

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Andrew Stanislav, Planner *AS*

Date: August 22, 2019

RE: **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)(Ward 3).

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.

Following a Public Hearing held on November 14, 2018, the Petitioner submitted a request to amend the original change of zoning petition to request a change of zoning from the existing “NU” Non-Urban District to the now proposed “E-1/2AC” Estate Half Acre District.

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.

The Planning Commission considered this petition at their August 12, 2019 meeting at which time a motion to approve the request was passed unanimously by a vote of 9 to 0.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If the request is approved, the subject site will be required to adhere to the permitted uses and district regulations of the “E-1/2AC” Estate Half Acre District as well as all applicable code requirements.

Attached to this report, please find a copy of the August 12, 2019 Planning Commission Staff Report, Outboundary Survey, and Tree Stand Delineation.

Attachments: August 12, 2019 Planning Commission Staff Report
Outboundary Survey
Tree Stand Delineation



Figure 1: Subject Site Aerial

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

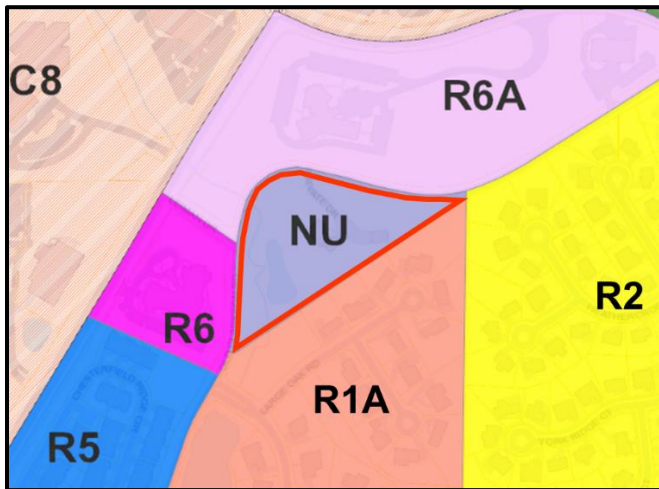


Figure 2: Zoning Map



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.

