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Planning Commission Issues Report

Subject: Change of Zoning Vote Report

Meeting Date: October 24, 2011

From: Kristian Corbin, Project Planner

Location: 1330 Schoettler Road

Petition: P.Z. 12-2011 Church of the Resurrection

Proposal Summary

St. Charles Engineering and Surveying Inc. on behalf of the Church of the Resurrection has submitted for a change of zoning from "NU" Non-Urban District to "R2" Residence District for a 5.23 acre tract of land on the southeast corner of the intersection of Schoettler Road and South Outer 40 Road. The purpose of this application is to utilize the "R2" Residence District parking setback of twenty-five (25) feet from Schoettler Road to construct a parking lot in front of the existing church.

Department Input

This request meets all of the development requirements of the City of Chesterfield "R2" Residence District. The "R2" Residence District is one of the City of Chesterfield's "straight districts" thus, a Preliminary Plan and Attachment "A" are not required. That is, the subject site will be developed directly from the requirements of the "R2" Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. A Boundary Adjustment Plat is included with this petition for reference purposes only.

Surrounding Land Use and Zoning

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

North: Interstate 64 borders the subject site to the north.

South: The property to the south of the subject site is currently zoned "NU" Non-Urban.

<u>East:</u> To the east of the subject site is an undeveloped parcel that is currently zoned "R1" Residence District.

<u>West:</u> To the west of the subject site is a part of the Oak Tree Estates zoned "R2" Residence District.



Adjacent properties to the west of the subject site are zoned "R1A" Residence District and "R2" Residence District and are developed as residential. To the west of the subject site is an undeveloped piece of property that is currently zoned "R1" Residence District. South of the subject site is zoned "NU" Non-Urban District and is developed as residential and finally to the north of the property, is Interstate 64/U.S. Highway 40-61.



View looking north into the site



View looking south into the site



View looking east into the site



View looking northwest into the site



Aerial View of the site

Zoning Analysis

As previously mentioned in this report, the existing parcel is currently zoned "NU" Non-Urban District and is utilized as a Church and living quarters for the Pastor. If this petition is approved, the use of the site would remain the same and the parking setback would be close to the property lines. Mainly, the current fifty (50) foot parking setback from Schoettler Road would be reduced to twenty-five (25) feet which is where the future parking lot is proposed to be located for the existing church.

As mentioned earlier, the "R2" Residence District is one of the City of Chesterfield's straight zoning districts. The subject site will be developed directly from the requirements of the "R2" Residence District section of the City of Chesterfield Zoning

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Ordinance with no modifications or exceptions. The "R2" Residence District sets the following performance requirements:

* Minimum Lot Area (Church) Three (3) Acres

* Structure Height Forty-Five (45) feet from grade

* Setbacks (Structure and Parking)

Twenty-Five (25) feet from the right-of-way line, fifteen (15) feet from the rear yard property line and ten (10) feet from the side yard property line.

* Modifications can not be granted to the performance requirements for the "R2" Residence District.

The following is a list of the permitted uses in the "R2" Residence District which will be automatically permitted upon approval of this district.

- 1. Churches and other places of worship.
- 2. Dwellings, single-family detached
- Educational facilities—
 College/university,
 primary/secondary, kindergarten
 or nursery school.
- 4. Golf Courses.

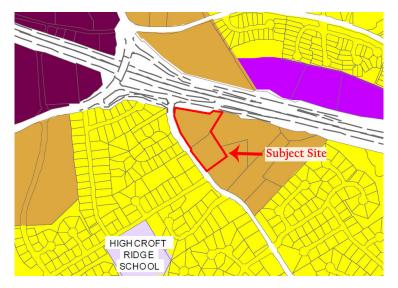
- 5. Home occupations.
- 6. Libraries.
- 7. Local public utility facilities.
- 8. Parks and Playgrounds.
- 9. Wildlife Reservation and Conservation Project.

Conditional Uses for the "R2" Residence District can be found in the City of Chesterfield Zoning Ordinance Section 1003.113(B)(2).

In addition, landscaping, lighting, parking requirements and signage are to meet the requirements of the City of Chesterfield Zoning Code per the "R2" Residence District regulations.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan designates the subject site as "Residential, Multi-Family" which is indicated with a tan color in the diagram below. The proposed "R2" Residence District zoning category and its associated uses are compatible with the Comprehensive Land Use Plan.



Site Area History

The subject site was zoned "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. There are two (2) structures on the site that were constructed in 1963. In September of 2010, a Boundary Adjustment Plat was approved consolidating the original two parcels into one. Today, the site is currently being utilized as a church and a residence for the Pastor.

Issues

A Public Hearing is being held before Planning Commission on October 24, 2011. Staff finds that the proposal will not adversely affect land use patterns or cause detrimental effects to the adjacent properties. Though Staff has no issues with the change of zoning request to the "R2" Residence District, Staff has the following concerns that will be addressed during the site plan review stage of this project:

- 1. Traffic Impact/Access Management
- 2. Density
- 3. Parking Location
- 4. Buffering along Schoettler Road

Request

Staff has reviewed the change of zoning request and found it to be in compliance with the City of Chesterfield "R2" Residence District and all other applicable Zoning Ordinance requirements. Staff requests that any additional issues be identified at this time on P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road).

