



VII. A.

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

Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: February 22, 2010

From: Shawn Seymour, AICP Annissa McCaskill-Clay, AICP
Project Planner Lead Senior Planner

Location: 1968 Cedarmill Dr. (Claymont Lake Estates Subdivision)

Applicant: Glynn Construction

Description: 1968 Cedarmill Dr. (Claymont Lake Estates Subdivision): A request for a residential addition to the west side of an existing home zoned "R-2" Residence District (15,000 sf.) and located at 1968 Cedarmill Dr., in the Claymont Lake Estates Subdivision.

PROPOSAL SUMMARY

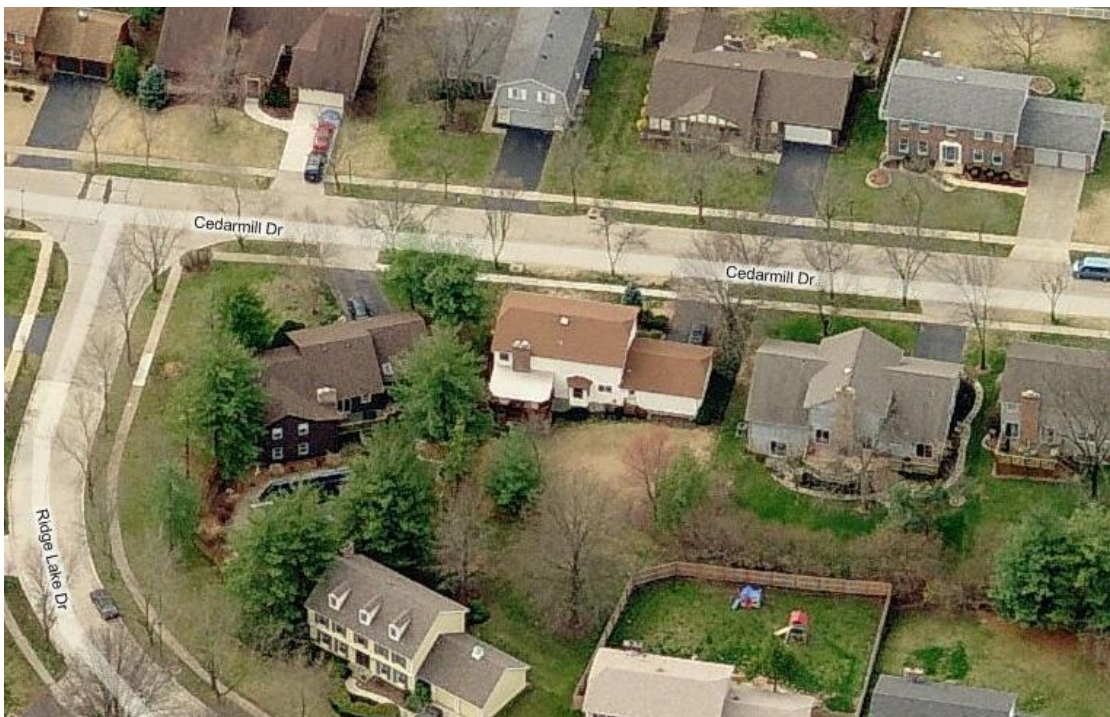
Glynn Construction, on behalf of Gerald and Mary Trieschmann, have submitted a request for a residential addition in excess of 500 sf. The existing home is two-stories and is 3,015 sf. in size. The addition is to be located atop an existing attached garage and proposed to be used as an office. The proposed addition will add 605 sf. of floor area to the second story of the residence. The proposed addition will match existing exterior materials.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Land Use and Zoning of Surrounding Properties

The subject site is zoned "R2" Residence District (15,000 sf.). The "R2" Residence District (15,000 sf.) zoning was granted by St. Louis County in 1974, by the approval of Ordinance 7252. The property is located in the Claymont Lake Estates subdivision and the existing residence was constructed in 1976.

1968 Cedarmill Dr. (Residential Addition)
February 22, 2010
Page - 2 - of 4



Looking south at existing structure on subject site

STAFF ANALYSIS

Zoning

The subject site is currently zoned "R2" Residence District (15,000 sf.) and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

Process

Section 1003.126B "Residential Additions" states that any addition greater than five hundred (500) sf. shall be approved by the City of Chesterfield Planning Commission. The proposed improvement is a 605 sf. second story addition atop an existing garage. The proposed height of the addition is twenty-four (24) feet which is not unlike the existing two-story twenty-five (25) foot tall residential home and the surrounding residential structures located on adjacent properties.

Architectural Elevations

The proposed addition includes vinyl siding and the roof is proposed to be of architectural shingles, which will match existing construction materials.

Landscaping and Tree Preservation

The property has not submitted a Tree Stand Delineation as they are not disturbing any tree masses, as defined by the Tree Preservation and Landscape Requirements. Section III. Exceptions, B. 2. states that single family residential properties greater than one acre are not required to submit a Tree Preservation Plan or Tree Stand Delineation if, "No Tree Mass, as defined in Section IV of this ordinance, is being disturbed."

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and all other requirements and standards.

MOTION

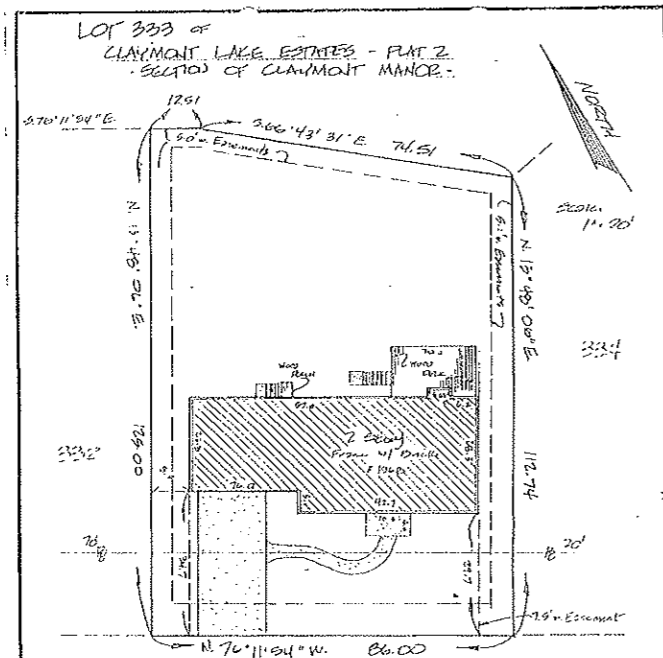
The following options are provided to the Planning Commission relative to this application:

1. "I move to approve (or deny) the residential detached addition for 1968 Cedarmill Dr., located in the Claymont Lake Estates Subdivision."
2. "I move to approve the residential detached addition for 1968 Cedarmill Dr., located in the Claymont Lake Estates Subdivision with the following conditions (Conditions may be added, eliminated, altered or modified)."

1968 Cedarmill Dr. (Residential Addition)
February 22, 2010
Page - 4 - of 4

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Site Plan
Architectural Elevations



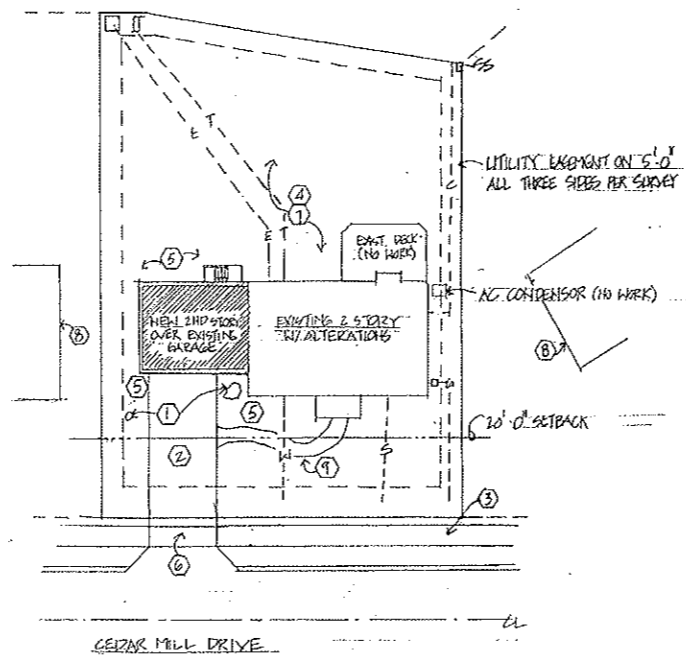
Cedar Mill Drive (50'w.)
(plotted as Claymont Lake Drive)

