



**VII. A.**

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## **Planning Commission Staff Report**

**Project Type:** Residential Addition

**Meeting Date:** July 9, 2012

**From:** Shawn Seymour, AICP  
Senior Planner

**Location:** 1302 Countryside Manor Court (Countryside at Chesterfield)

**Applicant:** Jungermann Bros. Construction

**Description:** **1302 Countryside Manor Court:** A request for a residential addition on the north side of an existing home zoned "R1" Residence District with a "PEU" Planned Environmental Unit Overlay, located at 1302 Countryside Manor Court in the Countryside at Chesterfield Subdivision (18U130551).

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### **PROPOSAL SUMMARY**

Jungermann Bros. Construction, on behalf of Anthony and Kathleen D'Angelo, have submitted a request for a residential addition in excess of 1,000 sf., and thirty (30) percent of the existing floor area for your review. The existing home is 4,700 sf. The proposed addition is two parts. The first is a 480 sf., one-story addition to the north side of the existing residential structure. The second part is a 2,064 sf., two-story detached garage. A porte cochere will provide covered access from the home to the new garage. Both the attached addition and the detached garage will be constructed of a combination of hardie board, brick veneer and architectural shingles. The porte cochere will be constructed of hardie board and architectural shingles. The proposed attached addition will be one-story in height, approximately sixteen (16) feet tall. The detached garage is proposed to be twenty-four and one-half (24 and ½) feet tall to the roofline with a copula that will extend an additional ten and one-half (10 and 1/2 ) feet.

1302 Countryside Manor Ct.  
Home Addition  
July 9, 2012

### **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. In 1992, the City of Chesterfield approved a zoning map amendment granting “R1” Residence Zoning with a “PEU” Planned Environmental Unit Overlay with the passage of ordinance 732.

### Land Use and Zoning of Surrounding Properties

The property is located in the Countryside at Chesterfield subdivision and is surrounded by other residential properties.



## **STAFF ANALYSIS**

### Zoning

The subject site is currently zoned “R1” Residence Zoning with a “PEU” Planned Environmental Unit Overlay and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site as it sits today and with the addition of the proposed improvements, meets all appropriate zoning ordinance requirements and development standards.

### Process

Section 1003.126B “Residential Additions” states that any addition greater than one-thousand (1,000) square feet and an increase of more than thirty (30) percent of the existing floor area, shall be approved by the City of Chesterfield Planning Commission. The proposed addition would add 2,544 sf. of floor area to the existing 4,700 sf. home. As such, approval of this addition must be grant by the Planning Commission.

### Architectural Elevations

The proposed attached addition will be constructed of hardie board siding, brick vaneer and architectural shingles. The detached garage as well as the porte cochere will utilize the same hardie board siding, brick veneer and architectural shingles. This will match the construction materials used on the existing structure.

### 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 PEU Ordinance. Staff recommends **approval** of the proposed residential addition.

## **MOTION**

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

1302 Countryside Manor Ct.  
Home Addition  
July 9, 2012

- 1) "I move to approve (or deny) the residential addition at 1302 Countryside Manor Court."
- 2) "I move to approve the residential addition for 1302 Countryside Manor Court with the following conditions..." (Conditions may be added, eliminated, altered or modified)

