



VII. B.

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April 23, 2008

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

The Planning Commission agenda for **April 28, 2008** will include the following item for your consideration:

49 Pacland Estates Drive: House addition on the northwest side of an existing home zoned "NU" Non-Urban District, located at 49 Pacland Estates Drive in the Estates at Pacland Place Subdivision.

Planning Commission:

Cole and Associates Inc. and TRI Architects on behalf of Terry Grewe, has submitted for your review, a request for an addition to a residential structure to exceed 500 square feet. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. The property is located on Pacland Estates Drive in the Estates at Pacland Place Subdivision and is zoned "NU" Non-Urban.
2. The existing residence is a 2 story structure.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126B "**Residential Additions**" states that any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. This section also states the following.

"Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings."

2. If the addition 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 addition 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.

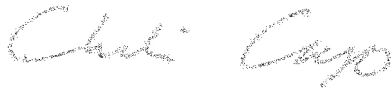
SUBMITTAL INFORMATION

1. The request is for a 600 sf. addition to the existing house and a 3404 sf. attached garage addition with a brick screen wall at the motor court.
2. The exterior building materials will be brick and siding with a shingle roof to match the existing structure.
3. The proposed additions meet all required setbacks.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the residential addition.

Respectfully submitted,



Charlie Campo
Project Planner

Respectfully submitted,



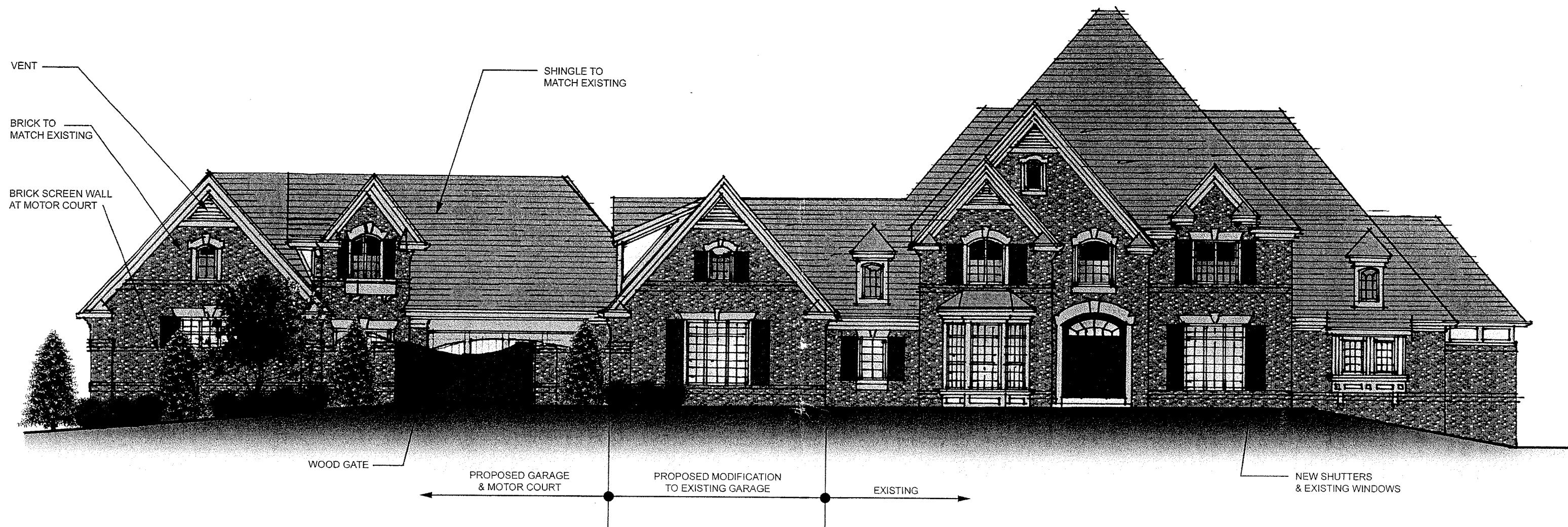
Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Building Elevations
Aerial Plan
Partial Planting Plan
Letter from Petitioner

J. Redman 2/15/08

TRUSTEE APPROVAL



RESIDENCE SOUTH ELEVATION



GREWE RESIDENCE ADDITION
49 PACLAND ESTATES DRIVE

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St. Louis, Missouri 63105
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08-029

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 NORTH
AERIAL PLAN
SCALE: N T S

GREWE RESIDENCE ADDITION
49 PACLAND ESTATES DRIVE

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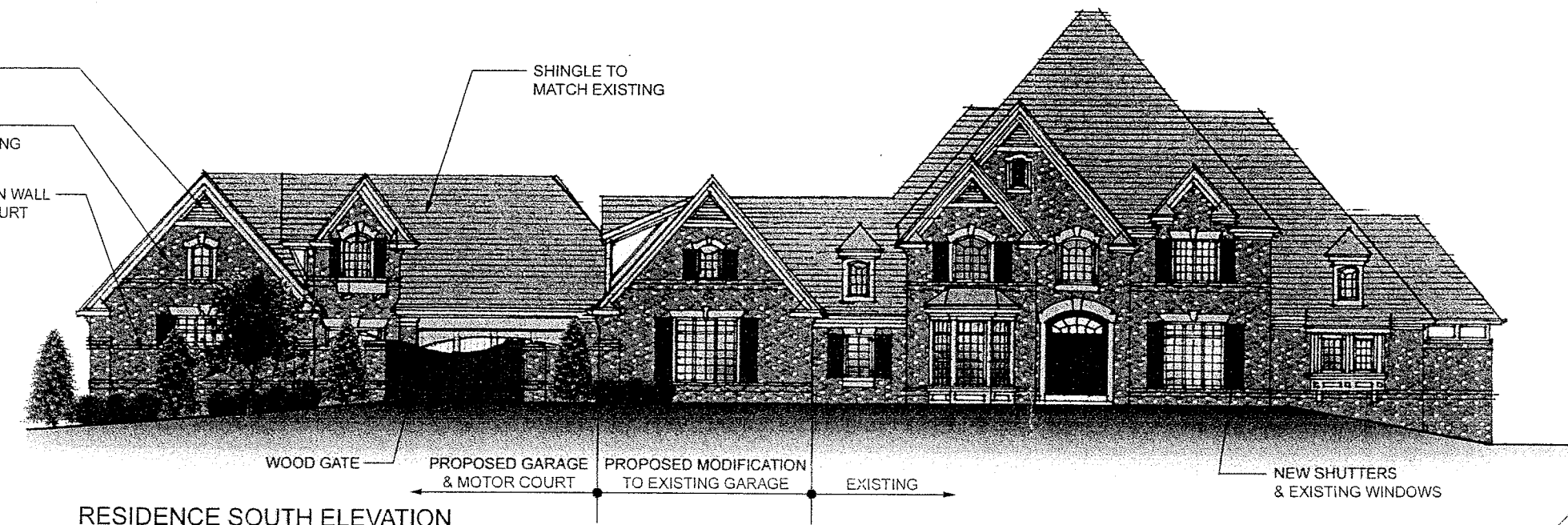
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TRUSTEE APPROVAL

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BRICK TO MATCH EXISTING
BRICK SCREEN WALL AT MOTOR COURT

SHINGLE TO MATCH EXISTING

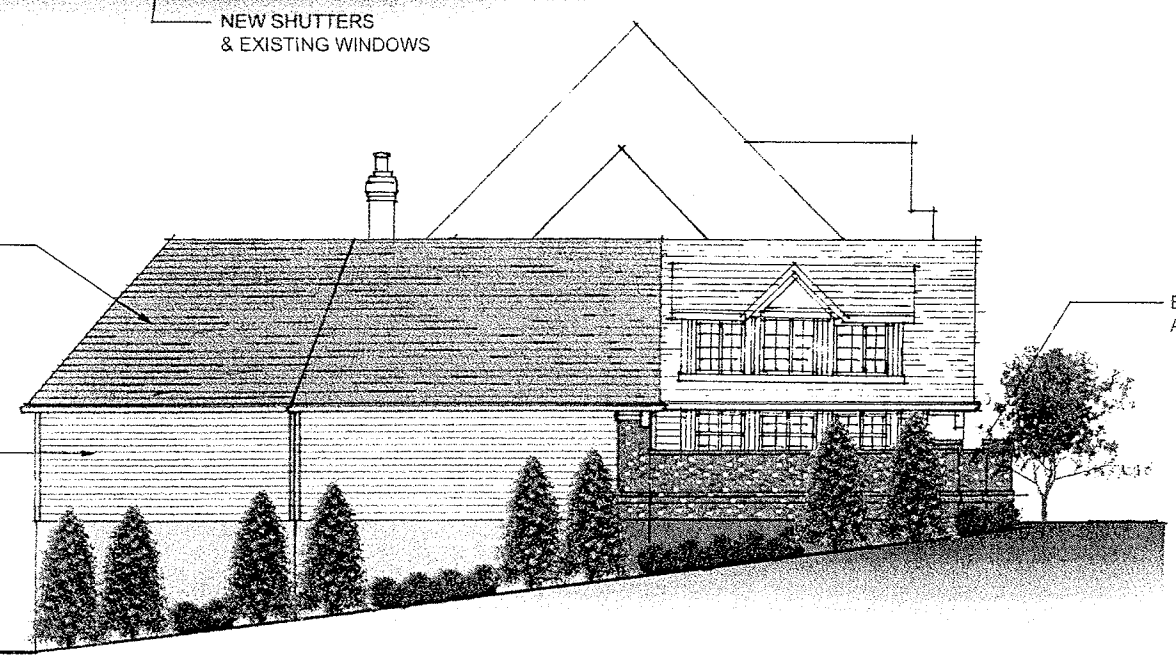


RESIDENCE SOUTH ELEVATION

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BRICK SCREEN WALL AT MOTOR COURT



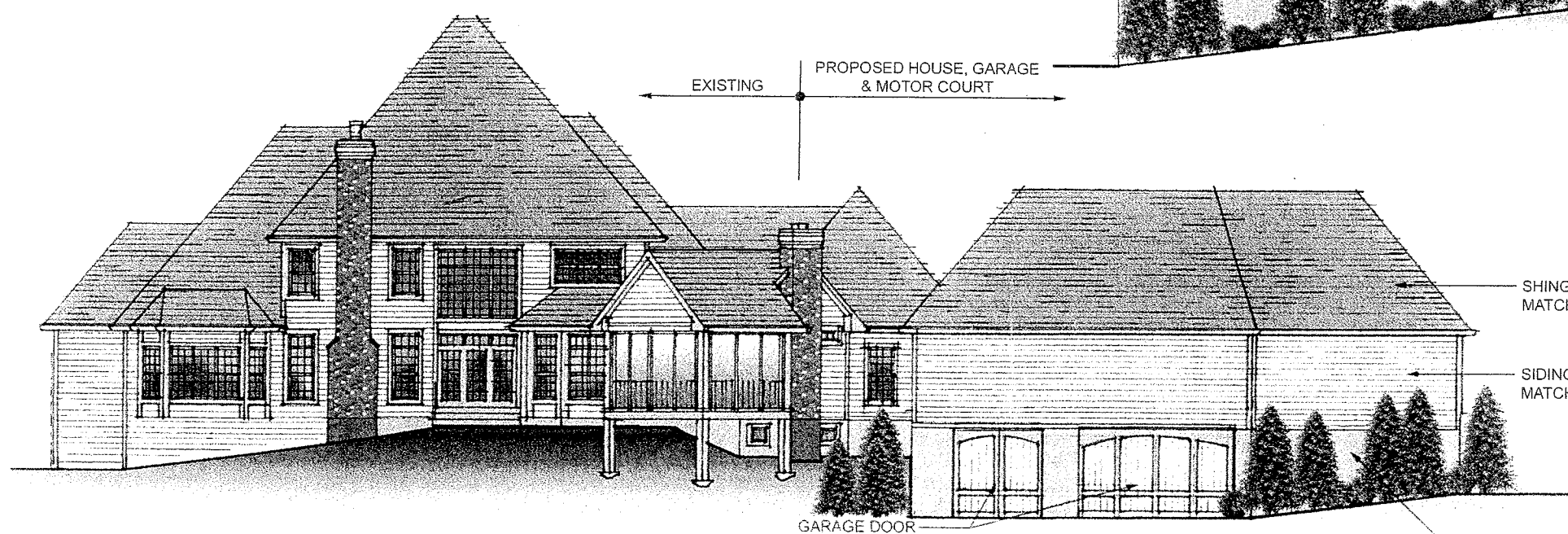
RESIDENCE WEST ELEVATION

EXISTING | PROPOSED HOUSE, GARAGE & MOTOR COURT

SHINGLE TO MATCH EXISTING

SIDING TO MATCH EXISTING

CONCRETE FOUNDATION WALL PAINT TO MATCH SIDING



RESIDENCE NORTH ELEVATION

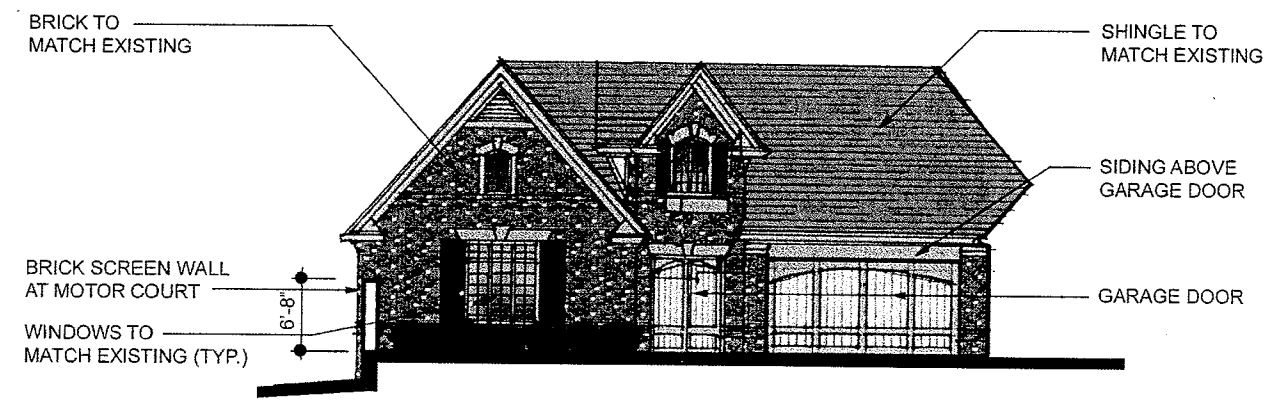
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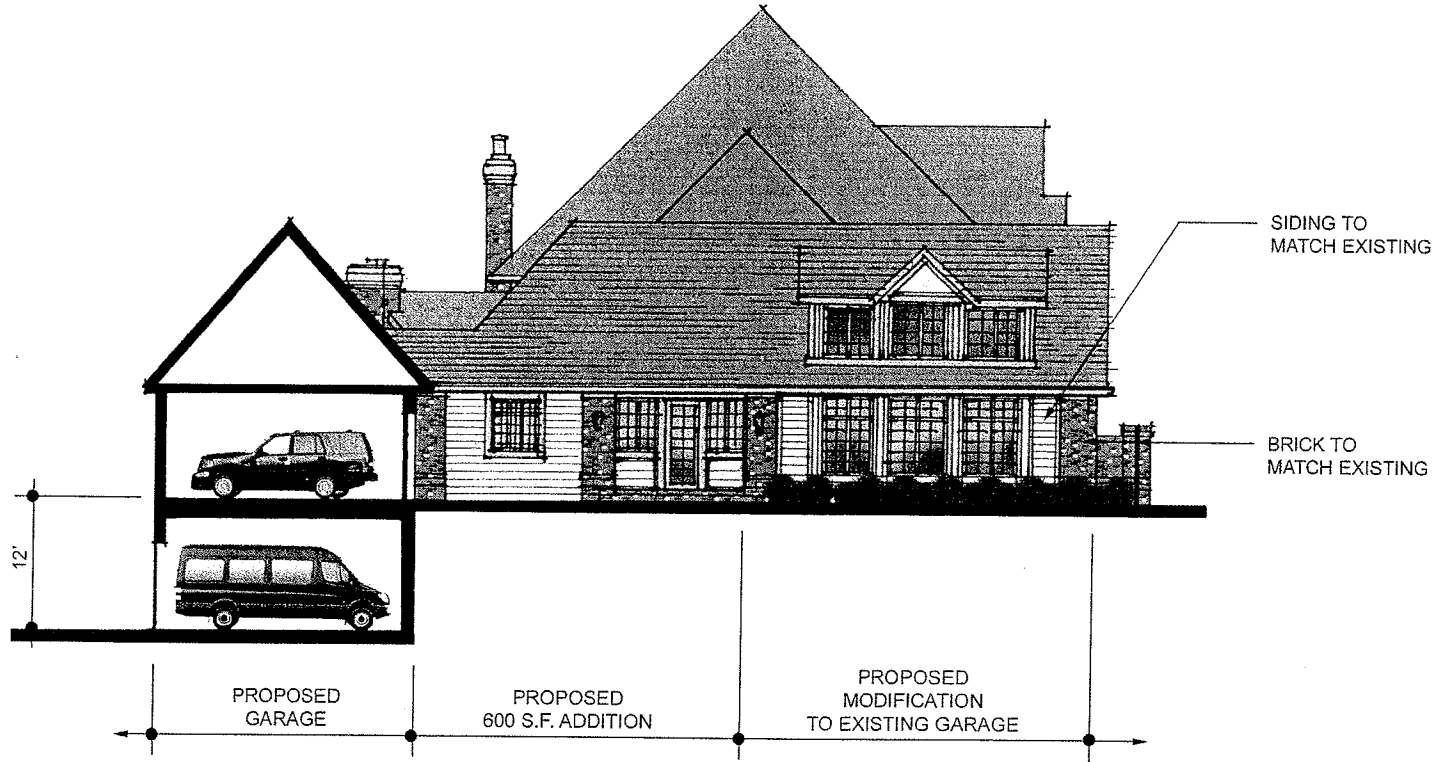