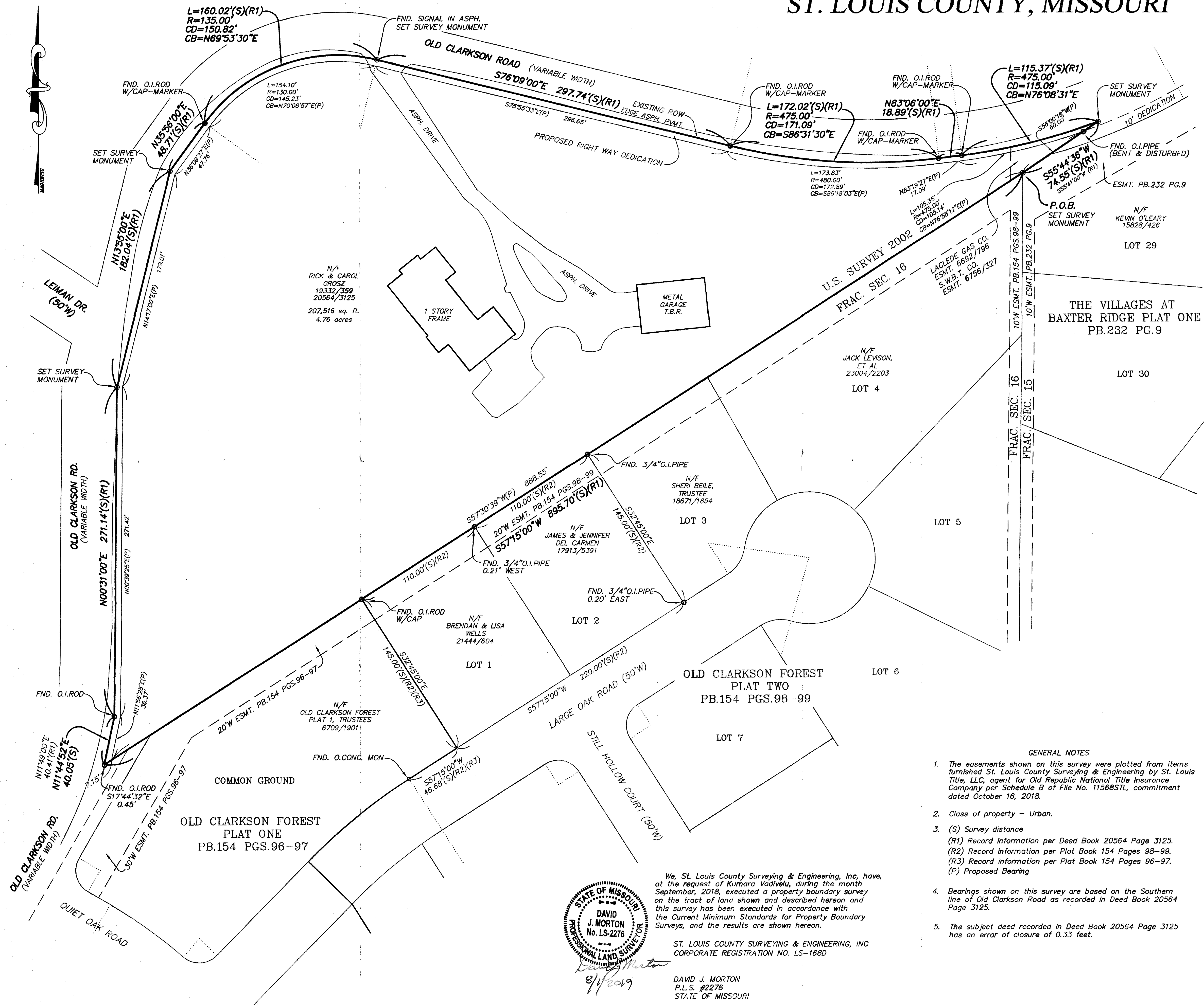
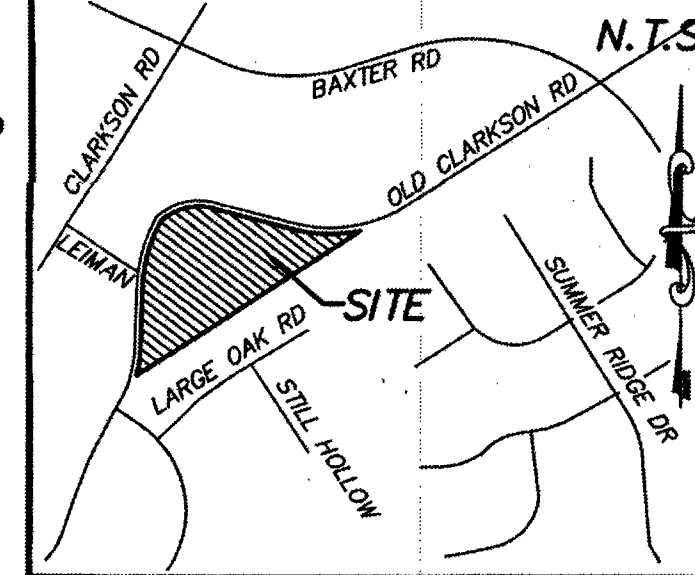
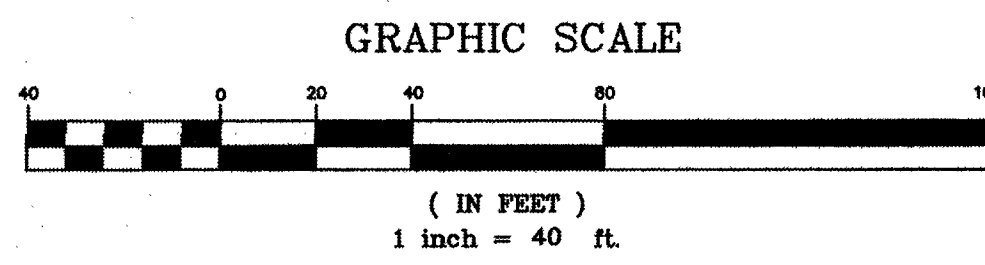
REQUEST

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

A TRACT OF LAND BEING PART OF U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



SURVEY DESCRIPTION

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point in the Southern line of U.S. Survey 2002 at the intersection with the line dividing Fractional Sections 15 and 16, Township 45 North, Range 4 East, and being the Northwest corner of Lot 29 of The Villages at Baxter Ridge Plat One as recorded in Plat Book 232 Page 9, and being the Northeast corner of Lot 4 of Old Clarkson Forest Plat Two as recorded in Plat Book 154 Pages 98 & 99 of the St. Louis County Missouri Records; thence along the Southern line of said U.S. Survey 2002 and the Northern line of said Old Clarkson Forest Plat Two and the Northern line of said Old Clarkson Forest Plat One as recorded in Plat Book 154 Pages 96 & 97 of the said County Records, South 57°15'00" West, 895.70 feet to the Eastern line of Old Clarkson Road (variable width); thence along said road line the following courses, North 11°44'52" East, 40.05 feet to a point; thence North 00°31'00" East, 271.14 feet to a point; thence North 13°55'00" East, 182.04 feet to a point; thence North 35°56'00" East, 48.71 feet to a point of curvature; thence along a curve to the right having a radius of 135.00 feet, an arc distance of 160.02 feet, a chord of which bears North 69°53'30" East, a chord distance of 150.82 feet to a point of tangency; thence South 76°09'00" East, 297.74 feet to a point of curvature; thence along a curve to the left having a radius of 475.00 feet, an arc distance of 172.02 feet, a chord of which bears South 86°31'30" East, a chord distance of 171.09 feet to a point of tangency; thence North 83°06'00" East, 18.89 feet to a point of curvature; thence along a curve to the left having a radius of 475.00 feet, an arc distance of 115.37 feet, a chord of which bears North 76°08'31" East, a chord distance of 115.09 feet to a point; thence leaving said road line, South 55°44'36" West, 74.55 feet back to the Point of Beginning and containing 207,516 square feet or 4.76 acres more or less.

SCHEDULE A EXHIBIT "A" DESCRIPTION

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, in St. Louis County, Missouri and described as follows:

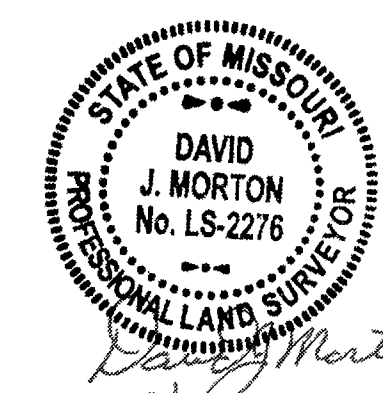
Beginning at an old stone in the Southern line of U.S. Survey 2002 at the intersection with the line dividing Fractional Sections 15 and 16, Township 45 North, Range 4 East, thence along the Southern line of said Survey, South 57 degrees 15 minutes West 895.70 feet to the Eastern line of Clarkson Road, 30 feet wide; thence along said road line North 11 degrees 49 minutes East 40.41 feet to a point, North 0 degrees 31 minutes East 271.14 feet to a point, North 13 degrees 55 minutes East 182.04 feet to a point; North 35 degrees 56 minutes East 48.71 feet to a point of curve; thence along a curve to the right having a radius of 135 feet, a distance of 160.02 feet to a point; thence South 76 degrees 09 minutes East 297.74 feet to a point of curve; thence along a curve to the left having a radius of 475 feet, a distance of 172.02 feet to a point; thence North 83 degrees 06 minutes East 18.89 feet to a point of curve; thence along a curve to the left having a radius of 475 feet, a distance of 115.37 feet to an iron pipe; thence leaving said road line and running South 55 degrees 41 minutes West 74.55 feet to the place of beginning.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ST. LOUIS TITLE, LLC
FILE NO. 11568STL
COMMITMENT DATE OCTOBER 16, 2018
REVISION DATE NOVEMBER 24, 2018
SCHEDULE B-II

- GENERAL NOTES**
- The easements shown on this survey were plotted from items furnished St. Louis County Surveying & Engineering by St. Louis Title, LLC, agent for Old Republic National Title Insurance Company per Schedule B of File No. 11568STL, commitment dated October 16, 2018.
 - Class of property - Urban.
 - (S) Survey distance
(R1) Record information per Deed Book 20564 Page 3125.
(R2) Record information per Plat Book 154 Pages 98-99.
(R3) Record information per Plat Book 154 Pages 96-97.
(P) Proposed Bearing
 - Bearings shown on this survey are based on the Southern line of Old Clarkson Road as recorded in Deed Book 20564 Page 3125.
 - The subject deed recorded in Deed Book 20564 Page 3125 has an error of closure of 0.33 feet.