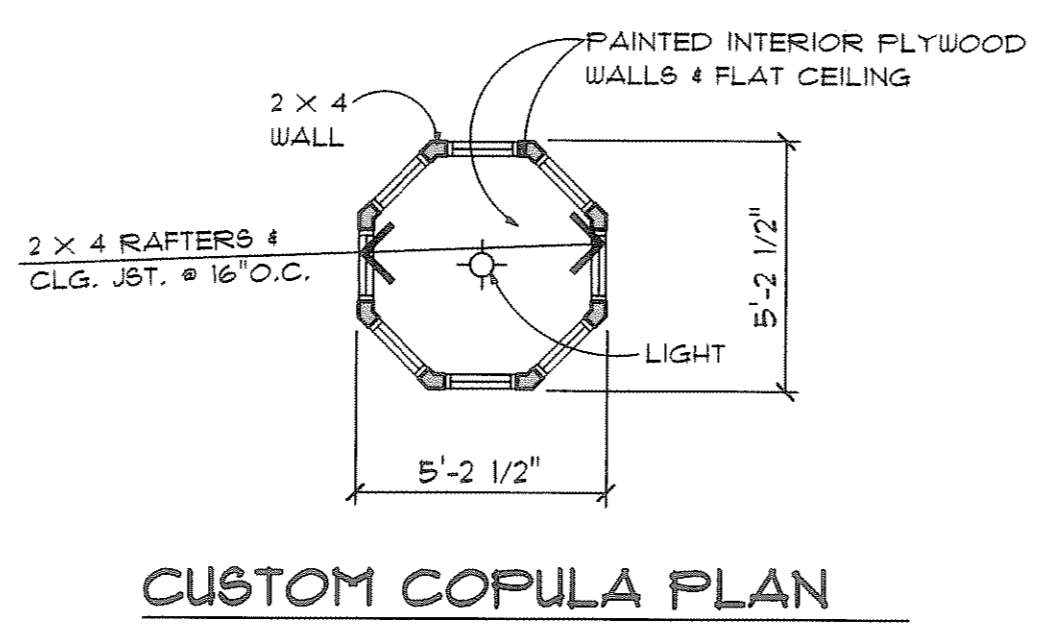
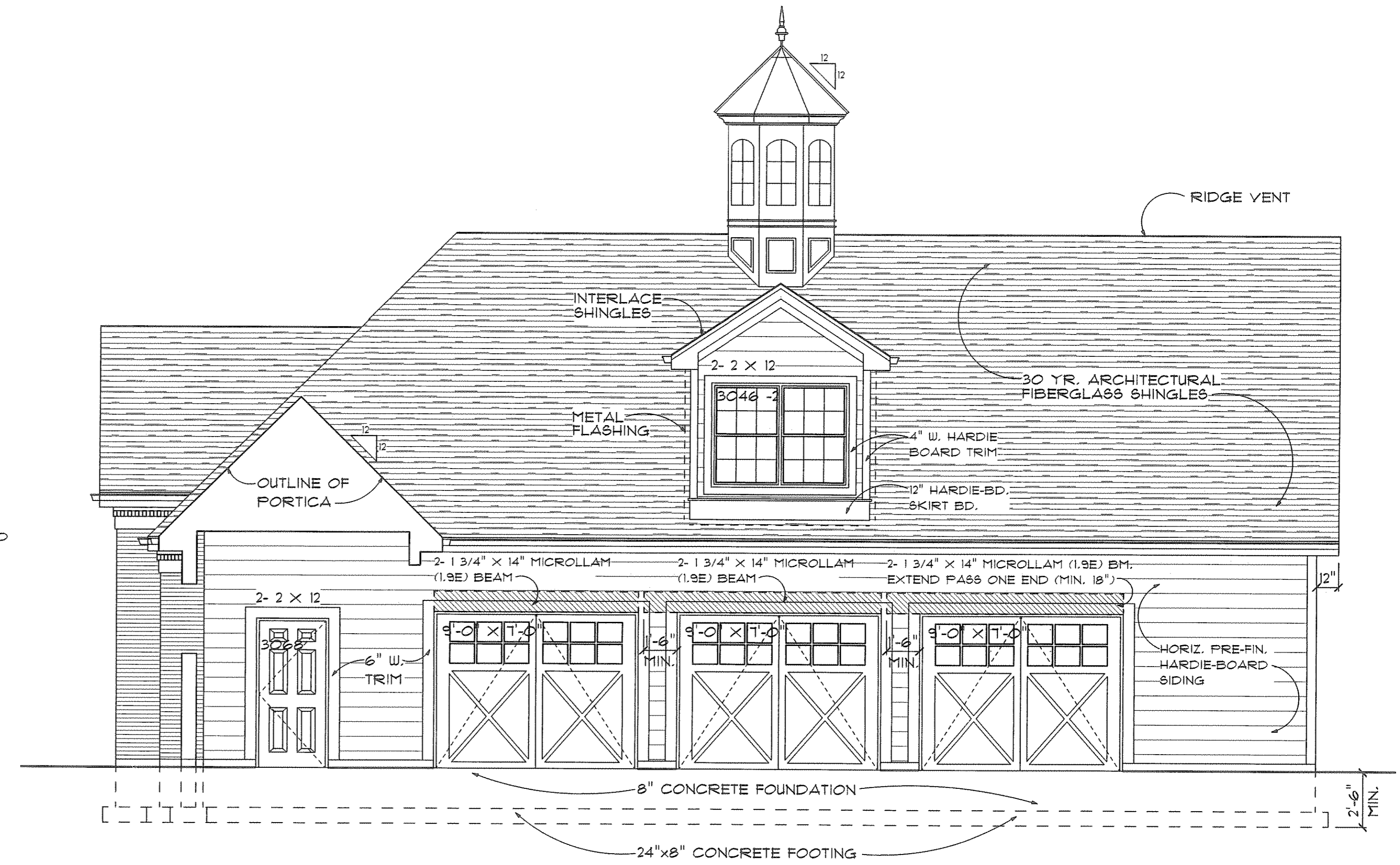
Cc: City Administrator  
City Attorney  
Department of Planning and Public Works

Attachments: Amended Site Plan  
Architectural Elevations



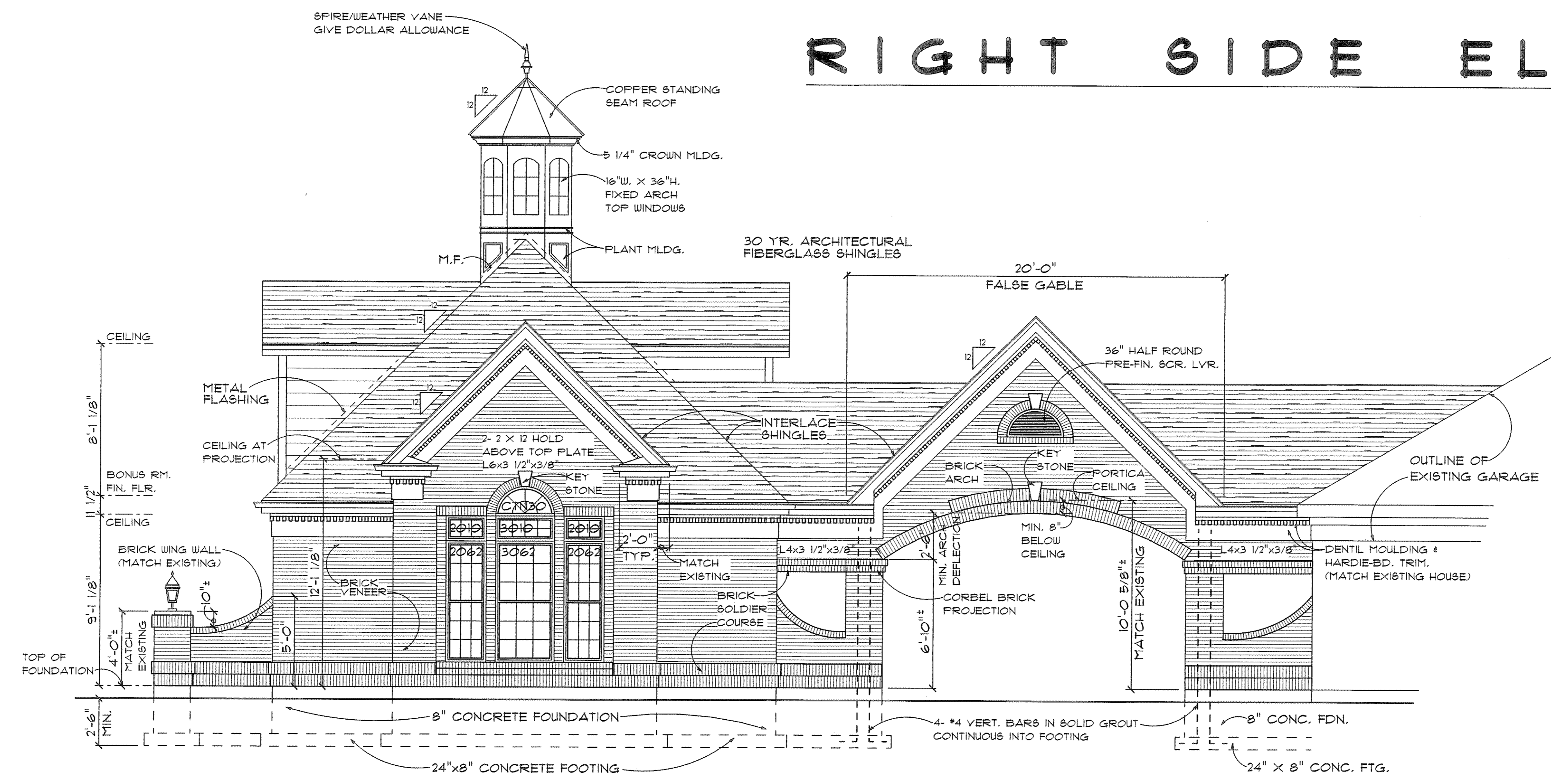






# RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



# FRONT ELEVATION

SCALE 1/4"=1'-0"

