



Memorandum Department of Planning, Public Works and Parks

To: Planning and Public Works Committee

From: Kristian Corbin, Project Planner

Date: April 19, 2012

Re: **P.Z. 03-2012 Lungo Estates (1458 Kehrs Mill Rd):** A request for a zoning map amendment from “NU” Non-Urban District to “E1” Estate One-Acre District for a 3.01 acre tract of land located on the east side of Kehrs Mill Road south of Country Side Manor Parkway (18U120035).

Summary

Nancy Gianino has requested a zoning map amendment from “NU” Non-Urban District to “E1” Estate One Acre District for a 3.01 acre tract of land located on the east side of Kehrs Mill Road south of Country Side Manor Parkway. The request is for a zoning map amendment as part of a two-step process in order to obtain entitlements to reduce the size of the lot below its current size of 3.01 acres.

The “E1” Estate One Acre District is one of the City of Chesterfield’s straight zoning districts. The subject site will be developed directly from the requirements of the “E1” Estate One Acre District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. The “E1” Estate One Acre District sets the following performance requirements:

- Minimum Lot Area: One (1) Acre
- Density Requirements (Single Family Dwelling): One (1) Unit per Acre
- Maximum Building Height: Fifty (50) Feet

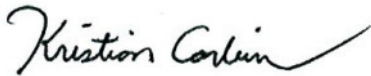
P.Z. 04-2012 Lungo Estates (1458 Kerhs Mill Road)
Planning and Public Works Committee
April 18, 2012

- Minimum Structure Setbacks: Twenty-five (25) feet from the Right-of-way.
Twenty-five (25) feet from the side and rear yard property line.
Minimum setback of forty (40) feet between structures.

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the "E1" Estate One Acre District regulations.

A public hearing was held on March 26, 2012. At that meeting of the Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0.

Respectfully submitted,



Kristian Corbin
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works, and Parks
Aimee Nassif, Planning and Development Services Director



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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: March 26, 2012

From: Kristian Corbin, Project Planner

Location: 1458 Kehrs Mill Road

Petition: **P.Z. 03-2012 Lungo Estates (1458 Kehrs Mill Rd)**: A request for a zoning map amendment from “NU” Non-Urban District to “E1” Estate One-Acre District for a 3.01 acre tract of land located on the east side of Kehrs Mill Road south of Country Side Manor Parkway (18U120035).

Proposal Summary

Nancy Gianino has submitted a request for a zoning map amendment from “NU” Non-Urban District to “E1” Estate One-Acre District for Lot 1 of Lungo Estates. The petitioner is requesting this zoning map amendment as part of a two-step process in order to obtain entitlements to reduce the size of the lot below its current size of 3.01 acres.

Department Input

This request meets all of the development requirements of the City of Chesterfield “E1” Estate One-Acre District. The “E1” Estate-One Acre District is one of the City of Chesterfield’s “straight districts” thus, a Preliminary Plan and Attachment “A” are not required. That is, the subject site will be developed directly from the requirements of the “E1” Estate One-Acre District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. A Property Survey is included with this petition for reference purposes only.

Site Area History

St. Louis County zoned the subject site “NU” prior to the incorporation of the City of Chesterfield. The property has been used as a residence since the construction of the

existing home in 1977. Lot 2 of Lungo Estates was subdivided out in 1987 and renamed McCarthy's Subdivision via a record plat. No activity has occurred on the subject site since.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: To the north of the subject site is the Windgate Subdivision which is currently zoned "E2" Estate Two-Acre District and is developed residential.

South: The property to the south of the subject site is currently zoned "R1" Residence District and is developed as a residence.

East: Adjacent to the east of the subject site is the Country Place Subdivision which is currently zoned "R1" Residence District and is developed as a residential subdivision.

West: The Estates at Pacland Place Subdivision is to the west of the subject site and is currently zoned "NU" Non-Urban District. It is developed as a residential subdivision.





View looking southeast into the site



View looking northeast into the site



View of the existing structure



View looking south down Kehrs Mill Road



Zoning Analysis

The property was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield and has been used as a single family dwelling since 1977 when the existing house was constructed. Adjacent zoning to the subject site include “R1” Residence District to the east and south with “NU” Non-Urban District and “E2” Estate Two-Acre District to the west and north respectively. All properties that are adjacent to the subject site are developed as residential.

