



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

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

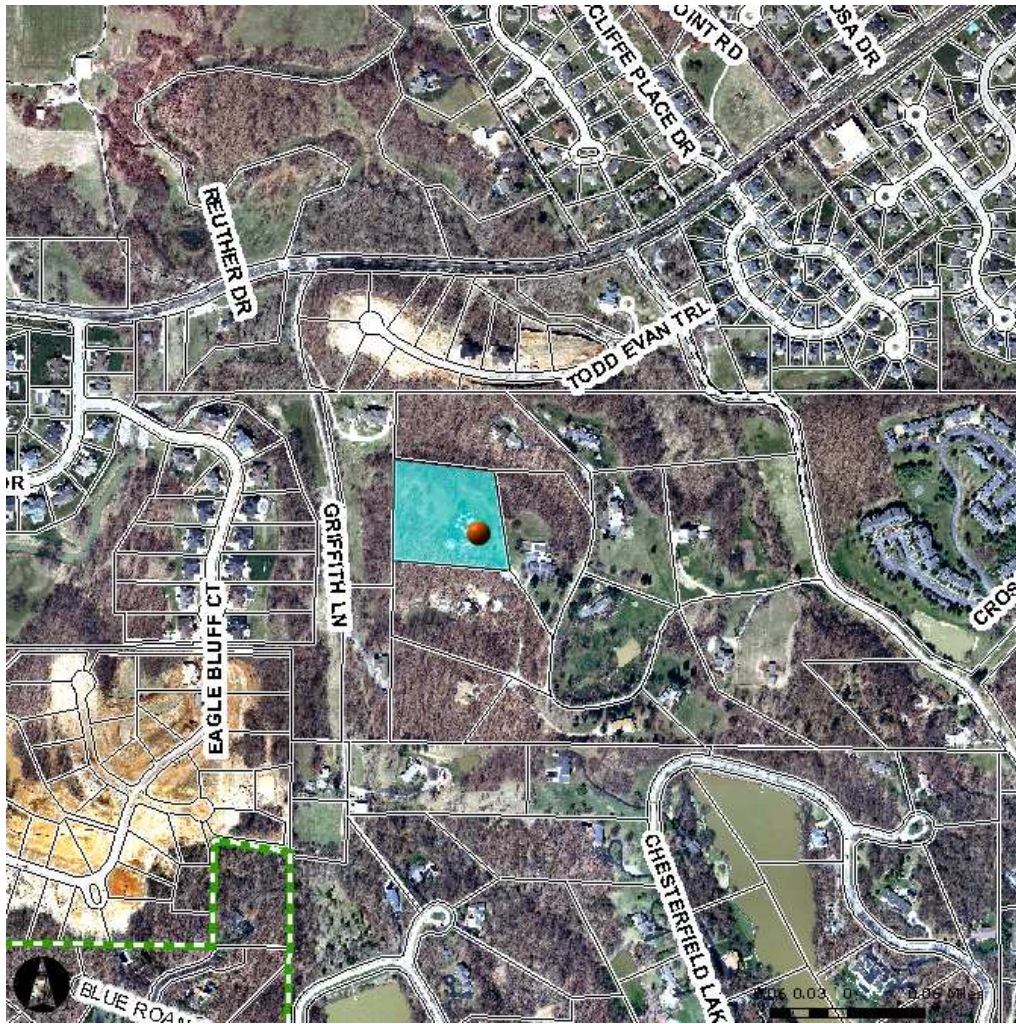
Lauren Strutman Architects, on behalf of Arif and Mehnaz Habib, has submitted a request for a residential addition in excess of 500 square feet for your review. The existing home is 2,790 square feet. The proposed addition and conversion of the existing garage will add 2,293 square feet of livable area 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

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.”

1230 Walnut Hill Farm Dr. (Residential Addition)
June 22, 2009
Page - 4 - of 4

- 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

