

## Planning Commission Staff Report

- Meeting Date:** August 12, 2019
- From:** Andrew Stanislav, Planner *AS*
- Location:** A 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road
- Petition:** **P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu)**: A request for a zoning map amendment from the “NU” Non-Urban District to the “E-1/2AC” Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

### **SUMMARY**

Kumara S. Vadivelu of Azack Construction submitted a request in October 2018 for a zoning map amendment from “NU” Non-Urban District to an “R-2” Residence (15,000 square feet) District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. The Petitioner has stated that they intend to develop the subject site into single-family dwellings.

A Public Hearing was held on November 14, 2018, and issues were raised by the public including but not limited to compatibility with development along the Old Clarkson Road corridor, tree preservation, landscaping, and stormwater/drainage.



*Figure 1: Subject site aerial image*

On April 25, 2019, the Petitioner submitted a request to amend the original change of zoning petition (P.Z. 11-2018). This petition, formerly requesting a change to the “R-2” Residence District, has been amended to request a change of zoning from the existing “NU” Non-Urban District to the now proposed

“E-1/2AC” Estate Half Acre District. The petitioner is now requesting to zone the property “E-1/2AC” Estate Half Acre District as part of a two-step zoning process in order to obtain entitlements to develop this parcel as a single-family residential subdivision. The second step in this process is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 07-2019).

Petition number P.Z. 11-2018 returned to the Planning Commission on May 13, 2019 in accordance with the Unified Development Code (UDC), which requires petitions to return to the Commission within six (6) months of the Public Hearing date before the petition becomes inactive. It was noted at this meeting that the Petitioner has been meeting with residents of the adjacent Old Clarkson Forest neighborhood in an attempt to address their concerns and has also been working on further engineering of the site and contacting external agencies for additional comments on the proposal separate from the City’s Code.

A new Public Hearing was held for P.Z. 11-2018 for the amended change of zoning request to the “E-1/2AC” Estate Half Acre District on June 12, 2019. A representative of the Old Clarkson Forest neighborhood noted at this meeting that most residents would have no objection to the “E-1/2AC” District as long as all development regulations and standards are followed. Change of zoning requests to a straight zoning district, such as the “E-1/2AC” District, only require an Outboundary Survey and Tree Stand Delineation.

**HISTORY OF SUBJECT SITE**

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1983. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any development plans for review.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

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

Direction	Zoning	Land Use
North	“R-6A” Residence (4,000 square feet) District	Place of worship
East	“R-1A” Residence District	Single-family dwellings
South	“R-1A” Residence District	Single-family dwellings
West	“R-6” Residence (2,000 square feet) District	Senior living facility

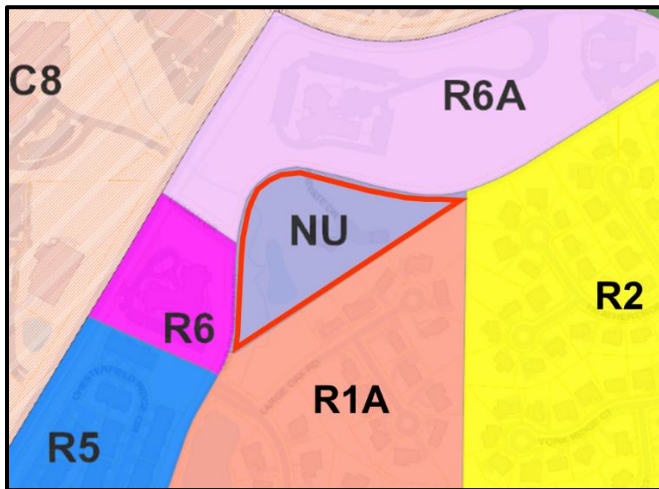


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

### **COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 3 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Residential Single Family” land use designation, which is the predominant designation on the plan. The Comprehensive Plan designates appropriate land uses of this designation as “detached single-family dwellings” and “2 or 3 attached single-family dwellings.” The proposed uses and density of the “E-1/2AC” Estate Half Acre District would comply with the Land Use Plan and would permit the applicant to build single-family dwellings in accordance with all other requirements established in the Unified Development Code (UDC).

### **ISSUES**

Two Public Hearings were held for this petition. On November 14, 2018, a Public Hearing was held for the original request for a change of zoning to the “R-2” Residence District. A subsequent Public Hearing was held on June 12, 2019 for the amended request for a change of zoning to the “E-1/2AC” Estate Half Acre District. It was noted at this meeting that most residents of Old Clarkson Forest would have no objection to the “E-1/2AC” District as long as all development regulations and standards are followed. It was also mentioned that the proposed “E-1/2AC” District would be more compatible with the existing zoning districts and development patterns along the Old Clarkson Road corridor. Change of zoning requests to a straight zoning district, such as the “E-1/2AC” District, only require an Outboundary Survey and Tree Stand Delineation. Please find a copy of the Outboundary Survey in the attached packet, and a copy of the Tree Stand Delineation can be found in the packet for the PUD request, petition P.Z. 07-2019 15750 Old Clarkson Road.

### **REQUEST**

Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu).

#### Attachments

1. Outboundary Survey



