

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Annisa Kumerow, Planner **AK**

Date: April 23, 2020

RE: **P.Z. 19-2019 Briarcliffe Villas (13987 & 14001 Olive Blvd)**: A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).(Ward 1)

Summary

Stock & Associates Consulting Engineers, Inc., has submitted a request for a zoning map amendment from the “R-3” Residence District with a “PEU” Planned Environmental Unit to the “R-3” Residence District. The petitioner is requesting to repeal the “PEU”.

A Public Hearing was held on February 10, 2020, and there were no issues raised by the Planning Commission pertaining to this petition.

On April 13, 2020 this petition was next brought before the Planning Commission. Planning Commission made a motion to approve P.Z. 19-2019 Briarcliffe Villas (13987 & 14001 Olive Blvd). The motion passed by a vote of 9-0.

If the repeal of City of Chesterfield Ordinance 2213 is approved, the 29.4 acres of land will remain zoned R-3 and any future development will be subject to the R-3 standards of the Unified Development Code.

Attached to this report please find a copy of staff’s Planning Commission Report.

Attachments: April 13, 2020 Planning Commission Report

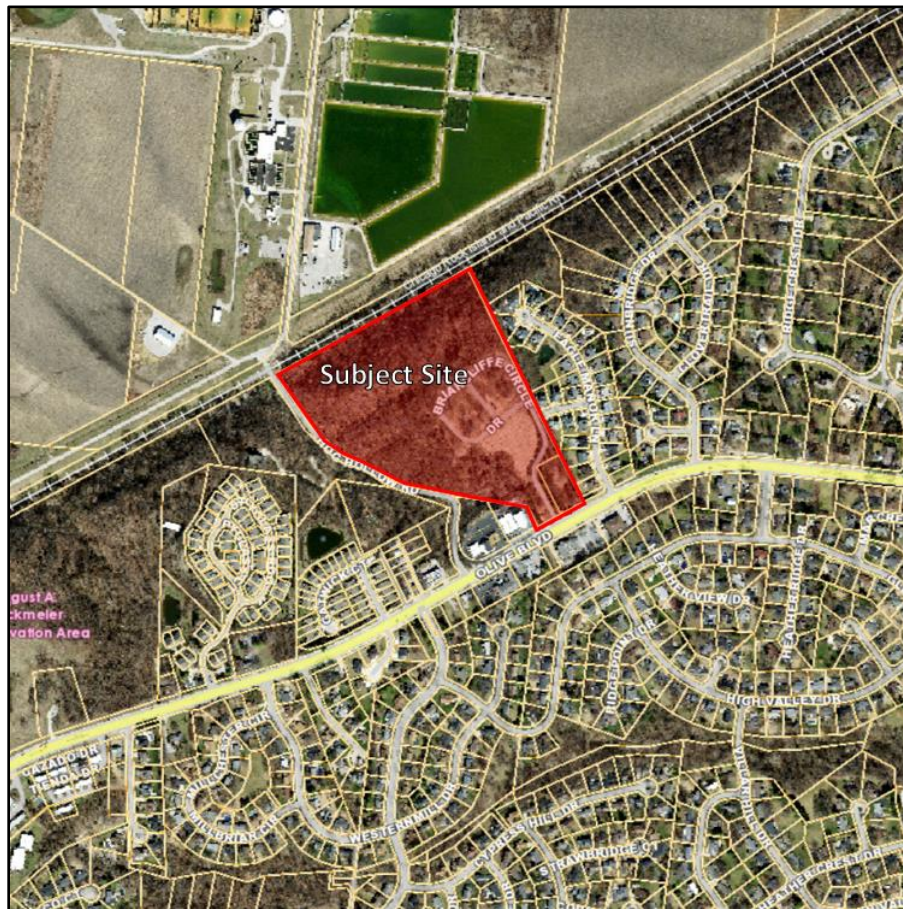


Figure 1: Subject Site Aerial



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Meeting Date: April 13, 2020

From: Annisa Kumerow, Planner **AK**

Location: North side of Olive Boulevard

Petition: **PZ 19-2019 Briarcliffe Villas (13987 & 14001 Olive Blvd)**: A request to repeal City of Chesterfield Ordinance 2213 establishing a Planned Environmental Unit over two parcels of land zoned R-3 Residence District and totaling 29.4 acres (16R340207 & 16R340151).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. has submitted a request for a zoning map amendment from the “R-3” Residence District with a “PEU” Planned Environmental Unit to the “R-3” Residence District. A Public Hearing for this request was held on February 10th, 2020, and no issues were raised. The petitioner is requesting to repeal the “PEU” as part of a two-step zoning process. The second step in this process is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 20-2019).