It has been agreed for Topos Surveying & Engineering Corp. to execute a survey, which is commonly known as a Mortgage Inspection Survey, Spot Survey, or Location of Improvements Survey.

- He it knows that this survey does not meet the following requirements as defined in the Minimum Standards for Boundary Surveys (10 CSR 33-2.010) of the State Regulations:
1. No corner monuments have been set
 2. Possession lines are not shown
 3. No fences are shown
 4. Deeded description is followed in accordance to information provided by client
 5. Building lines and easements are shown in accordance with the recorded plat unless otherwise noted

This is to certify that Topos Surveying & Engineering during the month of November, 1997, at the request of Lot 333 of Claymont Lake Estates - Plat 2, Section of Claymont Manor as recorded in Page 306 (100 Acres) 24-25 of the 2nd Low County records, Missouri, and that the results are correctly represented upon this plat.

TOPOS SURVEYING & ENGINEERING CORP.
 Order No. 1187-333
 Dan By Borg



SITE IMPROVEMENT PLAN
 SCALE: 1" = 20'-0"

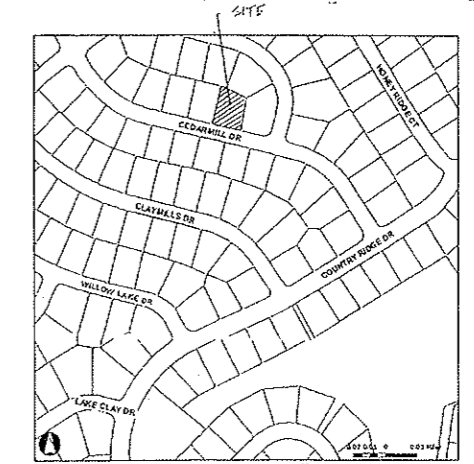
- DEMOLITION KEY NOTES FOR SHEET 1**
1. CAREFULLY REMOVE EXISTING TREE AND SHRUB BRANCHES AS REQUIRED FOR ACCESS AND SPACE FOR NEW ADDITION.
 2. EXISTING DRIVE TO REMAIN. PROTECT FROM DAMAGE.
 3. EXISTING SIDEWALK TO REMAIN. PROTECT FROM DAMAGE.
 4. ALL SITE UTILITIES TO REMAIN. PROTECT FROM DAMAGE.
 5. WHERE POSSIBLE, PROTECT EXISTING LANDSCAPING INCLUDING CRACKS, REPAIR, LANDSCAPE GRADING INCLUDING SOIL COMPACTION TO THE SATISFACTION OF THE OWNER. OWNER TO REPLACE LANDSCAPING IMPACTED BY CONSTRUCTION.
 6. CONSTRUCTION EQUIPMENT ACCESS IS TO BE BY EXISTING DRIVEWAY UNLESS A SEPARATE ACCESS PERMIT IS OBTAINED FROM THE CITY OF CHESTERFIELD.
 7. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY UTILITY CO PRIOR TO ANY EXCAVATION TYPICAL. DECK STAR SHOWN ON SURVEY WAS REMOVED IN THE LATE 1990'S.
 8. NEIGHBORS HOME LOCATIONS WERE SHOWN ARE APPROXIMATE.
 9. EXISTING DRIVE SIDEWALK. PROTECT FROM DAMAGE.

