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## Planning Commission Staff Report

<b>Project Type:</b>	<b>Residential Addition</b>
<b>Meeting Date:</b>	March 8, 2010
<b>From:</b>	Annissa McCaskill-Clay, AICP Lead Senior Planner
<b>Location:</b>	14420 Pembury Drive (Ladue Park Subdivision)
<b>Applicant:</b>	Robert Von Seggern
<b>Description:</b>	A request for a residential addition to an existing home zoned "R2" Residence District (15,000 sf.) located at 14420 Pembury Drive, in Ladue Park Subdivision.

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### PROPOSAL SUMMARY

Robert Von Seggern, the owner of the above-referenced property, has submitted a request for a residential addition in excess of 500 square feet for his 1665 square foot home. The improvements being brought forward for approval are a garage and a sunroom totaling 1616 square feet. The proposed garage will be on the eastern side of the property, with the sunroom proposed to be located adjacent to the existing walk-out basement to the northwest. The property owner also intends to construct a tunnel, however it will be located below grade and will not be visible from the exterior. The proposed improvements will match exterior materials of the home.

### LAND USE AND ZONING HISTORY OF SUBJECT SITE

#### Land Use and Zoning of Surrounding Properties

Ladue Park Subdivision is located in Ward I and was zoned "R2" Residence District (15,000 sf.) by St. Louis County prior to the incorporation of the City of Chesterfield. 14420 Pembury is located in Plat Two of the subdivision and was built in 1969. The subject site is 20,173 square feet in area.



**Aerial view of site**



**Existing residence**



**Existing Walkout Basement**

## **STAFF ANALYSIS**

### Zoning

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

### Process

Section 1003.126B "Residential Additions" states that any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. The proposed improvements are a 944 square foot sunroom addition located adjacent to the existing walk-out basement and a 672 square foot garage. The garage height will match the existing height of the one-story residential home and surrounding residential structures located on adjacent properties. The sunroom will also

be one-story in height, however it will be situated substantially lower than the main residence.

#### Architectural Elevations

The additions are proposed to consist of brick and vinyl siding with architectural shingles, all of which will match the existing construction materials.

#### Landscaping and Tree Preservation

The property has not submitted a Tree Stand Delineation as the subject site is exempt because it is less than one (1) acre and has been subdivided for more than two (2) years, as set forth in Section III.A. "Exceptions," of the Tree Preservation and Landscape Requirements.

### **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**

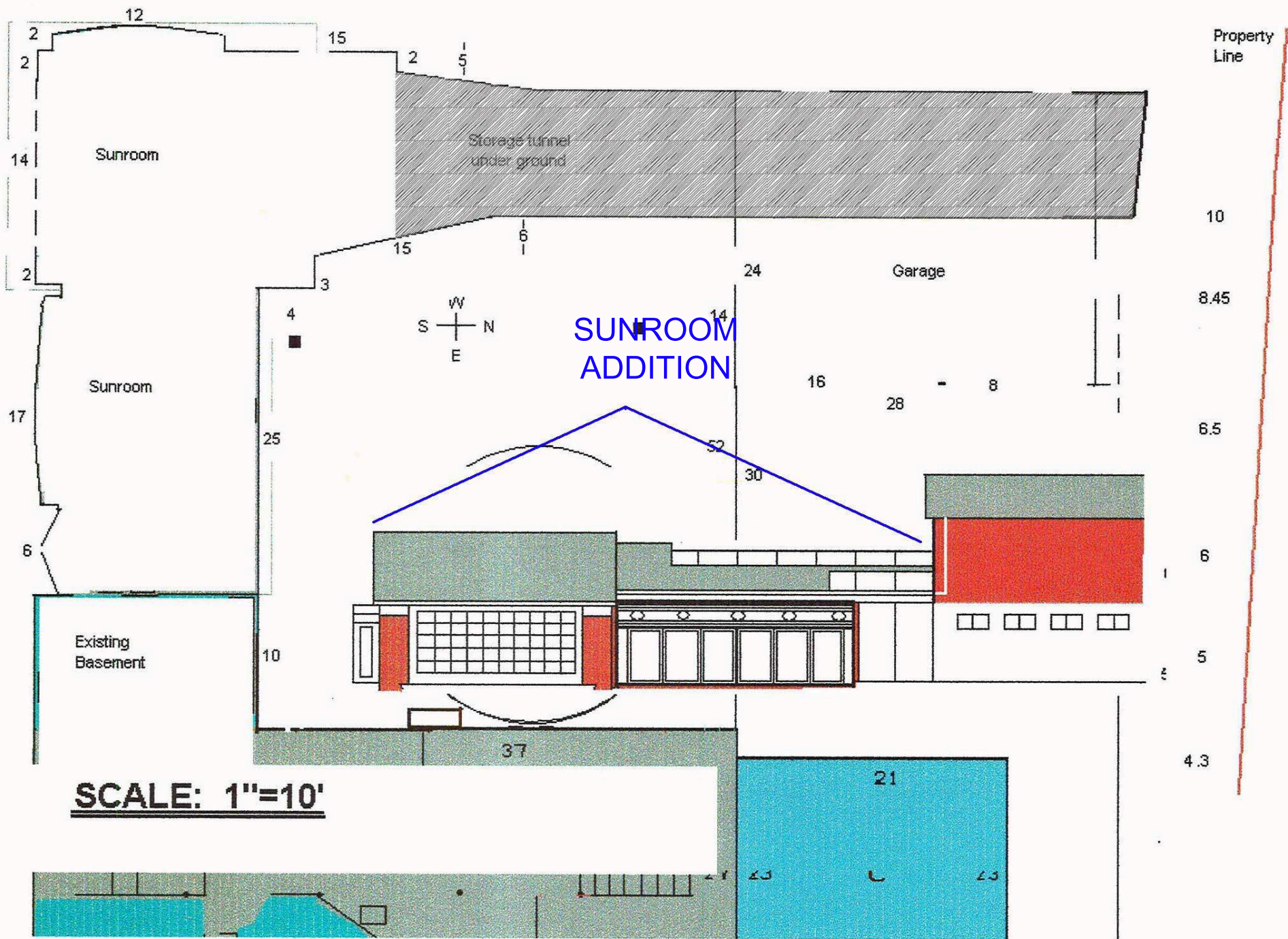
The following options are provided to the Planning Commission relative to this application:

1. "I move to approve (or deny) the residential addition for 14420 Pembury Drive, located in the Ladue Park Subdivision."
2. "I move to approve the residential addition for 14420 Pembury Drive, located in the Ladue Park Subdivision with the following conditions (Conditions may be added, eliminated, altered or modified)."

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

Attachments: Site Plan  
Architectural Elevations

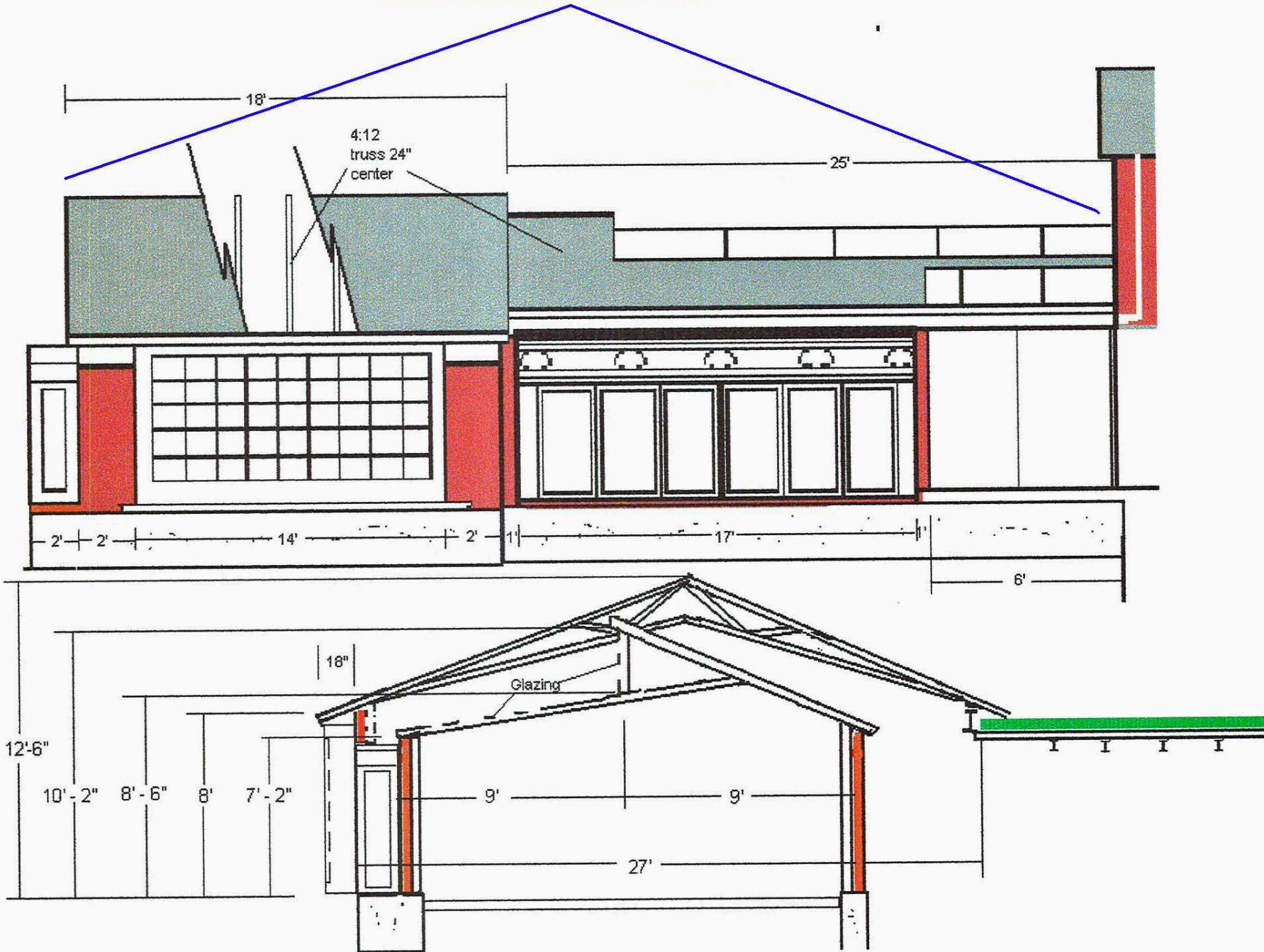




**SCALE: 1"=10'**

**SUNROOM  
ADDITION**

# SUNROOM ADDITION



# GARAGE ADDITION

