



VIII. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Subject: Rezoning Issues/Vote Report

Meeting Date: September 15, 2008

From: Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

Location: 14550 Ladue Road (17R220443)

Petition: P.Z. 08-2008 Tpheris Israel Chevra Kadish

Proposal Summary

Tpheris Israel Chevra Kadish Congregation is requesting a change in zoning from "NU" Non-Urban District to "R2" Residence District, per the regulation of City of Chesterfield Zoning Ordinance Section 1003.113. The location of the site is 14550 Ladue Road, west of the intersection of Ladue Road and Green trails, between Brayhill Subdivision and Green Trails Subdivision.

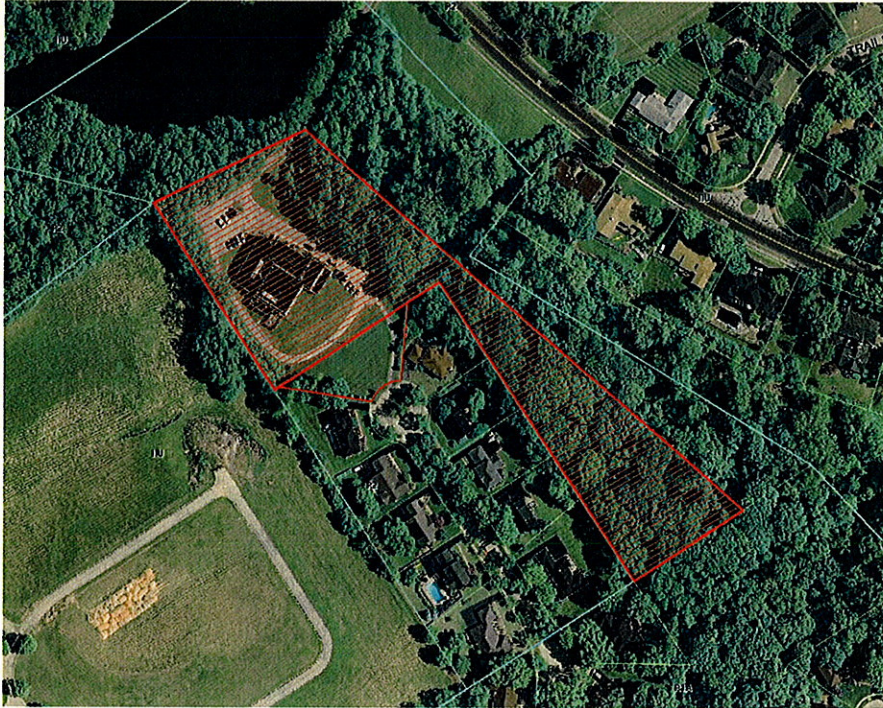
Zoning Analysis

A preliminary plan and Attachment A are not necessary as the Petitioners are attempting a "straight zoning." That is, the subject site will be developed directly from the requirements of the Section 1003.113 of the City of Chesterfield Zoning Ordinance without exemption.

Surrounding Land Use and Zoning

The subject site was zoned "NU" Non-Urban prior to incorporation of the City of Chesterfield.

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



North,
East and West: To the north, east and west of the subject site is commonground belonging to the Villages at Green Trails subdivision, which is zoned "R1-A"

South: To the south of the subject site is Brayhill Subdivision, which is zoned "R2" Residence District.

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The Comprehensive Plan calls for this area to be single family residential. There is no recommendation for density for this area and it is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

Site Area History

The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.

Issues

A Public Hearing for P.Z. 08-2008 was held on September 8, 2008. At that time, issues were identified, some of which were addressed at the meeting. Issues raised, along with responses are as follows:

1. Use of the Brayhill lot as a driveway for entry to the subject site.
2. Barrier to the parking lot from Brayhill.

During the meeting, it was stated that this matter is addressed by the parking standards in the Zoning Ordinance which require landscaping and/or a wall to act as a barrier and by the Petitioner's offer to add bollards.

3. Clarification of the setbacks.

It was clarified by Staff that there is a required 10 foot setback between the "NU" Non-Urban District-zoned subject site and the "R2" Residence District-zoned Brayhill lot. Maintaining this setback would dramatically impact the layout of the proposed future expansion.

4. Drainage – how would drainage affect Lots 5-9?
5. How would any construction behind Lots 5-9 affect these lots?

During the meeting, the Petitioner's representative offered to provide a deed restriction on the property which would bar development in this area.

6. Maintenance of the site.

7. The ability to build on Lot 11.

Staff advised the Commission that Lot 11 is just under one-half of an acre so with the proposed parking, there would be no ability to place a home on this lot.

Please find attached the Petitioners' response to those issues not addressed above. In addition, the Petitioners have included a draft deed restriction as referenced in Issue #5. In addition, notes have been added to the preliminary plan provided by the Petitioners.

Request

Staff requests action by the Planning Commission on P.Z. 08-2008 Tpheris Israel Chevra Kadish, a request for rezoning from "NU" Non-Urban District to "R2" Residence District.

Respectfully Submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

Cc: Petitioner's Response to Issues
Preliminary Plan

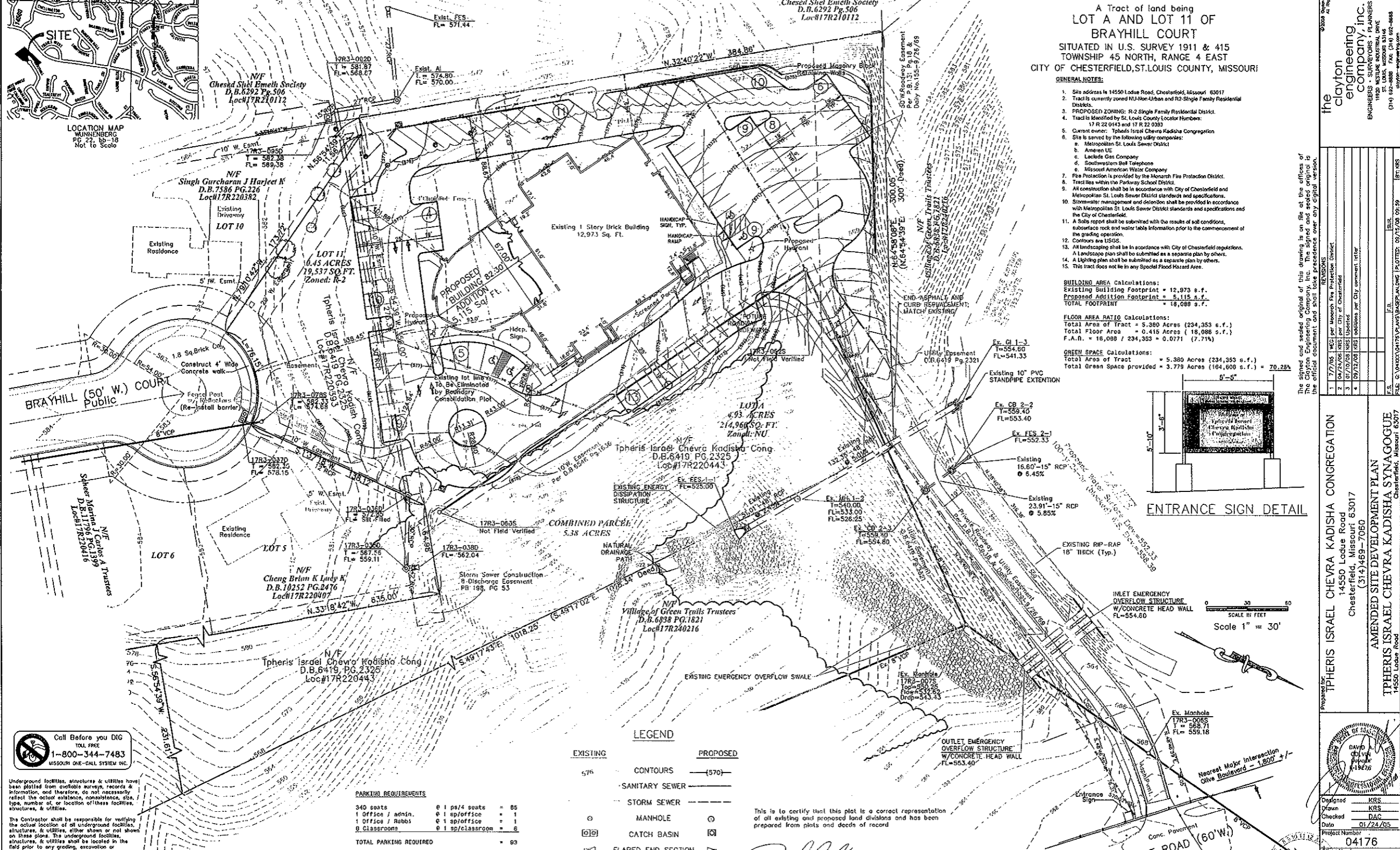
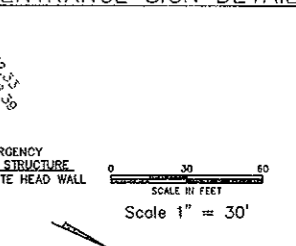
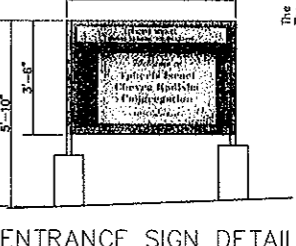
TPHERIS ISRAEL CHEVRA KADISHA SYNAGOGUE
 A Tract of land being
LOT 4 AND LOT 11 OF
BRAYHILL COURT
 SITUATED IN U.S. SURVEY 1911 & 415
 TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- GENERAL NOTES:**
