



V.I.E.

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

March 14, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **March 24, 2008** will include the following item for your consideration:

9 Georgetown Road (Georgetown Estates): A request for an increase in building height for new residential construction at 9 Georgetown Road, located in the "NU" Non-Urban District-zoned Georgetown Estates Subdivision.

Dear Planning Commission:

Mr. Jim New, on behalf of MCJDL Homes, LLC, has submitted for your review, a request for height of new construction of a two (2) story home which exceeds thirty-five (35) feet in height. The Department of Planning has reviewed this submittal and submits the following report.

PETITIONER'S REQUEST

1. MCJDL Homes is the owner of the property at 9 Georgetown Road.
2. Their representative seeks permission to construct a new residential structure on the site that would be two (2) stories and 39.5 feet

BACKGROUND INFORMATION

1. The subject site is located in the Georgetown estates Subdivision, which was zoned "NU" Non-Urban District prior to incorporation of the City of Chesterfield.
2. There is no maximum permissible height for any dwelling structure or building accessory to a dwelling structure in an "NU" Non-Urban District.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126A "Regulations for New Construction in Established Districts" states that the height of any new construction shall not exceed 2 stories with a maximum height of 35 feet. This section also states the following:

"Height is calculated from grade at front elevation to the top of the roof. If the height exceeds this requirement it shall be reviewed by the Planning Commission."

2. If the height request is approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.
3. If the height request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning recommends approval and requests action by the Planning Commission.

Respectfully submitted,

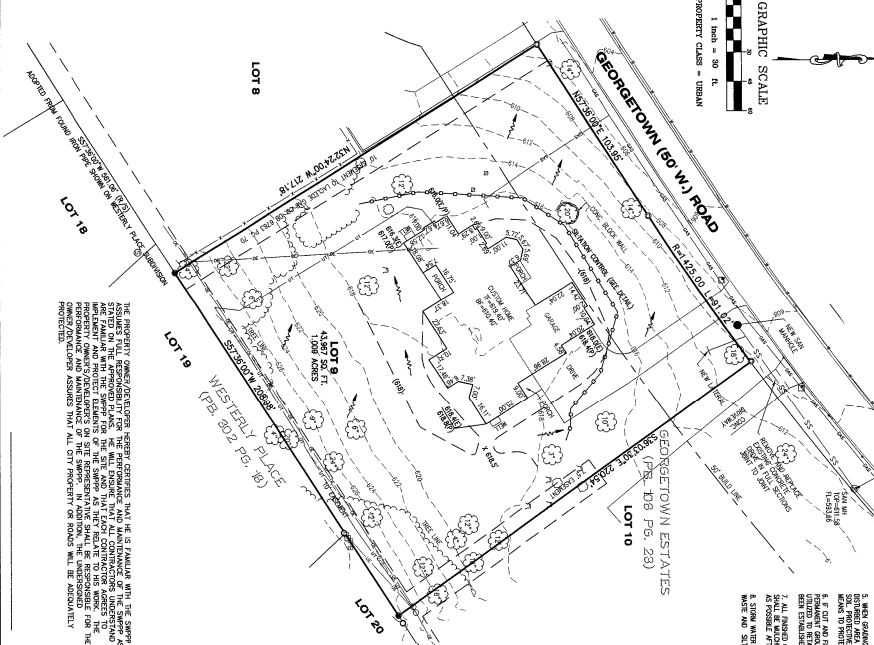
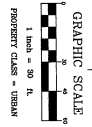


Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Plan
Architectural Elevations

GEORGETOWN ESTATES
PART OF LOT 2 OF THE JOHN BLANK
ESTATE SUBDIVISION U.S. SURVEY 412,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD, ST. LOUIS
COUNTY, MISSOURI



GENERAL NOTES TO BE ADDRESSED BY THE SWPPP:

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT. THE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY GRADING AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE REMOVED ONLY AFTER THE PROJECT IS COMPLETE. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE REMOVED ONLY AFTER THE PROJECT IS COMPLETE.
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PROPERTY NOTES:

- 1. LOT AREA: 1,000 SQ. FT.
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- 3. LOT AREA: 1,000 SQ. FT.
- 4. LOT AREA: 1,000 SQ. FT.
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- 10. LOT AREA: 1,000 SQ. FT.

EXHIBIT NOTES:

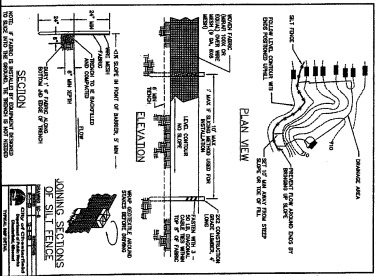
1. EXHIBIT 1: GRADING AND PLOTTING OF THE SITE. ALL EXHIBITS MUST BE TO SCALE ON THE DATE OF THE EXHIBIT.
2. EXHIBIT 2: GRADING AND PLOTTING OF THE SITE. ALL EXHIBITS MUST BE TO SCALE ON THE DATE OF THE EXHIBIT.
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BASE MAP

10777 ansco office drive
 SAINT LOUIS, MISSOURI 63119
 p. 314 998-9888 f. 314 998-0887

COLE and ASSOCIATES INCORPORATED

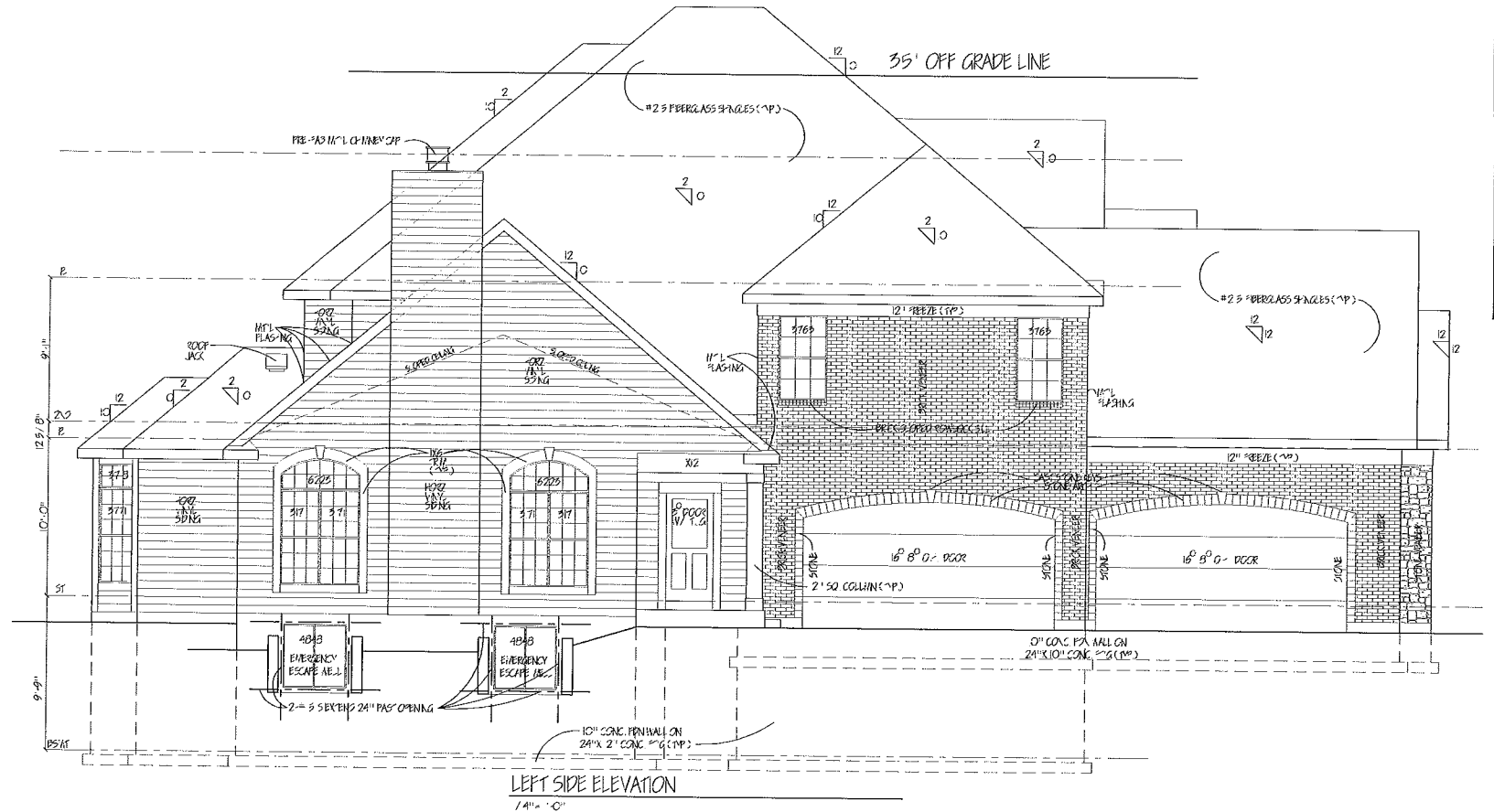
planning • engineering • surveying • landscape architecture

#9 GEORGETOWN ROAD
CHESTERFIELD, MO.