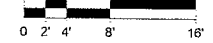
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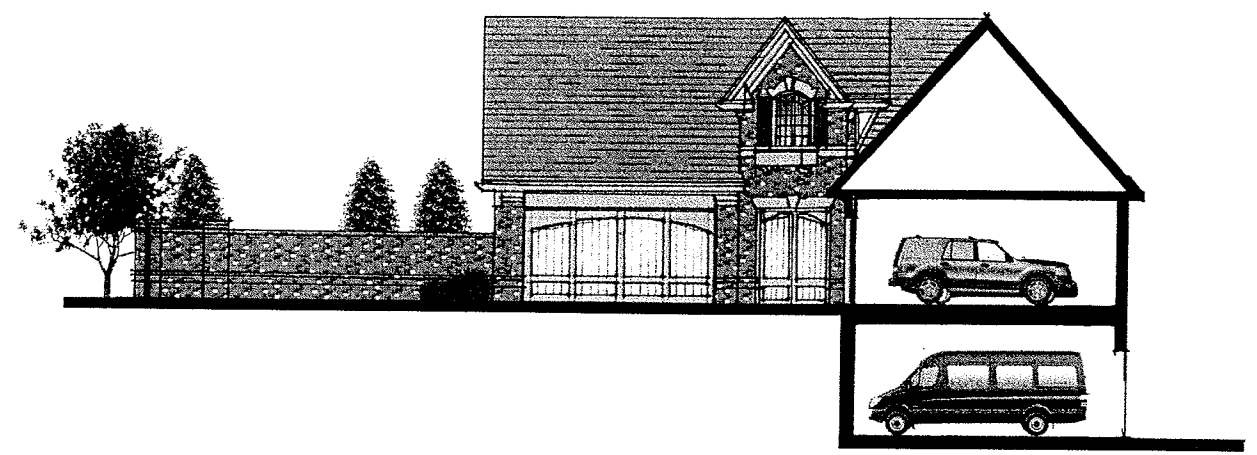
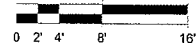
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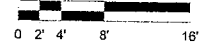
MOTOR COURT NORTH ELEVATION



