

VII. B.

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: March 22, 2010

From: Annissa McCaskill-Clay, AICP *agmc*
Lead Senior Planner

Location: 14420 Pembury Drive (Ladue Park Subdivision)

Applicant: Robert Von Seggern

Description: 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.

PROPOSAL SUMMARY

Robert and Betty Von Seggern, the owners of the above-referenced property, have submitted a request for a residential addition in excess of 1,000 square feet for their 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 existing exterior materials of the home.

At its March 8, 2010 meeting, the Planning Commission asked the Petitioners to provide "clearer renderings and pictures so the Commission can get a full scope..." of what the proposed structures will look like. A motion to hold the Von Seggern's request was passed by a vote of 7-0.

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

On March 15, 2010, the City of Chesterfield approved Ordinance 2599, which provides a new Section 1003.126 of the City of Chesterfield Zoning Ordinance governing Regulations for Single-Family Residential Tear Downs and Additions. Section 1004.126.4 requires additions larger than one thousand (1,000) square feet, which also increase the gross livable floor space by more than 30% to be approved by the Planning Commission. The proposed addition is 1616 square feet and the livable area added well exceeds the 30% threshold.

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. The proposed improvements are a 944 square foot sunroom addition located adjacent to the existing walk-out basement and a 672 square foot garage, for a total improvement of 1616 square feet. 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.

Issues

During its review of this project at its March 8, 2010 meeting, the Planning Commission expressed a concern regarding the appearance of the proposed addition, notification of the adjacent property owners and trustees and the need for clarified information. The Petitioners have submitted the following to assist the Commission in its review of their request:

1. Notes regarding the proposed additions.
2. The plot plan for the property showing the location of the additions.
3. The southern elevation of the proposed sunroom. Per the Petitioner's note, the northern elevation will be buried into the existing berm on the property.
4. A computer-generated view of how the home will appear from the rear, where the addition is proposed.
5. A view of the existing garage, which the proposed garage addition is intended to match in style and height.

In addition, staff has attached verification from the Petitioners that they have notified their Trustees and adjacent neighbors of the date Planning Commission is scheduled to review their request.

Landscaping and Tree Preservation

The Petitioner 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)."