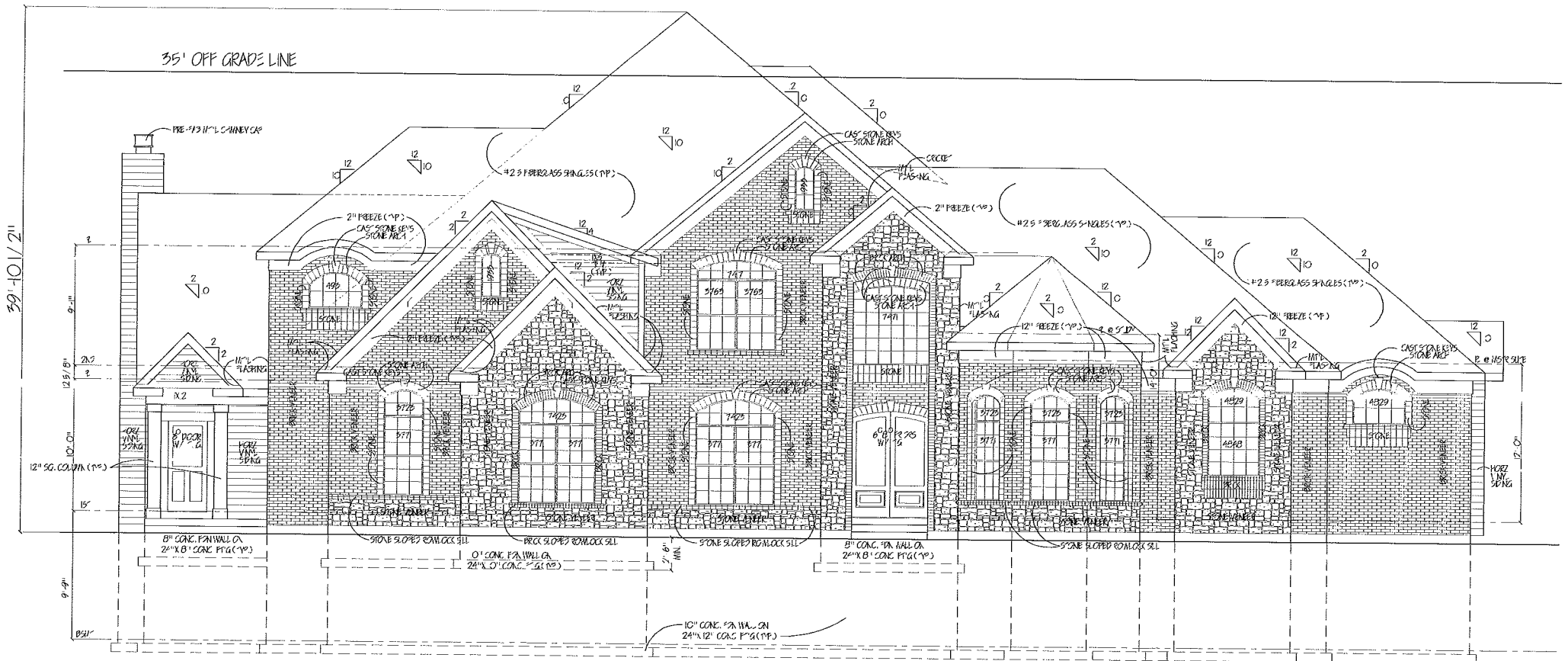
GRADING / PLOT PLAN

MONTEREY CUSTOM HOMES
 75 WEST LOCKWOOD, SUITE 200
 WEBSTER GROVES, MO. 63119
 (314) 781-3332

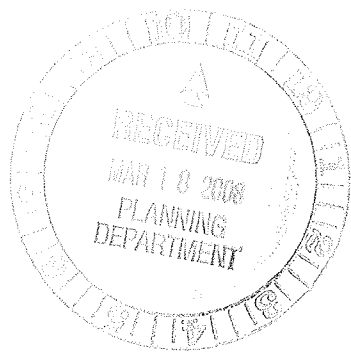
REVISIONS	
NO.	DATE



LEFT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



A CUSTOM RESIDENCE EXCLUSIVELY FOR:
MONTEREY CUSTOM HOMES
LOCATED AT:
LOT 9, GEORGETOWN ESTATES
CHESTERFIELD, ST. LOUIS CO., MO

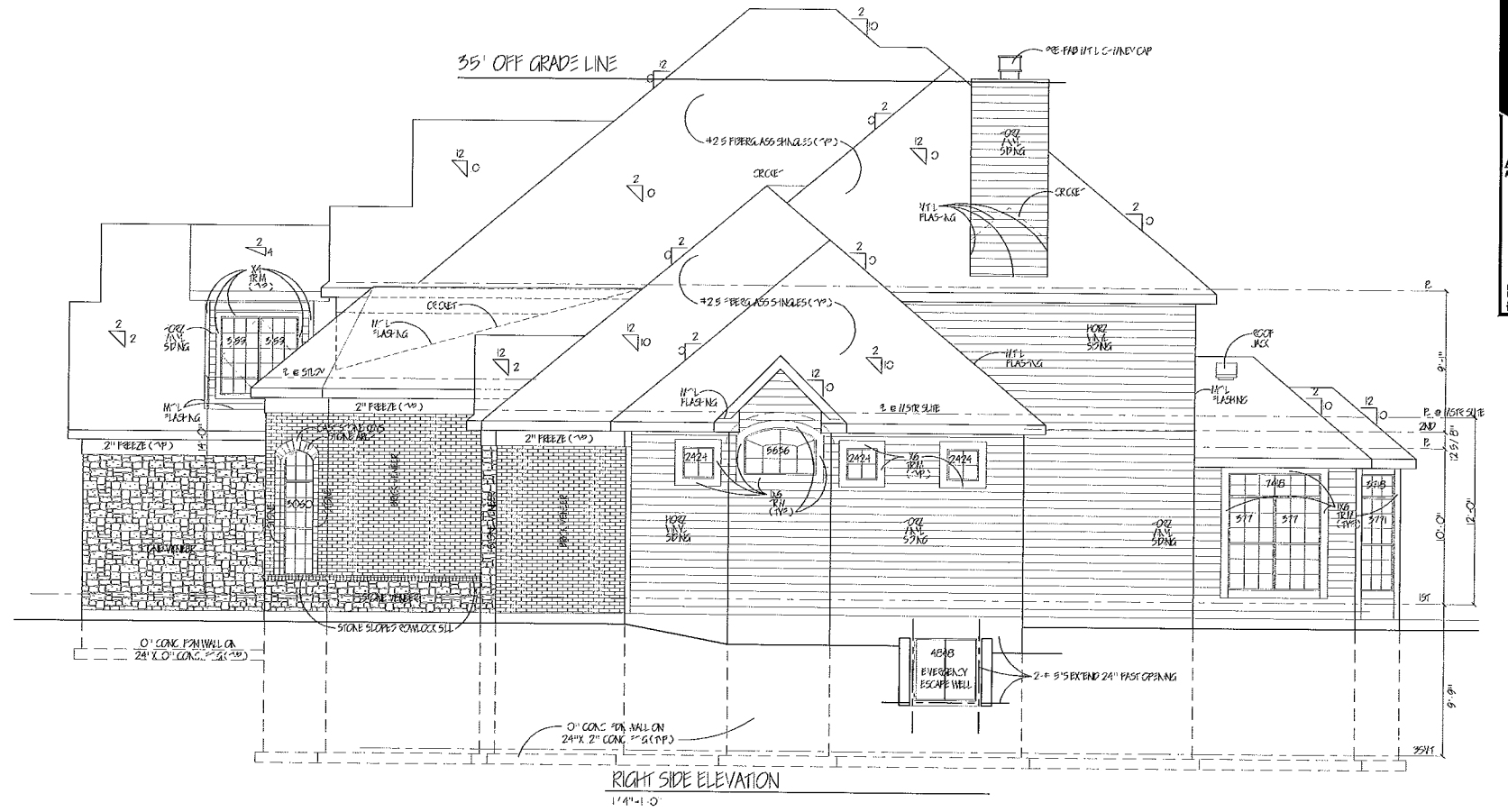
"THE MORGAN"

