

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Annisa Kumerow, Planner **AK**

Date: February 4, 2021

RE: **PZ 11-2020 The Residences at Hog Hollow (13987 & 14001 Olive Blvd)**: A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).

Summary

Stock & Associates Consulting Engineers, Inc., has submitted a request for a zoning map amendment from the “R-3” Residence District with a “PEU” Planned Environmental Unit to the “R-3” Residence District. The petitioner is requesting to repeal the “PEU”.

A Public Hearing was held on December 14, 2020, and there were no issues raised by the Planning Commission pertaining to this petition.

On January 25, 2021 this petition was next brought before the Planning Commission. Planning Commission made a motion to approve PZ 11-2020 The Residences at Hog Hollow (13987 & 14001 Olive Blvd). The motion passed by a vote of 8-1.

On January 27, 2021, the applicant submitted a request to the Planning & Public Works Committee to hold the item until the corresponding zoning petition, P.Z. 12-2020 (R-3 to PUD) can be reviewed at the same Planning & Public Works Committee meeting.

Attached to this report please find a copy of staff’s Planning Commission Report.

Attachments: January 25, 2021 Planning Commission Report

Planning Commission Vote Report

Meeting Date: January 25th, 2021

From: Annisa Kumerow, Planner **AK**

Location: North side of Olive Boulevard

Petition: **PZ 11-2020 The Residences at Hog Hollow (13987 & 14001 Olive Blvd):** A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., has submitted a request for a zoning map amendment from the “R-3” Residence District with a “PEU” Planned Environmental Unit to the “R-3” Residence District. The petitioner is requesting to repeal the existing “PEU”. The petitioner has submitted an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 12-2020).

HISTORY OF SUBJECT SITE

The subject property was zoned “R2” Residence District with a Conditional Use Permit by St. Louis County prior to the incorporation of the City of Chesterfield. In 2005, the subject site was rezoned to a “R-3” Residence District with a “PEU” Planned Environment Unit Procedure.

In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two requests for zoning map amendments were submitted. However, these applications were withdrawn by the applicant with no further action taken.



Figure 1: Subject Site Aerial

In 2019, two requests were submitted to the City of Chesterfield. The first request was to repeal the “PEU” Planned Environment Unit Procedure, and the second request was to establish “PUD” Planned Unit Development zoning. Both requests were withdrawn prior to consideration by the City Council.

LAND USE AND ZONING

Direction	Zoning	Land Use
North	City of Maryland Heights	
South	“C-2” Planned Commercial District & “C-8” Planned Commercial District	Retail
East	“R-2” Residence District	Single family residences
West	“NU” Non-Urban District & “C2” Shopping District	Single-family residence & retail

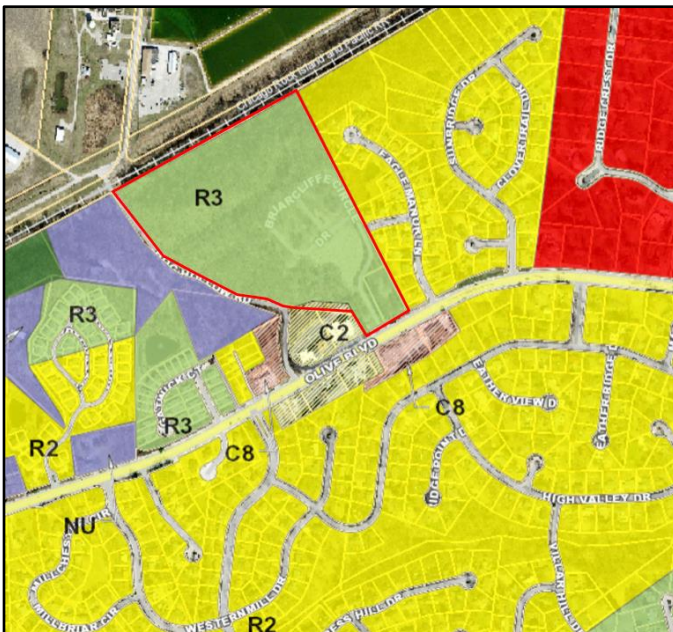


Figure 2: Zoning Map

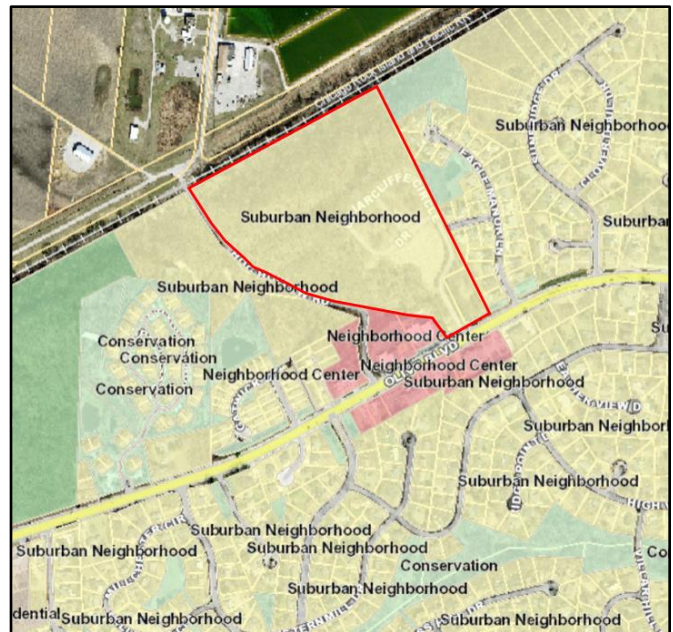


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates that this development is within the Suburban Neighborhood Land Use Designation. As evidenced by the figures and table above, the subject site is primarily neighbored by other Single Family Residential designated areas to the east and west, with several areas of Neighborhood Center located to the south along Olive Boulevard.

REQUEST

A Public Hearing for this request was held on December 13th, 2020. Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 11-2020 The Residences at Hog Hollow.