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Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: July 27, 2009

From: Shawn Seymour, AICP Annissa McCaskill-Clay, AICP
Project Planner Lead Senior Planner

Location: 36 Arrowhead Estates Ct. (Arrowhead Estates Subdivision)

Applicant: Lauren Strutman Architects PC

Description: A request for a residential addition on the north and west side of an existing home zoned "NU" Non-Urban District, located at 36 Arrowhead Estates Ct. in the Arrowhead Estates Subdivision.

PROPOSAL SUMMARY

Lauren Strutman Architects, on behalf of Timothy and Donna Gamma, have submitted a request for a residential addition in excess of 500 square feet. The existing home is 4,621 square feet. The proposed addition will add 1,393 square feet of floor space. The proposed addition will match the existing structure with regards to materials by utilizing stone veneer and stucco. The proposed addition increases the existing height of the home from 17 feet to 27 feet.

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 Arrowhead Estates subdivision and is surrounded by other residential properties.



Looking west 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 1,393 square feet of floor area to the existing 4,621 square feet 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 10 feet from 17 feet to 27 feet.

Architectural Elevations

The proposed addition includes a veneer stone and stucco finish, with corner boards; and the roof is proposed to be architectural shingle and standing seam copper.

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 all other requirements and standards.

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

Attachments: Site Plan
Architectural Elevations

