



VIIA

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Planning Commission Vote Report

Subject: **Zoning Map Amendment Vote Report**

Meeting Date: September 12, 2011

From: Shawn Seymour, AICP
Senior Planner

Location: On the south side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

Petition: P.Z. 03-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC)

Proposal Summary

McBride & Sons are requesting a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned "NU" Non-Urban District. The requested amendment would change the zoning to "E-1 AC" Estate District (one acre) and permit the property to be developed for single family residential purposes. The property was originally zoned "NU" Non-Urban District by St. Louis County and has been primarily used for agricultural purposes.

The petitioners are requesting to zone the property "E-1 AC" Estate District (one acre) as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single family residential subdivision. The second step as planned by the petitioner is an additional petition for a zoning map amendment to obtain "PUD" Planned Unit Development zoning. This second step is proposed in an additional petition, P.Z. 04-2011 Arbors at Wild Horse Creek.

By obtaining the “E-1 AC” district zoning designation for the property, a residential density will be established. This density will then be utilized as the maximum permitted density following approval of the second petition and establishment of the “PUD”.

Note, this request for a zoning map amendment from “NU” to “E-1 AC” is a request for a change of zoning to a straight zoning district where no change or modification to the Zoning Ordinance is being made. As such, no Attachment A is necessary.

Site Area History

St. Louis County zoned the subject site “NU” Non-Urban District in 1965. The property has been utilized for agricultural purposes throughout the duration of initial zoning to current.

In 2001 and 2002, the City of Chesterfield received several petitions for zoning map amendments for this site. All petitions were submitted with the goal of developing the site for residential purposes. P.Z. 08/09-2001 was a request for a zoning map amendment to the “E3” Estate Residence District (one-half acre) and a “PEU” Planned Environmental Unit. These petitions were subsequently deemed inactive post public hearing. P.Z. 33-2001 was a further attempt to obtain the “E3” zoning designation. This petition was deemed inactive prior to the scheduling of a public hearing. In 2002, petitions P.Z. 10-2002 and P.Z. 28-2002 were submitted in final attempts to obtain “E3” zoning entitlements, but were withdrawn and deemed inactive respectively. In all four petitions, the petitioner was unable to meet complete submittal requirements or was unable to meet staff’s review of minimum design standards.

Zoning Analysis

The property was zoned “NU” Non-Urban District by St. Louis County in 1965 and has been used for agricultural activities since that time. Adjacent properties to the north, west and south are developed as residential. To the east exists a church and an additional agricultural property. The residential developments in this area of Ward 4 contain a standard density of one (1) unit per acre. This has been accomplished both through minimum lots sizes of one (1) acre in some developments and the utilization of special procedures, not unlike PUD zoning, to subdivide lots into less than one (1) acre in size and maintaining significant amounts of undeveloped common ground.

The Arbors at Wild Horse is a proposed single family residential subdivision of 23 acres in size. The petitioners, McBride & Sons, wish to change the zoning of this property to permit the construction of twenty-two (22) homes. McBride & Sons has chosen to seek PUD zoning in order to develop lots of less than one (1) acre in size for the purpose of maintaining as much of the natural landscape and topography of the site as possible; while still being able to develop the twenty-two homes as to complement the surrounding residential density. The granting of PUD zoning entitlements requires a two (2) step process. As the property is currently zoned “NU”, a zoning map amendment is required to obtain an appropriate residential density for the site. As stated above, the

prevailing density for this use in this area of Ward 4 is one (1) unit per acre. The petitioners have submitted petition P.Z. 03-2011, a request for a zoning map amendment from an “NU” district to an “E-1 AC” district. Approval of this request would permit at a maximum one (1) residential unit per acre, or more specifically on this site, twenty-three (23) units.

The second step of this process is an additional zoning map amendment to obtain PUD zoning. This request has been made with the submittal of petition P.Z. 04-2011, a request for a zoning map amendment from an “E-1 AC” district to a “PUD” district. As part of the PUD approval, an Attachment A is affixed to the ordinance approving the zoning change which further details the requirements of the PUD and provides for the development standards of the site. As part of the Attachment A for the Arbors at Wild Horse, modified lot dimensional requirements will be provided, as well as modified buffer and existing tree canopy standards.

Surrounding Land Use and Zoning

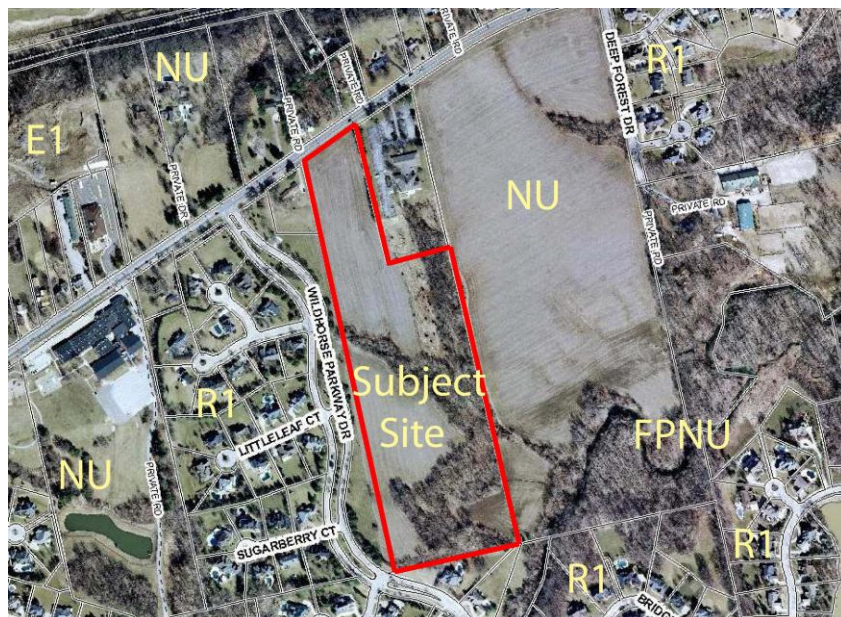
The land use and zoning for the properties surrounding this parcel are as follows:

North: The properties to the north are single-family residences and are zoned “NU” Non-Urban District.

South: The adjacent properties to the south are single-family homes and are zoned “R1” Residence District.

East: The adjacent properties to the east are a church and an unimproved field used for agricultural purposes. Both properties are zoned “NU” Non-Urban District.

West: The properties located to the west are single-family residential and are zoned “R1” Residence District.





View looking SW at Site.



View looking SE at Site.



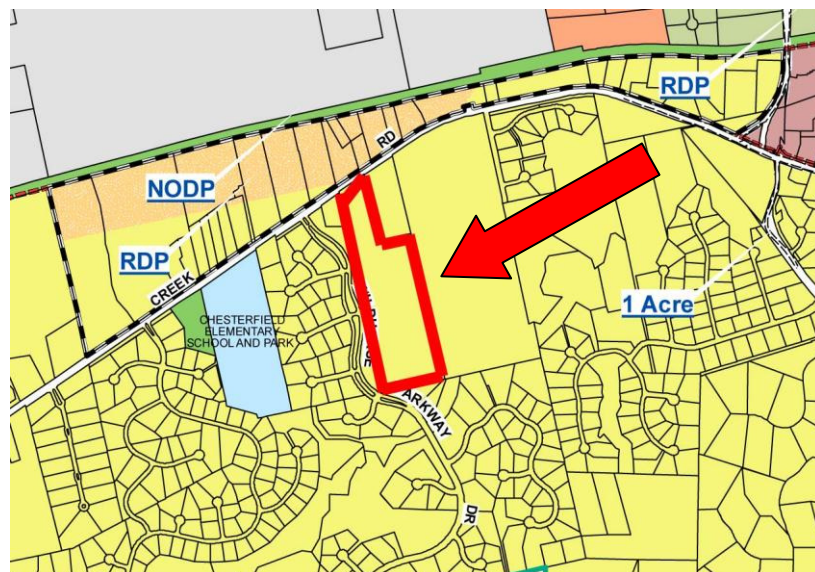
View looking east across site at creek.



View looking at south end of site.

Comprehensive Plan Analysis

The Comprehensive Plan Land Use Map depicts this property as Residential Single Family. As such, the proposed land use of a residential subdivision would be consistent with this Land Use Map designation.



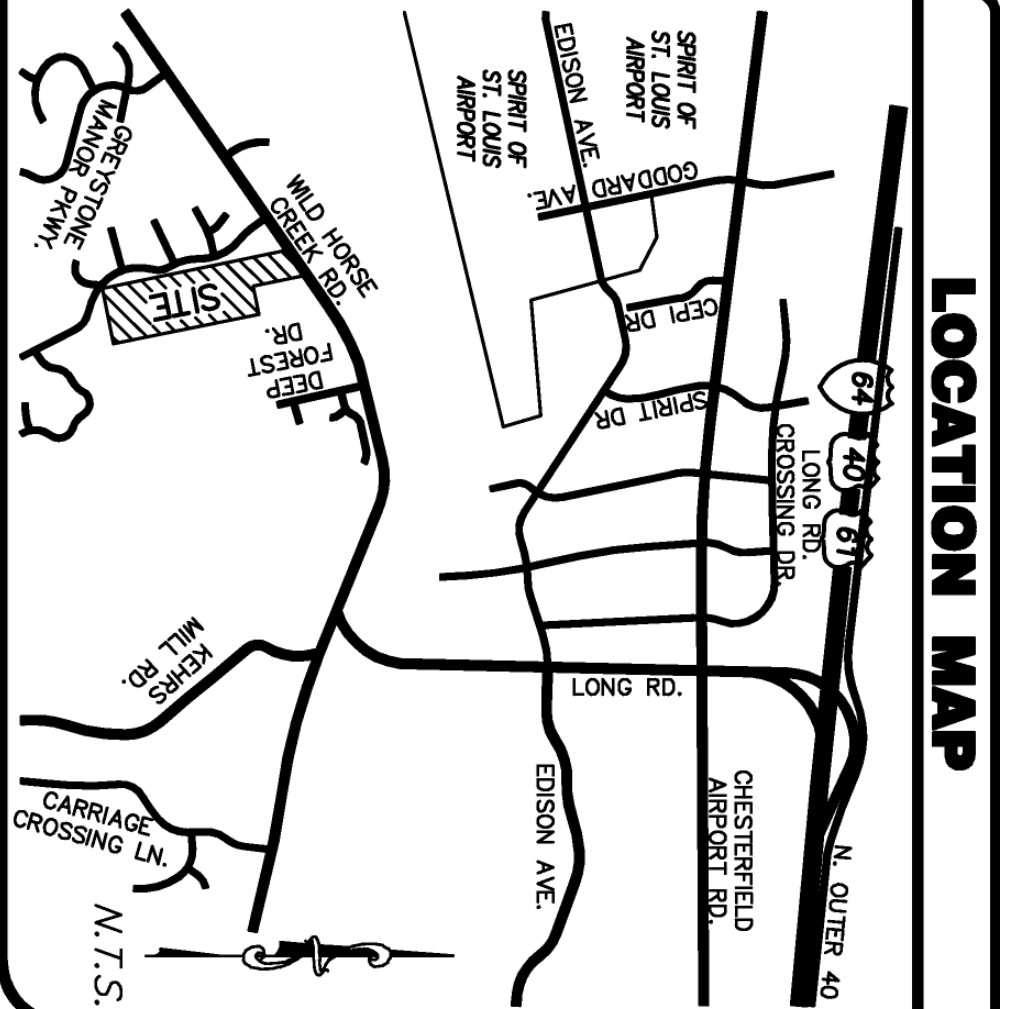
Issues

A Public Hearing was held on July 25, 2011. Staff had one (1) outstanding issue, that being obtaining comment letters from outside agencies. Since that time, staff has received all necessary letters and therefore this issue is closed.

The Planning Commission requested that language be added to the Attachment A to require that the Architectural Review Board review the elevations of the proposed single-family homes at the time of site plan review. Although this particular petition does not require the drafting of an Attachment A; per zoning map amendment P.Z. 04-2011 which accompanies this petition's request, the appropriate language has been added to the PUD Attachment A and this issue is also considered to be closed.

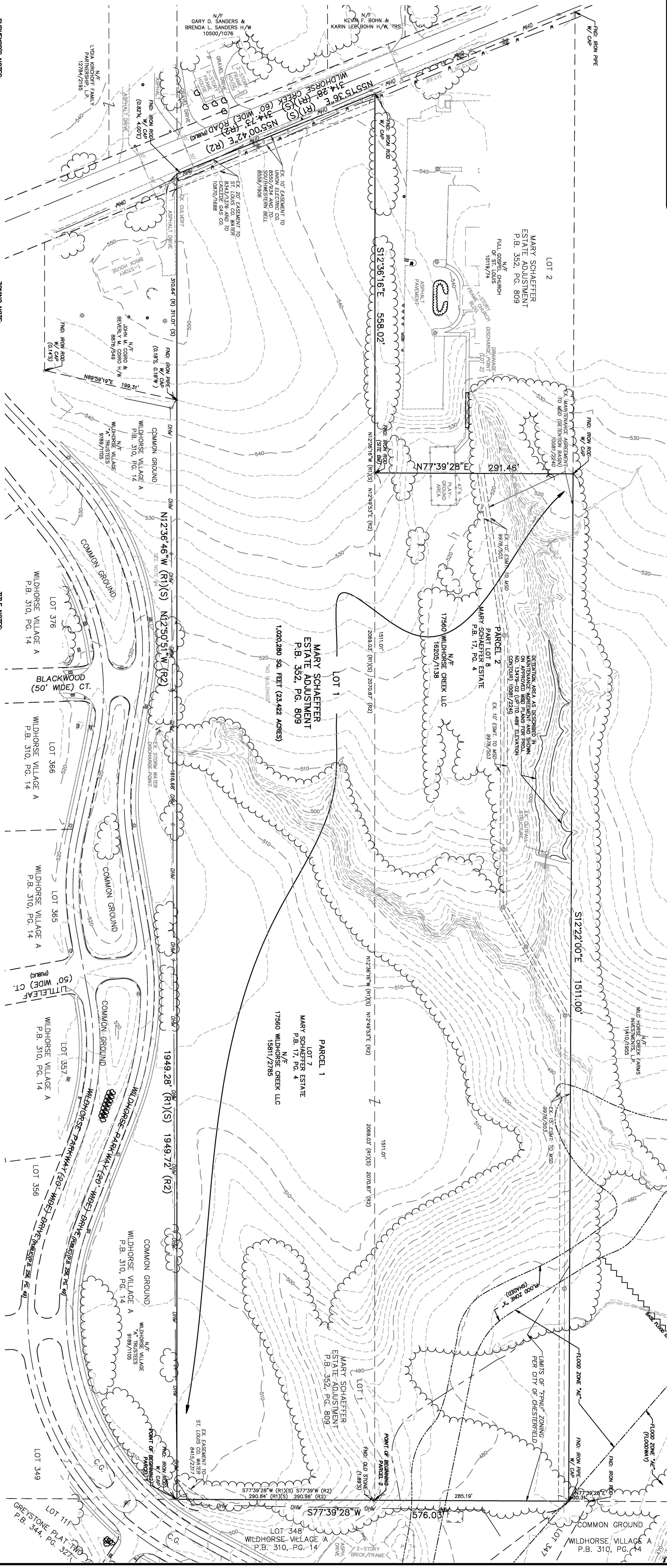
Request

Staff has reviewed the requested zoning map amendment by McBride & Sons as it pertains to the proposed development, the Arbors at Wild Horse Creek. The request for a zoning map amendment from an "NU" Non-Urban District to an "E-1 AC" Estate District (one acre) meets all requirements of the City of Chesterfield. Staff requests action on P.Z. 03-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC.).



ALTA/JACSM LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 1 OF "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



SURVEYOR'S NOTES:

1. THE PROFESSIONAL SURVEYOR HAS PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE SURVEYOR'S OFFICE AND THE ORIGINAL RECORDS OF THE SURVEYOR'S OFFICE AND THE ORIGINAL RECORDS OF THE SURVEYOR'S OFFICE AND THE ORIGINAL RECORDS OF THE SURVEYOR'S OFFICE...

ZONING NOTE:

THE SUBJECT TRACT IS CURRENTLY ZONED "R1" NON-URBAN AND "TRNU" TRUCK, RENTED AND TRUCK SALES. THE RESTRICTIONS FOR "R1" NON-URBAN DISTRICT ZONING ARE AS FOLLOWS:

TITLE NOTES:

ITEM 1: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY BY MARY SCHAEFFER ESTATE ADJUSTMENT...

FLOOD ZONE NOTE:

SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SPECIALIZED) COVERED BY NATIONAL FLOOD INSURANCE PROGRAM (NFIP)...

PROPERTY DESCRIPTION - PARCEL 1:

PART OF LOT 1, BEING THE WEST PORTION OF MARY SCHAEFFER ESTATE ADJUSTMENT...

BENCHMARK INFORMATION:

COUNTY BENCHMARK: 111, ELEVATION = 543.82 (GND 88)...

SURVEYOR'S CERTIFICATE:

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI AND THAT I HAVE PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE SURVEYOR'S OFFICE...

NO.	ISSUE/REMARKS/DATE
1	4/22/11

PROJECT: 17560 WILD HORSE CREEK ROAD	DRAWN: DESIGNED: CHECKED:	PREPARED BY: THE STERLING CO. ENGINEERS & SURVEYORS 6500 NEW BRUNSWICK ROAD ST. LOUIS, MISSOURI 63129 (314) 487-0440 FAX 487-8844 E-Mail: Sterling@sterling-eng-srv.com	PREPARED FOR: McBride & Son Homes 16091 Swingley Ridge Road, Ste. 300 Chesterfield, MO 63017 (636) 537-2000
		SHEET TITLE: ALTA/JACSM LAND TITLE SURVEY	