- Items 1-2 Standard exceptions.
Item 3 Not a survey related item.
Item 4 Easement granted to Laclede Gas Company by the instrument recorded in Book 6695 Page 796. (plotted)
Item 5 Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 6756 Page 327. (plotted)
Item 6 Subject to terms and provisions of Acknowledgement of City Right of Way and Agreement to Hold City of Chesterfield Harmless (regarding the possible encroachment of lawn irrigation system) by the instrument recorded in Book 19449 Page 2315. (not of a plottable nature)
Items 7-9 Not survey related items.

We, St. Louis County Surveying & Engineering, Inc, have, at the request of Kumara Vadivelu, during the month of September, 2018, executed a property boundary survey on the tract of land shown and described hereon and this survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, and the results are shown hereon.



ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
CORPORATE REGISTRATION NO. LS-168D
DAVID J. MORTON
P.L.S. #2276
STATE OF MISSOURI

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC

CIVIL ENGINEERING

LAND SURVEYING

12015 Manchester Rd. Suite 70 St. Louis, Missouri, 63131
Phone (314) 965-6732 Fax (314) 965-6734

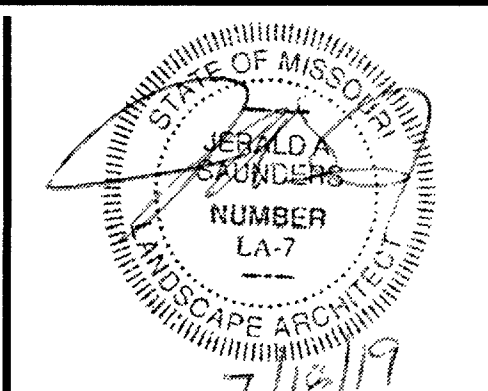
PROPERTY BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEY 2002,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI

Prepared For:
ARCH CITY GROUP, LLC
305 AVANTI COURT
OFALLON, MO. 63368

REVISIONS	NO.	DATE	DESCRIPTION
	1	11-27-18	REVISED PER UPDATED TITLE COMMITMENT
	2	08-01-19	ADDED PROPOSED RIGHT OF WAY DEDICATION

DRAWN	DATE
W.D.S.	09-26-18
CHECKED	DATE
D.J.M.	09-26-18
PROJECT NAME	
15750 OLD CLARKSON RD	
JOB # 2018-059	
PROPERTY BOUNDARY SURVEY	
SHEET 1 OF 1	



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

15750 Old Clarkson
Chesterfield, Missouri

Revisions:

Date	Description	No.
11/16/18	Client Comments	
11/29/18	Client Comments	
4/8/19	Plan Changes	
4/16/19	Plan Changes	
4/23/19	Plan Changes	
5/31/19	Plan Changes	
6/28/19	City Comments	
7/18/19	City Comments	