1. Site address is 14550 Lodge Road, Chesterfield, Missouri 63017
 2. Tract is currently zoned R1-High Urban and R2-Single Family Residential Districts.
 3. PROPOSED ZONING: R2 Single Family Residential District.
 4. Tract is identified by St. Louis County Locator Numbers: 17 R 22 0443 and 17 R 22 0393
 5. Current owner: Tpheris Israel Chevr'a Kadisha Congregation
 6. Site is served by the following utility companies:
 - a. Metropolitan St. Louis Sewer District
 - b. Ameren UE
 - c. Laclede Gas Company
 - d. Southwestern Bell Telephone
 - e. Missouri American Water Company
 7. Fire Protection is provided by the Chesterfield Fire Protection District.
 8. Tract lies within the Parkway School District.
 9. All construction shall be in accordance with City of Chesterfield and Metropolitan St. Louis Sewer District standards and specifications.
 10. Stormwater management and detention shall be provided in accordance with Metropolitan St. Louis Sewer District standards and specifications and the City of Chesterfield.
 11. A Soils report shall be submitted with the results of soil conditions, subsurface rock and water table information prior to the commencement of the grading operation.
 12. Contours are USGS.
 13. All landscaping shall be in accordance with City of Chesterfield regulations. A Landscape plan shall be submitted as a separate plan by others.
 14. A Lighting plan shall be submitted as a separate plan by others.
 15. This tract does not lie in any Special Flood Hazard Area.

BUILDING AREA Calculations:
 Existing Building Footprint = 12,973 s.f.
 Proposed Addition Footprint = 5,115 s.f.
TOTAL FOOTPRINT = 18,088 s.f.

FLOOR AREA RATIO Calculations:
 Total Area of Tract = 5.380 Acres (234,353 s.f.)
 Total Floor Area = 18,088 s.f.
 F.A.R. = 18,088 / 234,353 = 0.0771 (7.71%)

GREEN SPACE Calculations:
 Total Area of Tract = 5.380 Acres (234,353 s.f.)
 Total Green Space provided = 3,779 Acres (164,600 s.f.) = 70.28%



LEGEND

EXISTING	PROPOSED
(Solid line)	(Dashed line)
(Dotted line)	(Dotted line)
(Circle with cross)	(Circle with cross)
(Circle with dot)	(Circle with dot)
(Circle with X)	(Circle with X)
(Circle with dot)	(Circle with dot)
(Circle with X)	(Circle with X)

PARKING REQUIREMENTS

340 seats	@ 1 sp/4 seats	= 85
1 Office / admin.	@ 1 sp/office	= 1
1 Office / Rabbi	@ 1 sp/office	= 1
8 Classrooms	@ 1 sp/classroom	= 8
TOTAL PARKING REQUIRED		= 93
TOTAL PARKING PROVIDED		= 94

This is to certify that this plan is a correct representation of all existing and proposed land divisions and has been prepared from plots and deeds of record

[Signature]

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 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.
 The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plots. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way obviate any party from complying with the Underground Facilities Act and other applicable laws.

the clayton engineering company, inc.
 ENGINEERS SURVEYORS PLANNERS
 1100 WEST WASHINGTON PARK
 ST. LOUIS, MISSOURI 63104
 (314) 992-8888 FAX: (314) 992-8888
 clayton@claytoneng.com

REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/05	REVISION FOR METROPOLITAN SEWER DISTRICT
2	04/27/06	REVISION FOR METROPOLITAN SEWER DISTRICT
3	07/07/08	REVISION FOR METROPOLITAN SEWER DISTRICT
4	09/12/08	REVISION FOR METROPOLITAN SEWER DISTRICT

Prepared for: **TPHERIS ISRAEL CHEVRA KADISHA CONGREGATION**
 14550 Lodge Road
 Chesterfield, Missouri 63017
 (314) 469-7060

AMENDED SITE DEVELOPMENT PLAN
TPHERIS ISRAEL CHEVRA KADISHA SYNAGOGUE
 Chesterfield, Missouri 63017