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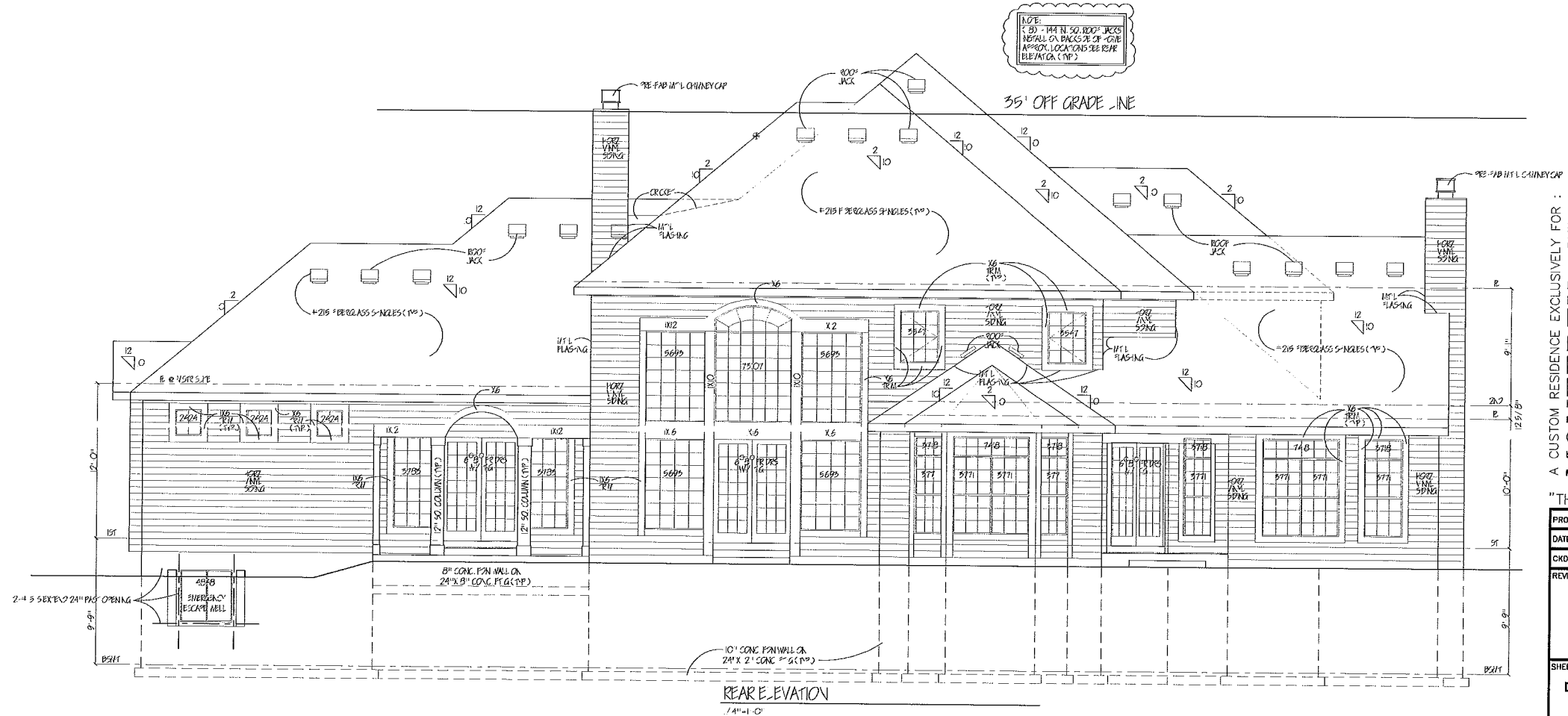


Anton Jacobs
ARCHITECTS INC.

P.O. BOX 77097
FT. WORTH, TX 76177
1-877-238-2383



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

NOTE:
1. ALL 1/2\"/>

A CUSTOM RESIDENCE EXCLUSIVELY FOR:
MONTEREY CUSTOM HOMES
 LOCATED AT:
 LOT 9, GEORGETOWN ESTATES
 CHESTERFIELD, ST. LOUIS CO., MO

"THE MORGAN"

PROJ. NO. 07118

DATE 3/6/08

CKD:

REVISIONS:

SHEET

Z2
OF TWO