ABBREVIATIONS COMMONLY USED ON THIS PROJECT:
 T = TELEPHONE C = CABLE TV S = SEWER W = WATER G = GAS SS = STORM SEWER
 X = BY EXIST- EXISTING DEMO- DEMOLITION TYP- TYPICAL - CENTER LINE - GRADE LINE
 W/ = WITH W/O = WITHOUT OC = ON CENTER APPROX = APPROXIMATE

- GENERAL NOTES FOR ENTIRE PROJECT:**
1. ALL WORK SHALL FOLLOW IBC RESIDENTIAL CODE, EXCEPT AS MODIFIED BY ST. LOUIS COUNTY, IN ADDITION TO ANY APPLICABLE LOCALLY ADOPTED CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO SUBDIVISION CONTRACTOR AND SUBS SHALL OBTAIN ANY APPROPRIATE PERMITS AND POST THEM ON SITE PER PERMIT INSTRUCTIONS AND OBTAIN APPROPRIATE INSPECTIONS. THESE DRAWINGS SHALL BE FOR PERMIT PURPOSES ONLY AND SHALL BE USED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD. REQUIRED PERMITS ARE OBTAINED AND POSTED AS REQUIRED. KEEP A STAMPED COPY OF DRAWINGS ON SITE AT ALL TIMES.
 2. CONTRACTOR SHALL VERIFY ALL VISIBLE EXISTING CONDITIONS ON SITE, PRIOR TO PROCEEDING WITH THE WORK EFFECTED. CONTRACTOR SHALL ALSO VERIFY DEPTH AND LOCATIONS OF ANY HIDDEN UTILITIES AND MARK ACCORDINGLY. THESE DRAWINGS DESCRIBE A PROPOSED ADDITION FOR WHICH REASONABLE CARE HAS BEEN MADE TO DISCLOSE BASIC REQUIREMENTS FOR SUCH.
 3. ANY INTERSECTION OF UTILITIES SHALL BE COORDINATED WITH OWNERS REPRESENTATIVE. THE OWNER PROVIDED THE EXISTING SITE SURVEY PLAN ON DRAWINGS AS IT WAS DRAWN BY OTHERS DATA ON IT MAY HAVE BEEN ALTERED SINCE THE DATE OF THE SURVEY.
 4. ALL DIMENSIONS ARE FROM FACE OF FRAMING AND ARE GENERALLY FRAME DIMENSIONS UNLESS NOTED OTHERWISE. NOTED SUCH AS A CENTERLINE DIMENSION. DO NOT SCALE THE DRAWINGS. VERIFY ALL STATED DIMENSIONS IN FIELD.
 5. SEE KEY NOTES FOR SPECIFIC DEMOLITION AND NEW CONSTRUCTION REGARDING EACH PLAN ON EACH SHEET.
 6. ALL INTERIOR FINISHES PLUMBING AND LIGHT FIXTURES WILL BE SELECTED BY THE OWNER AND CONTRACTOR. THIS ARE NOT SPECIFIED HEREIN. EXTERIOR FINISHES WILL BE SELECTED TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
 7. CONTRACTORS SHALL ALL CLEAN UP AND REMOVE FROM SITE CONSTRUCTION DEBRIS AND TRASH AS IT ACCUMULATES INCLUDING ANY THAT DRIFTS INTO OTHER HOMEOWNERS OR MUNICIPAL PROPERTY. DO NOT USE THE OWNER'S TRASH RECEPTACLES.
 8. CONTRACTORS SHOULD BE AWARE THE OWNER INTENDS TO OCCUPY THE HOME DURING CONSTRUCTION.

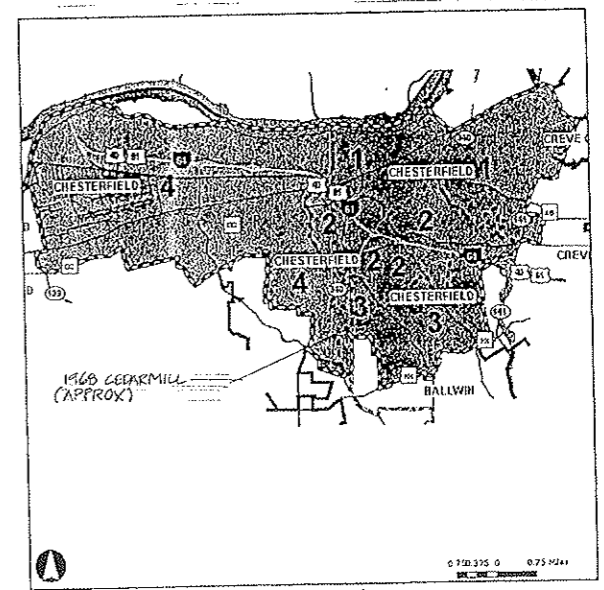
- NEED WORK SHALL BE DONE WITH HOME OWNERS SAFETY FACTORED. ALL WORK SHALL BE EXECUTED TO MINIMIZE OBSTACLE OF TRAFFIC ON CEDAR MILL DRIVE.
9. ALL WORK SHALL BE PERFORMED AT ALL TIMES TO AVOID WEATHER DAMAGE TO THE INTERIOR OF THE RESIDENCE. THIS OWNER UNDERSTANDS SOME ACTIVITIES WILL BE WEATHER SENSITIVE.
 10. PROTECT ALL EXTERIOR AND INTERIOR FINISHES AND OBJECTS TO REMAIN FROM DAMAGE FROM CONSTRUCTION RELATED ACTIVITIES AND ASSIST COORDINATION WITH OWNER TO REMOVE MOVABLE OBJECTS TEMPORARILY IN THE WAY OF ANY WORK. OWNER WILL MOVE OBJECTS LESS THAN 25 POUNDS. ASSIST OWNER WITH HEAVIER ITEMS.
 11. HVAC WORK AND ELECTRICAL WORK IS NOT SHOWN IN DETAIL ON THESE PLANS. HVAC AND ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED ITEMS SUBMITTALS FOR THEIR OWN PERMIT AND INSTALL SUCH PER APPLICABLE CODES AND OBTAIN AND POST SEPARATE PERMITS PER NOTE 1 ABOVE. PROVIDE NEW DATA OUTLETS IN WORK AREA WHERE LOCATED BY OWNER INCLUDING HEIGHT OFF FINISHED FLOOR. EXISTING HOME WILL BE RESPONSIBLE FOR POSTING OF FIRE ALARMS. EXIST COORDINATION WITH OWNER TO REMOVE MOVABLE OBJECTS TEMPORARILY IN THE WAY OF ANY WORK. OWNER WILL MOVE OBJECTS LESS THAN 25 POUNDS. ASSIST OWNER WITH HEAVIER ITEMS.
 12. EXISTING WORK SHOWN ONLY AS REQUIRED. NOT ALL EXISTING PLUMBING, HVAC AND ELECTRICAL IS NOT SHOWN IN DETAIL EXCEPT FOR CLARITY OR IMPACTED BY CONSTRUCTION. E.G. FOR THE MOST PART ONLY EXISTING ELECTRICAL OUTLETS EXISTING DATA EXISTING HVAC GRILLES ETC. ARE NOT SHOWN. ONLY NEW ITEMS SUCH AS DOOR AND WINDOW HAVE NUMBERS ETC. EXIST ELECTRICAL PANEL HAS 4 SPARE SPACES.
 13. SHOP DRAWINGS ARE REQUIRED FOR ROOF TRUSSES AND FLOOR STRUCTURE SYSTEM. DO NOT PROCEED WITH FABRICATION UNTIL THE OWNER HAS SIGNED OFF ON SHOP DRAWINGS. PROCEEDING WITHOUT SIGN OFF IS AT CONTRACTORS RISK.
 14. ALL CASEWORK, COUNTERTOPS, SHELVEING AND LIBRARY CASES IN ADDITION ARE NOT PART OF THIS PROJECT AND MAKE UP A FUTURE PHASE INDEPENDENT OF THESE DRAWINGS.
 15. KEEP SITE AND JOB SAFE FOR ALL NEARBY RESIDENTS AND CHILDREN AT ALL TIMES.
 16. KEY NOTES ARE SHEET SPECIFIC TO SHEET THEY ARE LISTED AND DO NOT CARRY TO OTHER SHEETS.
 17. FOR CLARITY, EXISTING CONSTRUCTION ADJACENT TO NEW CONSTRUCTION IS NOT POACHED.

Chesterfield, Missouri



VICINITY PLAN
 SCALE: AS NOTED

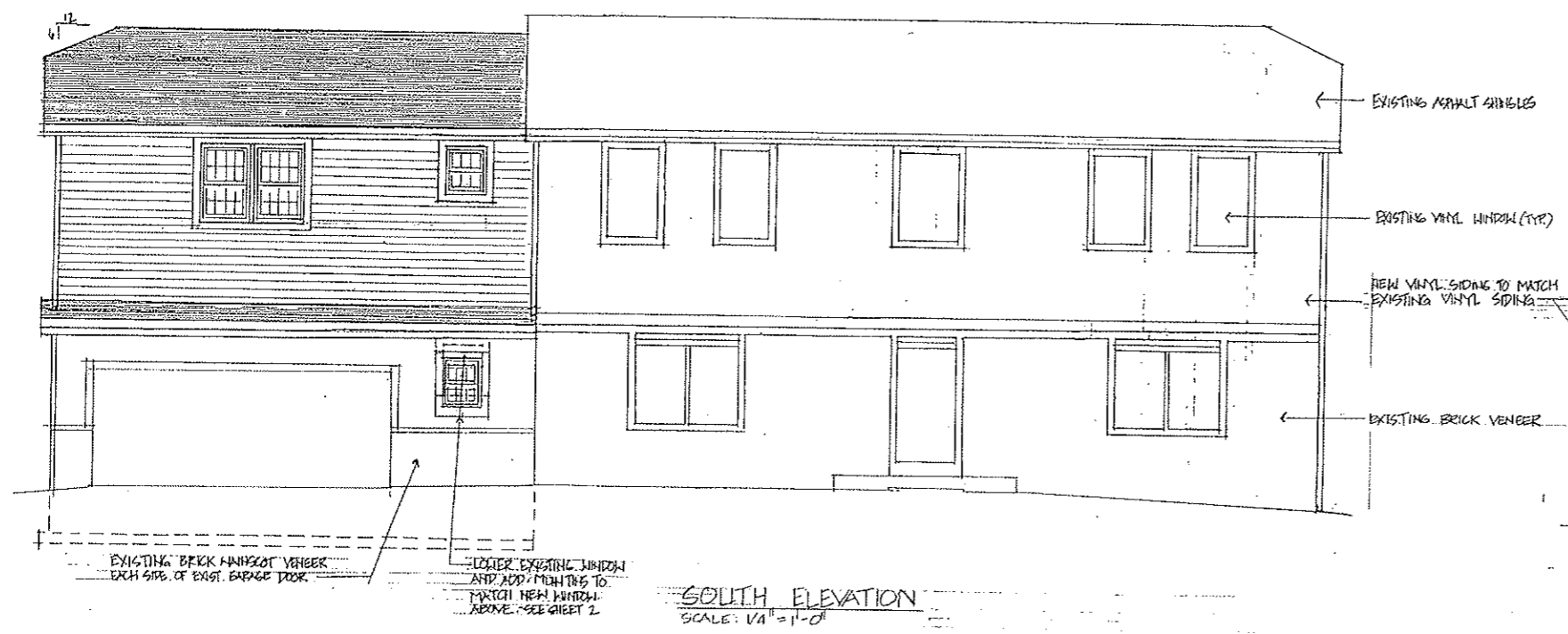
- SITE PROJECT DATA**
- EXISTING ZONING: R-2, WARD 3
 - EXISTING RESIDENCE: 3015 S.F.
 - PROPOSED ADDITION: 605 S.F.
 - % OF ADDITION TO EXISTING: 20%
 - EXISTING SITE AREA: APPROX 1/4 ACRE
 - OR 10,300 S.F.
 - BUILDING FOOTPRINT: NO CHANGE (2ND FLOOR ADDITION)
 - LANDSCAPE WORK: TREE TRIMMING FOR TREE & MINOR SITE REPAIR FROM CONSTRUCTION
 - ADDITION CONSTRUCTION: FLOOR FRAME



