



**VII. A.**

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## Planning Commission Staff Report

**Project Type:** Partially Amended Site Development Plan

**Meeting Date:** August 14, 2017

**From:** Cassie Harashe, AICP  
Project Planner

**Location:** Northern side of Woods Mill Cove Drive 209 feet east of its intersection with Brooking Park and 300 feet west of its intersection with Woods Mill Drive.

**Applicant:** Chesterfield Fence and Deck, on behalf of Margrit Lorenz

**Description:** **Terraces at Woods Mill Cove, Lot 2 (Lorenz Deck)**: A Partially Amended Site Development Plan for a 0.2 acre tract of land zoned "R1" Residence District located on the northern side of Woods Mill Cove Drive 209 feet east of its intersection with Brooking Park and 300 feet west of its intersection with Woods Mill Drive.

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### **PROPOSAL SUMMARY**

The applicant is proposing to remove and replace an existing deck that encroaches three (3) feet into the building setback.

### **HISTORY OF SUBJECT SITE**

The Terraces at Woods Mill Cove was originally developed under St. Louis County Ordinance 13,809. This was repealed and replaced by St. Louis County Ordinance 15,611. In 1993 City of Chesterfield Ordinance 822 amended Ordinance 15,611. The Site Development Plan for the entire subdivision does show a deck on the back of the house. The deck that exists does exceed the footprint shown on the Site Development Plan and encroaches into the building setback. Since the subdivision was developed before the incorporation of the City of Chesterfield, Staff does not have access to any building permits that were issued prior to incorporation.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES:**

Direction	Zoning	Land Use
North	"R3" Residence District	Senior Living dwelling units in the Brooking Park Village Development
South	"R3" Residence District	Attached Single-Family Dwellings in the Terraces at Woods Mill Cove Subdivision
East	"R3" Residence District	Attached Single-Family Dwellings in the Terraces at Woods Mill Cove Subdivision
West	"R3" Residence District	Attached Single-Family Dwellings in the Terraces at Woods Mill Cove Subdivision



Figure 1: Location of 14021 Woods Mill Cove Drive

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this development and this parcel are within the *Residential Single Family* which is defined as a *Conceptual Land Use* category consisting of *Single-Family Attached/Detached Dwellings*.

The Comprehensive Plan includes Residential Development Policies.

- **2.1 Quality Residential Development** - *The City recognizes that neighborhoods are the identity of Chesterfield and that the condition of neighborhoods determines the desirability of Chesterfield as a place to raise a family.*

- **2.1.1 Conservation of Existing Quality of Life** - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.

### **STAFF ANALYSIS**

The subject site is located on a cul-de-sac of Woods Mill Cove Drive. The portion of the deck that encroaches into the setback is only visible from the home of the attached neighbor and from a small portion of the senior living development to the north. Additionally, the applicant is wishing to replace the existing deck with the same footprint. This request does not increase the encroachment.



Figure 2. Closer view of subject property

### **Zoning Regulations**

The subject site is zone “R3” Residence District (10,000 square feet) with a PEU under City of Chesterfield governing ordinance 822. Under the Attachment “A” Section 4. Setbacks, it states the “minimum setbacks for residential buildings and outdoor parking stalls shall be as follows: ...Twenty (20) feet from the north and west property lines of the P.E.U. development. However, the Planning Commission may allow outside decks within these setbacks as approved on the Site Development Plan.” This application is before the Planning Commission because authority to approve an encroachment into the building setback is given to the Planning Commission in the governing ordinance.

### **STAFF RECOMMENDATION**

Staff has reviewed the Partially Amended Site Development Plan. Staff has found the proposal to be in compliance with the Comprehensive Plan, City Code requirements, and the site specific ordinance with the exception of the three foot encroachment into the rear building setback which must be approved by the Planning Commission. Staff recommends approval of the proposed project.

**MOTION**

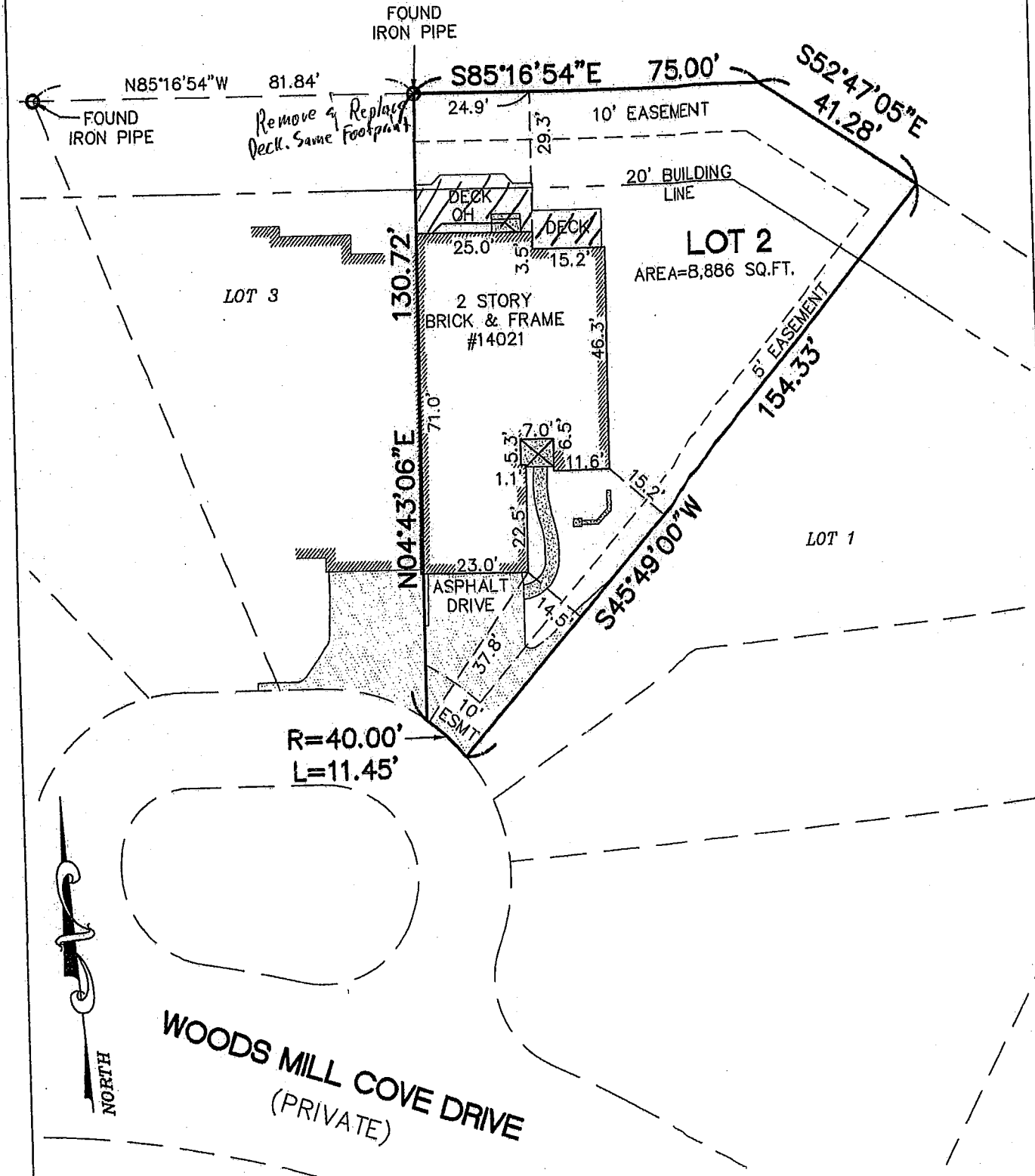
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Partially Amended Site Development Plan for The Terraces at Woods Mill Cove, Lot 2 (Lorenz Deck) as presented by the Applicant.
  
1. “I move to approve the Partially Amended Site Development Plan for The Terraces at Woods Mill Cove, Lot 2 (Lorenz Deck) with the following conditions:”

Attachments

1. Partially Amended Site Development Plan

BROOKING PARK VILLAGE LOT 1 AND 2 BOUNDARY ADJUSTMENT PLAT  
P.B. 358, PG. 165



THIS DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY

FRAZIER LAND SURVEYING SERVICES, INC.  
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WENTZVILLE, MO. 63385  
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CORP. #2008003911  
PROJECT NO. 17-4506  
JUNE 22, 2017

A TRACT OF LAND BEING ALL OF LOT 2 OF  
'THE TERRACES AT WOODS MILL COVE PLAT ONE',  
P.B. 283, PGS. 38-39, TOWNSHIP 45 NORTH,  
RANGE 4 EAST OF THE FIFTH PRINCIPAL  
MERIDIAN, ST. LOUIS COUNTY, MISSOURI

PILOT PLAN FOR DECK