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

The subject property was zoned “R2” Residence District with a Conditional Use Permit by St. Louis County prior to the incorporation of the City of Chesterfield. In 2005, the subject site was rezoned to a “R-3” Residence District with a “PEU” Planned Environment Unit Procedure.

In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two requests for zoning map amendments were submitted. However, these applications were withdrawn by the applicant with no further action taken.

LAND USE AND ZONING

Direction	Zoning	Land Use
North	City of Maryland Heights	
South	“C-2” Shopping District & “C-8” Planned Commercial District	Retail and office
East	“R-2” Residence District	Residential subdivision
West	“NU” Non-Urban District	Single-family residence

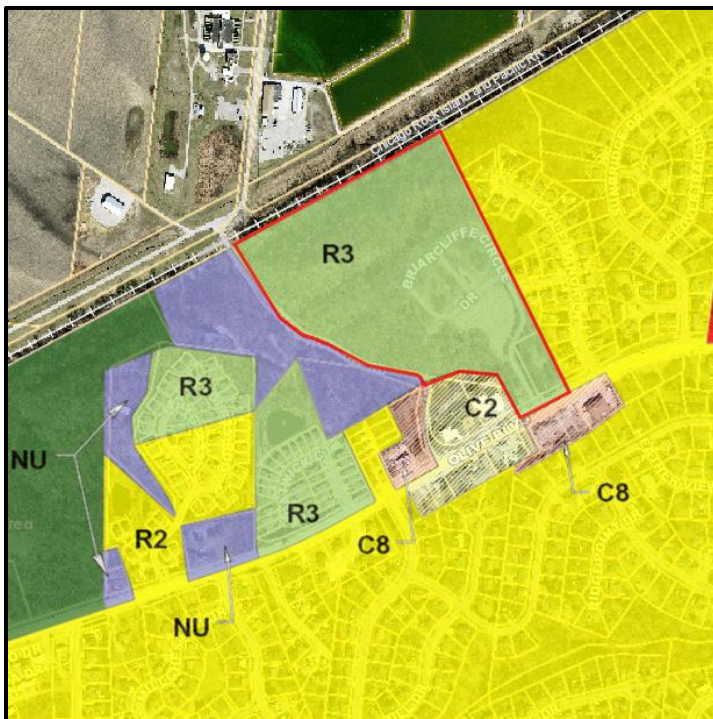


Figure 2: Zoning Map

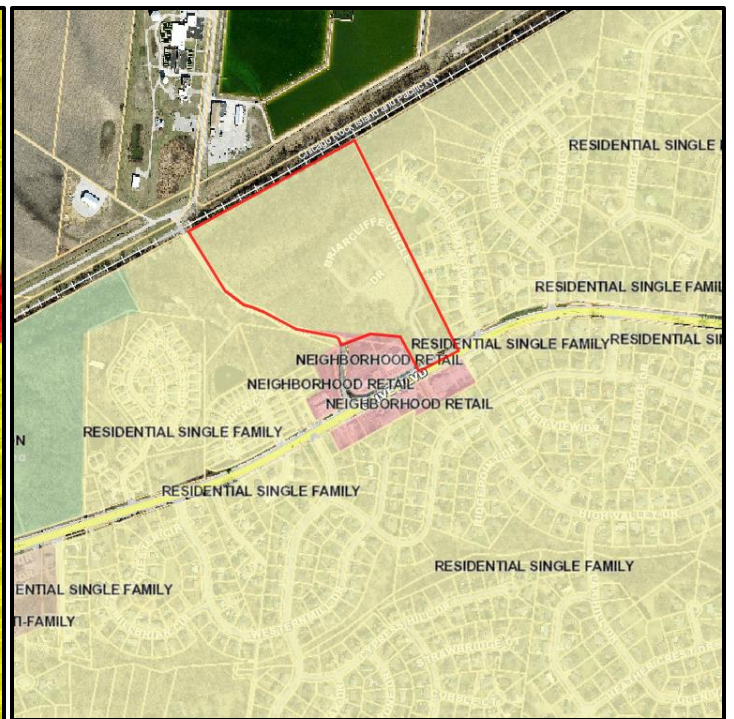


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates that this development is within the area designated as Single Family Residential. As evidenced by the figures and table above, the subject site is primarily neighbored by other Single Family Residential designated areas.

REQUEST

A Public Hearing for this request was held on February 10th, 2020. Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 19-2019 Briarcliffe Villas.

Attachments: Public Hearing Notice