MOTOR COURT EAST ELEVATION



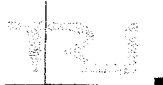
MOTOR COURT WEST ELEVATION



GREWE RESIDENCE ADDITION
49 PACLAND ESTATES DRIVE

CHESTERFIELD,
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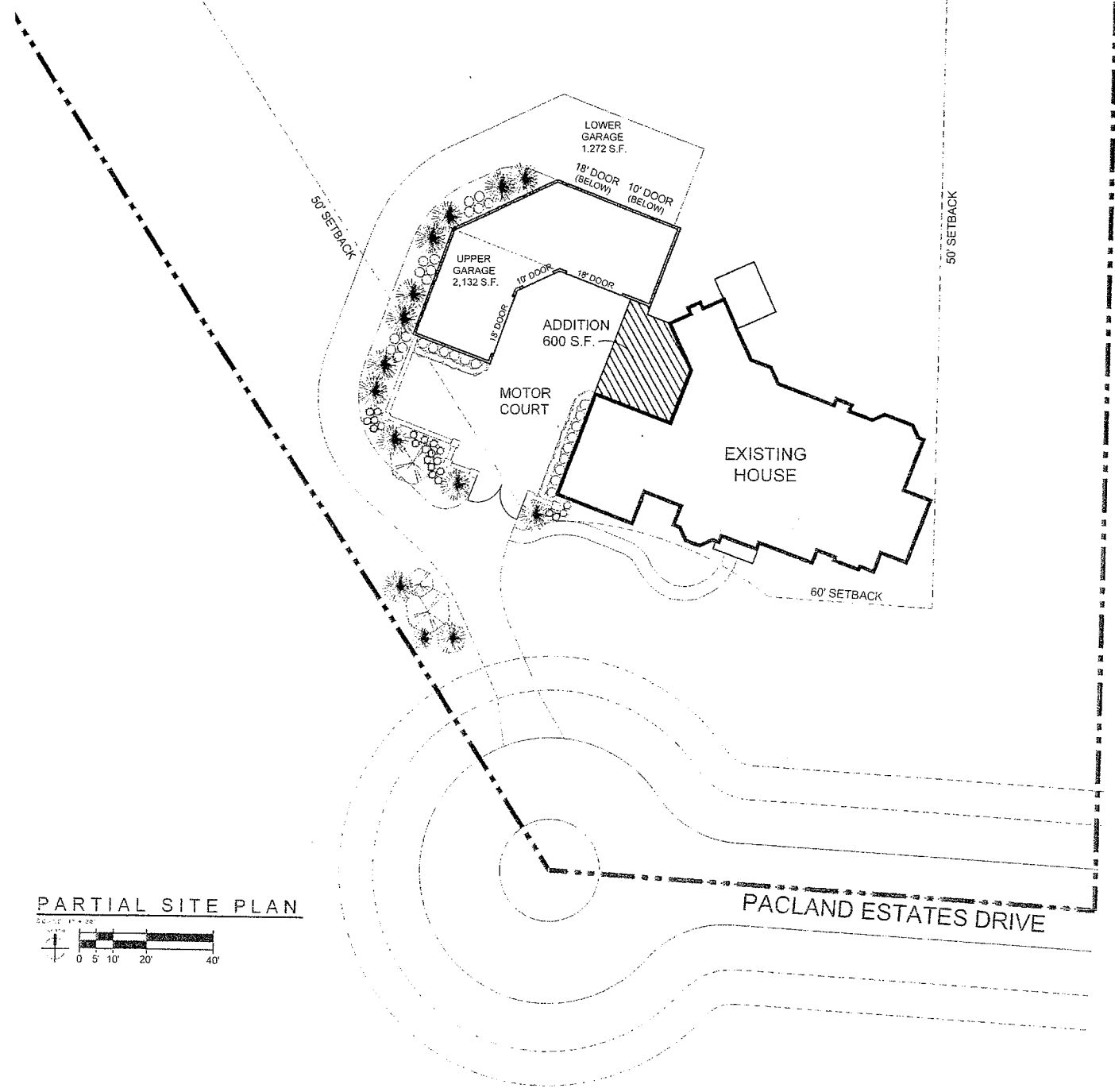
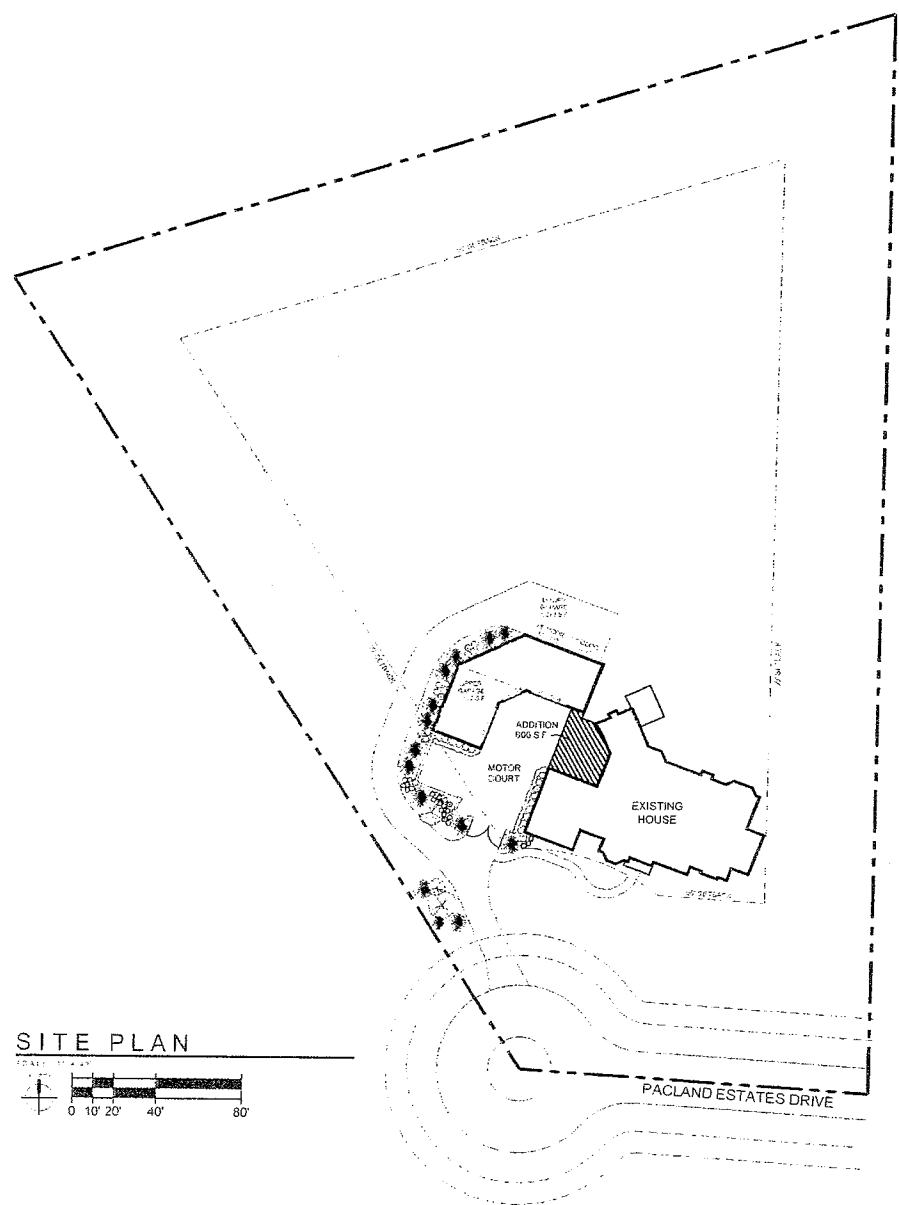
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2.15.08

