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Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning Commission Staff Report

<b>Project Type:</b>	Residential Addition
<b>Meeting Date:</b>	April 07, 2014
<b>From:</b>	Jessica Henry Project Planner
<b>Location:</b>	86 River Bend Drive (River Bend Estates)
<b>Applicant:</b>	Matthew Mayer, Mayer Design Group P.C.
<b>Description:</b>	<b>86 River Bend Drive:</b> A request for a residential addition for an existing home zoned "R1" Residence District located at 86 River Bend Drive in the River Bend Estates subdivision (16Q230150).

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### PROPOSAL SUMMARY

Mathew Mayer of Mayer Design Group, P.C., has submitted a request on behalf of the property owners, John and Ann Mabry, for a residential addition in excess of 1,000 square feet and thirty (30) percent of the existing floor area. The existing home is 4,830 square feet. The proposed addition would contain 2,365 square feet of interior living space, a 495 square foot two-car garage, and a 350 square foot screen porch, for a total of 3,210 square feet. The addition includes modifications to the north, south, and west elevations of the home, including a new second floor addition consisting of 1,720 square feet. The exterior finishes of the addition will consist of hardie board siding, cultured stone, and a new roof with architectural shingles. The color palette of warm earth tones will match the existing brick home and ensure consistency of color and materials between the addition and existing home.

### LAND USE AND ZONING HISTORY OF SUBJECT SITE

The River Bend Estates Record Plat Four was approved in 1961 and the subject property was constructed in 1964. The subject property was zoned "R-1" Residence District by St. Louis County prior to the incorporation of the City of Chesterfield.

Land Use and Zoning of Surrounding Properties

The property is located in the River Bend Estates subdivision and is surrounded by other residentially zoned “R-1” and “R-2” properties. The subject property backs to the King of Kings Lutheran Church.



The subject property and the neighboring residential properties that are located along River Bend Drive have an approximate lot size of one acre. As shown in the photos submitted by the applicant, the residences surrounding the subject size range in size, materials, and architectural style. Below are photos of the subject property as it exists today.



**Subject Property Front View**



**Subject Property Front View**



**Subject Property Rear View**



**Subject Property Rear View**



**Subject Property East Side View**



**Subject Property West Side View**



**Subject Property Rear Yard with Swimming Pool (Applicant's Photo)**

## **STAFF ANALYSIS**

### Zoning

The subject site is currently zoned “R1” Residence District with a “PEU” Planned Environmental Unit Procedure and was reviewed against all applicable City of Chesterfield Municipal Code requirements. The site as it sits today and with the addition of the proposed improvements, meets all appropriate zoning ordinance requirements and development standards.

### Process

City of Chesterfield Municipal Code 1003.126.4.A.(1) “Residential Additions” states that any addition greater than one-thousand (1,000) square feet and an increase of more than thirty (30) percent of the existing floor area, shall be approved by the City of Chesterfield Planning Commission. The proposed addition would add 3,210 square feet of floor area—a sixty-six (66) percent floor area increase— to the existing 4,830 square foot home. As such, approval of this addition must be granted by the Planning Commission. Further, the applicant is required to provide documentation that all adjacent property owners and subdivision trustees were notified of the proposed new construction. The applicant has satisfied this requirement and the notifications are attached to this report. One adjacent property owner, located at 85 River Bend Drive, refused to sign the notification; however, as requested on the notification, Staff made several attempts to contact the neighbor to discuss the project. As of the writing of this report, those attempts were unanswered.

### Architectural Elevations

The proposed attached addition will be constructed of hardie board siding, cultured stone, and an entirely new roof with architectural shingles. Under this proposal, the existing front entry two car garage will be converted to a family room and a new side entry two car garage will be constructed on the west elevation. The new overhead garage door will match the color palette of the home. The proposed side entry garage would be located over fifty (50) feet away from the west property line and approximately 100 feet away from the adjacent residence to the west.

### Landscaping and Tree Preservation

The *Tree Preservation and Landscape Requirements* states that single residential lots of less than one (1) acre that have been subdivided for more than two (2) years, are exempt from the provisions of this section of the City of Chesterfield Code. Additionally, the proposed plans do not disturb any tree masses, as defined by 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 and Zoning Ordinance. Staff recommends ***approval*** of the proposed residential addition.