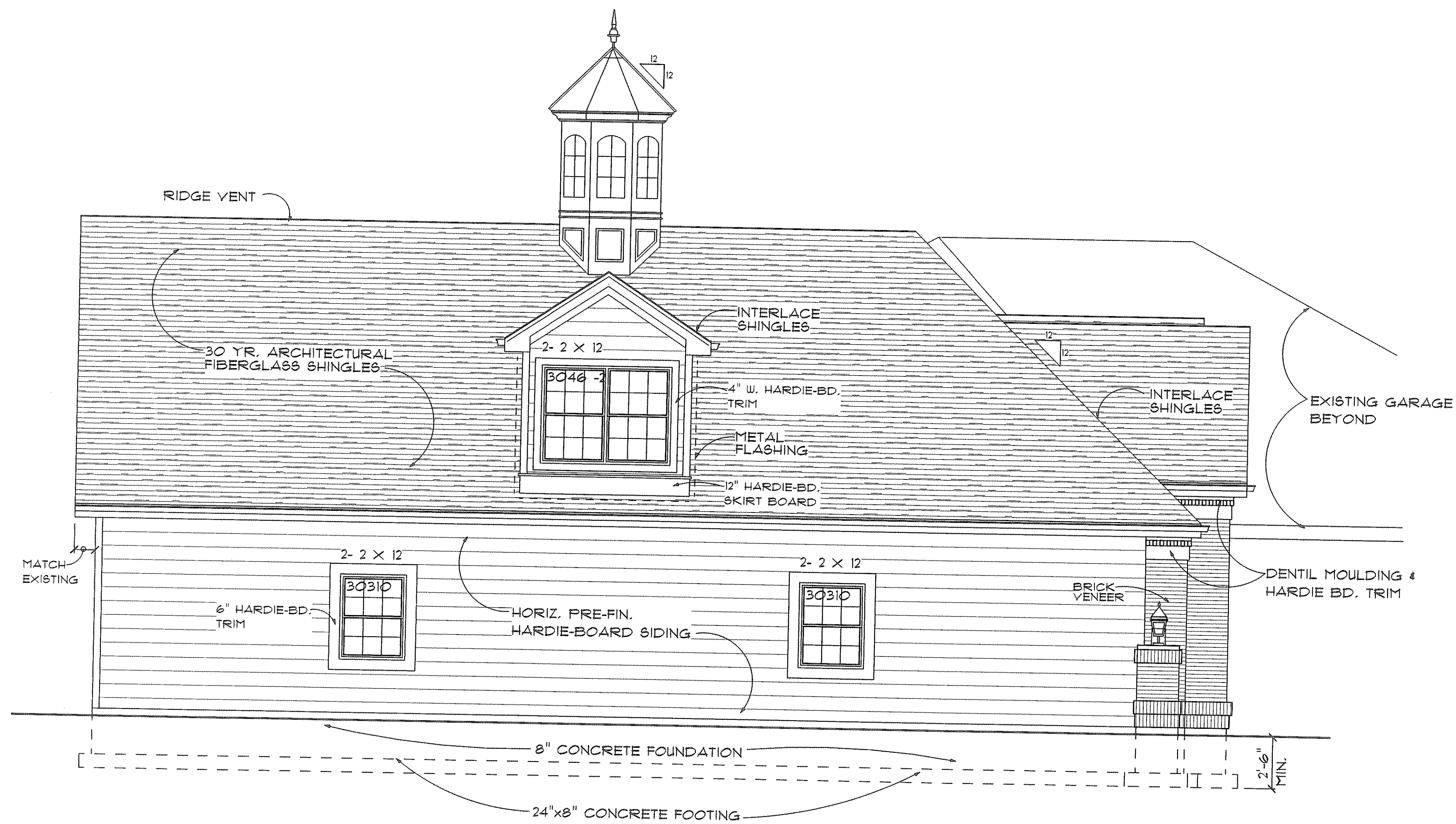
RECEIVED  
 JUN 7 2012  
 DEPT. OF PLANNING  
 & PUBLIC WORKS

PROPOSED DETACHED GARAGE FOR:  
**TONY & KATHY D'ANGELO**  
 LOT 6 COUNTRYSIDE AT CHESTERFIELD PLAT ONE  
 ST. LOUIS COUNTY, MISSOURI

REVISED  
 DRWN. BY: S.P.  
 CHK. BY: L.S.  
 DATE  
 MAR. 28, 2012  
 PLAN NO.  
 12-6191  
 SHEET

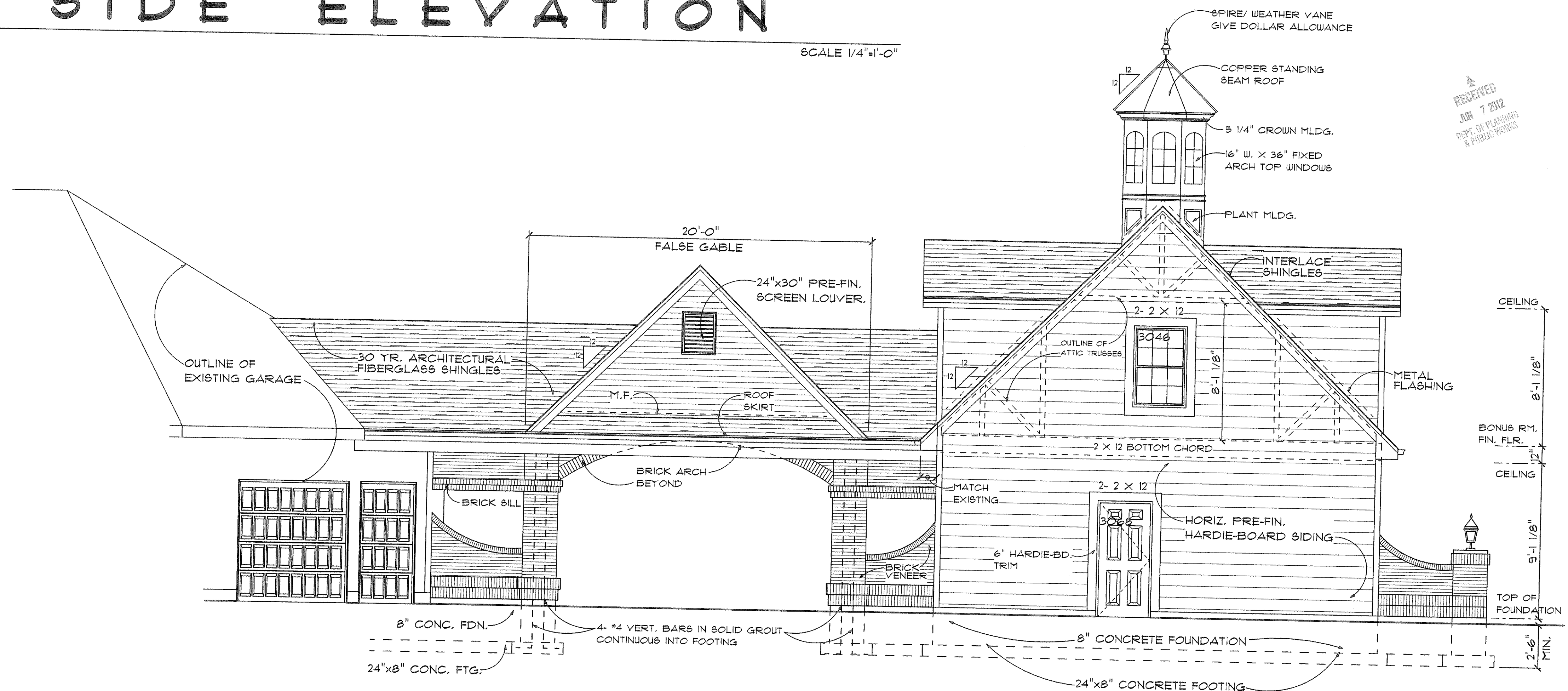
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 OF 12





# LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



# REAR ELEVATION

SCALE 1/4"=1'-0"

RECEIVED  
JUN 7 2012  
DEPT. OF PLANNING  
& PUBLIC WORKS

**L.R. SPRAUL DESIGNS LLC**  
RESIDENTIAL DESIGNERS  
VISIT OUR WEBSITE:  
**LRSAPRAUL.COM**  
PHONE: 636-240-8862  
112 W. PITMAN  
OF FALLON MO. 63366

PROPOSED DETACHED GARAGE FOR:  
**TONY & KATHY D'ANGELO**  
LOT 6 COUNTRYSIDE AT CHESTERFIELD FLAT ONE  
ST. LOUIS COUNTY MISSOURI

REVISED

DRWN. BY: S.F.  
CHK. BY: L.S.  
DATE

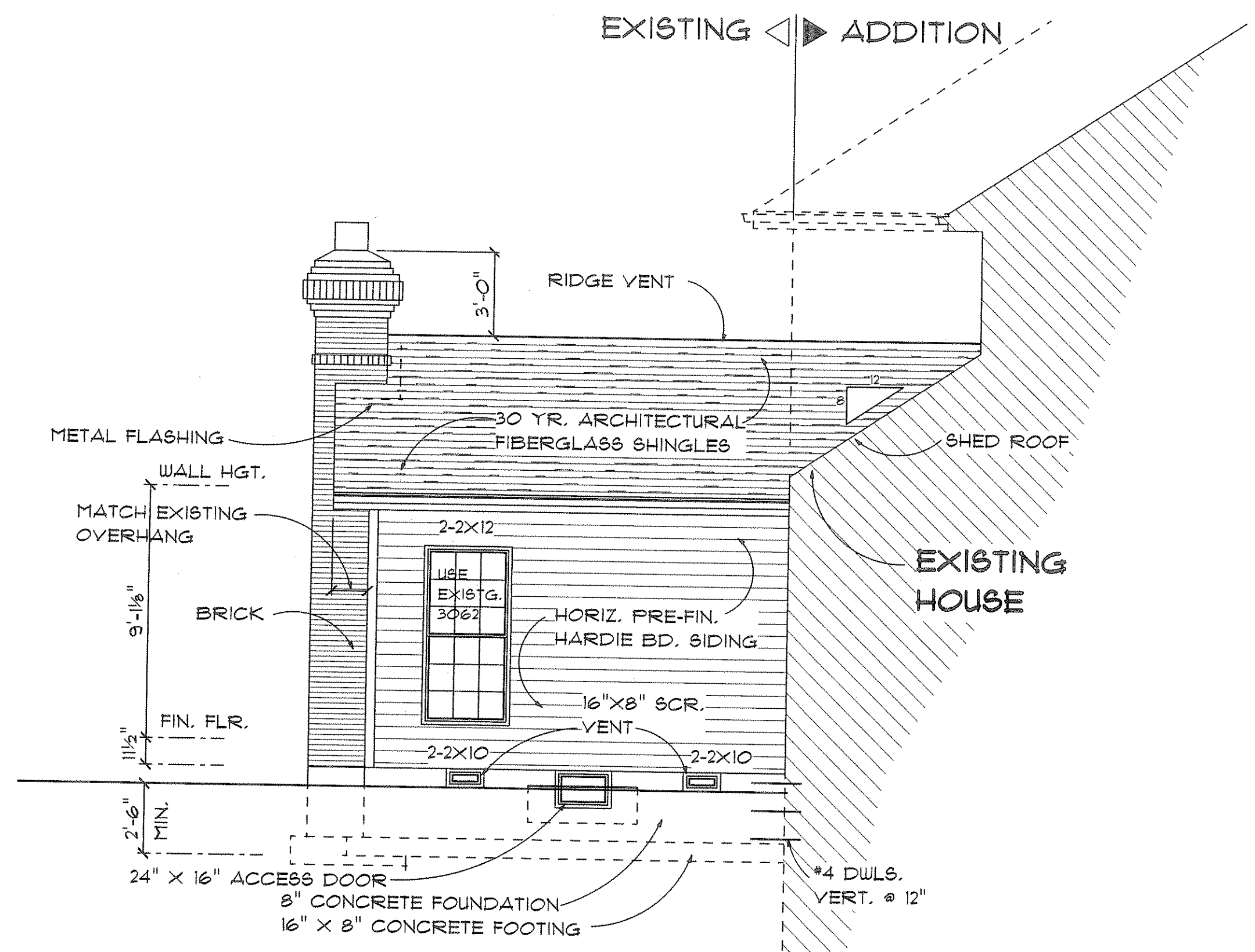
MAR. 28, 2012

PLAN NO.  
12-619T

SHEET

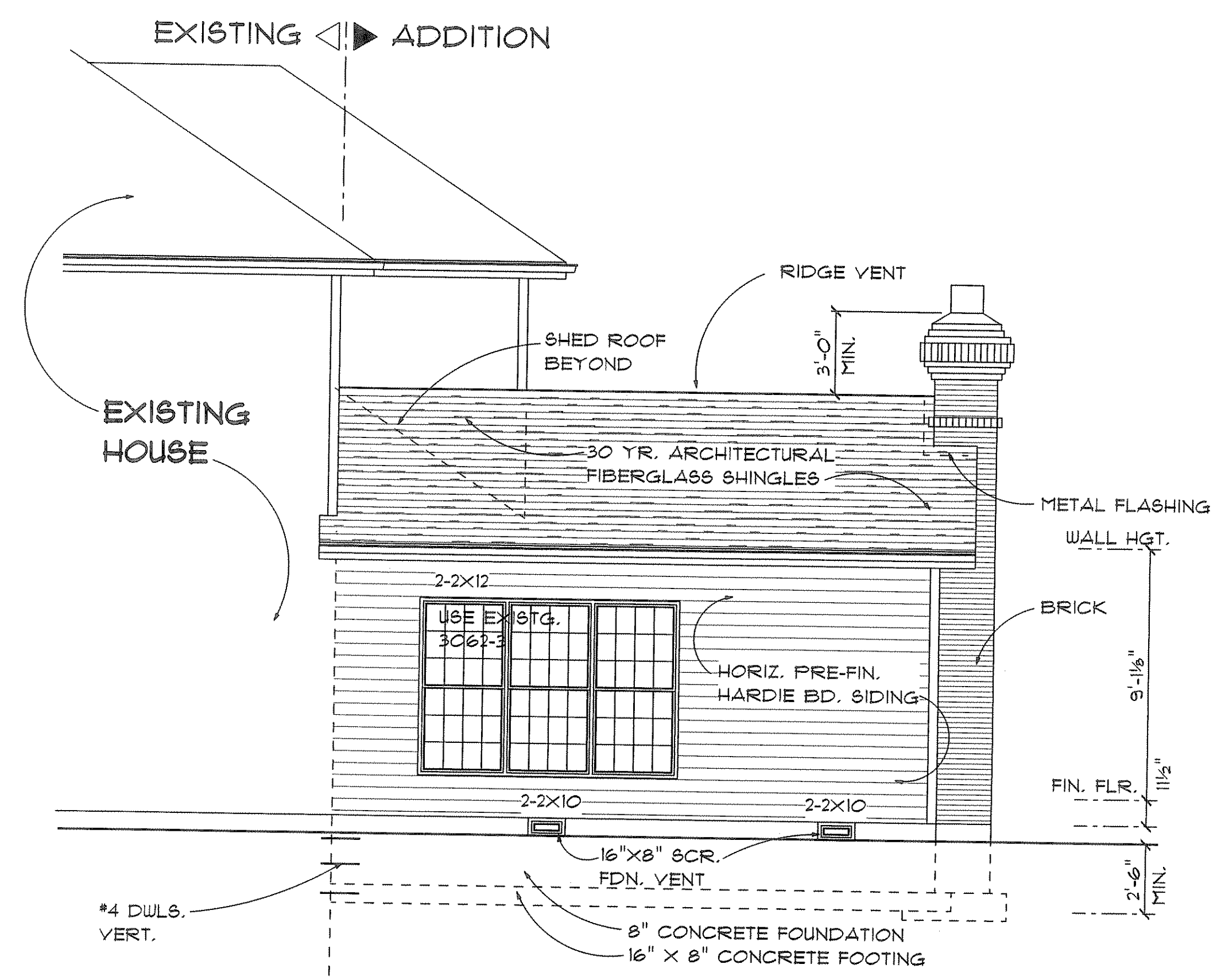
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OF 12