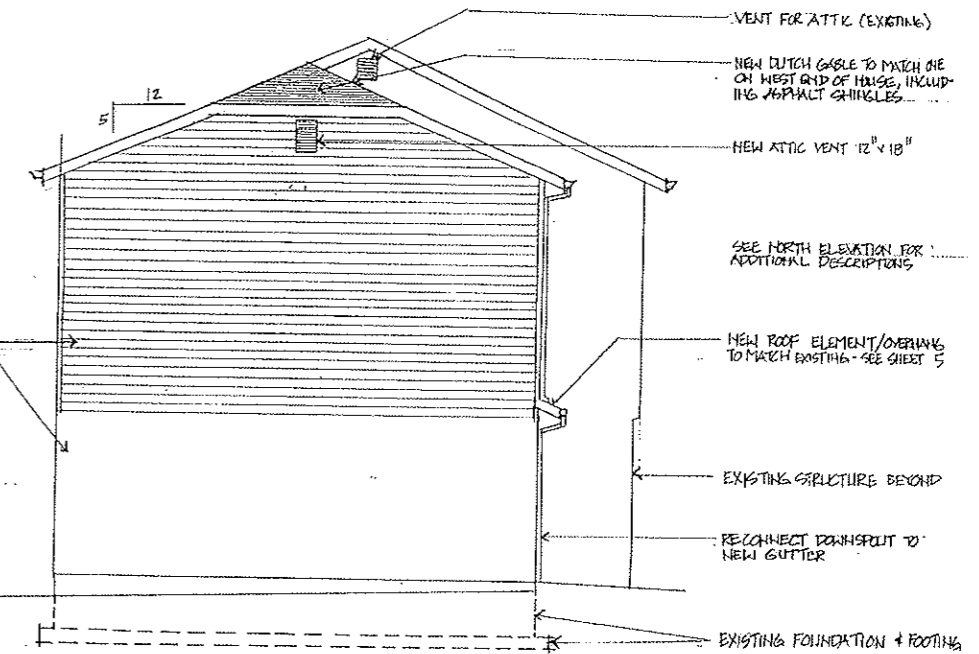
- INDEX OF DRAWINGS:**
1. SURVEY, SITE PLANS, PROJECT DATA, VICINITY MAPS
 2. FIRST FLOOR PLANS- DEMO AND NEW
 3. SECOND FLOOR PLANS- DEMO AND NEW
 4. EXTERIOR ELEVATIONS AND DETAIL
 5. MISCELLANEOUS PLANS AND DETAILS

PROPOSED UPPER FLOOR ADDITION FOR
MR AND MRS JERRY TRIESCHMANN
 1968 CEDAR MILL DRIVE, CHESTERFIELD MO 63017

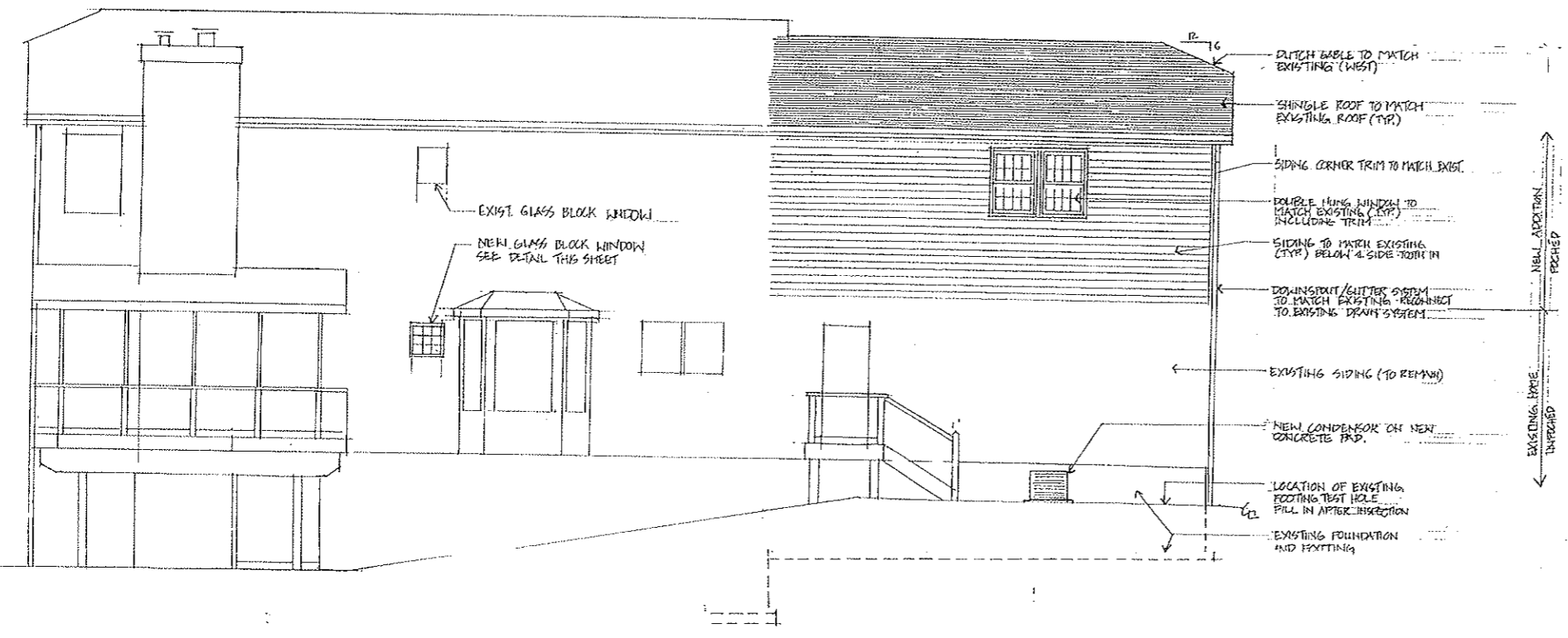
SHEET 1
 12/7/09



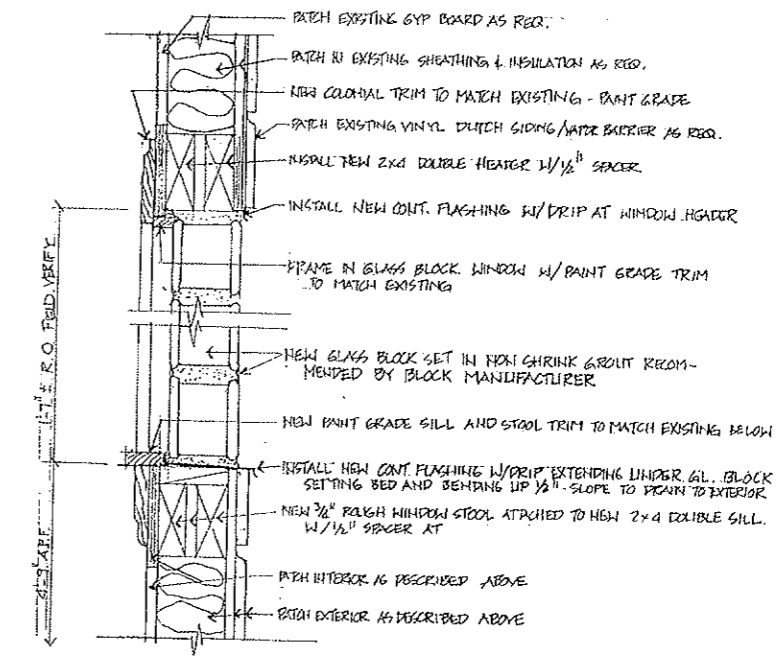
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WALL DETAIL AT NEW GLASS BLOCK WINDOW
NO SCALE

PROPOSED UPPER FLOOR ADDITION FOR MR AND MRS JERRY TRIESCHMANN 1968 CEDARMILL DRIVE, CHESTERFIELD MO 63017	SHEET 4 12/17/09
--	-------------------------------