**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 at 86 River Bend Drive."
- 2) "I move to approve the residential addition for 86 River Bend Drive with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Site Plan  
Architectural Elevations  
Photos of Adjacent Properties  
Notification to the Adjacent Property Owners and Subdivision Trustees



85 River Bend Drive—house directly to left of the property.



86 River Bend Drive—house directly to the right of property



84 River Bend Drive—house is 2 properties to the left of 86 River Bend Drive



89 River Bend Drive—house is 3 properties to the right of 86 River Bend Drive.



100 Shady Valley—new home is around the corner of 86 River Bend Dr. Additional examples of new construction in neighborhood.

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Hibbs • Homes

February 26, 2014

To: River Bend Estates Trustees

Fr: Ann and John Mabry (via – Hibbs Homes, LLC)

Please confirm you are aware of our plans to renovate the current home at 86 River Bend Drive, Chesterfield, MO 63017. Those plans include converting the existing home into a story and a half home (keeping the existing home's current footprint) and adding a more living spacing, including a screened porch off the rear of the house, including an attached two car garage.

Hibbs Homes, LLC will be the General Contractor for the project and can provide additional information if you'd like. You can reach Jan Hibbs at 314-607-2477.

Thank you for your time,

Ann and John Mabry (Signed by Hibbs Homes, LLC)

*Jan Hibbs, Member*  
*Jan Hibbs*

*Allison Harris*

(Allison Harris/River Bend Estates Trustee)

*2-26-14*

Date



Hibbs • Homes

February 26, 2014

Marvin & Andrea Sanders  
87 River Bend Drive  
Chesterfield, MO 63017

Please confirm you are aware of our plans to renovate the current home at 86 River Bend Drive, Chesterfield, MO 63017. Those plans include converting the existing home into a story and a half home (keeping the existing home's current footprint) and adding a more living spacing, including a screened porch off the rear of the house, including an attached two car garage.

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Thank you for your time,

Ann and John Mabry (Signed by Hibbs Homes, LLC)

*Hibbs Homes, J.L.H.M., Member*

Marvin & Andrea Sanders

*Andrea Sanders.*





Hibbs • Homes

February 26, 2014

Lynn & Jaye Hague  
85 River Bend Drive  
Chesterfield, MO 63017

Please confirm you are aware of our plans to renovate the current home at 86 River Bend Drive, Chesterfield, MO 63017. Those plans include converting the existing home into a story and a half home (keeping the existing home's current footprint) and adding a more living spacing, including a screened porch off the rear of the house, including an attached two car garage.

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Thank you for your time,

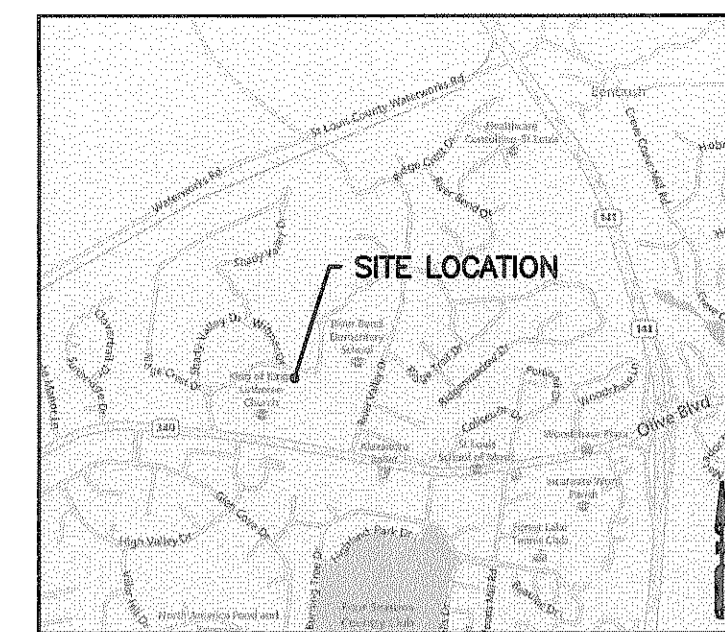
Ann and John Mabry (Signed by Hibbs Homes, LLC)

