



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

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.

East: To the east of the subject site is an undeveloped parcel that is currently zoned “R1” Residence District.

West: 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

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.

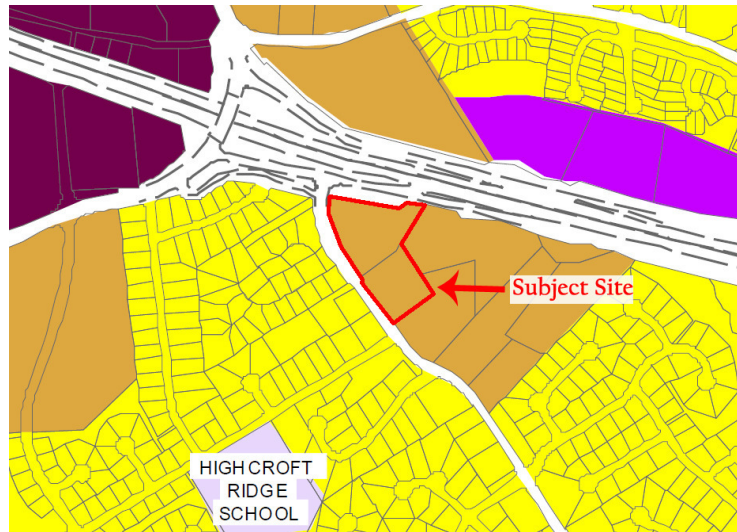
- | | |
|--|---|
| 1. Churches and other places of worship. | 5. Home occupations. |
| 2. Dwellings, single-family detached | 6. Libraries. |
| 3. Educational facilities—
College/university,
primary/secondary, kindergarten
or nursery school. | 7. Local public utility facilities. |
| 4. Golf Courses. | 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

P.Z. 12-2011 Church of the Resurrection
(1330 Schoettler Road)

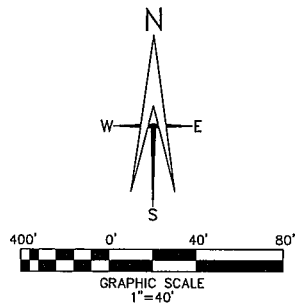
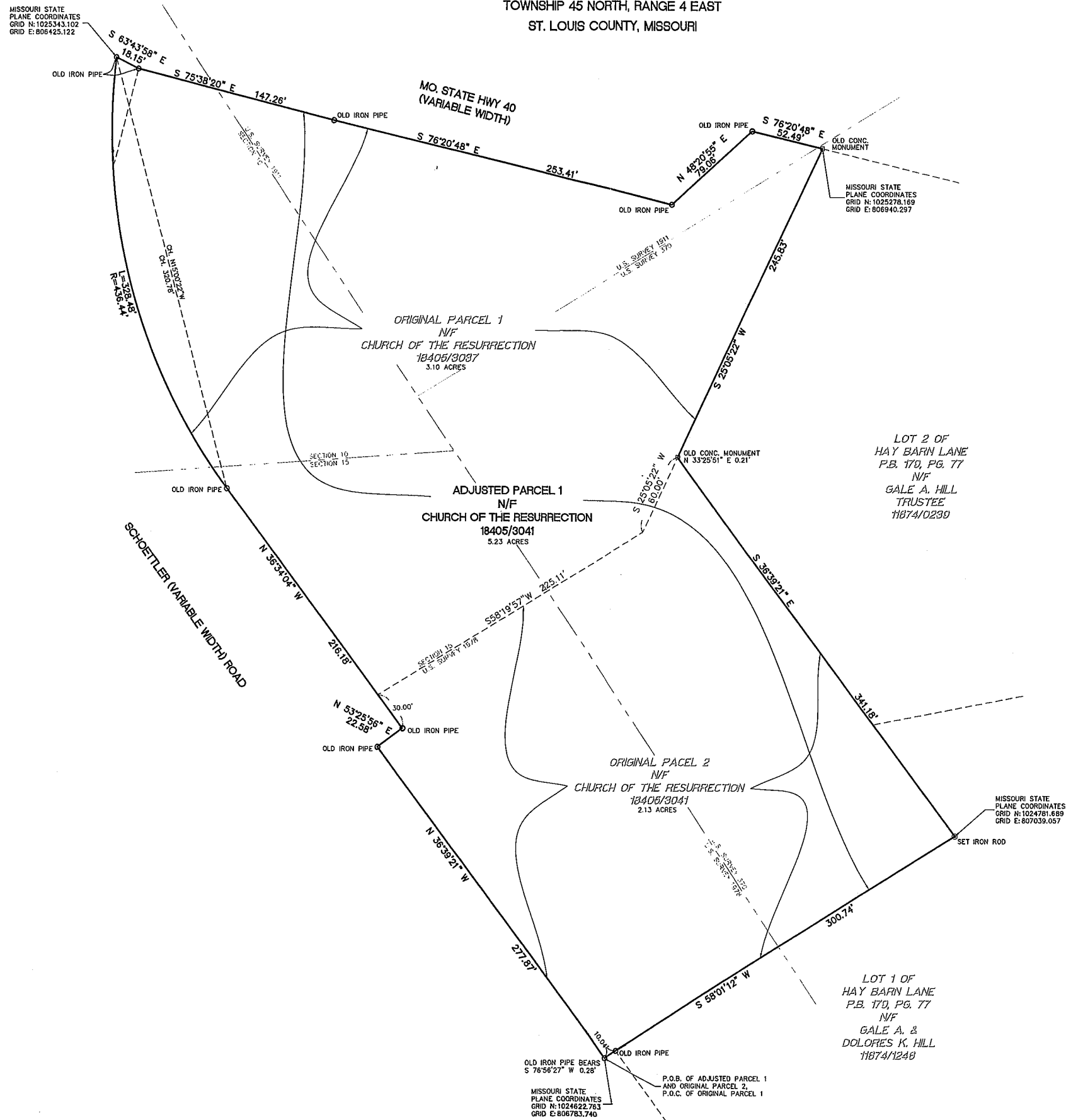
Issues Report
October 24, 2011

Attachments:

1. Resubdivision Plat

BOUNDARY ADJUSTMENT PLAT OF

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



BOUNDARY ADJUSTMENT PLAT OF
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

SIC ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

S E I S

ORDER NO. 100109
DATE 04/16/10
2 OF 2