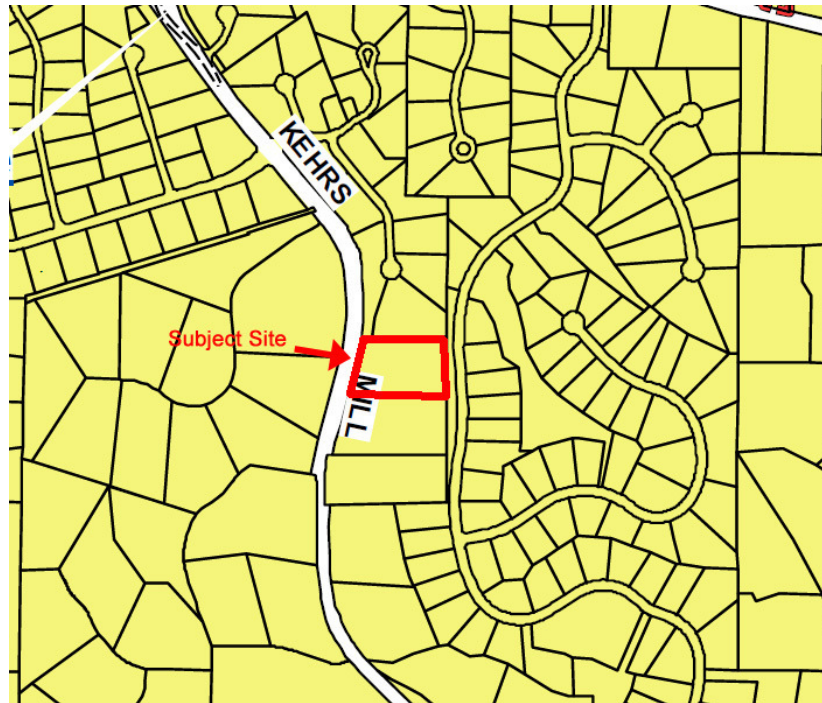
The petitioner is requesting the change of zoning in order to reduce the size of the lot via a boundary adjustment plat procedure. The size of the lot currently is 3.01 acres and the future Boundary Adjustment Plat would adjust the lot size to two (2) acres.

As previously mentioned in this report, the “E1” Estate One-Acre District is one of the City of Chesterfield’s straight zoning districts. The subject site must adhere to all requirements of the “E1” Estate One-Acre District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. Approval of the “E1” Estate One-Acre District also then allows for all permitted uses in said district. The “E1” Estate One-Acre District sets the following performance requirements:

Performance Requirements	
Minimum Lot Area (Single Family Dwelling)	One (1) acre
Density (Single Family Dwelling)	One (1) unit per acre
Maximum Building Height	Fifty (50) feet
Minimum Structure Setbacks	Twenty-five (25) feet from the right-of-way. Twenty-five (25) feet from the side and rear yard property line. Minimum setback of forty (40) feet between structures.

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan designates the subject site as “Residential, Single Family (Attached/Detached)” which is indicated in yellow in the diagram below. The proposed “E1” Estate One-Acre District zoning category and its associated uses are compatible with the Comprehensive Land Use Plan.



Issues

A Public Hearing is being held before the Planning Commission on March 26, 2012. Staff finds that the proposal is consistent with the City of Chesterfield Comprehensive Plan and has no outstanding issues with the request.

Request

Staff has reviewed the change of zoning request and found it to be in compliance with the City of Chesterfield "E1" Estate One-Acre District and all other applicable Zoning Ordinance requirements. Staff requests action on P.Z. 03-2012 Lungo Estates (1458 Kehrs Mill Road).

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works and Parks
Aimee Nassif, Planning and Development Services Director

