



VII. B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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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: 14532 Exton Lane (Chesterfield Hill Subdivision)

Applicant: Lauren Strutman Architects PC

Description: A request for a residential addition on the east side of an existing home zoned "R1A" Residential District with a Planned Environment Unit (PEU) procedure, located at 14532 Exton Lane in the Chesterfield Hill Subdivision.

PROPOSAL SUMMARY

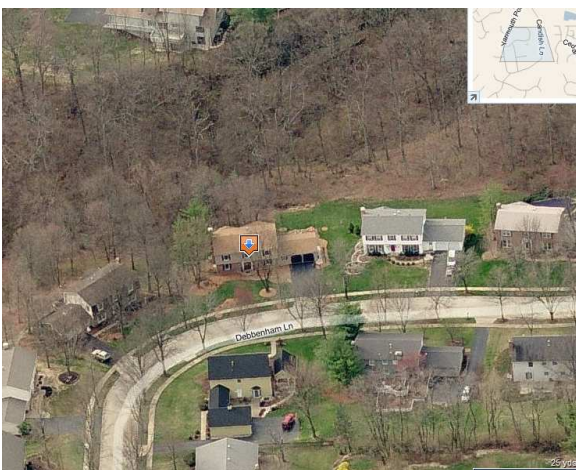
Lauren Strutman Architects, on behalf of Scott and Julie Trout, has submitted a request for a residential addition in excess of 500 square feet for your review. The proposed addition includes a 148 square foot addition to the garage, a 40 square foot addition to the main floor living area, and a 768 square foot addition above the garage. Exterior building materials for the addition are proposed to match the existing siding and shingles. The proposed addition does not increase the height of the existing structure.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

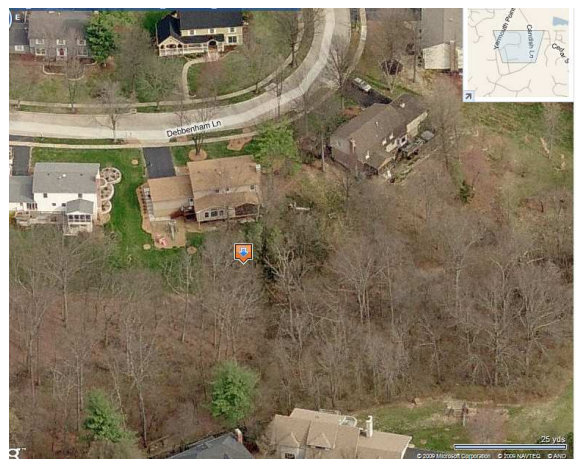
On October 3, 1975 St. Louis County approved Ordinances 7610 and 7611, which approved a maximum of 103 single family residential lots in a R1A Residential District with a PEU procedure.

Land Use and Zoning of Surrounding Properties

The property is located in the Chesterfield Hill subdivision and is surrounded by other residential properties and common ground.



Looking south at existing structure on subject site



Looking north at existing structure on subject site

STAFF ANALYSIS

Zoning

The subject site is currently zoned “R1A” Residential District with a PEU procedure 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 808 square feet of living area and 148 square foot of garage to the existing 3,185 square foot home (excluding garage). This section also states, “Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.” The proposed addition does not increase the overall height of the structure.

Architectural Elevations

The proposed addition uses materials to match the existing exterior materials.

Landscaping and Tree Preservation

The property has not submitted a Tree Stand Delineation as the property is exempt from the requirements of the Tree Preservation and Landscape Requirements. Section III. Exceptions, A. states, “Single residential lots of less than one (1) acre that have been subdivided for more than two (2) years, are exempt from the provisions of this section of the City of Chesterfield Code.”

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.

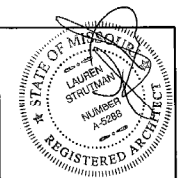
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

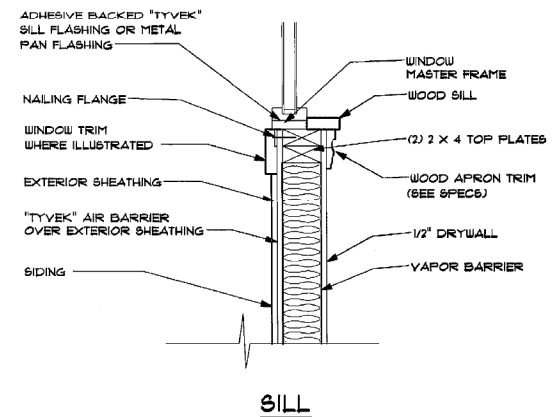
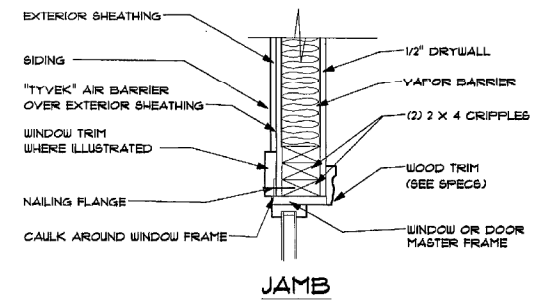
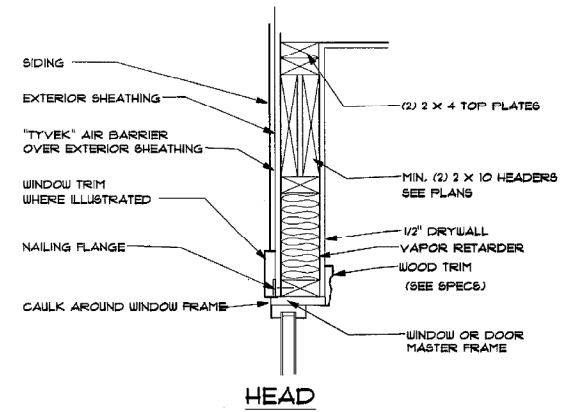
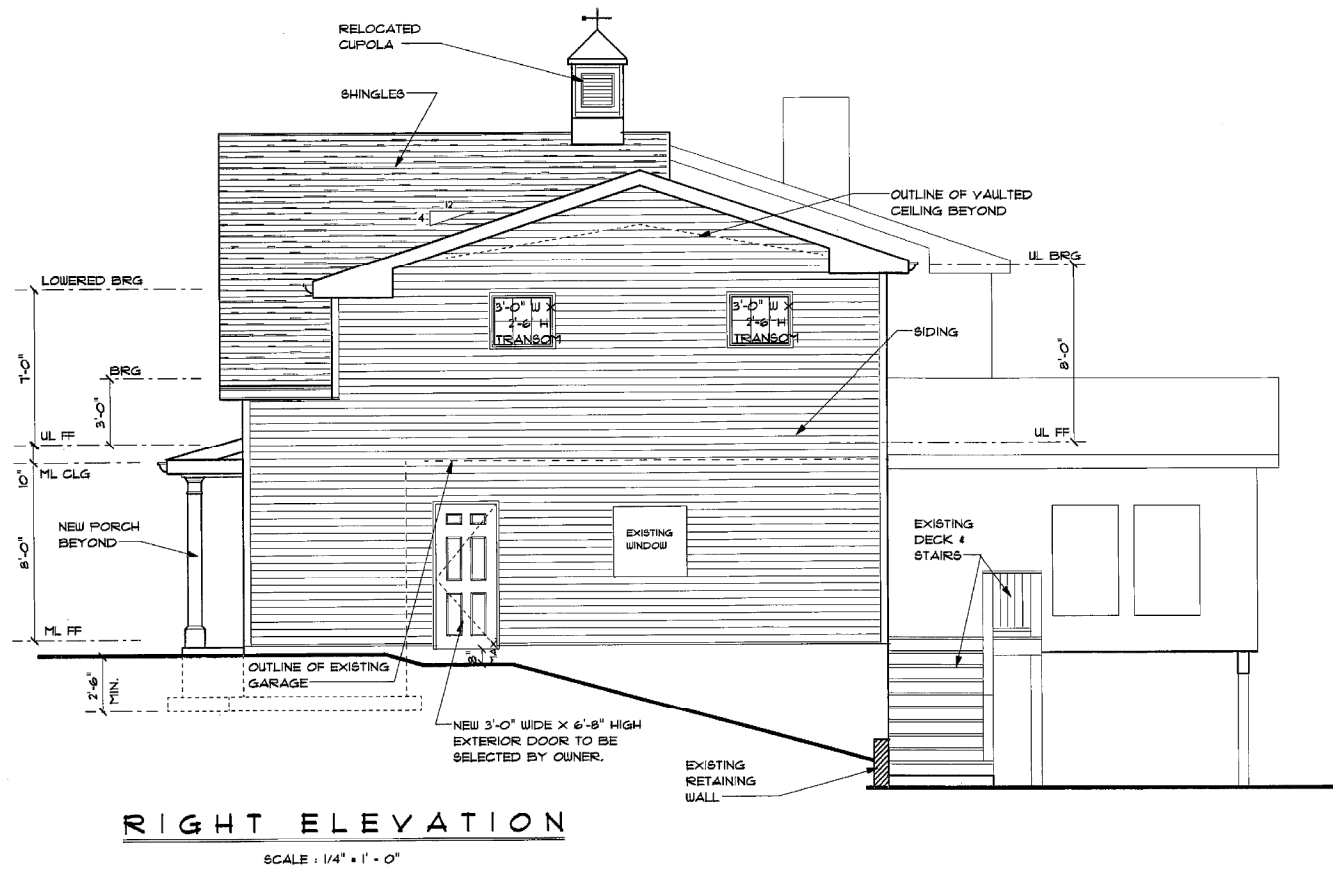
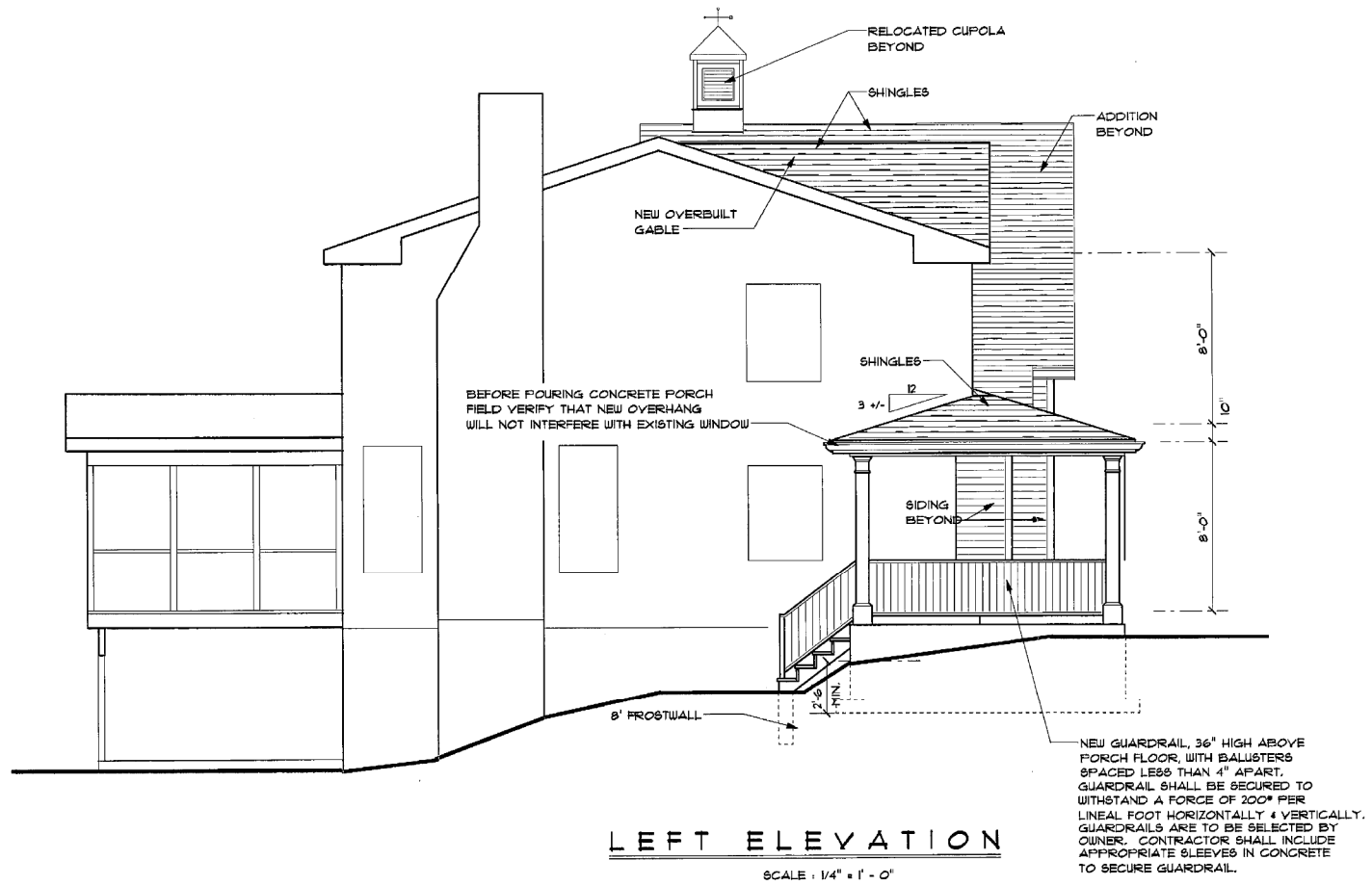
- 1) “I move to approve (or deny) the residential addition at 14532 Exton Lane.”
- 2) “I move to approve the residential addition for 14532 Exton Lane with the following conditions...” (Conditions may be added, eliminated, altered or modified)

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

Attachments: Amended Site Plan
Architectural Elevations



The professional whose personal seal and signature appear above assumes responsibility only for what appears on this page and disclaims (pursuant to Section 327.411 R.S. Mo.) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned professional relating to or intended to be used for any part or parts of the project to which this page refers.



WINDOW DETAIL AT SIDING

SCALE: 1/2" = 1'-0"

TROUT RESIDENCE
ADDITION
14532 EXTON LANE
CHESTERFIELD, MISSOURI

LAUREN STRUTMAN
ARCHITECTS P.C.

146 1/2 OLD CHESTERFIELD RD. ■ CHESTERFIELD, MO 63071
PHONE: (636) 7551-0880 ■ FAX: (636) 591-1021

REVISIONS

DRAWN BY: R. G.

JOB NO.

DATE: 5 / 22 / 09

SHEET: