

Memorandum

Department of Planning, Public Works and Parks



To: Planning and Public Works Committee

From: Kristian Corbin, Project Planner

Date: February 6, 2012

Re: P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road): A request for a zoning map amendment from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land located on the southeast corner of the intersection of South Outer 40 Road and Schoettler Road (19S640668).

Summary

St. Charles Engineering and Surveying Inc. on behalf of the Church of the Resurrection has submitted for a change of zoning from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land on the southeast corner of the intersection of Schoettler Road and South Outer 40 Road. The applicant intends to make improvements to the site once the zoning is complete.

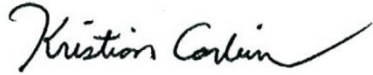
The “R2” Residence District is one of the City of Chesterfield’s straight zoning districts and does not require a Preliminary Plan or Attachment “A”. The subject site will be developed directly from the requirements of the “R2” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions.

At the January 23, 2012 meeting of the Planning Commission, it was noted that traffic for the subject site was a concern but will be addressed during site plan review once the plan is submitted. A recommendation for approval by the Planning Commission of the above-referenced matter was approved by a vote of 7-0.

Attached, please find a copy of Staff’s report, the Boundary Adjustment Plat and a narrative from the Petitioner.

P.Z. 12-2011 Church of the Resurrection
Planning and Public Works Committee
February 6, 2012

Respectfully submitted,

A handwritten signature in black ink that reads "Kristian Corbin". The signature is written in a cursive style with a long, sweeping tail.

Kristian Corbin
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works and Parks
Aimee Nassif, Planning and Development Services Director

Attachments: Planning Commission Vote Report
Boundary Adjustment Plat
Narrative from the Petitioner



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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: January 23, 2012

From: Kristian Corbin, Project Planner

Location: 1330 Schoettler Road

Petition: **P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road):**
A request for a zoning map amendment from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land located on the southeast corner of the intersection of South Outer 40 Road and Schoettler Road (19S640668).

Proposal Summary

St. Charles Engineering and Surveying Inc. on behalf of the Church of the Resurrection has submitted for a change of zoning from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land on the southeast corner of the intersection of Schoettler Road and South Outer 40 Road. The purpose of this application is to utilize the “R2” Residence District parking setback of twenty-five (25) feet from Schoettler Road to construct a parking lot in front of the existing church.

Department Input

This request meets all of the development requirements of the City of Chesterfield “R2” Residence District. The “R2” Residence District is one of the City of Chesterfield’s “straight districts” thus, a Preliminary Plan and Attachment “A” are not required. That is, the subject site will be developed directly from the requirements of the “R2” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. A Boundary Adjustment Plat is included with this petition for reference purposes only.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: Interstate 64 borders the subject site to the north.

South: The property to the south of the subject site is currently zoned “NU” Non-Urban.

East: To the east of the subject site is an undeveloped parcel that is currently zoned “R1” Residence District.

West: To the west of the subject site is a part of the Oak Tree Estates subdivisions zoned “R2” Residence District.



Adjacent properties to the east of the subject site are zoned “R1A” Residence District and “R2” Residence District and are developed as residential. To the west of the subject site is an undeveloped piece of property that is currently zoned “R1” Residence District. South of the subject site is zoned “NU” Non-Urban District and is developed as residential and finally to the north of the property, is Interstate 64/U.S. Highway 40-61.



View looking north into the site



View looking south into the site



View looking east into the site



View looking northwest into the site



Aerial View of the site

Zoning Analysis

As previously mentioned in this report, the existing parcel is currently zoned “NU” Non-Urban District and is utilized as a Church and living quarters for the Pastor. As mentioned earlier, the “R2” Residence District is one of the City of Chesterfield’s straight zoning districts. The subject site will be developed directly from the requirements of the “R2” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. The “R2” Residence District sets the following performance requirements:

- | | |
|------------------------------------|--|
| * Minimum Lot Area (Church) | Three (3) Acres |
| * Structure Height | Forty-Five (45) feet from grade |
| * Setbacks (Structure and Parking) | Twenty-Five (25) feet from the right-of-way line, fifteen (15) feet from the rear yard property line and ten (10) feet from the side yard property line. |

*** Modifications can not be granted to the performance requirements for the “R2” Residence District.**

The following is a list of the permitted uses in the “R2” Residence District which are permitted upon approval of this district.

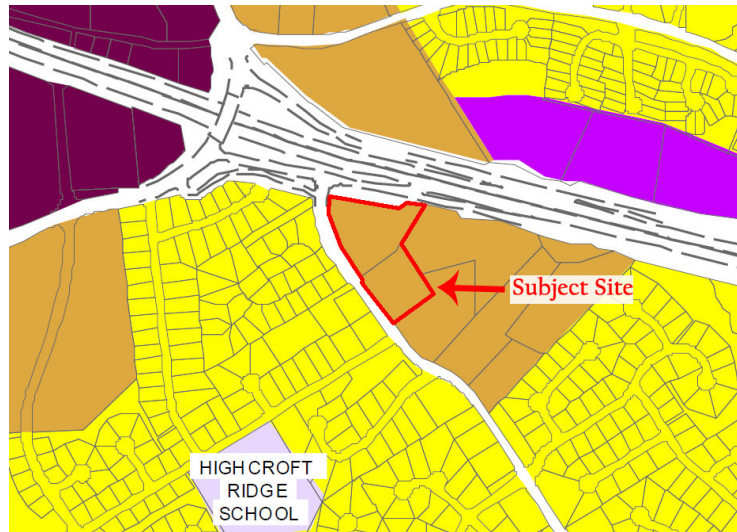
- | | |
|--|---|
| 1. Churches and other places of worship. | 5. Home occupations. |
| 2. Dwellings, single-family detached | 6. Libraries. |
| 3. Educational facilities—
College/university,
primary/secondary, kindergarten
or nursery school. | 7. Local public utility facilities. |
| 4. Golf Courses. | 8. Parks and Playgrounds. |
| | 9. Wildlife Reservation and Conservation Project. |

Conditional Uses for the “R2” Residence District can be found in the City of Chesterfield Zoning Ordinance Section 1003.113(B)(2).

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the “R2” Residence District regulations.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan designates the subject site as “Residential, Multi-Family” which is indicated with a tan color in the diagram below. The proposed “R2” Residence District zoning category and its associated uses are compatible with the Comprehensive Land Use Plan.



Site Area History

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. There are two (2) structures on the site that were constructed in 1963. In September of 2010, a Boundary Adjustment Plat was approved consolidating the original two parcels into one. Today, the site is currently being utilized as a church and a residence for the Pastor.

Issues

A Public Hearing and Issues Meeting were held before Planning Commission on October 24, 2011. The Planning Commission directed the petitioner to provide the following:

1. A narrative statement that includes, but not limited to information about the church and the type of current/future operations that will be conducted on the site.

In response to the Planning Commission’s first issue, the petitioner has submitted to Staff a narrative describing their current and proposed on site operations which is attached to this report. The site currently averages 70-80 individuals during their Sunday services. The applicant plans to expand the facility in the future to accommodate up to 250 members. Activities include Sunday services and small group meetings throughout the week.

2. Provide verification that you have met with the surrounding Trustees and residents to discuss your proposal.

The petitioner provided Staff with a meeting schedule for a pair of meetings that were on December 10, 2011 and December 15, 2011. The applicant submitted a summary of the meetings indicating that the only concern involved traffic. As stated previously in this report, the request is to utilize the “R2” Residence

District entitlements to allow flexibility in the applicant's future parking lot design by reducing the parking setback line from fifty (50) feet to thirty (30) feet. This design will have to meet City of Chesterfield Access Management Guidelines and address any issues that arise with traffic.

Finally, Staff was directed by the Planning Commission to calculate an approximate number of single family residential lots that could be constructed if the property were to be converted into a residential subdivision. Based on minimum lot size requirements for the "R2" Residence District and other code requirements such as tree preservation, buffering, and frontage requirements, it has been determined that approximately seven (7) single family lots could be created if this parcel of land were to develop as residential in the future.

Request

Staff has reviewed the change of zoning request and found it to be in compliance with the City of Chesterfield "R2" Residence District and all other applicable Zoning Ordinance requirements. Staff requests action on P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road).

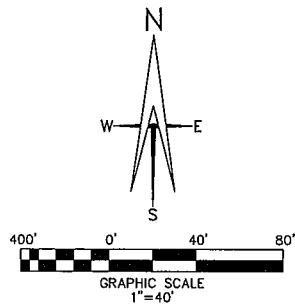
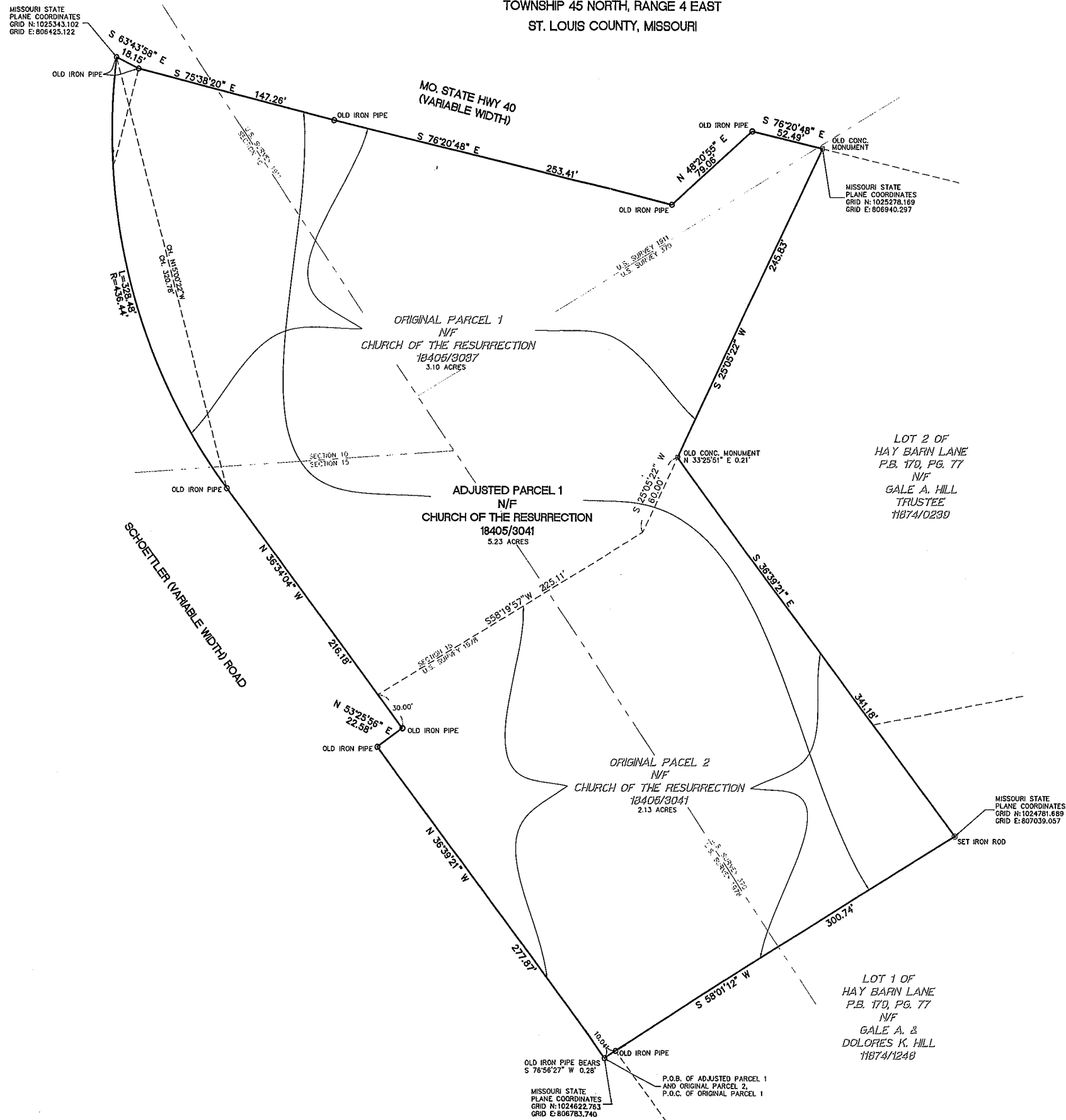
Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works and Parks
Aimee Nassif, Planning and Development Services Director

Attachments:

1. Boundary Adjustment Plat
2. Narrative from the Petitioner

BOUNDARY ADJUSTMENT PLAT OF

A TRACT OF LAND BEING PART OF U.S. SURVEY'S 370, 1911, 1978
AND FRACTIONAL SECTIONS 10 AND 15,
TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI



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SIC ST. CHARLES ENGINEERING & SURVEYING, INC.
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ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

S E I S

ORDER NO. 100109
DATE 04/16/10
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Church of The Resurrection

St. Louis, MO

Church of the Resurrection
Zoning Map Amendment
November 17, 2011

A NARRATIVE OVERVIEW OF CHURCH OF THE RESURRECTION

History of the Anglican Church of the Resurrection:

The mission of Church of the Resurrection is to “know Christ and make Him Known.” We are a relatively young church, with roots in the historic Anglican tradition. Our church was formed in 2004 when we joined the Anglican Mission in America. The Anglican Mission is a church planting movement and since our inception this church has supplied members for three church plants, resulting in three church “splits”. The largest membership we have reached, prior to these splits, was 195 members.

We currently meet for Sunday Worship at the Chapel of the Lutheran Hour Ministries Building. We plan to be there until we are able to permanently move onto the Schoettler Road property. Prior to our current worship location we rented and built out space at Westminster Christian Academy.

In the spring of 2008 we purchased the two parcels of 1330 and 1250 Schoettler Rd. We were drawn to this land for a number of reasons, including the two existing buildings and the tree line. Our original intent was to keep the building at 1330 as a Rectory to house our Rector and his family and to convert the existing two story building at 1350 Schoettler to our new church and fellowship hall. Our vision has not changed regarding these views.

Mission Church Identity and Growth Plan

Our goal as a church is to worship God and to share the message of Jesus Christ with others. As a mission church within the Anglican tradition there are several basic principals and commitments that shape our approach to church growth. First, we are not patterned after a mega-church or business model for growth, as if numerical growth is itself an inherent good. We do not focus on reaching a certain segment of demographics. We will focus on growing deep rather than wide, and we hope to foster lasting spiritual growth of individuals. Second, according to the Anglican ideal of pastoral ministry, it is important for individual members to have a connection with their pastor. Third, we are committed to church planting. As we have done in the past, as the church grows we plan to develop new church plants in the St. Louis region.

While we do hope for and anticipate numerical growth as a result of our new location, we will not allow such growth to undermine these basic principles and commitments. The building we planned for this property involves a design to accommodate a maximum of 250 people for worship.



Church of The Resurrection

St. Louis, MO

What Weekly Activities Do and Will Occur on This Site?

We currently hold two services on Sunday morning at the Lutheran Hour, 8 and 10 AM. The combined average attendance of these services is between 70-80 people. Sunday School and Childrens' classes occur between the services to accommodate worshipers at both services. We anticipate that initially at the new site we will need at least two, possibly three, Sunday services in order to make space for current members and visitors.

We hold the following meetings throughout the week at the Schoettler Rd property: Monday, Men's Bible Study; Wednesday, evening choir practice, fellowship meal, and Christian education classes; Thursday, Art Class; Friday, Christian education class; occasional meetings for the Center for Women's Ministry, a free counseling service for women.

A Blessing to the Community

It is our hope and prayer that our church at this location will be a positive resource for the entire community. It is our conviction that God has called us, the church, to be a blessing to all people. By providing spiritual support, in addition to more tangible forms of service, we believe we can bless individuals and families in the City of Chesterfield and throughout West County.

To find out more about us, you can visit our website: www.resurrectionstl.com. Please contact us if you need further information.

Sincerely,

Mr. John Lauer
Building Committee
Owner & CEO, Lauer Construction

Rev. Ben Wagner
Associate Rector
Church of the Resurrection