



IV. B.

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July 13, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 26-2007 Wildhorse Ridge (c/o Thomas Fleming): A request for a change of zoning from “NU” Non-Urban District to “LLR” Large Lot Residential for 10 parcels located south of Bentley Place Subdivision, East of Country Place Subdivision and west of Chesterfield Estates.

Dear Planning and Zoning Committee:

On July 9, 2007, the City of Chesterfield Planning Commission, by a vote of 8-0, recommended approval of the above-referenced project. The total number of acres proposed for zoning is 36.08.

A copy of staff’s report is attached for your review

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

CC: Michael G. Herring, City Administrator
Robert Heggie, City Attorney
Michael O. Geisel, Acting Director of Planning



VIII.A.

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Planning Commission Staff Report

Meeting Date: July 9, 2007
Subject: Rezoning Vote Report
Public Hearing Meeting Date: July 9, 2007
From: Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Location/Acreage:

ADDRESS	ACREAGE
17050 Cripple Creek	4.01 acres
17040 Rooster Ridge	3.63 acres
17052 Rooster Ridge	3.0 acres
17055 Rooster Ridge	3.2 acres
17058 Rooster Ridge	5.34 acres
17061 Rooster Ridge	3.15 acres
17067 Rooster Ridge	4.29 acres
17070 Rooster Ridge	3.99 acres
400 Winter Wheat	4.4 acres
444 Winter Wheat	3.07 acres
TOTAL	36.08 acres

Petition: P.Z. 26-2007 Wildhorse Ridge (c/o Thomas Fleming)

Proposal Summary

Thomas Fleming, on behalf of the above-referenced properties, has submitted an application for a change of zoning from "NU" Non-Urban to "LLR" Large Lot Residential District, per the regulations of City of Chesterfield Zoning Ordinance Section 1003.106 (Large Lot Residential District). The location of the site is directly south of Bentley Place Subdivision, west of Country Place Subdivision and east of Chesterfield Estates.

Staff Recommendation/Zoning Analysis

A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a “straight zoning.” No development is proposed and Section 1003.106 of the Zoning Ordinance will govern the site without exemption. Staff recommends approval of the change of zoning from “NU” Non-Urban District to a “LLR” Large Lot Residential District.

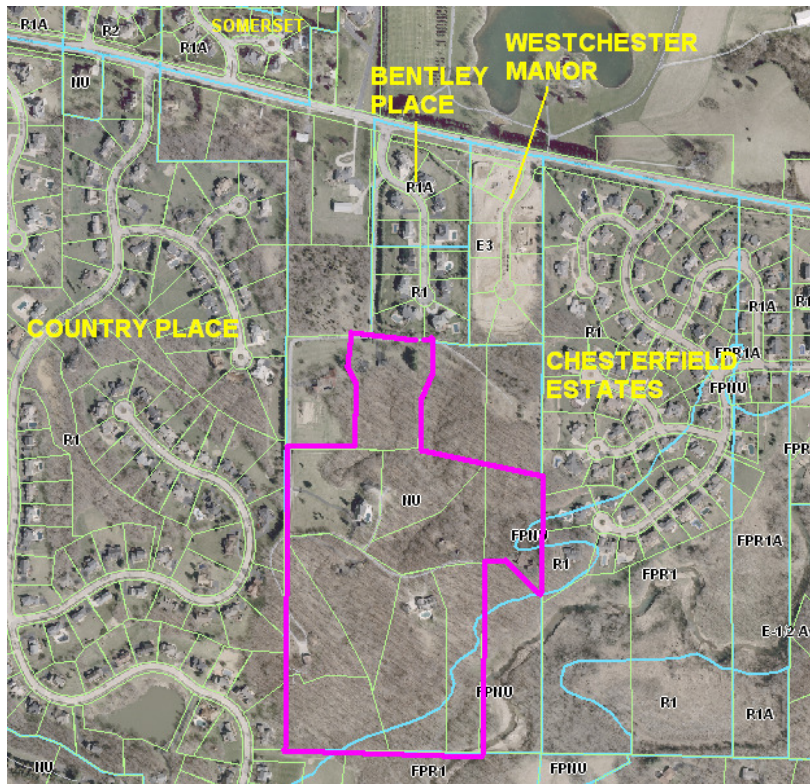
Zoning Analysis

A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the Estate District section of the City of Chesterfield Zoning Ordinance without exemption

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

- North: The subject parcels are directly south of Bentley Place subdivision, which is zoned “R1/R1A” Residence District. One parcel, located at Winter Wheat, was recently zoned to “LLR.”
- South: To the south of the subject parcels is unincorporated St. Louis County.
- West: The properties to the west are located in Country Place Subdivision, which is zoned R1 (density).
- East: Directly to the east is Chesterfield Estates, which is zoned “R1/FPR1/R1A/FPR1A” with a Planned Environment Unit (PEU).



Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential. There is a recommendation for one-acre density for this area; however it is not located in any sub-area identified by the Comprehensive Plan.

Site Area History

The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.

Request

A Public Hearing is to be held on July 9, 2007. Barring the identification of issues which would preclude a vote, Staff is recommending approval of the change of zoning from "NU" Non-Urban District to "LLR" Large Lot Residential District and requests action by the Planning Commission.

Respectfully submitted,

A handwritten signature in black ink that reads "Anissa McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning