



VIII.A.

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Planning Commission Staff Report

Subject: Zoning Map Amendment Vote Report

Meeting Date: August 26, 2013

From: John Boyer, Senior Planner

Location: 17015 Church Rd.

Petition: **P.Z. 01-2013 Arbors at Kehrs Mill (17015 Church Rd.)**

Proposal Summary

McBride and Son Homes, on behalf of JHB Properties, Inc. has submitted a request for a zoning map amendment to rezone a parcel for a proposed 44 lot single-family residential development. The subject parcel consists of 58.149 acres and is currently within three separate zoning districts; E-1 Estate One Acre District, E-2 Estate Two Acre District and LLR Large Lot Residential. The applicant is proposing to rezone the E-2 and LLR District areas to E-1 Acre District via application P.Z. 01-2013, and then rezone the entire 58.149 acre tract to a PUD Planned Unit Development designation by application P.Z. 02-2013. The purpose of rezoning the E-2 Acre District and LLR District area to E-1 Acre District is to establish the density for the overall development under the proposed PUD to one unit per acre.

Petition Number P.Z. 01-2013 is requesting a change of zoning to the E-1 Acre District. The Estate Districts are not planned districts, therefore no Preliminary Plan is required and an Attachment A is not prepared.

A rezoning to a “straight” district, or non-planned development, does not require any additional conditions or development standards since that approval would only require compliance with the minimum standards approved under City Code for the zoning district and does not allow for any modification from existing, established code requirements.

While two applications are up for City review, a separate vote is required for each application. Therefore, this report will focus on the zoning map amendment request associated with P.Z. 01-2013 only.



Figure 2: Site Location



Figure 3: Site Photo from Strecker Rd.



Figure 4: Site Photo from Church Rd.



Figure 5: Intersection of Kehrs Mill and Strecker



Figure 6: West of Site from Church Rd.

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single Family area, specifically within the one-acre density section as shown in below Figure 7. Proposed uses and density associated with the current petition request under P.Z. 01-2013 would be compliant with the approved Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore no additional development guidelines for this site are required.

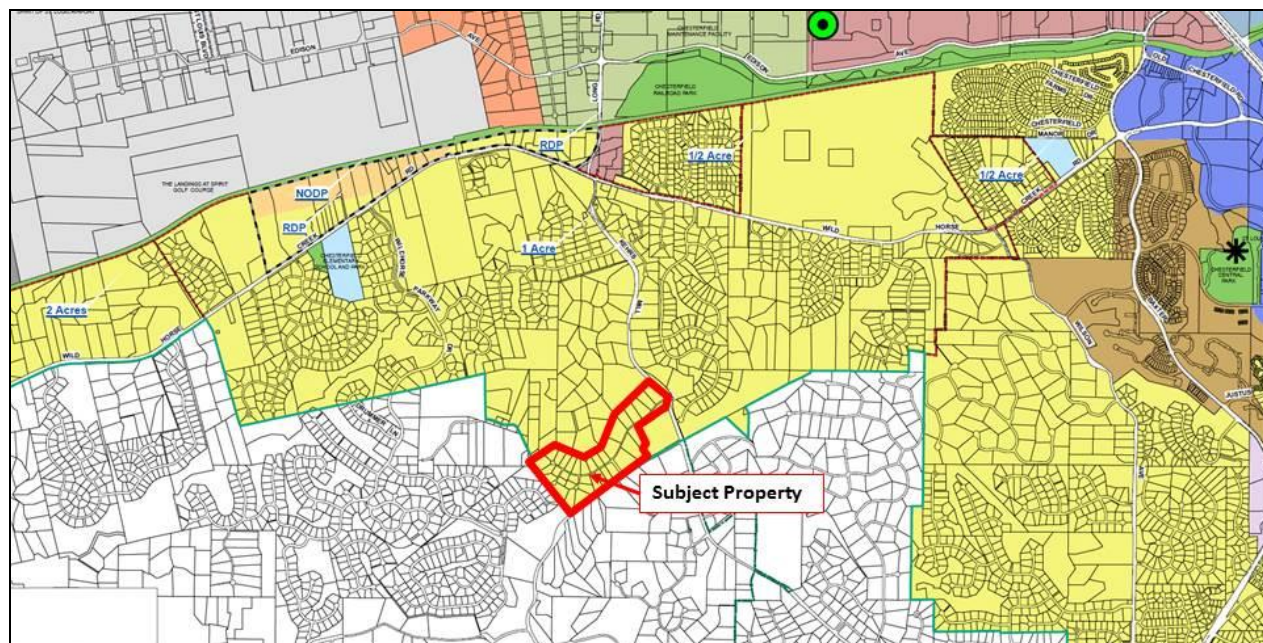


Figure 7: Land Use Plan

Analysis

The rezoning of this property from the existing three districts into one new zoning district via application P.Z. 01-2013 would establish the density requirements for the PUD process associated with petition number P.Z. 02-2013. However, since a separate vote is required for each application, the appropriateness of the E-1 District should be evaluated on its own merit. Associated with the E-1 District, minimum lots sizes of 1 acre are allowed which on the approximately 58 acre tract would allow 58 units. In addition, a thirty (30) foot perimeter landscape buffer is required for all Estate District developments.

The subject site associated with this petition is in an area of Chesterfield with a mix of residential developments with varying densities. One acre density can be found to the northwest, west and east as seen in the zoning map on page 2. In addition, half acre development, while not constructed, has been approved to the northwest of the subject property within the Westland Acres subdivision by the City of Chesterfield via Ordinance Number 2321 in 2005. Directly to the north of this subject site and across Strecker to the south, three acre minimum lot developments are found.

A public hearing relative to this petition was held at the May 29, 2013 Planning Commission meeting. Issues identified at that time included items relative to the preliminary plan that was provided; which is associated with the PUD request with petition number P.Z. 02-2013. No issues were raised pertaining to the request to zone to E-1 Estate District.

Request

Staff has reviewed the requested zoning map amendment by the applicant from E-2 District and LLR District to E-1 District. The request for a zoning map amendment to E-1 District meets all requirements of the City of Chesterfield and is compliant with the City of Chesterfield Land Use Plan. Staff requests action on P.Z. 01-2013 Arbors at Kehrs Mill (17015 Church Rd).

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Boyer', with a long horizontal line extending to the left.

John Boyer, Senior Planner

Attachments

1. Out Boundary Survey