Drawn: KP
Checked: RS

Symbol Description

Existing dead tree

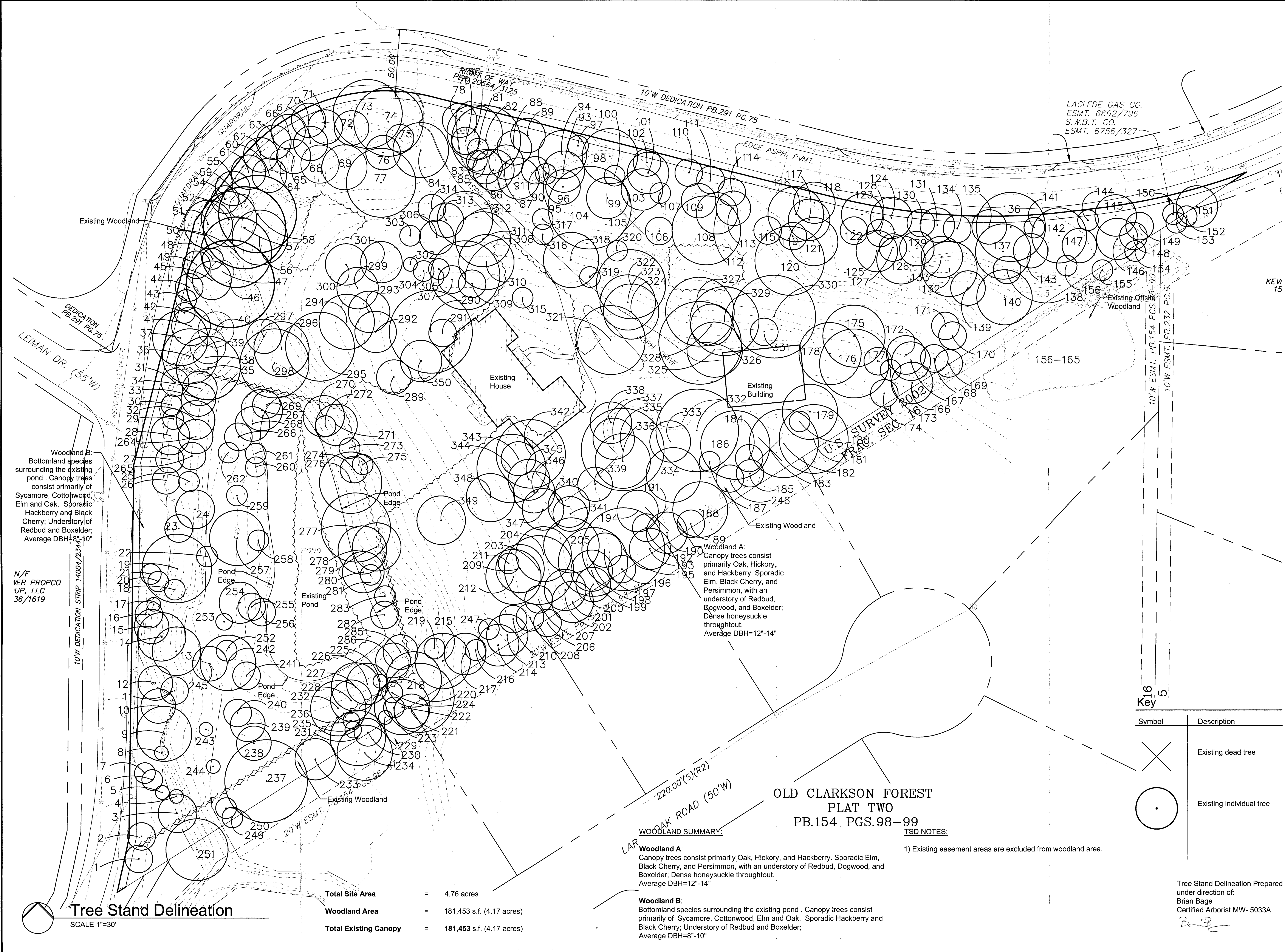
Existing individual tree

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Sheet Title: Tree Stand Delineation

Sheet No: TSD-1

Date: 9/24/18
Job #: 972.002



LACLEDE GAS CO.
ESMT. 6692/796
S.W.B.T. CO.
ESMT. 6756/327

KEY 15

KEY 16

OLD CLARKSON FOREST PLAT TWO PB.154 PGS.98-99

WOODLAND SUMMARY:

Woodland A:
Canopy trees consist primarily Oak, Hickory, and Hackberry. Sporadic Elm, Black Cherry, and Persimmon, with an understory of Redbud, Dogwood, and Boxelder; Dense honeysuckle throughout. Average DBH=12"-14"

Woodland B:
Bottomland species surrounding the existing pond. Canopy trees consist primarily of Sycamore, Cottonwood, Elm and Oak. Sporadic Hackberry and Black Cherry; Understory of Redbud and Boxelder; Average DBH=8"-10"

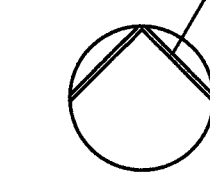
TSD NOTES:
1) Existing easement areas are excluded from woodland area.

Total Site Area = 4.76 acres
Woodland Area = 181,453 s.f. (4.17 acres)
Total Existing Canopy = 181,453 s.f. (4.17 acres)

Tree Stand Delineation

SCALE 1"=30'

N/F
VER PROPCO
UP, LLC
36/1619



loomisAssociates

landscapeArchitects/planners

1935 S. Kirkwood Blvd., Suite 105
Chesterfield, MO 63005-1154
636-531-5555 Fax: 636-531-0767
e-mail: info@loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #000019

