



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type:	Residential Addition
Meeting Date:	September 30, 2013
From:	Jessica Henry Project Planner
Location:	2106 Bow Tree Court (Bent Tree)
Applicant:	Ryan Cohen, RC Contracting
Description:	2106 Bow Tree Court: A request for a residential addition on the east side of an existing home zoned "R2" Residence District with a "PEU" Planned Environmental Unit Procedure, located at 2106 Bow Tree Court in the Bent Tree Subdivision (20T610606).

PROPOSAL SUMMARY

Ryan Cohen has submitted a request for a residential addition in excess of 1,000 square feet and thirty (30) percent of the existing floor area. The existing home is 2,182 square feet. The proposed addition is to the rear of the home and would contain 1,200 square feet of interior living space and a 240 square foot outdoor covered patio. The interior living space will consist of a family room and garage. The existing siding on the home will be replaced with new vinyl siding to ensure consistency of color and materials between the addition and existing home. The roof of the addition will be covered with architectural shingles to match the existing home. The proposed attached addition will be one-story in height, approximately fourteen (14) feet tall.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

St. Louis County rezoned the subject site from the "NU" Non-Urban District to the "R2" Residence District with a PEU (Planned Environmental Unit) Procedure through Ordinance 8895 which was adopted in 1978 prior to the incorporation of the City of Chesterfield. The Bent Tree Subdivision Record Plat I was recorded in 1979 and the subject property was constructed in 1983.

Land Use and Zoning of Surrounding Properties

The property is located in the Bent Tree subdivision and is surrounded by other residentially zoned properties. The subject property backs to common ground and beyond that is a sound wall that provides visual separation between the rear yard of the property and Clarkson Road. No part of the proposed addition would be visible from a public street.



2106 Bow Tree Court
Home Addition
September 30, 2013

The subject property and the neighboring residential properties that are located on the Bent Tree Court cul de sac are all two-stories in height, with an average lot size of approximately 17,000 square feet. The ten homes range in size from 2,182 to 2,652 square feet, with the subject property being the smallest on an approximately 15,800 square foot lot. The homes along Bent Tree Court typically display a mixture of brick and siding on the front façade with siding on the side and rear façades.

Section 1003.126 of the City of Chesterfield Municipal Code requires that photos of the adjacent properties be submitted when a proposed residential addition requires Planning Commission approval. In order to satisfy this requirement, the applicant submitted the following photos.



Subject Property Front View



Subject Property Rear View



Neighboring Property to the North



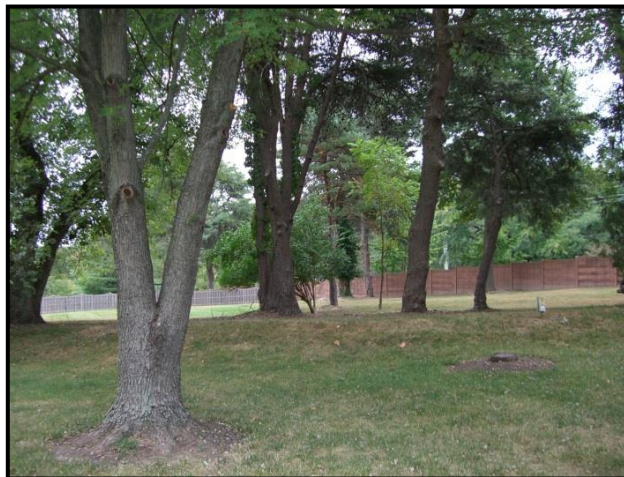
Neighboring Property to the South



Neighboring Property to the South—Rear Yard



Neighboring Property to the North—Rear Yard



Subject Property Rear Yard with Common Ground Beyond

STAFF ANALYSIS

Zoning

The subject site is currently zoned “R2” Residence District with a “PEU” Planned Environmental Unit Procedure and was reviewed against the requirements of St. Louis County Ordinance 8895 and all applicable Zoning Ordinance requirements. The site as it sits today and with the addition of the proposed improvements, meets all appropriate zoning ordinance requirements and development standards.

Process

City of Chesterfield Municipal Code 1003.126.4.A.(1) “Residential Additions” states that any addition greater than one-thousand (1,000) square feet and an increase of more than thirty (30) percent of the existing floor area, shall be approved by the City of Chesterfield Planning Commission. The proposed addition would add 1,200 square feet of floor area—a 55 percent floor area increase— to the existing 2,182 square foot

home. As such, approval of this addition must be granted by the Planning Commission. Further, the applicant is required to provide documentation that all adjacent property owners and subdivision trustees were notified of the proposed new construction. The applicant has satisfied this requirement and the notifications are attached to this report.

Architectural Elevations

The proposed attached addition will be constructed of vinyl siding and architectural shingles. The existing siding on the home will be replaced with vinyl siding to match the construction materials used on the addition. The proposed addition features several doors and windows in a variety of shapes and sizes that provide architectural enhancement and minimize large expanses of siding.

Landscaping and Tree Preservation

The Tree Preservation and Landscape Requirements Section III. Exceptions. A. states that Single residential lots of less than one (1) acre that have been subdivided for more than two (2) years, are exempt from the provisions of this section of the City of Chesterfield Code. Additionally, the proposed plans do not disturb any tree masses, as defined by the Tree Preservation and Landscape Requirements.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan and Zoning Ordinance. Staff recommends **approval** of the proposed residential addition.

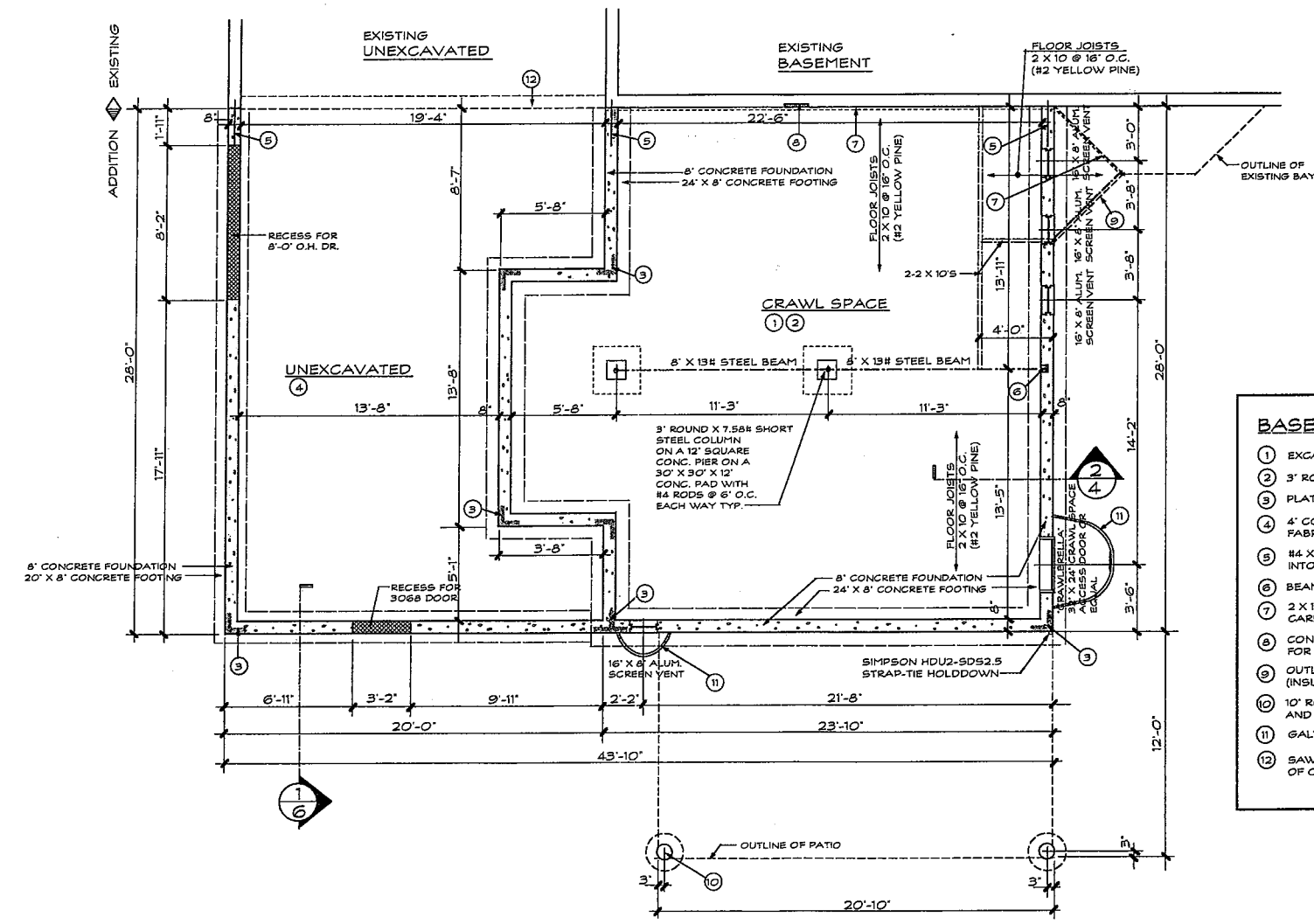
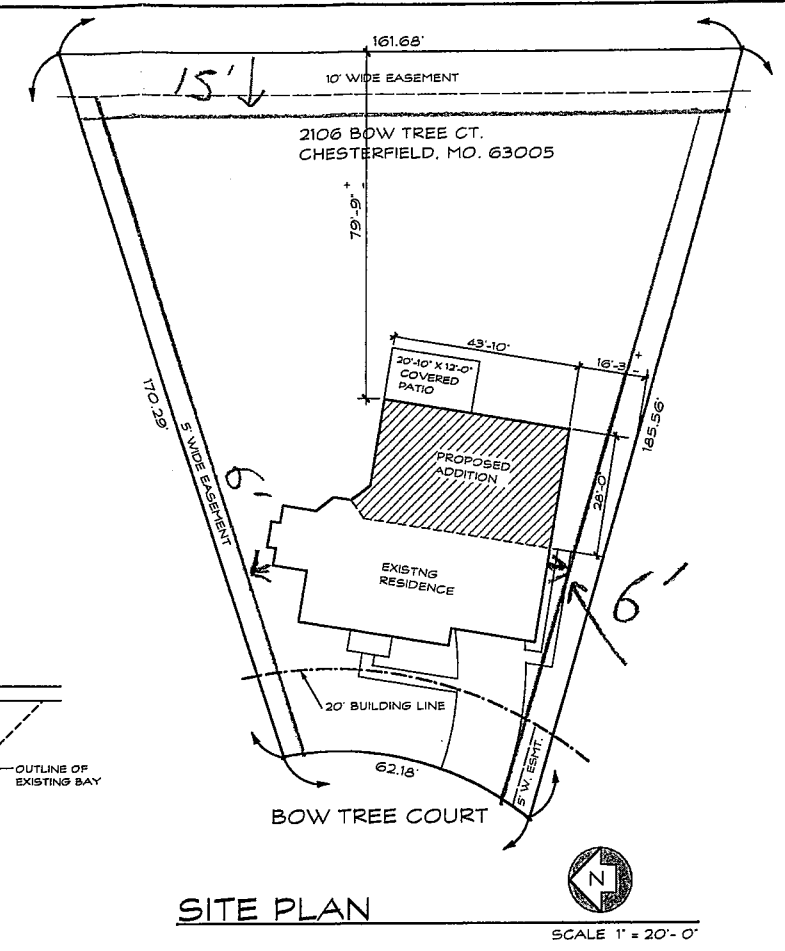
MOTION

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

- 1) "I move to approve (or deny) the residential addition at 2106 Bow Tree Court."
- 2) "I move to approve the residential addition for 2106 Bow Tree Court with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Site Plan
Architectural Elevations
Notification to the Adjacent Property Owners and Subdivision Trustees



FOUNDATION & FOOTING PLAN

SCALE 1/4" = 1'-0"

- BASEMENT & FOUNDATION NOTES:**
- ① EXCAVATE MIN. 18" BETWEEN EARTH AND FLOOR JOIST
 - ② 3" ROCK OVER 6 MIL. POLYETHYLENE
 - ③ PLATE LINE
 - ④ 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER COMPACTED FILL
 - ⑤ #4 X 28" LENGTH TIE RODS @ 12" O.C. EPOXY GROUT SOLID 4" MIN. EMBED INTO EXISTING
 - ⑥ BEAM POCKET (GROUT WITH CEMENT) 4" MIN. BEARING
 - ⑦ 2 X 10 LEDGER BOLTED TO BOND WITH 1/2" THROUGH STEEL CARRIAGE BOLTS AT 24" O.C. STAGGERED TOP & BOTTOM
 - ⑧ CONTRACTOR SHALL CONSULT WITH HEATING CONTRACTOR FOR EXACT SIZE AND LOCATION OF CUT OUT IN BOND FOR HEAT DUCTS
 - ⑨ OUTLINE OF CANTILEVERED FLOOR JOISTS (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
 - ⑩ 10" ROUND CONCRETE POST PIER WITH BOTTOM FLARED TO 24" AND MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE
 - ⑪ GALVANIZED AREA WELL
 - ⑫ SAW CUT EXISTING FOUNDATION DOWN FLUSH WITH BOTTOM OF CONCRETE FLOOR

NOTE:
CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
2009 IRC BUILDING CODE
2008 NATIONAL ELECTRICAL CODE, N.E.C.
2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
2009 INTERNATIONAL PLUMBING CODES, I.P.C.

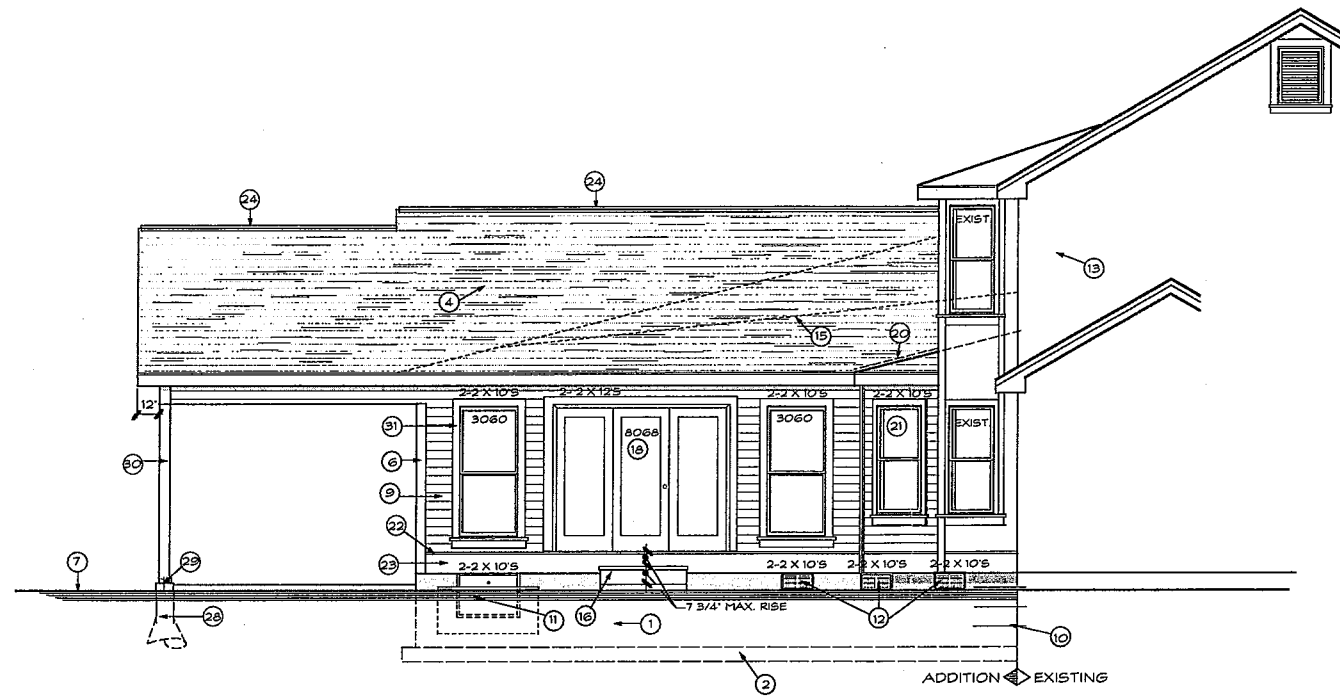
WALL LEGEND	
	EXISTING CONCRETE FOUNDATION WALL
	EXISTING WALLS REMOVED
	NEW CONCRETE FOUNDATION WALL

PROPOSED ADDITION FOR:
R.C. CONTRACTING
JOB: RYAN COHEN
2106 BOW TREE CT.
CHESTERFIELD, MO. 63005

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO.
1
OF 5
PLAN NO.
13-6478
DATE: 8/26/2013

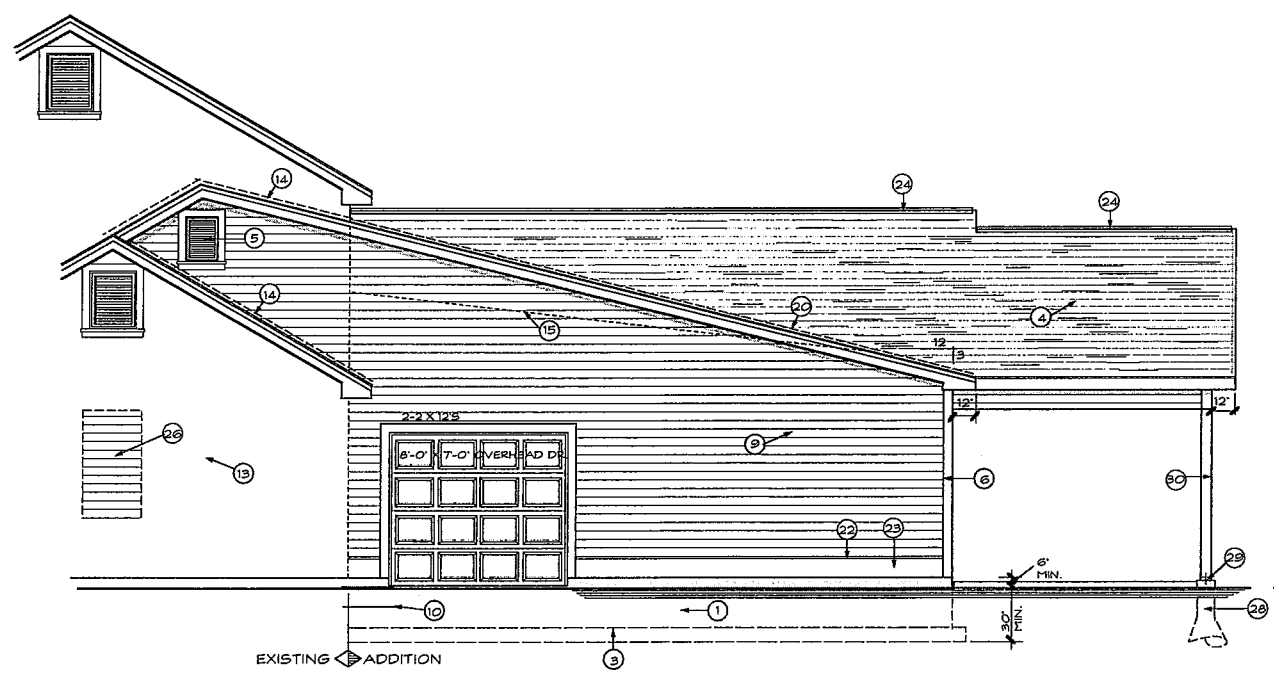
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LEFT SIDE ELEVATION

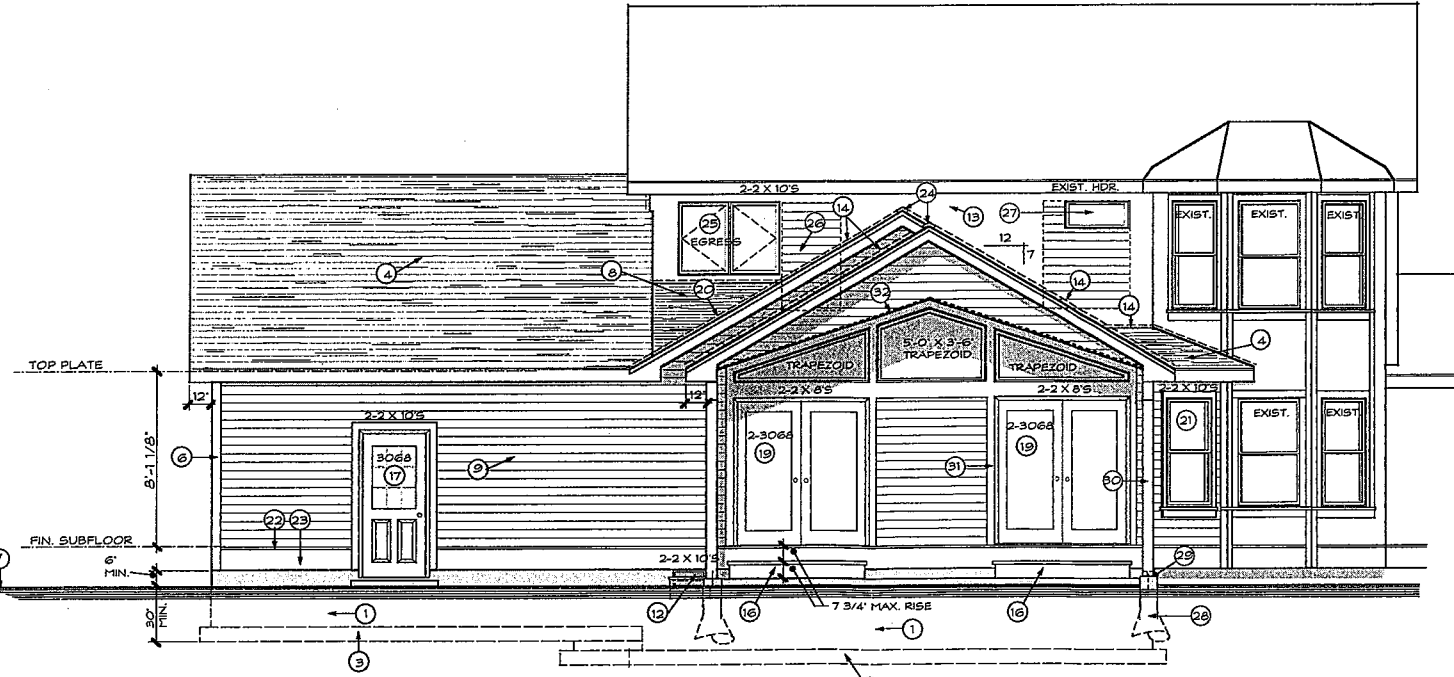
SCALE 1/4" = 1' - 0"

- ELEVATION NOTES**
- 1 6" CONCRETE FOUNDATION
 - 2 24" X 8" CONCRETE FOOTING
 - 3 20" X 8" CONCRETE FOOTING
 - 4 FIBERGLASS SHINGLES WITH SEAL DOWN TABS (MATCH EXISTING AS CLOSE AS PRACTICABLE)
 - 5 18" X 24" VINYL SCREENED LOUVER
 - 6 1 X 6 "AZEK" TRIM
 - 7 GRADE- SLOPE 1/2" TO 1'-0" FOR A MIN. 10'-, 0" OR TO SWALE
 - 8 CRICKET WITH METAL FLASHING & FIBERGLASS SHINGLES WITH SEALED DOWN TABS OVER "WEATHER-LOK" ICE & WATER SHIELD UNDERLAYMENT
 - 9 DOUBLE 5 PRE- FINISHED VINYL SIDING
 - 10 #4 X 28" LENGTH TIE RODS @ 12" O.C. EPOXY GROUT SOLID 4" MIN. EMBED INTO EXISTING
 - 11 "CRAWLBRELLA" 32" X 24" CRAWL SPACE ACCESS DOOR OR EQUAL
 - 12 16" X 8" ALUM. SCREEN VENT
 - 13 EXISTING RESIDENCE
 - 14 METAL FLASHING (CORROSION RESISTANT)
 - 15 OUTLINE OF CRICKET BEYOND
 - 16 WOOD STEP
 - 17 3068 INSULATED STEEL DOOR WITH TYPE 2 TEMPERED INSULATED GLASS
 - 18 8068 INSULATED STEEL FRENCH DOOR WITH TYPE 2 TEMPERED INSULATED GLASS
 - 19 2-3068 INSULATED STEEL FRENCH DOOR WITH TYPE 2 TEMPERED INSULATED GLASS
 - 20 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
 - 21 EXISTING WINDOW RELOCATED TO THIS LOCATION
 - 22 "AZEK" DRIP CAP
 - 23 1" X 12" "AZEK" TRIM
 - 24 "SHINGLE VENT II" RIDGE VENT (BY AIR VENT INC.)
 - 25 REMOVE EXISTING WINDOW AND INSTALL NEW 2-2436 VINYL CASEMENT OR SLIDER EGRESS WINDOW
 - 26 REMOVE EXISTING WINDOW FRAME IN OPENING INSTALL SIDING OVER
 - 27 REMOVE EXISTING WINDOW AND INSTALL NEW 36" X 12" FIXED GLASS FILL IN REMAINDER WITH 2 X 4 FRAMING AND INSTALL SIDING OVER
 - 28 10" ROUND CONCRETE POST PIER WITH BOTTOM FLARED TO 24" AND MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE
 - 29 TECO COLUMN "U" ANCHOR NAILED TO COLUMN & BOLTED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
 - 30 6" SQ. R.S. SMOOTH CEDAR POST
 - 31 1" X 4" "AZEK" TRIM
 - 32 OUTLINE OF VAULTED ON THE INSIDE



RIGHT SIDE ELEVATION

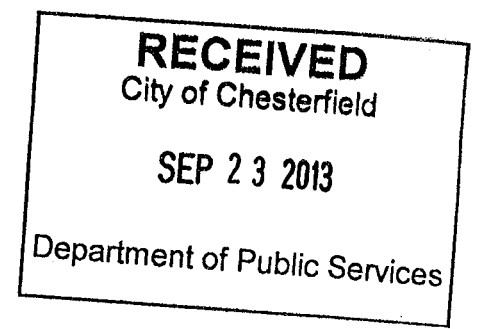
SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1' - 0"

	PROPOSED ADDITION FOR:	STUART PATTERSON- ARCHITECT	SHEET NO.
	R.C. CONTRACTING	PAUL TRENDLEY - CONSTRUCTION COORDINATOR	3
	JOB: RYAN COHEN 2106 BOW TREE CT. CHESTERFIELD, MO. 63005	2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	OF 5
		Drawn By: M.T. Checked By: P.T. & S.P. Copyright 2013	DATE: 8/26/2013



Proposed Residential Addition

For

Kim And Ryan Cohen
2106 Bow Tree Ct.
Chesterfield, MO 63005

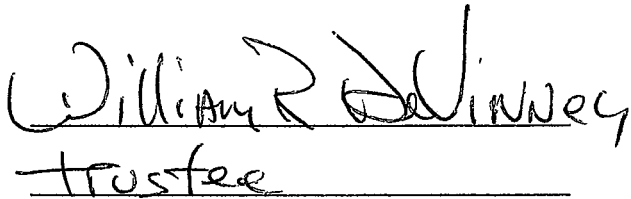
September 13, 2013

To Whom It May Concern;

My signature is to indicate that I have been made aware of the proposed addition to **2106 Bow Tree Court in Chesterfield, Missouri 63005** and I give my full consent to proceed.

A handwritten signature in black ink, appearing to read "William R. Winney", written over a horizontal line. The signature is stylized and extends to the right with a long horizontal stroke.

Signature of Trustee

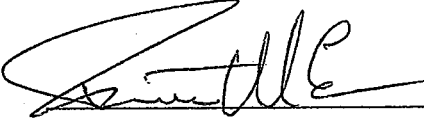
Handwritten text in black ink, reading "William R. Winney" on the first line and "Trustee" on the second line, both written over a horizontal line.

Printed Name and address of Trustee

September 13, 2013

To Whom It May Concern;

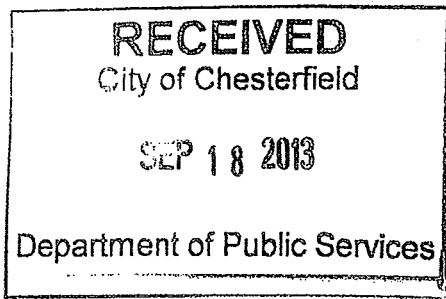
My signature is to indicate that I have been made aware of the proposed addition to **2106 Bow Tree Court in Chesterfield, Missouri 63005** and I give my full consent to proceed.

 2100 Bow Tree Ct.

Signature of Neighbor Address

Robert McCabe
2100 Bow Tree Ct.
Chesterfield, Mo 63005

Printed Name and address of Neighbor



September 13, 2013

To Whom It May Concern;

My signature is to indicate that I have been made aware of the proposed addition to **2106 Bow Tree Court in Chesterfield, Missouri 63005** and I give my full consent to proceed.

R. Oliveri

Signature of Neighbor

ROBERT OLIVERI
2112 BOW TREE CT.
Chesterfield, MO 63005

Printed Name and address of Neighbor