


## Planning Commission Public Hearing Report

- Meeting Date:** June 12, 2019
- From:** Andrew Stanislav, Planner 
- Location:** A 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road
- Petition:** **P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu)**: A request for a zoning map amendment from the “NU” Non-Urban District to the “E-1/2AC” Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

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### **SUMMARY**

Kumara S. Vadivelu of Azack Construction submitted a request in October 2018 for a zoning map amendment from “NU” Non-Urban District to an “R-2” Residence (15,000 square feet) District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. The Petitioner has stated that they intend to develop the subject site into single-family dwellings.

A Public Hearing was held on November 14, 2018, and issues were raised by the public including but not limited to compatibility with development along the Old Clarkson Road corridor, tree preservation, landscaping, and stormwater/drainage.



Figure 1: Subject site aerial image

On April 25, 2019, the Petitioner submitted a request to amend the original change of zoning petition (P.Z. 11-2018). This petition, formerly requesting a change to the “R-2” Residence District, has been

amended to request a change of zoning from the existing “NU” Non-Urban District to the now proposed “E-1/2AC” Estate Half Acre District. The petitioner is now requesting to zone the property “E-1/2AC” Estate Half Acre District as part of a two-step zoning process in order to obtain entitlements to develop this parcel as a single-family residential subdivision. The second step in this process is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 07-2019).

Petition number P.Z. 11-2018 returned to the Planning Commission on May 13, 2019 in accordance with the Unified Development Code (UDC), which requires petitions to return to the Commission within six (6) months of the Public Hearing date before the petition becomes inactive. It was noted at this meeting that the Petitioner has been meeting with residents of the adjacent Old Clarkson Forest neighborhood in an attempt to address their concerns and has also been working on further engineering of the site and contacting external agencies for additional comments on the proposal separate from the City’s Code.

Following the May 13<sup>th</sup> Planning Commission meeting, it was determined that a new Public Hearing would be held for P.Z. 11-2018 to address the Petitioner’s amendment to request a change of zoning to the “E-1/2AC” Estate District as opposed to the “R-2” Residence District formerly requested.

A Public Hearing will also be required for the additional change of zoning petition (P.Z. 07-2019) before the Planning Commission. Contrary to a conventional/straight zoning district, a request for a change of zoning to a planned district will require consideration of an Attachment A and Preliminary Development Plan for the proposed “PUD” by the Planning Commission.

**HISTORY OF SUBJECT SITE**

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1983. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any development plans for review.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

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

Direction	Zoning	Land Use
North	“R-6A” Residence (4,000 square feet) District	Place of worship
East	“R-1A” Residence District	Single-family dwellings
South	“R-1A” Residence District	Single-family dwellings
West	“R-6” Residence (2,000 square feet) District	Senior living facility

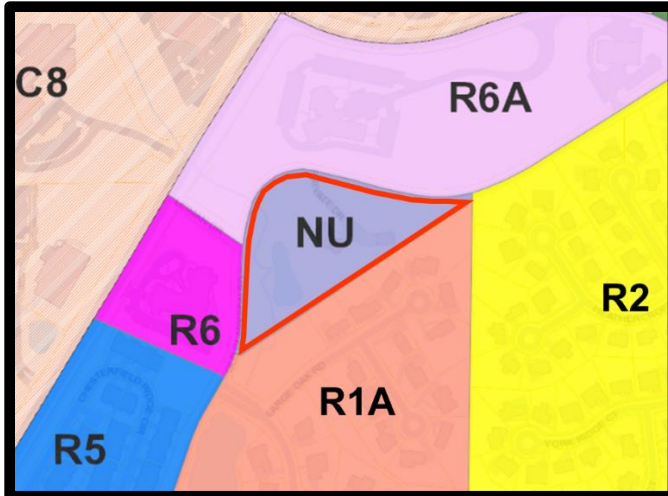


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

### **COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 3 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Residential Single Family” land use designation, which is the predominant designation on the plan. The Comprehensive Plan designates appropriate land uses of this designation as “detached single-family dwellings” and “2 or 3 attached single-family dwellings.” The proposed uses and density of the “E-1/2AC” Estate Half Acre District would comply with the Land Use Plan and would permit the applicant to build single-family dwellings in accordance with all other requirements established in the Unified Development Code (UDC).

### **REQUEST**

A Public Hearing further addressing the amended request will be held at the Wednesday, June 12<sup>th</sup>, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice.

#### Attachments

1. Public Hearing Notice



## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Wednesday, June 12, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearings will be as follows:

P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "NU" Non-Urban District to an "E-1/2AC" Estate District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

And

P.Z. 07-2019 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "E-1/2AC" Estate District to a "PUD" Planned Unit Development for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

### PROPERTY DESCRIPTION

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at [astanislav@chesterfield.mo.us](mailto:astanislav@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.