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Jaye & Lynn Hague

*- Neighbor would not sign. Felt communication should come directly from Chesterfield.*

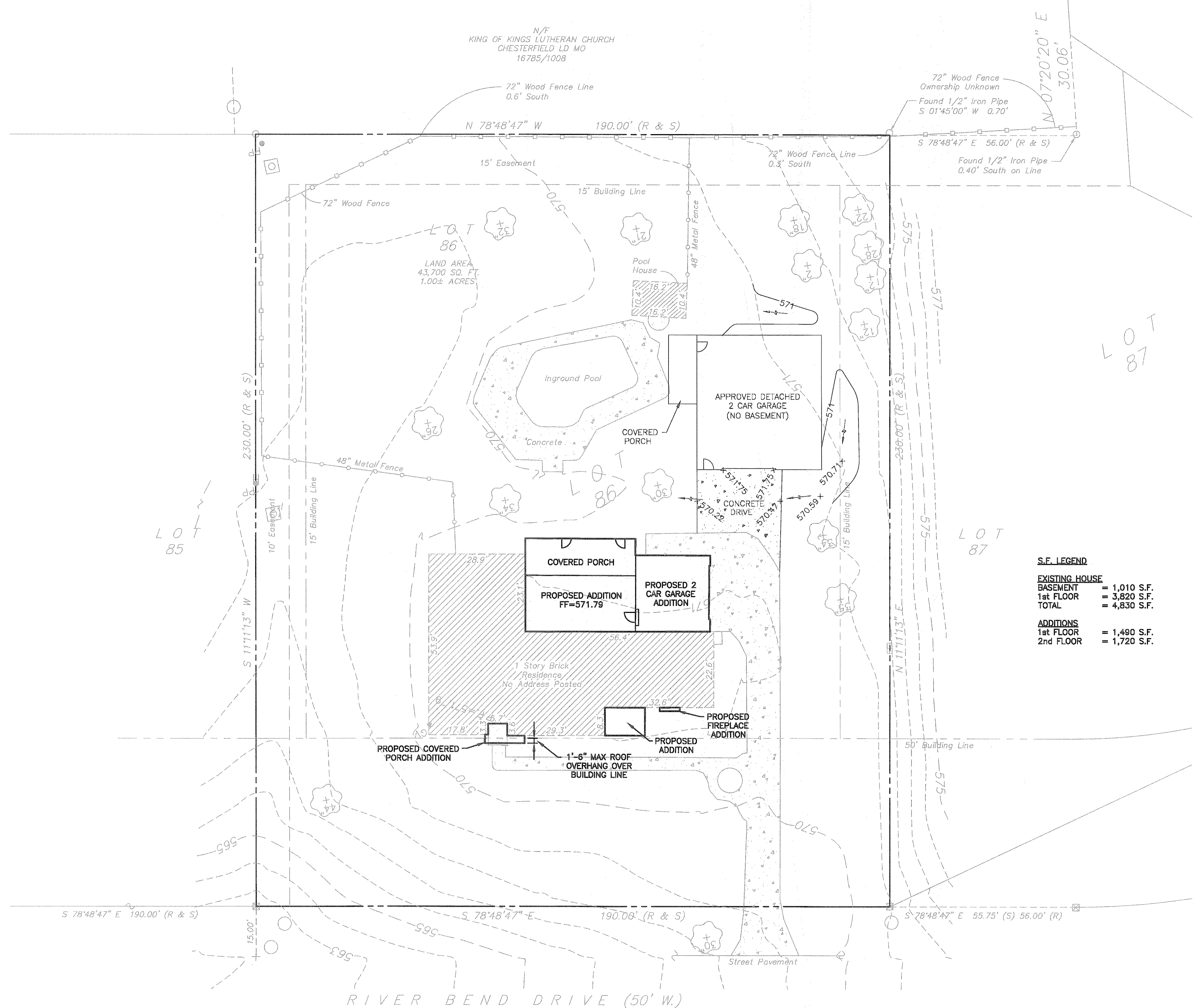
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 MAR 31 2014  
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LOCATION MAP