April 22, 2008

Charlie Campo
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: 49 Pacland Estates

Dear Mr. Campo,

In putting together the plans for our new home, my wife and I and our five children cannot tell you how excited we are to be moving to the City of Chesterfield. In our early planning stages we wanted to select an architectural firm with a solid working relationship with the City of Chesterfield and one that could also implement our desire to have a minimal impact on our lot to maintain the buffer of natural growth at the rear of the lot while also maintaining the architectural compatibility of the existing house and the overall integrity of the neighborhood. We found that with TRI Architects.

We have also consulted with Walbart Nursery and spent time visiting with the trustees of the neighborhood to ensure that our plan, although increasing the house in size, would have minimal impact on our neighbors and no negative impact on the community. We believe we have accomplished our goal with the buffer around the motor court area. We have many guests at our home and wanted to minimize the impact of cars on the street and any overnight cars on the driveway. That is why we asked TRI to create a situation whereby the visual impact of cars on the driveway would be minimal.

I have taken the time to meet with Mr. Federer and Mr. Reed, the trustees and have received approval from all three trustees, which is part of the information I submitted. They were excited about the lengths we went to keep the existing character of the home, yet enhance it with the same building materials and architectural design as the original house. Our goal was to have a minimal impact on the lot and our neighbors. We think we have accomplished this with this plan.

Our family looks forward to living at 49 Pacland Estates for years to come and enjoying all that Chesterfield has to offer.

Kindest Regards,

Terry J. Grewe