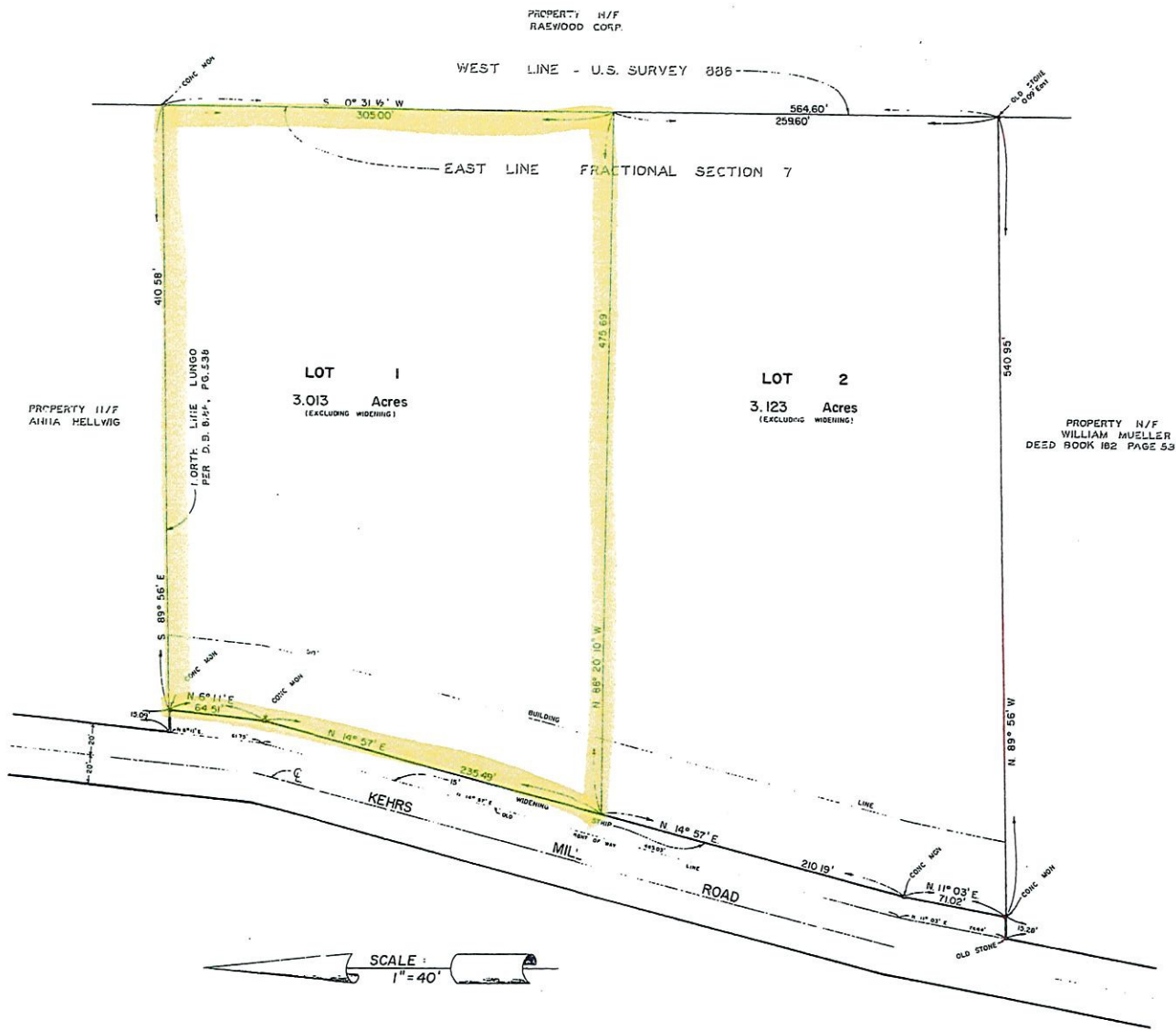
Attachments:

1. Property Survey

LUNGO ESTATES

A TRACT OF LAND IN
 FRACTIONAL SECTION 7
 TOWNSHIP 45 NORTH, RANGE 4 EAST
 ST. LOUIS COUNTY, MISSOURI

BOOK 69 PAGE 18
 FILED FOR RECORD
 DEC 1 - 1975
 AM 3:50 O'clock P.M.
 WM. E. FAUKE
 RECORDER OF DEEDS
 35E



CLAYTON SURVEYING & ENGINEERING COMPANY
 725 Old Ballins Road, St. Louis, Mo. 63111

This is to certify that we have, during the month of November, 1975, by order of Ed Holthaus Realty, made a Survey and Subdivision of a tract of land in Fractional Section 7 Township 45 North, Range 4 East, St. Louis County, Missouri, and described as follows:
 Beginning at a point in the East line of Kehrs Mill Road, 40 feet wide, at its intersection with the South line of a tract of land conveyed to William Mueller by deed recorded in Deed Book 182, Page 53 of the St. Louis County Records; thence along said road line North 11 degrees 06 minutes East, a distance of 74.13 feet to a point; thence continuing along said road line North 0 degrees 11 minutes East, a distance of 81.75 feet to its intersection with the Northern line of property conveyed to Lungo by Deed recorded in Book 6188, Page 228 of the St. Louis County Records; thence leaving said road line and running along said Lungo's Northern line South 89 degrees 56 minutes East, a distance of 425.07 feet to a point in the West line of U.S. Survey 886; thence along said West line of U.S. Survey 886 South 0 degrees 21 1/2 minutes West, a distance of 564.60 feet to a point, said point also being the Northeast corner of a tract of land conveyed to William Mueller, as aforementioned; thence along said North line of William Mueller tract North 89 degrees 56 minutes West, a distance of 558.24 feet to the point of beginning and containing 6.3805 Acres, and that the results of said Survey and Subdivision are correctly shown on this plat.

Clayton Surveying & Engineering Co.
 By Lawrence R. White

We the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Lungo Estates". The bearing lines are hereby established. The widening strip as shown of Kehrs Mill Road is hereby dedicated to public use forever for roadway and utility purposes. IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____ 1975.

Philip L. Lungo

Jary K. Lungo

STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 1975, before me appeared Philip L. Lungo and Jary K. Lungo, to me personally known, and being by me duly sworn, did say that they are the persons described in and who executed the foregoing instrument and acknowledged that they executed the same of their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public
 Approved by the St. Louis County Planning Commission this 1st day of January, 1975.

John R. Sargent
 Director

