

Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: March 11, 2019

From: Jessica Henry, Assistant City Planner *jh*

Location: North Side of Wild Horse Creek Road

Description: **18047 Wild Horse Creek Rd (Corey and Lisa Meyer):** A request for a residential addition exceeding 1,000 square feet and 30% of the existing floor area for a property zoned “NU” Non-Urban District and located on the north side of Wild Horse Creek Road.

PROPOSAL SUMMARY

Lisa and Corey Meyer have submitted a request for a residential addition in excess of 1,000 square feet and thirty (30) percent of the existing floor area for their home located on a 3.9 acre tract of land on the north side of Wild Horse Creek Road. The existing home is 2,160 square feet. The property owners wish to construct additions on three sides of the existing home, increasing the square footage of the home to 4,870. Currently, the south elevation which fronts along Wild Horse Creek Road serves as the front of the residence. Due to the proximity of the residence to Wild Horse Creek Road, the property owners wish to construct a new façade onto the east elevation in order to make that elevation the front of the residence.



Figure 1: Photo of Subject Site

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned “NU” Non-Urban District by St. Louis County, and the County’s tax records indicate that the existing residence was constructed in 1931.

In September of 2018, the property owners submitted a Municipal Zoning Approval application for the proposed residential addition. The addition indicated an area of encroachment into the front yard setback, resulting in the rejection of the application and referral to the Board of Adjustment. At that time, the applicants were also notified that Planning Commission review would be required due to the size and percent increase in gross floor area.

In November of 2018, the Board of Adjustment granted a variance to allow for a front yard setback of 40 feet 6 inches in lieu of the 50-foot setback required by the “NU” Non-Urban District regulations. The variance was necessary because a small portion of the proposed addition encroached into the front yard setback. The applicants are now seeking Planning Commission approval for their project.



Figure 2: Aerial Site Photo

STAFF ANALYSIS

Article 02-16.B.1 of the Unified Development Code states that “Any addition larger than one thousand (1,000) square feet and where the proposed addition increases the gross livable floor space by more than thirty percent (30%) shall be reviewed for approval by the City of Chesterfield Planning Commission.”

Additionally, the Unified Development Code specifies that the Architectural Review Board Design Standards for residential architecture should serve as the basis for the Planning Commission’s review of residential additions. These standards are presented below, with Staff input following in italics.

- Use architectural elements and materials matching the front facade on the sides and rear of the structure where the facade is visible from streets external to the subdivision.

The primary building material on the lower portions of the additions is brick, and the applicants are proposing to paint the existing brick to a creamy white color which will match the new brick. The upper portions of the home will feature hardie board siding, also in a creamy white color. This will result in a cohesive and integrated design on all four elevations.

- Avoid long uninterrupted building surfaces and materials or designs that cause glare.

The proposed design includes a high degree of architectural detailing. Further, the massing and variety of components result in a residence that maintains its original charm while achieving the property owner’s desire for a larger, more functional home.

- Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed

Generally, the architectural elevations provided indicate that this requirement will be met, with the exception of the west elevation. The property owners have been notified of this requirement. All Municipal Zoning Approval applications for construction of new residences or additions are conditioned with this requirement, and inspections to verify compliance are conducted prior to issuance of the Occupancy Permit for the structure.

STAFF RECOMENDATION

Staff has reviewed the request for a residential addition and has found the proposal to be in compliance with City Code requirements. Staff recommends approval of the residential addition for 18047 Wild Horse Creek Road.

MOTION

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

- 1) “I move to approve (or deny) the residential addition for 18047 Wild Horse Creek Road....
- 2) “I move to approve (or deny) the residential addition for 18047 Wild Horse Creek Road...(Conditions may be added, eliminated, altered, or modified).

