



VIII. B.

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

Department of Planning & Public Works Motion to Reconsider Summary Report

508 Redondo Drive (Claymont Estates Subdivision): This is a request for a MOTION TO RECONSIDER a request for a detached residential addition behind an existing home on the west side of the lot zoned "R1" Residential District, located at 508 Redondo Drive in the Claymont Estates Subdivision.

Summary

Before the Planning Commission is a Motion to Reconsider a request for a residential addition which was originally on the October 26, 2009 agenda and approved by a vote of 9-0. Since that time, questions have emerged regarding the notification that was provided to the subdivision trustees and adjacent property owners by the property owners of the above referenced dwelling. In addition, there may have been some misunderstanding as to the status of this request with the subdivision trustees at the time this project was being reviewed at the October 26, 2009 meeting.

Therefore, as a courtesy to the subdivision trustees, this matter is being placed back on Planning Commission agenda for consideration of a "Motion for Reconsideration". This will provide the trustees and homeowners the opportunity to provide some clarification on this request.

Decisions of the Planning Commission must be based upon the requirements and regulations of the City Code. The status of a request before its subdivision trustees or its adherence to a subdivision's private regulations should not be a factor in the decision making process of the City. Subdivision indenture requirements and regulations are a private, civil matter between the homeowner and subdivision trustees. Because the City does not take part in the creation, regulation, approval or enforcement of indentures; as a courtesy Ordinance 2298 governing these requests requires that the homeowners notify the trustees and adjacent property owners. In this case, there have been some questions regarding whether or not the homeowners provided sufficient notification. This project is being placed on agenda so the trustees, adjacent property owners, and homeowners can speak during public comment and provide information relative to the requirements of the City Code; not the subdivision indentures.

Should this project be placed back on the agenda for a new vote, it should be reviewed against City of Chesterfield Ordinance Number 2298 which states the following:

A Height Requirements

1. The height of any residential addition or tear down shall not exceed two (2) stories with a maximum height of thirty-five (35) feet. Height is calculated from grade at front elevation to the top of the roof.

2. Residential additions shall not exceed the maximum height of the underlying zoning district.

B. Any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission

C. Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.

Any Planning Commission member who voted in favor of this project at the October 26, 2009 meeting can make a Motion to Reconsider. Should the motion pass, this item will be placed on the agenda for vote at the November 23, 2009 meeting. Attached please find a copy of the Planning Commission packet from the October 26, 2009 meeting for 508 Redondo Drive.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner

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



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Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: October 26, 2009

From: Mara M. Perry, AICP
Senior Planner

Location: Claymont Estates Subdivision at the intersection of Redondo Drive and Corley Drive

Applicant: George J. And Sandra H. Brenner

Description: **508 Redondo Drive (Claymont Estates Subdivision):** A request for a detached residential addition behind an existing home on the west side of the lot zoned "R1" Residential District, located at 508 Redondo Drive in the Claymont Estates Subdivision.

PROPOSAL SUMMARY

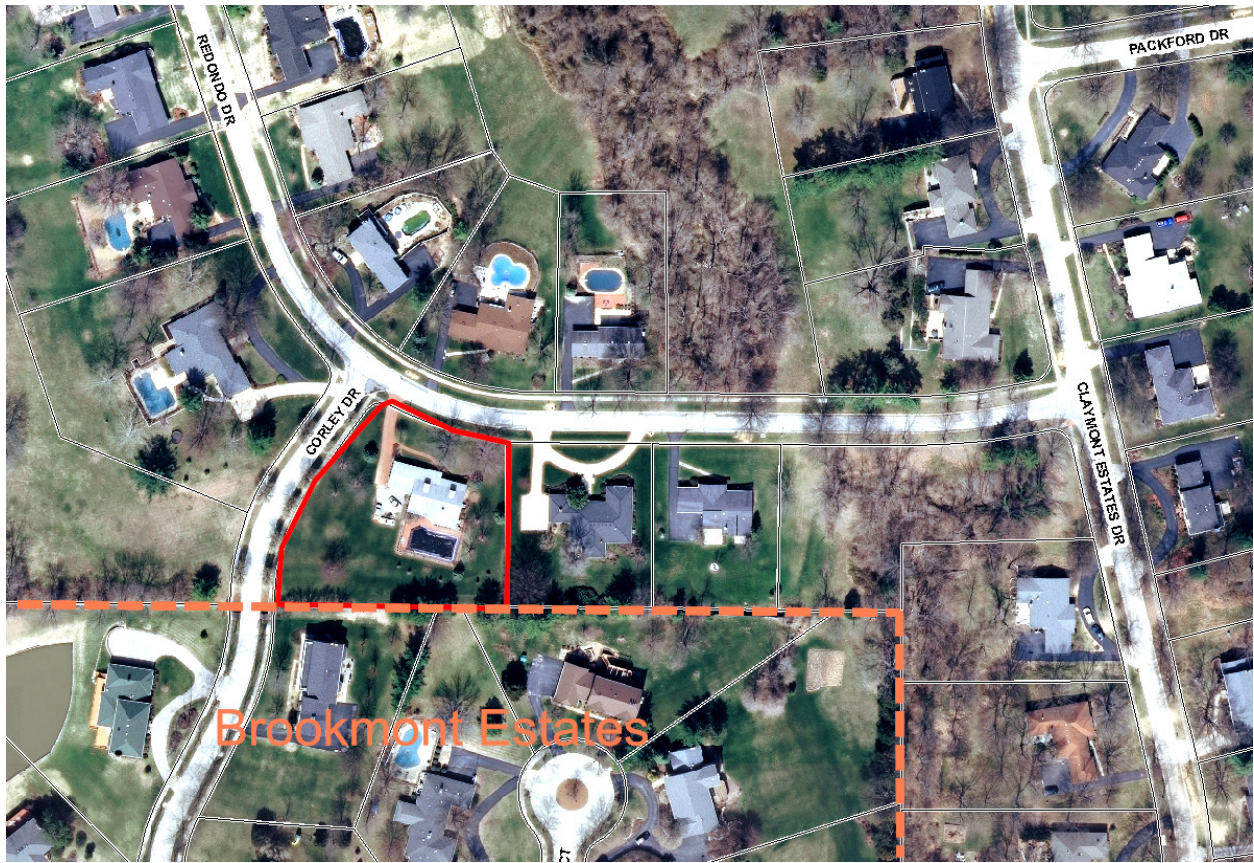
George J. and Sandra H. Brenner have submitted a request for a residential addition in excess of 500 square feet for your review. The proposed addition is a 1,380 square foot one and a half story detached carriage house. Exterior building materials for the addition are proposed to match the existing residential structure on the lot with brick veneer on the front face of the structure and "Hardy" cement siding on the other sides. The architectural shingle roof will match the roofing materials on the existing residential structure.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield this property was zoned "R1" Residence District. The record plats for the development were recorded with St. Louis County in 1966 and 1967. The house on this lot was built in 1967.

Land Use and Zoning of Surrounding Properties:

The property is located in the Claymont Estates Subdivision which is zoned "R1" Residence District. The southern property line of this lot is the Brookmont Estates Subdivision which is also zoned "R1" Residence District.



Birds Eye View of the Lot

STAFF ANALYSIS

- **Zoning**

The subject site is currently zoned “R1” Residence District and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.

- **Process**

Section 1003.126B “Residential Additions” states that any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. The proposed addition would add 1,380 square feet of an accessory structure to the existing 2,579 square foot home.

This section also states, “Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.” The proposed addition is approximately 23’-6” and is not taller than the overall height of the existing structure.

- **Architectural Elevations**

The proposed detached addition uses materials to match the materials on the existing residential structure.

- **Landscaping and Tree Preservation**

The property has not submitted a Tree Stand Delineation as the property is exempt from the requirements of the Tree Preservation and Landscape Requirements. Section III. Exceptions, A. states, “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.” The petitioner’s request will not disturb any existing trees on the lot.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

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 508 Redondo Drive.”
- 2) “I move to approve the residential addition at 508 Redondo Drive with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Statement from the petitioners
Plot Plan
Architectural Elevations

CARRIAGE HOUSE 508 Redondo Dr 636-256-3936
Home of George J. and Sandra H. Brenner

Purpose: Carriage House (to be constructed by Bella Homes)

Storage ONLY (cars, boats, lawn tractor, etc.)

Bathroom & Changing Room for adjacent Pool (separate personnel entrance on east side)

CARRIAGE HOUSE

Architecture:

Architecturally similar to residence

Materials and colors similar to residence

Dormers with shutters

Windows on West, East & North Side

Matching brick veneer

Matching 40 year architectural shingles

Five inch "Hardy" cement siding (premium siding which will also be used to upgrade house)

Concrete turnaround (replaces worn out blacktop)

Landscaping/Grounds:

No trees removed

Trees and landscaping to enhance area. Includes evergreens and deer resistant plantings.

Comprehensive drainage program: Includes roof and turnaround to drain into existing 6" pvc drain system

SUMMARY:

Upgrades property.

Upgrades house siding.

Upgrades driveway.