Revisions

0	ISSUED FOR REVIEW	02-11-14
1	CITY COMMENTS	02-26-14
2	CITY COMMENTS	03-03-14
3	CITY COMMENTS	03-27-14



NOTES:

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THERETO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH ALL GOVERNING AGENCIES AND UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACK FILL IS REQUIRED IN ALL TRENCH EXCAVATION AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
- ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF CHESTERFIELD AND THE MO DNR.
- ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
- ALL EXISTING UTILITY CONNECTIONS ARE TO BE VERIFIED BY THE CONTRACTOR AND REUSED WHEN POSSIBLE.

S.F. LEGEND

<b>EXISTING HOUSE</b>	
BASEMENT	= 1,010 S.F.
1st FLOOR	= 3,820 S.F.
TOTAL	= 4,830 S.F.
<b>ADDITIONS</b>	
1st FLOOR	= 1,490 S.F.
2nd FLOOR	= 1,720 S.F.

PROPOSED IMPERVIOUS COVERAGE:

TOTAL SITE AREA	43,700.00 SF
BUILDING FOOTPRINT	6,094.55 SF
PAVEMENT/DRIVE	3,718.80 SF
TOTAL IMPERVIOUS	9,813.35 SF (22.5%)
TOTAL PERVIOUS	33,886.65 SF (77.5%)

EXISTING IMPERVIOUS COVERAGE:

TOTAL SITE AREA	43,700.00 SF
BUILDING FOOTPRINT	3,181.60 SF
PAVEMENT/DRIVE	4,224.63 SF
TOTAL IMPERVIOUS	7,406.23 SF (16.9%)
TOTAL PERVIOUS	36,293.77 SF (83.1%)

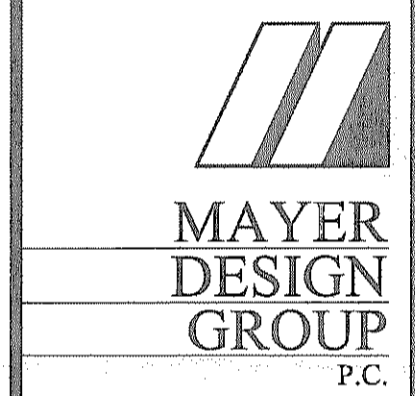
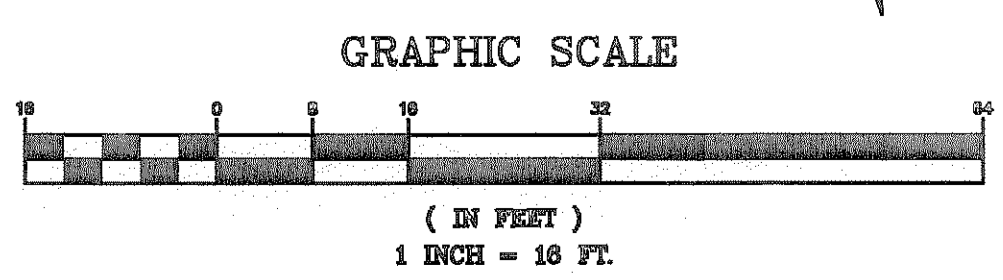
- TOTAL SQUARE FOOTAGE OF LOT = 43,700 SF  
 APPROXIMATE ACREAGE = 1.00 ACRE
- ADDRESS: 86 RIVER BEND DRIVE  
 LOCATOR #: 160230150  
 BOOK 20648 PAGE 1404

DRAINAGE AREA CALCULATIONS:

<b>PROPOSED CONDITION</b>			
DRAINAGE AREA =	1.003 ACRES	P.I. = 4.20	Q = 0.588 CFS
ROOF AREA =	0.140 ACRES	P.I. = 0.00	Q = 0.000 CFS
POOL AREA =	0.015 ACRES	P.I. = 0.00	Q = 0.000 CFS
PAVED AREA =	0.085 ACRES	P.I. = 3.54	Q = 0.302 CFS
PERVIOUS AREA =	0.763 ACRES	P.I. = 1.70	Q = 1.286 CFS
		TOTAL Q =	2.186 CFS

<b>EXISTING CONDITION</b>			
DRAINAGE AREA =	1.003 ACRES	P.I. = 4.20	Q = 0.307 CFS
ROOF AREA =	0.073 ACRES	P.I. = 0.00	Q = 0.000 CFS
POOL AREA =	0.015 ACRES	P.I. = 0.00	Q = 0.000 CFS
PAVED AREA =	0.097 ACRES	P.I. = 3.54	Q = 0.343 CFS
PERVIOUS AREA =	0.818 ACRES	P.I. = 1.70	Q = 1.390 CFS
		TOTAL Q =	2.040 CFS

CHANGE IN CFS = +0.146 CFS



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 Facsimile: (314) 849-4743



Project Code  
**MBY-1301**

Project Title  
**Renovations and Additions for John and Ann Mabry Residence**

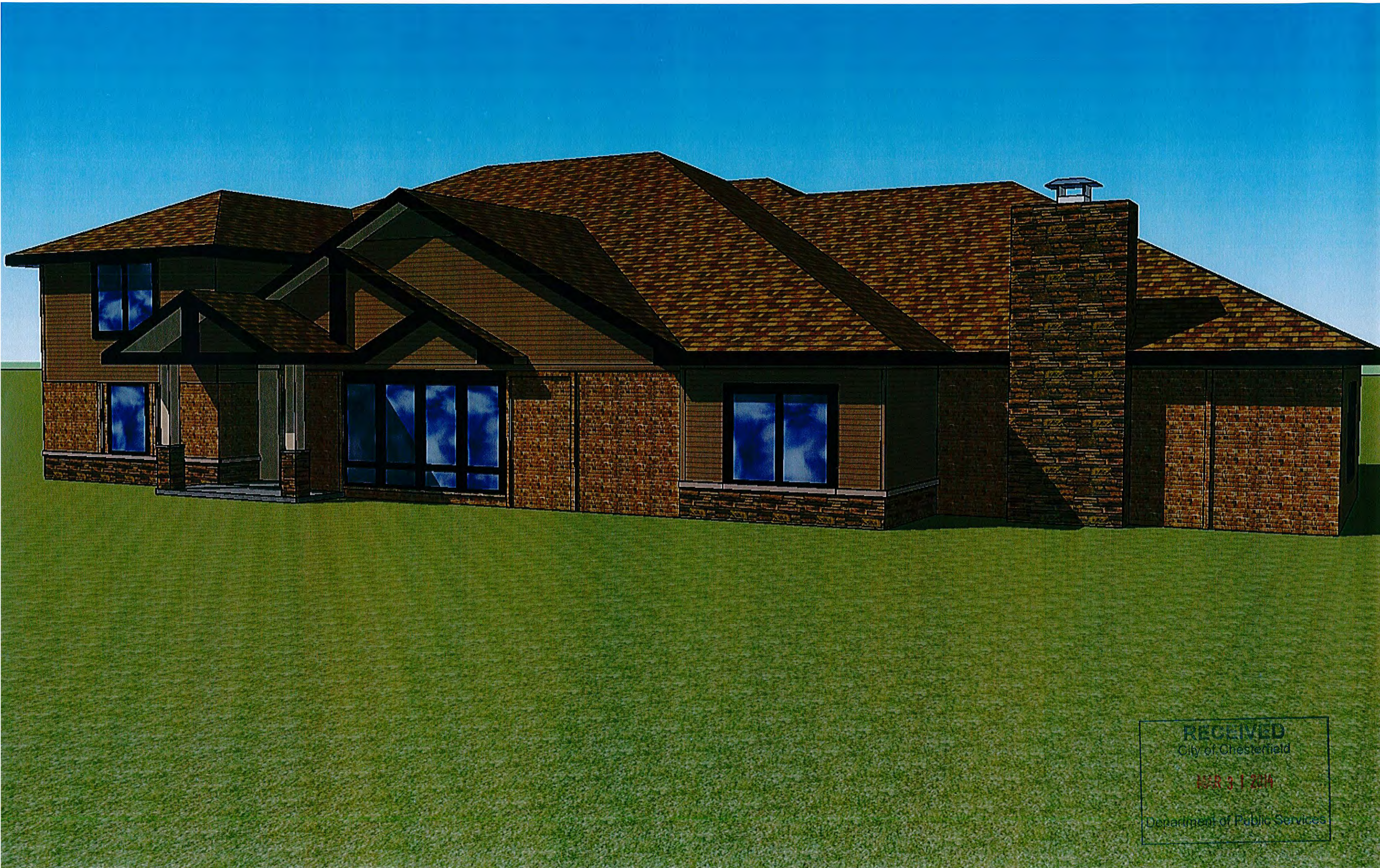
86 River Bend Drive  
 Chesterfield, MO  
 63017

