

III. C.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee
From: Mara M. Perry, Senior Planner
Date: 03/02/2009
RE: **P.Z. 23-2008 Boyde Estates (JDL Homes Inc.)**: a request for a change of zoning from "NU" Non-Urban District to "R2" Residential District for a 1.01 acre tract of land located 1/10 mile southwest of the intersection of Schoettler Road and Highcroft Drive (19S631132).

Summary

JDL Home, Inc. is requesting a change of zoning from "NU" Non-Urban District to "R2" Residential District for a 1.01 acre tract of land located 1/10 of a mile southwest of the intersection of Schoettler Road and Highcroft Drive. A public hearing was held at the February 9, 2009 City of Chesterfield Planning Commission meeting. On February 23, 2009, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0.

Attached please find a copy of Staff's report, the Outboundary Survey and the Tree Stand Delineation for the site.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

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



VIII.A.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Subject: Rezoning Vote Report

Meeting Date: February 23, 2009

From: Mara M. Perry, AICP, Senior Planner

Location: 1/10 of a mile southwest of the intersection of Schoettler Road and Highcroft Drive (19S631132)

Petition: P.Z. 23-2008 Boyde Homes (JDLHomes Inc.)

Proposal Summary

JDLHomes, Inc. requests a change of zoning from “NU” Non-Urban District to “R2” Residential District for a 1.01 acre tract of land located 1/10 of a mile southwest of the intersection of Schoettler Road and Highcroft Drive (19S631132).

Department Input

This request meets all of the development requirements of the City of Chesterfield.

Zoning Analysis

The surrounding subdivisions were zoned R1A and R2 prior to incorporation by the City of Chesterfield. The City of Chesterfield no longer rezones property to the R1A category. The petitioner is requesting the R2 Residential District straight zoning.

A preliminary plan and Attachment A are not necessary as the Petitioner is requesting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the Residential District section of the City of Chesterfield Zoning Ordinance without exemption.

Surrounding Land Use and Zoning

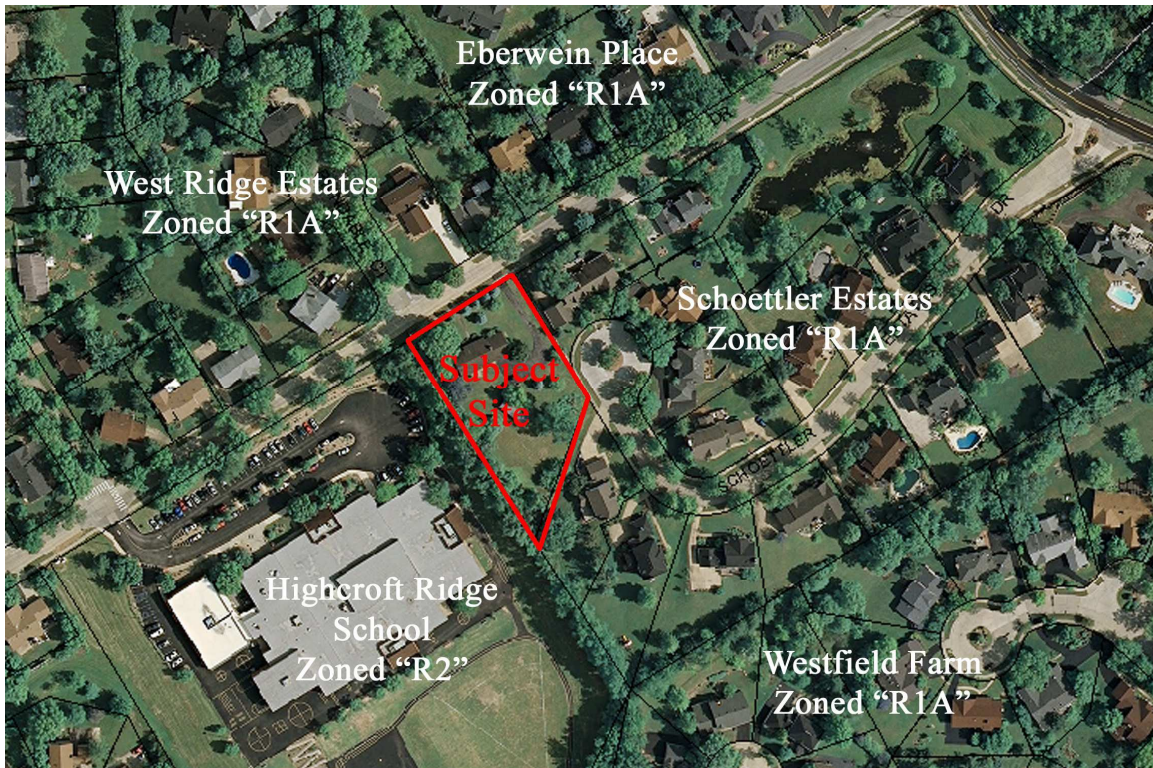
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is Eberwein Place and West Ridge Estates and is zoned "R1A" Residential District.

South: The property to the south is Highcroft Ridge School, zoned "R2" Residential District and Westfield Farm zoned "R1A" Residential District.

East: The property to the east is Schoettler Estates and is zoned "R1A" Residential District.

West: The property to the west is Highcroft Ridge School, zoned "R2" Residential District.



View looking into the site from Schoettler Estates Drive.



View looking northeast along Highcroft.



View looking south from inside the site to the adjacent lot.



View into the adjacent subdivision.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The Comprehensive Plan calls for the property to be Residential – Single Family. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

The subject site was zoned “NU” Non-Urban prior to incorporation by the City of Chesterfield.

Issues

A Public Hearing was held February 9, 2009. At that time several issues were identified and addressed at the meeting. Staff has no outstanding issues on this rezoning.

Request

Staff requests action on the change of zoning from “NU” Non-Urban District to “R2” Residential District.

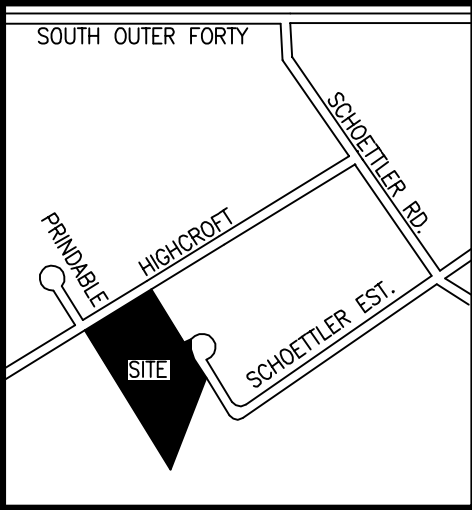
Respectfully submitted,

A handwritten signature in black ink that reads "Mara M. Perry".

Mara M. Perry, AICP
Senior Planner

Attachments

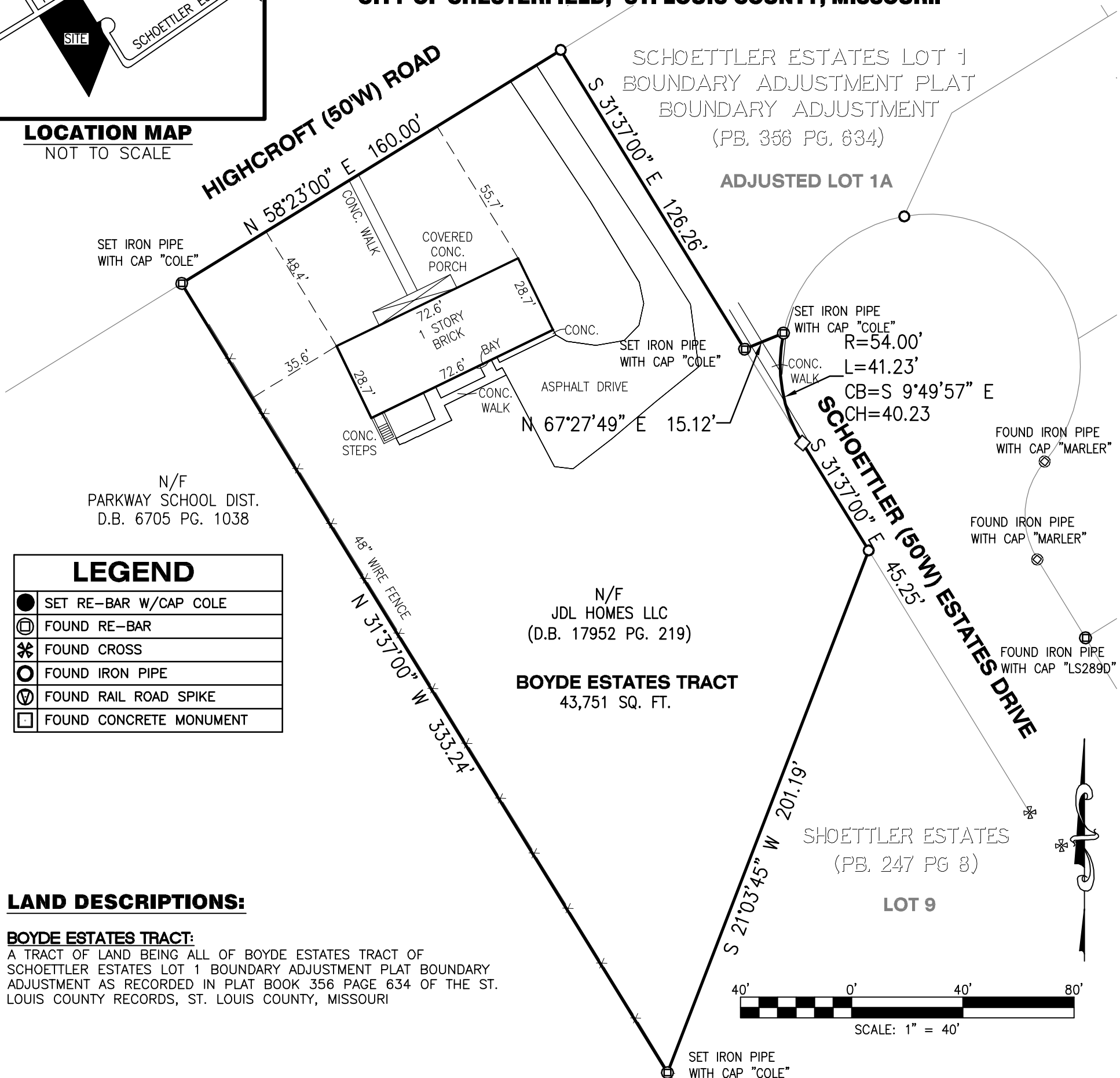
1. Outboundary Survey
2. Tree Stand Delineation