Attachments: Architectural package



PORTION OF
ADDITION THAT
NEEDS VARIANCE

○ EAST PERSPECTIVE
MEYER RESIDENCE - 18047 WILD HORSE CREEK ROAD

09/28/18

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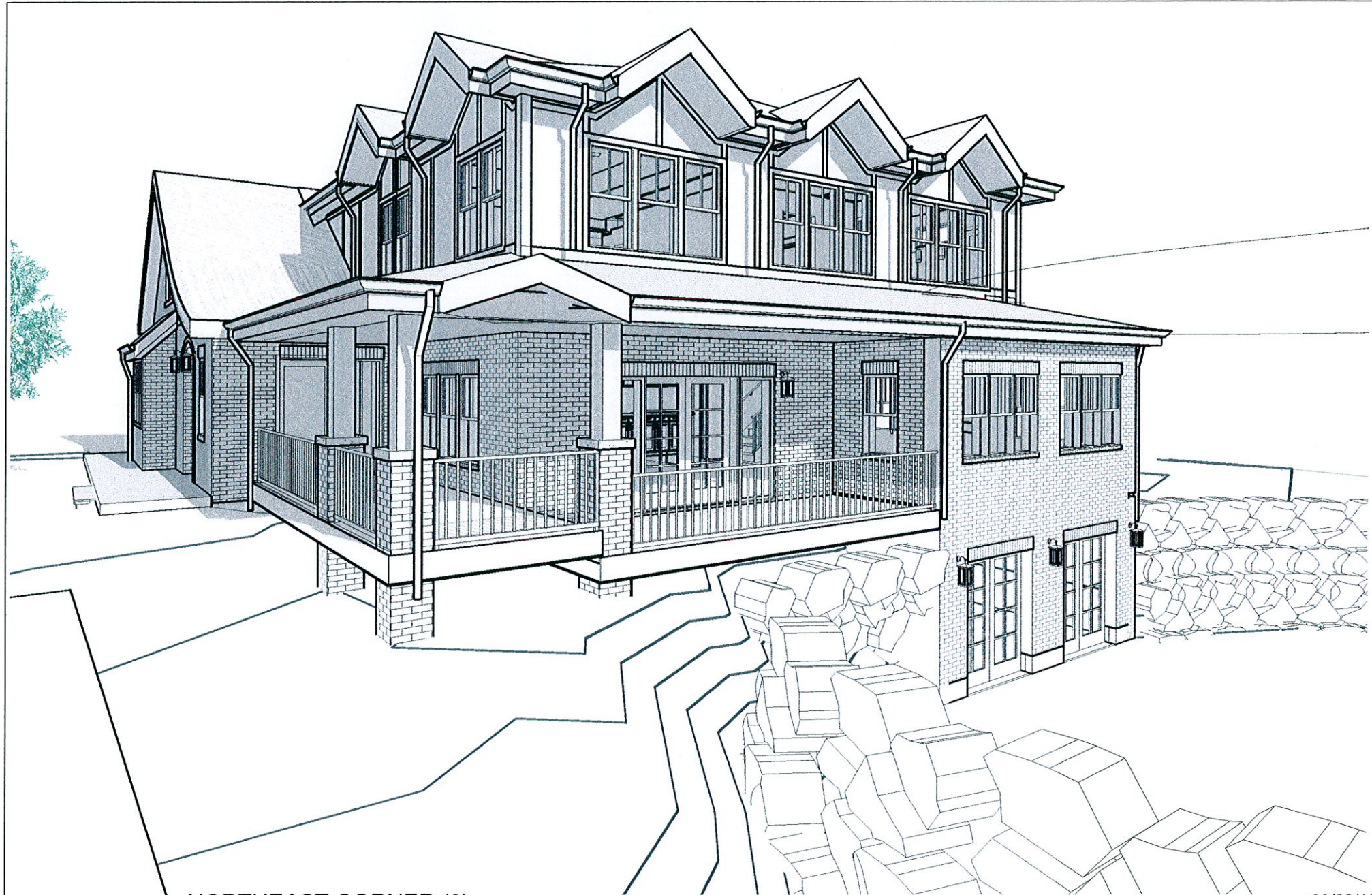


○ NORTHEAST CORNER
MEYER RESIDENCE - 18047 WILD HORSE CREEK ROAD

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○ NORTHEAST CORNER (2)
MEYER RESIDENCE - 18047 WILD HORSE CREEK ROAD

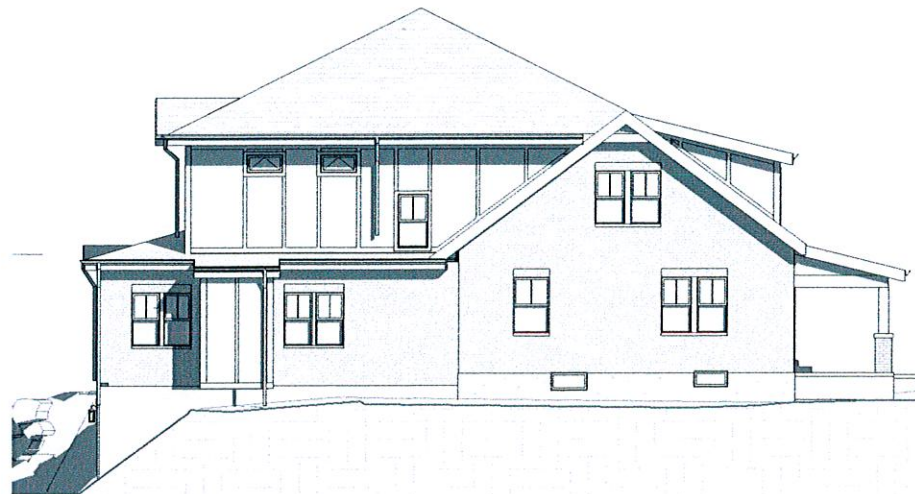
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○ NORTH ELEVATION



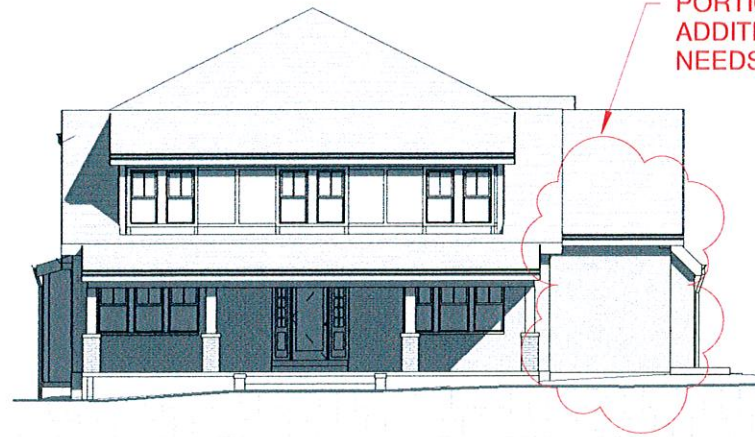
○ WEST ELEVATION

PORTION OF
ADDITION THAT
NEEDS VARIANCE



○ EAST ELEVATION

PORTION OF
ADDITION THAT
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○ SOUTH ELEVATION

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MEYER RESIDENCE - 18047 WILD HORSE CREEK ROAD

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○ VIEW OF EXISTING RESIDENCE FROM WILD HORSE CREEK ROAD
MEYER RESIDENCE - 18047 WILD HORSE CREEK ROAD

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