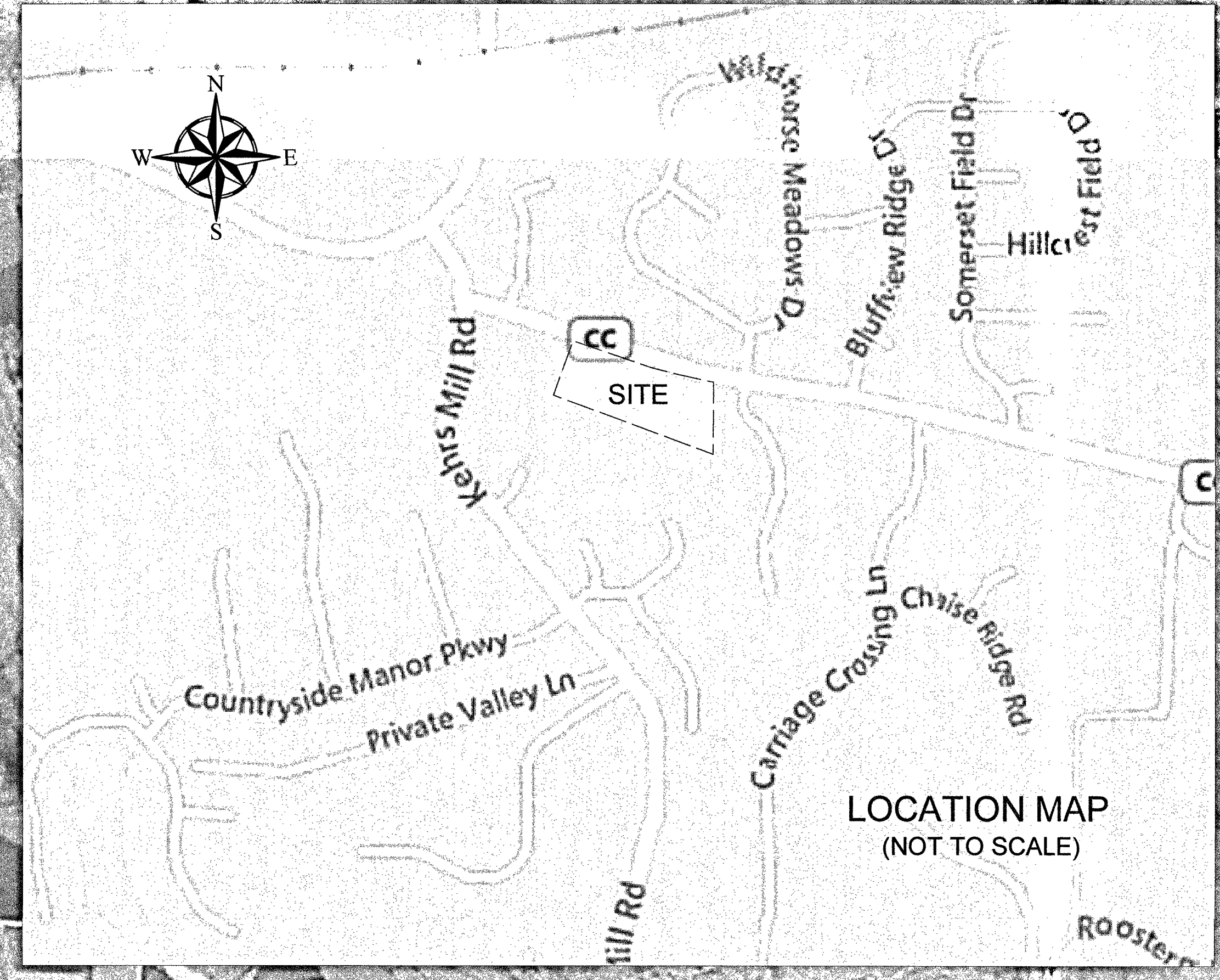
W2 - 0.21 acre
Invasive - Dense honeysuckle understory with some callery pear. A few overstory cottonwood, average <10 inch DBH. (not included in canopy calculation).

W3 - 0.70 acre
Mixed Hardwoods - Diverse medium sized trees (10-16" inch diameter) including: boxelder, cottonwood, walnut, sycamore, and cherry. A few large oak and sycamore trees (18" - 24"). Understory predominantly invasive honeysuckle mixed with pawpaw, maple, boxelder, ash and tulip tree.

W4 - 0.85 acre
Regenerating - High stocking of small trees (3-6 inch diameter) including: maple, pawpaw, olive and boxelder. Some medium to large (10-18") cottonwood, sycamores, ash, boxelder, and oak primarily along northern perimeter.

W5 - 1.88 acres
Bottomland - Scattered small to medium trees (6 - 10 inch diameter) including boxelder and walnut; large, mature sycamores close to creek. Pawpaw, elm, and honeysuckle understory.

W6 - 0.09 acre
Cluster of six landscape trees



--- = Approximate study area (4.31 acres)
 1 = Mapped tree and tree number
 W1 = Woodlands (3.72 acres; includes 0.21 acre of W2)

Woodland Canopy Area	3.72 acres
Non-Woodland Canopy Area of W2	0.21 acres
Total Canopy On-Site	3.51 acres

Prepared by
DAVEY RESOURCE GROUP
 A Division of The Davey Tree Expert Company
 1909 Park Avenue
 St. Louis, Missouri 63104

Prepared for
Jigar Patel

Tree Stand Delineation
 17256 Wild Horse Creek Road
 Chesterfield, Missouri
 Tree Stand Delineation prepared by ISA Certified Arborist
 Meridith Perkins
 Arborist (MW-4223A)

Tree data used to produce this map were collected on July 19, 2016
 Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

RECEIVED
 JAN - 4 2017
 City of Chesterfield
 Department of Public Services