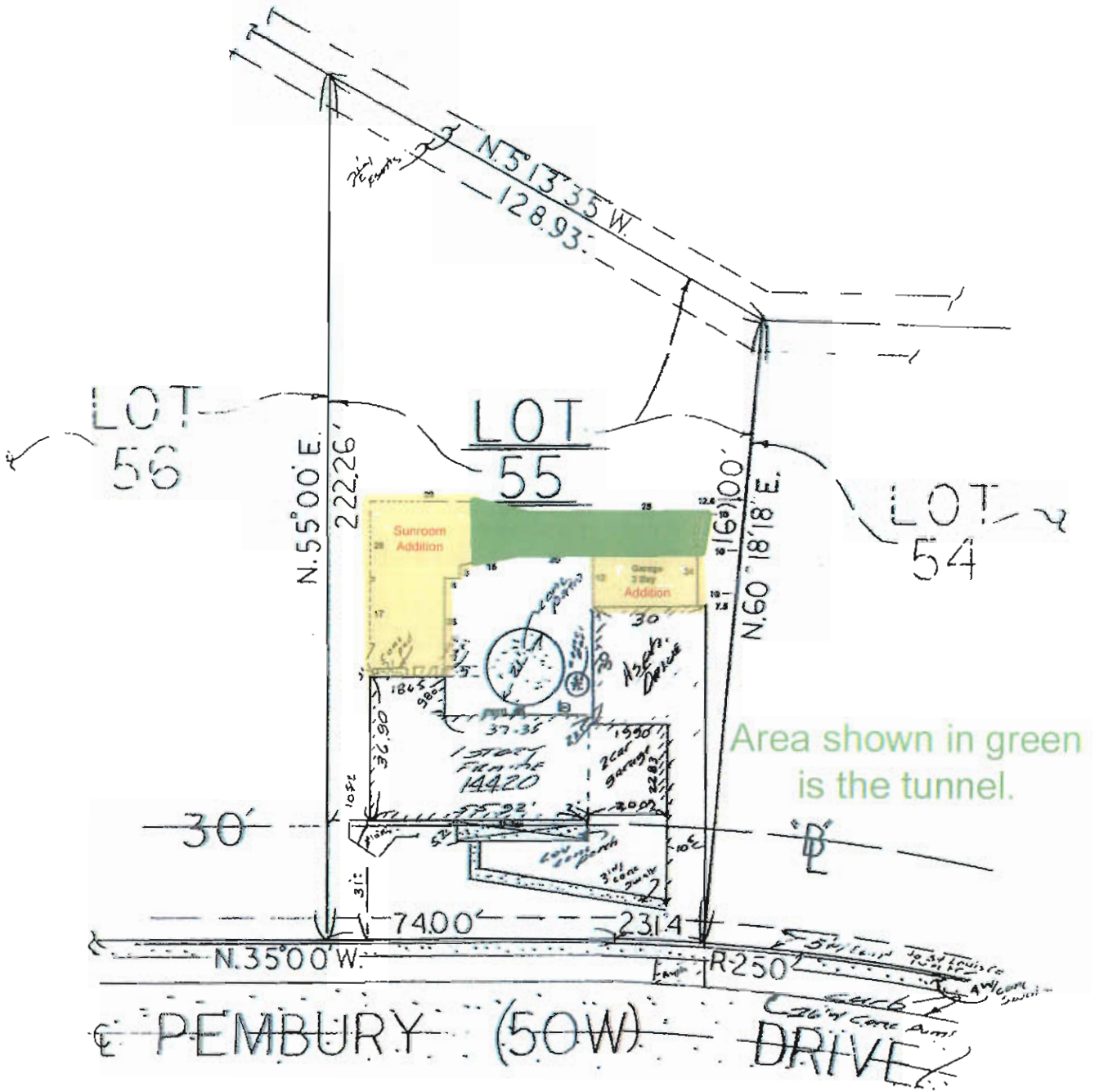
Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments:

- Notes
- Plot Plan
- Southern elevation
- Computer-generated view
- Photograph of existing garage
- Verification from Petitioner