Designed: **KRS**
 Drawn: **KRS**
 Checked: **DAC**
 Date: **01/24/05**

Product Number: **04176**
 Sheet Number: _____

DAVID C. KRS
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 118276

RECEIVED

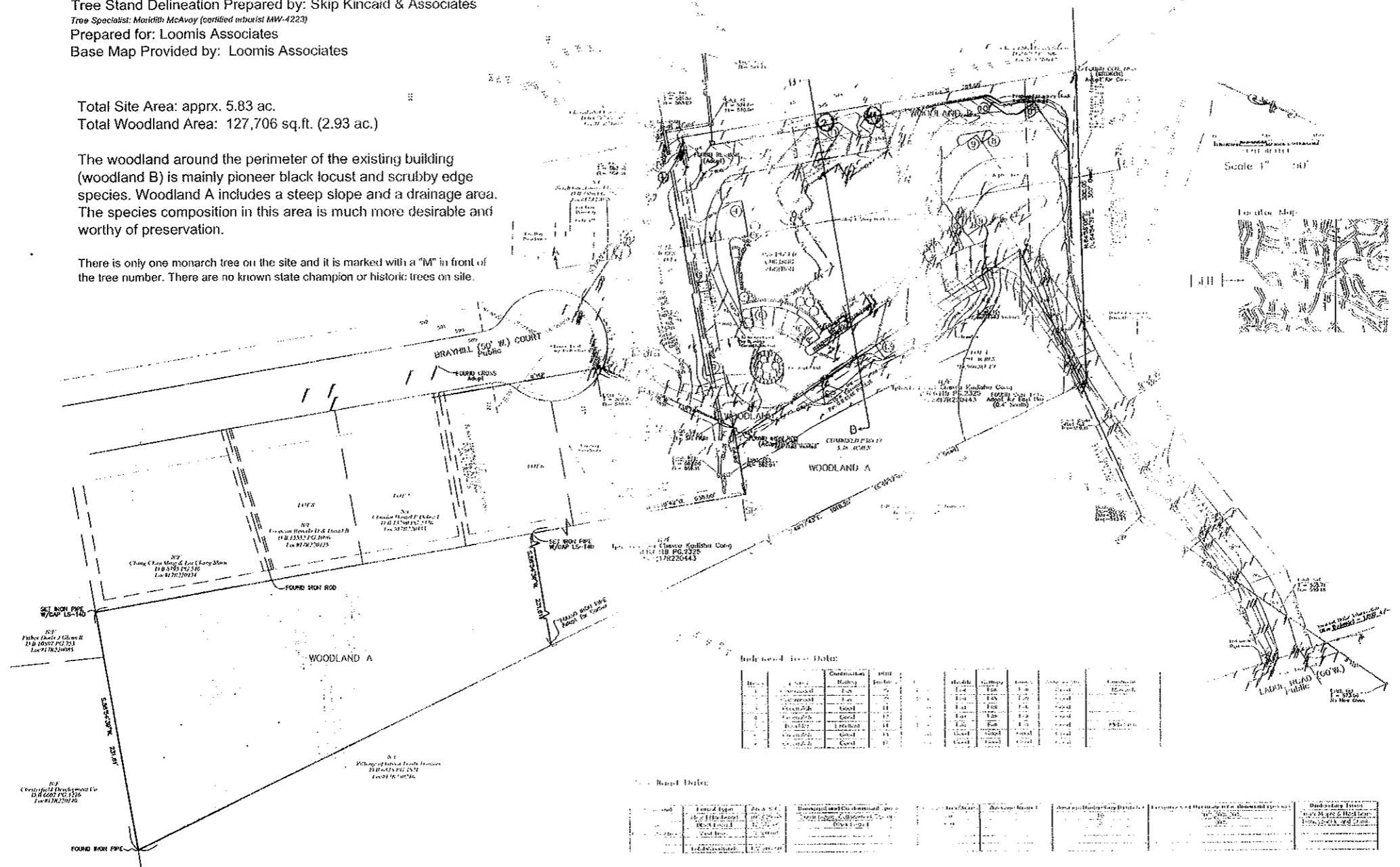
Tpheris Israel Chevra Kadisha Synagogue
TREE STAND DELINEATION
 June 15, 2005 Rev. March 14, 2008

Tree Stand Delineation Prepared by: Skip Kincaid & Associates
Tree Specialist: Maidith McAvoy (certified arborist MW-4223)
 Prepared for: Loomis Associates
 Base Map Provided by: Loomis Associates

Total Site Area: appr. 5.83 ac.
 Total Woodland Area: 127,706 sq.ft. (2.93 ac.)

The woodland around the perimeter of the existing building (woodland B) is mainly pioneer black locust and scrubby edge species. Woodland A includes a steep slope and a drainage area. The species composition in this area is much more desirable and worthy of preservation.

There is only one monarch tree on the site and it is marked with a "M" in front of the tree number. There are no known state champion or historic trees on site.



Inventory Data:

Tree #	Species	DBH	Height	Health	Notes
1	Black Locust	12	15	Good	
2	Black Locust	10	12	Good	
3	Black Locust	8	10	Good	
4	Black Locust	6	8	Good	
5	Black Locust	4	6	Good	
6	Black Locust	3	5	Good	
7	Black Locust	2	4	Good	
8	Black Locust	1	3	Good	
9	Black Locust	1	3	Good	
10	Black Locust	1	3	Good	
11	Black Locust	1	3	Good	
12	Black Locust	1	3	Good	
13	Black Locust	1	3	Good	
14	Black Locust	1	3	Good	
15	Black Locust	1	3	Good	
16	Black Locust	1	3	Good	
17	Black Locust	1	3	Good	
18	Black Locust	1	3	Good	
19	Black Locust	1	3	Good	
20	Black Locust	1	3	Good	

Board Order:

Tree #	Species	DBH	Height	Health	Notes
1	Black Locust	12	15	Good	
2	Black Locust	10	12	Good	
3	Black Locust	8	10	Good	
4	Black Locust	6	8	Good	
5	Black Locust	4	6	Good	
6	Black Locust	3	5	Good	
7	Black Locust	2	4	Good	
8	Black Locust	1	3	Good	
9	Black Locust	1	3	Good	
10	Black Locust	1	3	Good	
11	Black Locust	1	3	Good	
12	Black Locust	1	3	Good	
13	Black Locust	1	3	Good	
14	Black Locust	1	3	Good	
15	Black Locust	1	3	Good	
16	Black Locust	1	3	Good	
17	Black Locust	1	3	Good	
18	Black Locust	1	3	Good	
19	Black Locust	1	3	Good	
20	Black Locust	1	3	Good	



JOHN P. KING
(314) 613-2809
EMAIL: JPKING@LATHROPGAGE.COM
WWW.LATHROPGAGE.COM

PIERRE LACLÉDE CENTER
7701 FORSYTH BOULEVARD, SUITE 400
CLAYTON, MISSOURI 63105
(314) 613-2800, FAX (314) 613-2801

September 11, 2008

Ms. Annissa G. McCaskill-Clay
Assistant Director of Planning
690 Chesterfield Parkway W
Chesterfield, Missouri 63017

Re: P.Z. 08-2008 Tpheris Israel Chevra Kadish Congregation

Dear Annissa:

I am in receipt of your letter dated September 9, 2008, with regard to the above-captioned matter. Following are our responses to the Planning Commissions' concerns which you set out in your letter.

- 1) Brayhill will not be used as an entry or access point to the Temple. Concrete posts will be placed at the walkway entrance at Brayhill. Landscaping will be planted along the Brayhill cul-de-sac to prevent cars from using this sidewalk as an entrance into the parking lot.
- 2) We agree with this statement as set forth in your letter.
- 3) We agree with this statement as set forth in your letter.
- 4) All drainage will be handled in accordance with regulations of MSD and the City of Chesterfield. There will be no adverse affect on Lots 5-9 as a result of the new construction.
- 5) We agree with this statement as set forth in your letter.
- 6) There will be a new parking lot built and new landscaping installed all of which will be maintained by the Temple.
- 7) We agree with this statement as set forth in your letter.

CLAYTON 16061v1

Ms. Annissa G. McCaskill-Clay
September 11, 2008
Page 2

If you have any questions or require any additional information, please do not
hesitate to contact me.

Sincerely,

LATHROP & GAGE L.C.

By: 
John P. King

JPK:njn

DEED RESTRICTION

THIS INSTRUMENT , made and entered into this ____ day of _____,
2008, by and between _____, hereinafter referred to as "Grantor" and City
of Chesterfield, Missouri hereinafter referred to as "Grantee";

WITNESSETH:

WHEREAS, Grantors are the owners of a tract of land situated in the City of
Chesterfield, Missouri containing ____ acres, hereinafter referred to as "Tract", said
Tract being described in Exhibit "A" attached hereto and made a part hereof, and

WHEREAS, Grantor has filed a Petition for Zoning requesting that the
Chesterfield City Council and Planning Commission under normal procedures pursuant
to the Ordinances of the City of Chesterfield rezone the Tract owned by Grantors from
N-U to R-2 for the development of an addition to Grantor's Synagogue; and

WHEREAS, the said Petition for rezoning is under consideration by the proper
authorities of the City of Chesterfield;

WHEREAS, Grantee under Section 67.870-67,910, R.S.Mo., 1969, as amended,
is vested with the power to accept an interest in land for the purpose of implementing a
plan of development adopted by the City of Chesterfield and to promote orderly urban
and suburban development;

NOW, THEREFORE, Grantor being the owner of the Tract, by this instrument
covenants that he does subject said Tract to the following conditions:

1. That there shall be no house or housing units of any kind constructed on
the Tract and said Tract shall be developed per the Site Plan.