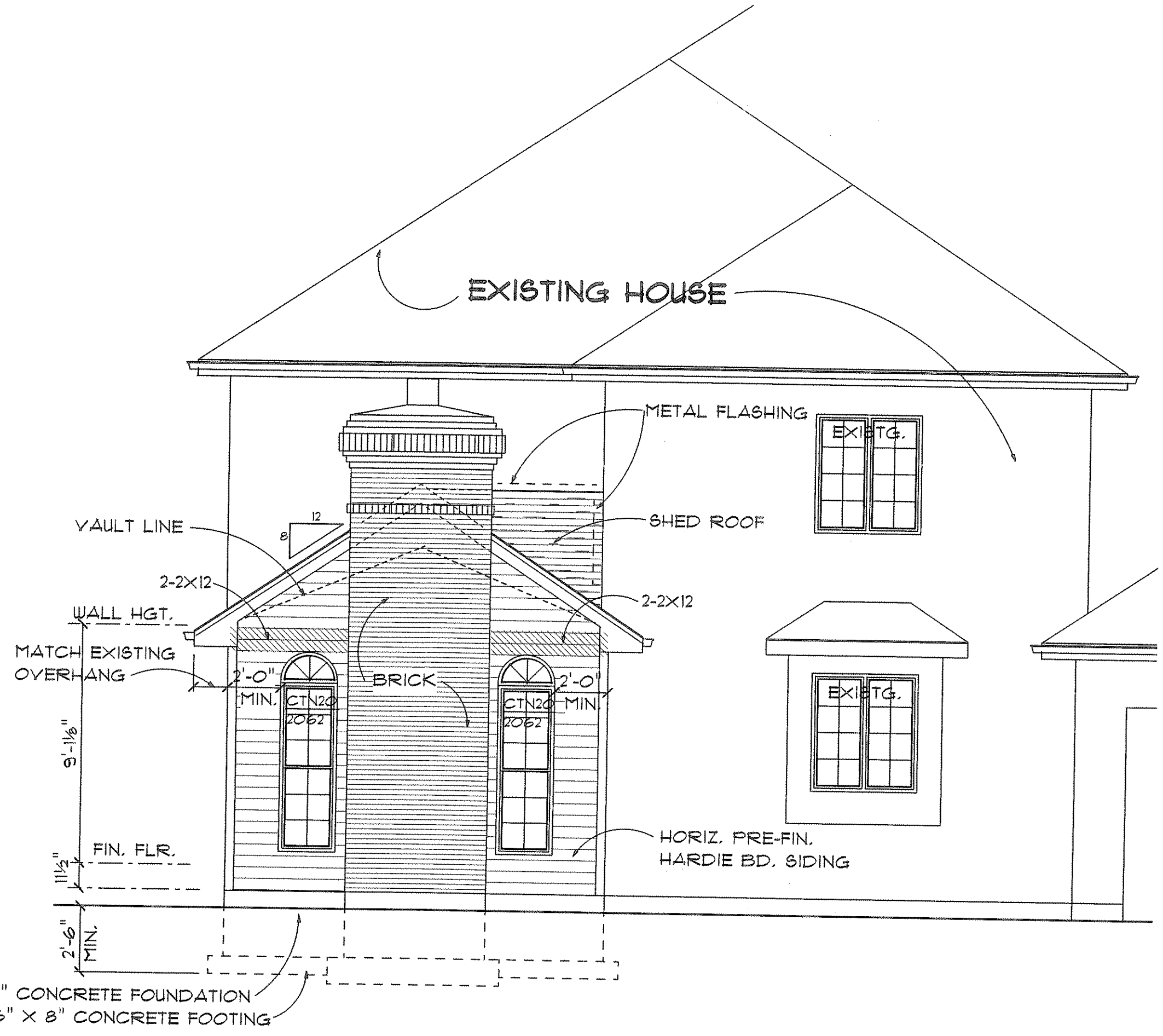
**FRONT ELEVATION**

SCALE 1/4" = 1'-0"



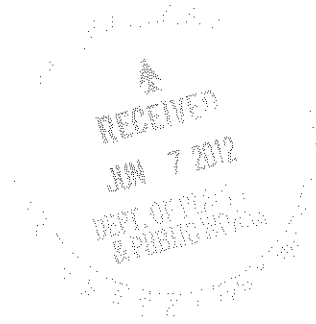
**REAR ELEVATION**

SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



PROPOSED ADDITION FOR  
**TONY & KATHY D'ANGELO**  
 LOT 6 COUNTRYSIDE AT CHESTERFIELD PLAT ONE  
 ST. LOUIS COUNTY, MISSOURI

DRWN. BY: L.S.  
 CHK. BY: L.S.  
 DATE  
 MAR. 28, 2012  
 PLAN NO.  
 12-6185

SHEET  
**2**  
 OF 4