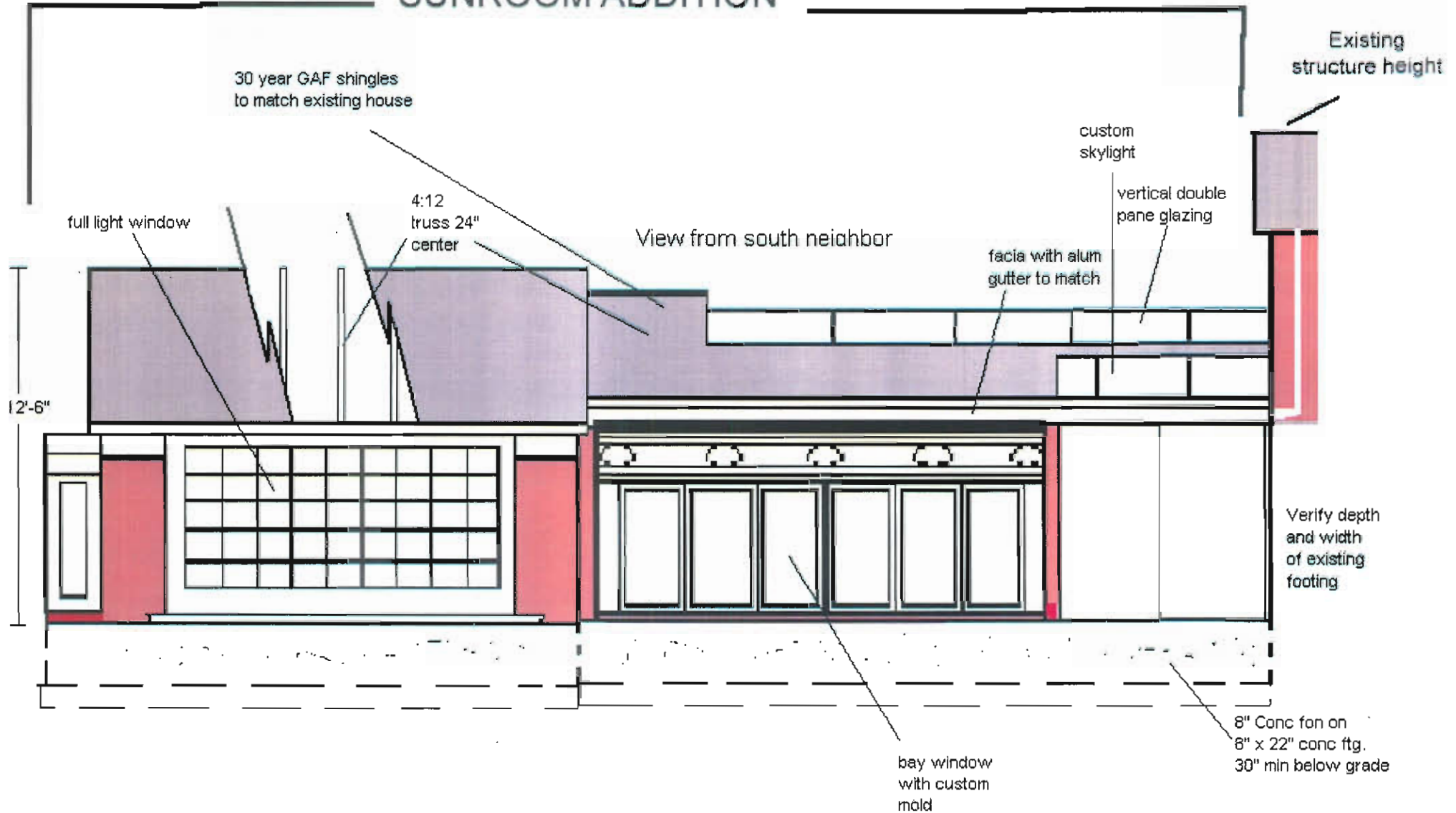
General Notes - 14420 Pembury Drive

1. This is an addition of a sunroom and (3) bay garage connected by a 10' wide subway tunnel. The tunnel goes under the garage and continues southward connecting to the sunroom at the same level. The sunroom remains above ground because the existing contour of the ground slopes 1 full story from the garage to the sunroom.
2. The sunroom connects directly to the existing walkout basement.
4. On the plat diagram, there is a small portion of the 10' wide tunnel shown north of the garage. Since this is only part of underground tunnel, this extension will not be visible from the ground level and its roof will be covered with a dirt and sod. For aesthetics and construction reasons, it would have been desirable for the (3) bay garage to have lined up directly with the driveway. But to do so would require an 8' setback instead of 10' setback. So this is why the tunnel ends up going further than the garage causing some confusion when looking at the diagram. A close examination of the plot shows the lot line is at a small angle to the garage. (Please see addendum 1)
5. Although the garage is a (3) bay garage with the subterranean basement tunnel, in all other respects it will be built to identical specification of the existing house. The same color brick and siding materials will be used. And the owners goal is for the new garage to look as though it was built in 1969 when the home was built.
6. Great care will be made to preserve existing oak and gum ball trees.
7. The view looking from the existing house over the tunnel will be the same because the tunnel is underground. The view looking from the house towards the sunroom will show a brick veneer exterior that is mostly bermed to the yard.

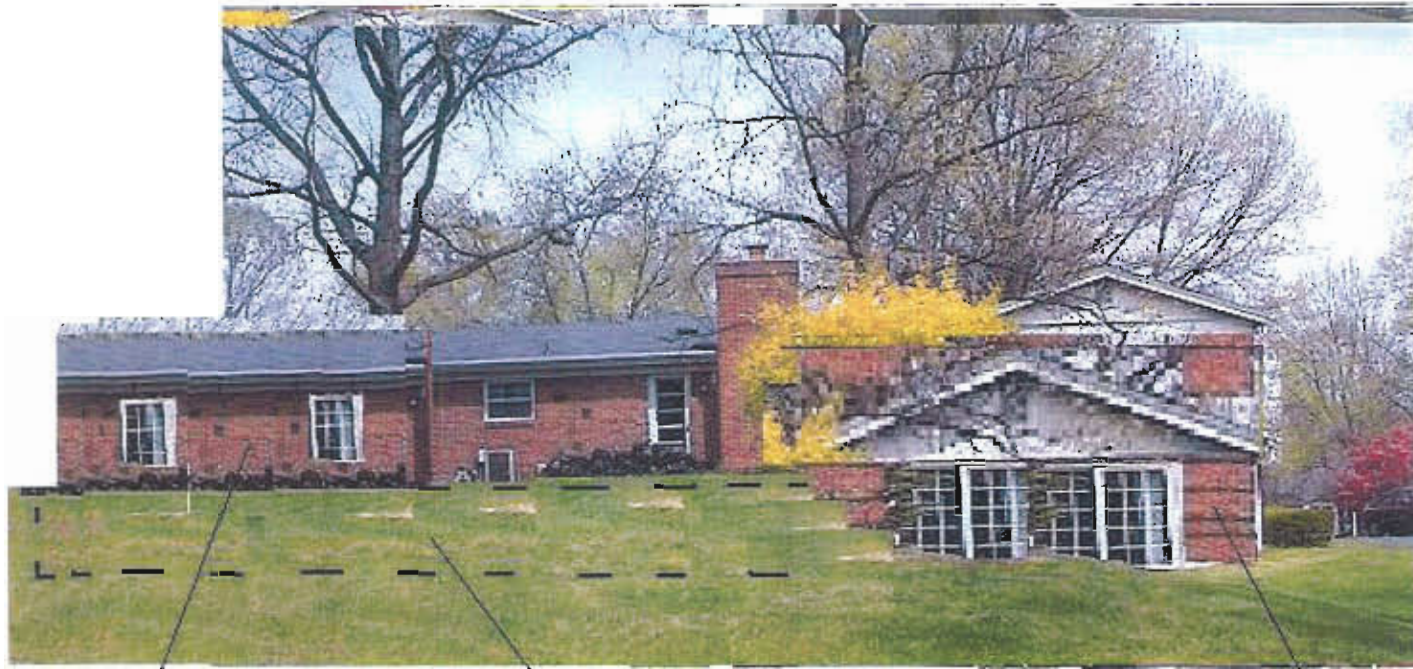


This shows building materials will match the existing home and that the height of the addition is

SUNROOM ADDITION



Rear View



New garage addition

Underground tunnel shown in dots

New sunroom
addition

View showing existing garage which is very typical to what the proposed garage will look like. Same height and siding materials.



Re: Please Confirm

rvonse@aol.com [rvonse@aol.com]

Sent: Wednesday, March 17, 2010 9:05 AM

To: Annissa McCaskill

They have been called. Bob.

-----Original Message-----

From: Annissa McCaskill <AMcCaskill@chesterfield.mo.us>

To: rvonse@aol.com <rvonse@aol.com>

Sent: Wed, Mar 17, 2010 9:02 am

Subject: Please Confirm

Mr. Von Seggern- Per our **conversation**, please confirm that you have notified your **adjacent property owners** and trustees that this project is on agenda for the March 22, 2010 Planning Commission. Thank you.

Annissa McCaskill-Clay, AICP
Lead Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017
636-537-4737
amccaskill@chesterfield.mo.us

.....
This email should be considered "unofficial communication"
and does not necessarily reflect the official position of the
City of Chesterfield. An "official position" of the City shall only
be communicated in letter form, using City letterhead.
.....

.....
* Please consider the environment before printing this email *
.....