BOYDE ESTATES PRELIMINARY PLAN

**A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION
 AND PART OF SCHOETTTLER ESTATES LOT 1 BOUNDARY
 ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN
 PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS
 AND IN U.S. SURVEY 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

LOCATION MAP
NOT TO SCALE



LEGEND	
●	SET RE-BAR W/CAP COLE
⊙	FOUND RE-BAR
✱	FOUND CROSS
○	FOUND IRON PIPE
⊕	FOUND RAIL ROAD SPIKE
⊠	FOUND CONCRETE MONUMENT

LAND DESCRIPTIONS:

BOYDE ESTATES TRACT:
 A TRACT OF LAND BEING ALL OF BOYDE ESTATES TRACT OF SCHOETTTLER ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS, ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE DEED (D), SURVEYED (S) AND PLAT BOOK (PB) UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (4CSR30-16.010), AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
- BASIS OF BEARING: BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTTLER ESTATES RECORDED IN PLAT BOOK 300 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS.
- CORNER OF RECORD: FOUND CONCRETE MONUMENT AT THE MOST SOUTHERN CORNER OF LOT 1 BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTTLER ESTATES.
- A CURRENT TITLE REPORT OR ABSTRACT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT. NO RESEARCH HAS BEEN CONDUCTED AS TO THE STATUS OF ANY EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, THAT MAY AFFECT THE SUBJECT TRACT, IF ANY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO VINCENT HOMES LLC., THAT AT THEIR REQUEST DURING THE MONTH OF JANUARY 2009, COLE & ASSOCIATES INC. HAS PREPARED A PRELIMINARY PLAN OF PART OF SCHOETTTLER ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS.

COLE & ASSOCIATES, INC.
 PROJECT NO. 08-004

TERRY D. WESTERMAN, PLS
 DATE
 MISSOURI CERT. NO. L.S. 2363

DEVELOPER/OWNER:
VINCENT HOME LLC.
1484 SCHOETTTLER RD.
CHESTERFIELD, MO. 63017
314-537-7445

planning • engineering • surveying • landscape architecture Cole and ASSOCIATES INCORPORATED 10777 sunset office drive saint louis, missouri 63127 p: 314 984 9887 f: 314 984 0587	1243 tom ginnever avenue o'fallon, missouri 63366 p: 636 978 7508 f: 636 978 7509	BOYDE ESTATES CHESTERFIELD, MO. 63017-5435 PRELIMINARY PLAN	THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327, 411 RSMo) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.
Job Number 08-004	Sheet Number 1		