Drawing Title  
**Site and Utility Plan**

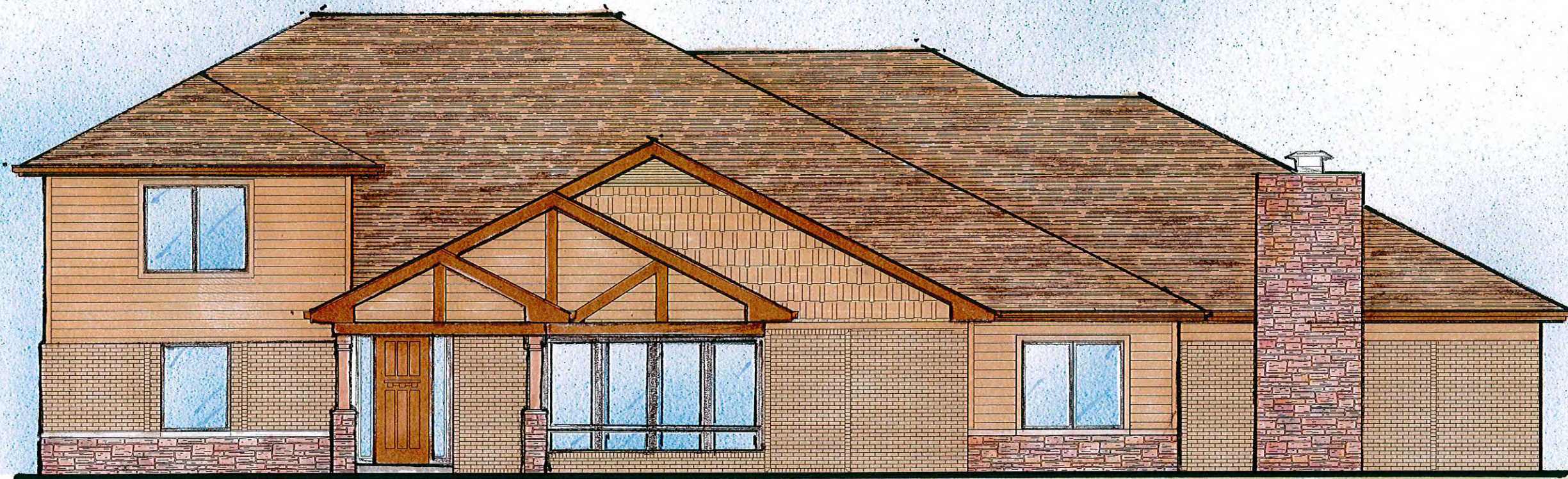
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**FRONT ELEVATION**  
NOT TO SCALE



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**Renovations and Additions for  
John and Ann Mabry Residence**  
86 River Bend Drive - Chesterfield, Missouri - 63017



**RIGHT SIDE ELEVATION**

NOT TO SCALE



**MAYER  
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GROUP**

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## Renovations and Additions for John and Ann Mabry Residence

86 River Bend Drive - Chesterfield, Missouri - 63017



**REAR ELEVATION**

NOT TO SCALE



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**Renovations and Additions for  
John and Ann Mabry Residence**  
86 River Bend Drive - Chesterfield, Missouri - 63017



**LEFT SIDE ELEVATION**

NOT TO SCALE



**MAYER  
DESIGN  
GROUP**  
P.C.

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