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works and Parks
Aimee Nassif, Planning and Development Services Director

Attachments:

1. Resubdivision Plat

A TRACT OF LAND BEING PART OF U.S. SURVEYS 370, 1911, 1978 AND FRACTIONAL SECTIONS 10 AND 15, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEONNING AT THE SUITHERN MOST CORNER OF A TRACT OF LAND CONVEYED TO THE CHURCH OF THE RESURRECTION BY DEED RECORDED IN DEED BOOK 18/105 PAGE 20/41 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING IN THE EASTERN RIGHT OF WAY LINE OF SAID CHURCH TO MAY THE FOLLOWING COUNTS AND DISTANCES. MORTH AS DEGREES SHOWN AND AS THE COUNTY OF THE FOLLOWING COUNTS AND DISTANCES. MORTH AS DEGREES AS THE COUNTY OF THE FOLLOWING COUNTS AND DISTANCES. MORTH AS DEGREES AS THE COUNTY OF THE FOLLOWING COUNTS AND DISTANCES. MORTH AS DEGREES AS THE COUNTY OF THE FOLLOWING COUNTS AND AS DEGREES AS MINUTES OF SECONDS WEST, A DISTANCE OF 218.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAWING A RADIUS OF 436.44 FEET WITH A CHORD BEARING OF NORTH 15 DEGREES OD MINUTES 22 SECONDS WEST AND A CHORD DISTANCE OF 320.75 FEET, A DISTANCE ALONG THE ARC OF 328.45 FEET TO A POINT. SAID POINT BEING THE INTERSECTION OF THE EASTERN HIPT OF WAY LINE OF SCHOOLSTICE ROAD (VARIABLE WIDTH), AND THE SOUTHERN RICHT OF WAY LINE OF MISSOURI STATE HIGHWAY 40 (VARIABLE WIDTH), THENCE ALONG SAID MISSOURI STATE HIGHWAY AS DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 32.54 FEET, THENCE SOUTH 63 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 32.54 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 48 SECONDS EAST, AD STANCE OF 32.54 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 48 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 48 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 30 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 30 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 30 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 30 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 30 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35 MINUTES 30 SECONDS EAST, AD STANCE OF 32.55 FEET, THENCE SOUTH 65 DEGREES 35

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ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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GENERAL NOTES

- 1. THIS PLAT CONTAINS 5.23 ACRES.
- 2. PRESENT ZONING "NU" -- NON-URBAN DISTRICT
- A CURRENT TITLE COMMITMENT REPORT WAS NOT FURNISHED FOR THIS SURVEY AND THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING CONDITIONS.
- A. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS IF ANY. B. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC
- RECORDS.

 RECORDS.

 C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE THE PUBLIC RECORDS.

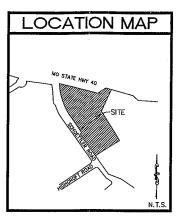
 D. EASEMENTS OF RECORD.
- 4. BUILDING SETBACKS ARE AS FOLLOWS:

FRONT YARD: 50 FEET SIDE YARD: 20 FEET REAR YARD: 20 FEET

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP 29189C0145 H DATED AUGUST 2, 1995
THIS TRACT IS ZONED X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.)

BOUNDARY ADJUSTMENT PLAT OF THE CHURCH OF THE RESURRECTION

A TRACT OF LAND BEING PART OF U.S. SURVEY'S 370, 1911, 1978 AND FRACTIONAL SECTIONS 10 AND 15. TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI



CITY CERTIFICATE

THIS DRAWING HAS BEEN REVIEWED UNDER SÉCTION 1005.360 PLATTING EXCEPTIONS OF THE CITY OF CHESTERRIED SUBDIVISION ORDINANCE (CHAPTER 1005), AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERRIED BY ORDINANCE NO.
THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LÖUIS COUNTY RECORDER OF DEEDS. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY OF ADJOINNE PROFERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE ORGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE RECURRED IN THE ZOINING PROBLEMENT.

JOHN NATIONS, MAYOR	JUDITH NAGGIAR, CITY CLERK
THE UNDERSIGNED OWNER/OWNERS HAS CAUSED THE MANOR SHOWN HEREON AND SHALL HEREAFT PLAT OF THE CHURCH OF THE RESURRECTION.	
SEAL:	
BY:	
TITLE:	
DATE:	
STATE OF MISSOURI SS COUNTY OF ST. LOUIS	
ON THIS DAY OF 2010	, BEFORE ME APPEARED
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OWNERS CERTIFICATE

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	TITLE:	

PRINT NAME:	
OWNERS NO	DTARY
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SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST AND FOR THE EXCLUSIVE USE OF THE CHURCH OF THE RESURRECTION, DURING THE MONTH OF MAY, 2010 EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF APRIL, 2010, PREPARED A BOUNDARY SURVEY HAVE A SURVEY, DURING THE MONTH OF APRIL, 2010, PREPARED A BOUNDARY SURVEY (ACSTA) CIG.010-16.11(0.) "HIS SURVEY IS BASED UPON BECOME SOURCES. ST. CHARLES ENDINGATERING AND SURVEYING, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREOM.

RICHARD KEI	TH SIECKMANN	MO. P.L.S.	#2002014094

STATE OF MISSOURI

DATE



SURVEYING, ENGINEERING CHARLES E 801 S. F ST. TEL: (636)

INC.

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ORDER NO. DATE 04/16/10

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