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# **Planning Commission Staff Report**

**Project Type:** Residential Addition

Meeting Date: June 22, 2009

From: Justin Wyse, AICP Annissa McCaskill-Clay, AICP

Project Planner Lead Senior Planner

**Location:** 1230 Walnut Hill Farm Drive (Walnut Hill Farms)

**Applicant:** Lauren Strutman Architects PC

**Description:** A request for a residential addition on the west side of an

existing home zoned "NU" Non-Urban District, located at 1230

Walnut Hill Farm Drive in the Walnut Hill Farms Subdivision.

#### PROPOSAL SUMMARY

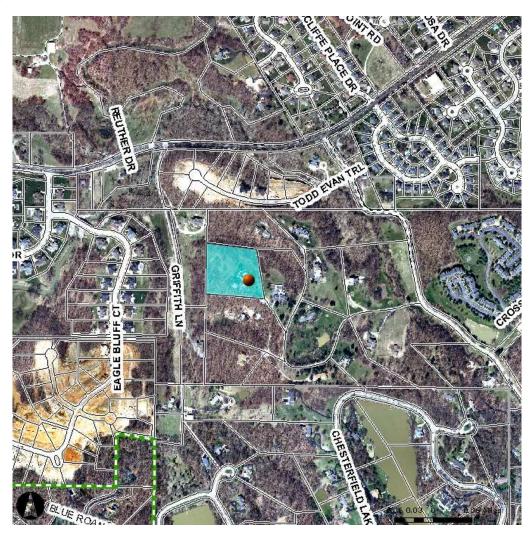
Lauren Strutman Architects, on behalf of Arif and Mehnaz Habib, has submitted a request for a residential addition in excess of 500 square feet for your review. The existing home is 2,790 square feet. The proposed addition and conversion of the existing garage will add 2,293 square feet of livable area and the proposed garages will be 1,370 square feet. The existing vinyl siding will be removed and replaced with a fiber cement board with a stucco finish with stucco trim and frieze board. The proposed addition increases the existing height of the home from 18' 8" to 24' 10".

### LAND USE AND ZONING HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site "NU" Non-Urban District prior to the incorporation of the City of Chesterfield.

## Land Use and Zoning of Surrounding Properties

The property is located in the Walnut Hill Farms subdivision and is surrounded by other residential properties.





Looking northwest at existing structure on subject site



Looking southeast at existing structure on subject site

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#### STAFF ANALYSIS

#### Zoning

The subject site is currently zoned "NU" Non-Urban District and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

#### Process

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. The proposed addition would add 2,293 square feet of living area and 1,370 square foot of garage area to the existing 2,790 square foot home. This section also states, "Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings." The proposed height of the structure will increase by from 18' 8" to 24' 10".

### **Architectural Elevations**

The proposed addition includes a veneer stucco finish, with stucco trim and frieze boards; and the roof is a 25 year architectural shingle. The existing attached garage is proposed to be converted into living space, and a porte cochere is proposed for access to the new garages.

#### Landscaping and Tree Preservation

The property has not submitted a Tree Stand Delineation as they are not disturbing any tree masses, as defined by the Tree Preservation and Landscape Requirements. Section III. Exceptions, B. 2. states that single family residential properties greater than one acre are not required to submit a Tree Preservation Plan or Tree Stand Delineation if, "No Tree Mass, as defined in Section IV of this ordinance, is being disturbed."

#### DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

#### 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 1230 Walnut Hill Farm Drive."

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2) "I move to approve the residential addition for 1230 Walnut Hill Farm Drive with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Site Plan Architectural Elevations

# SURVEYOR'S REAL PROPERTY REPORT THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND A PARTIAL TOPOGRAPHIC SURVEY. A TRACT OF LAND IN U.S. SURVEY 2760 TOWNSHIP 45 NORTH

RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI ST. LOUIS COUNTY, MISSOURI LOT BOUNDARY ADJUSTMENT PLAT PLAT BOOK 346 PAGE 336 N 83°56'02" W 415.00' \_\_\_\_\_\_\_20'-0"\_REAR\_YARD\_SETBACK\_\_\_\_\_\_\_ BOUNDARY ADJUSTMENT PLAT PLAT BOOK 346 PAGE 336 LOT N/F
JEROME C. & CAROL A, NOWAK
LOC. \* 18TII-0136
DEED BOOK 15151 PAGE 2845 NEW TWO--EXISTING DRIVE-20'-0" SIDE YARD SETBACK 5 84°52'05" E 475.88' E WALNUT THE REAL PROPERTY.

N/F CHARLES P. 4 SUSAN T. DEAN LOC. \* 18TII-0089 DEED BOOK 17089 PAGE 1865

BENCHMARK

ST. LOUIS COUNTY BENCHMARK (2-81 ELEY, 49230" - "9Q." IN THE CENTER OF NORTHEAST WINGWALL OF BRIDGE 19-IT ON WILSON ROAD, FIRST BRIDGE SOUTH OF HOUSE 1 (40) WILSON ROAD,

SITE BENCHMARK

ELEY, 576.03' - FOUND R/R SPIKE AS SHOWN ON SURVEY.

SITE PLAN NOTES:

J. DIMENSIONS:
DIMENSIONS SHOUN ARE CONCRETE FOUNDATION DIMENSIONS
TAKEN TO FACE OF CONCRETE.

GRADES: CONTRACTOR SHALL FINEH GRADES TO SLOPE ALLAY FROM HOUSE A MIN. 6" DROP BITHIN THE PIRST 10"-0" OR TO A SUIALE.

3. EXISTING UTILITES:

GENERAL CONTRACTOR SI PLAN RESPONSELE FOR VERIFYING
GENERAL CONTRACTOR SI PLAN RESPONSELE FOR VERIFYING
GENERAL CONTRACTOR SI PLAN RESPONSELE CONTRACTOR
RELOCATE AND URGALES EXISTING BECTRICAL SERVICE AS REQUIRED
AND INCLUSE IN BASES BY PRICE TO COMPARE

A NEW ADDITION LOCATION:
THE NEW ADDITION SHALL BE STAKED OUT ON THE LOT BY A LICENSED
BUTNETOR OF ASSURE COMPLIANCE WITH ALL EMERING EASEMENTS,
LOCAL AND BUBDINGON SET BACK ORDINANCES, 4 INDENTARES, AND EMERING
PROPERTY LIKES.

PROPERTY LINES.

5. ARCHITECTS SEAL;
THE ARCHITECTS SEAL, IF ON THIS SHEET, APPLIES ONLY TO WORKING DRAWINGS
PREPARED BY THE ARCHITECT, NOT TO SITE PLAN INFORMATION PROVIDED
BY SURVIVINES, OR OTHERS.

5. EXCEGS DIRT. BY COSES DIRT SHALL SE REDISTRIBUTED ON THE LOT AS DIRECTED BY THE BY CHARLES AND ASSESSED OF SHALL SEE TO THE COMES THE DIRT SHALL BE RESTORD FROM THE SITE AND SHALL SEE FAIR FOR BY THE CURREN AFTER COST & APPROVED BY THE CONER.

T, OFFSITE FILL DIRT:

ANY EXCESS FILL DIRT OR TOP SOIL REQUIRED ON THE JOB SHALL BE PAID FOR BY THE CUNER AFTER COST IS APPROVED BY THE CUNER.

SITE CLEANING:
 RESE AND DRIVEN UPSER REQUIRED TO BE REPOVED ON INTERFERSE UITH NEST CONSTRUCTION SHALL BE TAKEN DOOR STUMPING THE PROPERTY OF INDICATED BY THE CURSE TO BE SAVID. REVIEW TREES TO BE SAVID. AND REPOVED DURSES TO VIOLENT OF THE THE PROPERTY OF THE PROPERTY OF THE THE

DURNS SITE VISIT BITT THE DURNS.

9. CONCRETE DRIVE:
CONTRACTOR SHALL CONSTRUCT AT THOS CONCRETE DRIVEUAY BITH
6 X 8, 1070 LBBF, BITH CONTROL JOINTS AT 8' O.C. MAX. OVER 4" MIN.
CRUB-BUT BOTCE SABE.

SITE CONDITIONS NOTE

The Owner shall advise the Architect of any modifications recommended by the Owner-hined engineers and allow the Architect appropriate time to review in modifications before construction in order to determine if the modifications has significant affect on the architectural chasings.

(R, 4 S.) RECORD and SURVEYED UTILITY POLE GUY WIRE LIGHT STANDARD ELEC, YARD LIGHT GAS METER

GAS YALYE FIRE HYDRANT WATER METER DOWNSPOUT SEPTIC LID

CLEAN-OUT

D.B. DEED BOOK
PG. PAGE
N/F NOW OR FORMERLY ---TL-- TELEPHONE LINE GAS LINE MARK
UE- UNDERGROUND ELEC.
OVERHEAD ELECTRIC TREE WITH SIZE

↑ TREE STUMP

SCHEDULE B - PART 2

ITEM 1 - EASEMENT (66370-900) CONDITIONS AND RESTRICTIONS FOR ROADWAYS.
ITEM 6 - SUBT. EASEMENT (6736/91) DOES NOT ENCUMPER THE SUBJECT PARKET.
ITEM 9 - 51. LOUIS COUNTY WATER CO. LASSIFIENT (6637/943) WITHIN THE RIGHT OF WAY.
ITEM 10. LACLEDE GAS COMPANY LASSIFIENT (6637/943) WITHIN RIGHT OF WAY.
ITEM 11. EASEMENT (763.17453) AS SHOWN CN SURVEY.
EASEMENT (66370-950) SEE ITEM 1. ASD OF THE CONTROL OF SURVEY.
EASEMENT (66370-950) CORRECTION DEED, NOT A LAND SURVEY RELATED ITEM.

A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO ANY OTHER IMPROVEMENTS BEING ADDED TO THIS PARCEL.

ANE 2008, MADE A SERVETOR'S NEAL PROPERTY REPORT ON A FRACT OF LAND NIL SERVET TIES.

4 EAST, TOWNSHIP 49 NORTH, RANGE EAST, COPPOINTY KNUM AND INJECTED AS DISC MALNUT HILL FARM, IN ST. LOUS COUNTY.



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LAUREN ARCHITECTS F

DRAWN BY: R.T.D.

DATE: 5-22-09 A - 1 OF 3



JOB NO.\_\_\_\_ DATE: 5-22-09 A - 2

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