Resolves drainage issues.

Fn/carriage house



CLAYMONT ESTATES PLAT NO. 1

709



N02°26'25"E 160.91'

710

REDONDO DRIVE 50' W.
 C. = 136.94'
 R. = 307'
 5' Esmt. to St. Louis County Water Co.

R = 2866'
 C = 2866'



Job No. 85-10667

This is to certify that we have, on February 6, 1985, by order of Laura McCarthy Inc. Realtors, made a Mortgage Inspection Report on Lot 710 of "CLAYMONT ESTATES PLAT NO. 1", a subdivision recorded in Plat Book 118 Page 83 of the St. Louis County Records, and that the result of said inspection is correctly represented on this plat.

508 Redondo Drive

REVISED 08 OCT. 2009

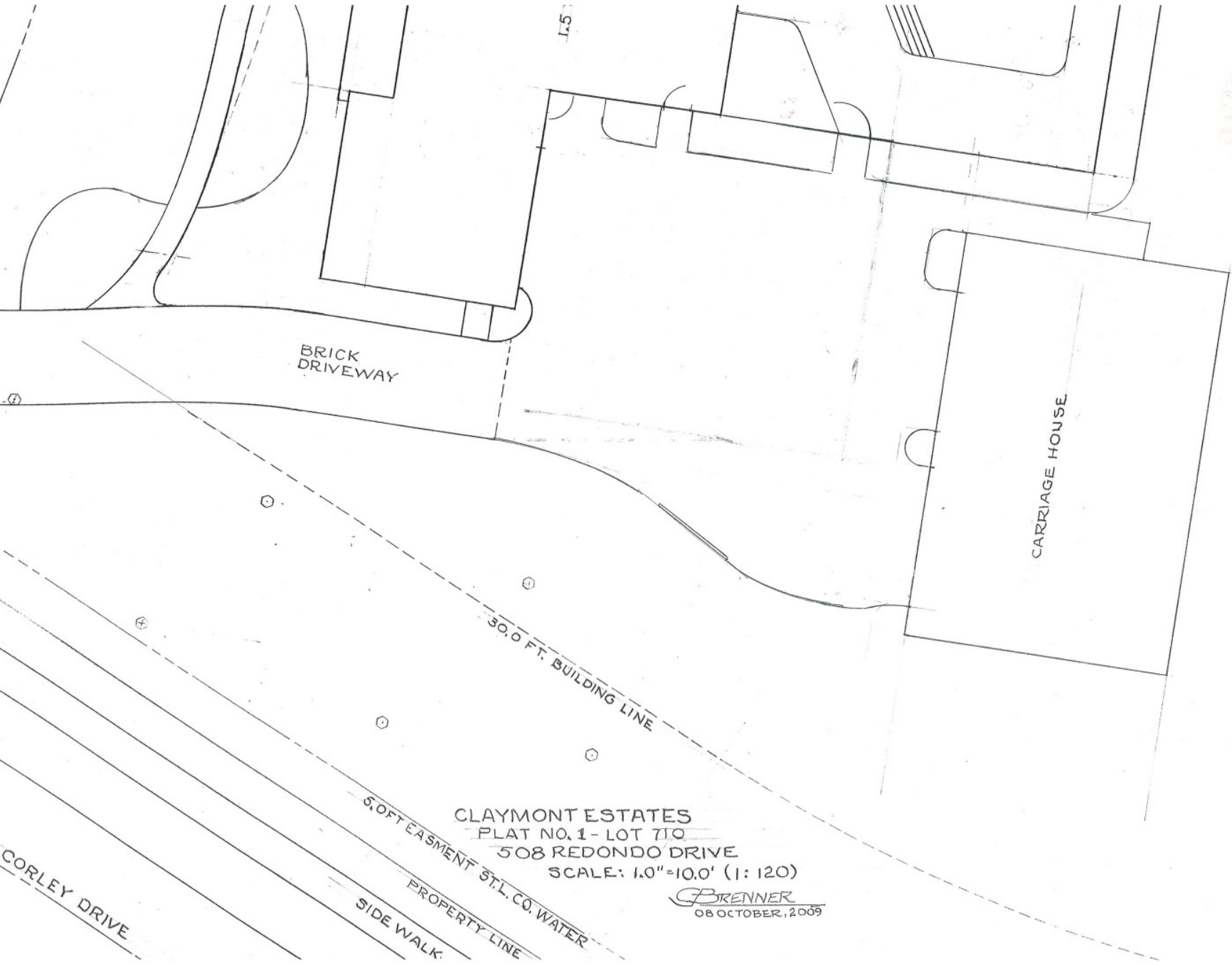
CPRENNER

TURNER SURVEYING COMPANY, INC.

By Ernest P. Turner

President

Mo. Reg. L.S. 1610



BRICK DRIVEWAY

CARRIAGE HOUSE

30.0 FT. BUILDING LINE

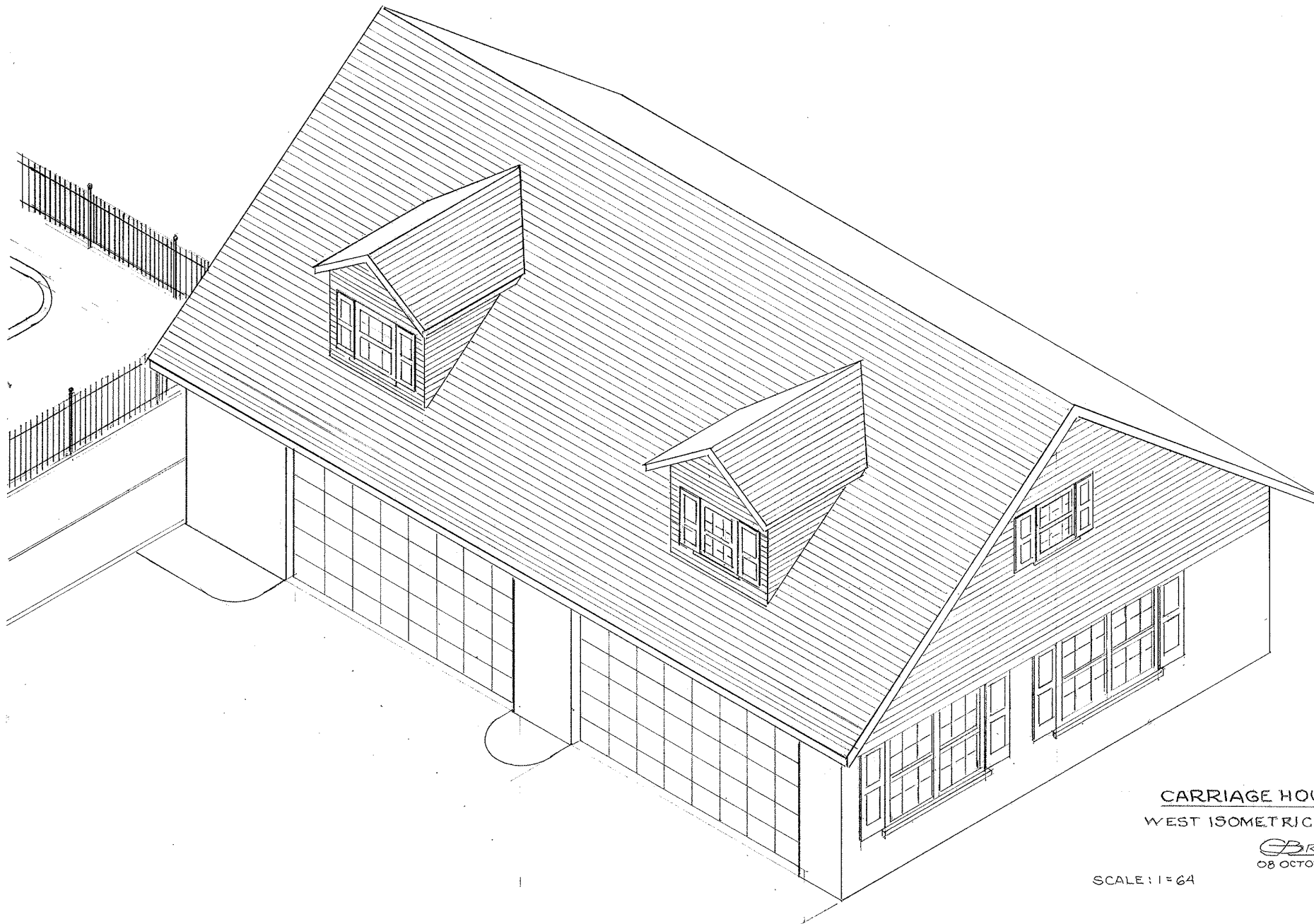
CLAYMONT ESTATES
PLAT NO. 1 - LOT 710
508 REDONDO DRIVE
SCALE: 1.0" = 10.0' (1:120)

BRENNER
08 OCTOBER, 2009

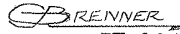
5.0 FT. EASEMENT S.T.L. CO. WATER
PROPERTY LINE
SIDE WALK

CORLEY DRIVE

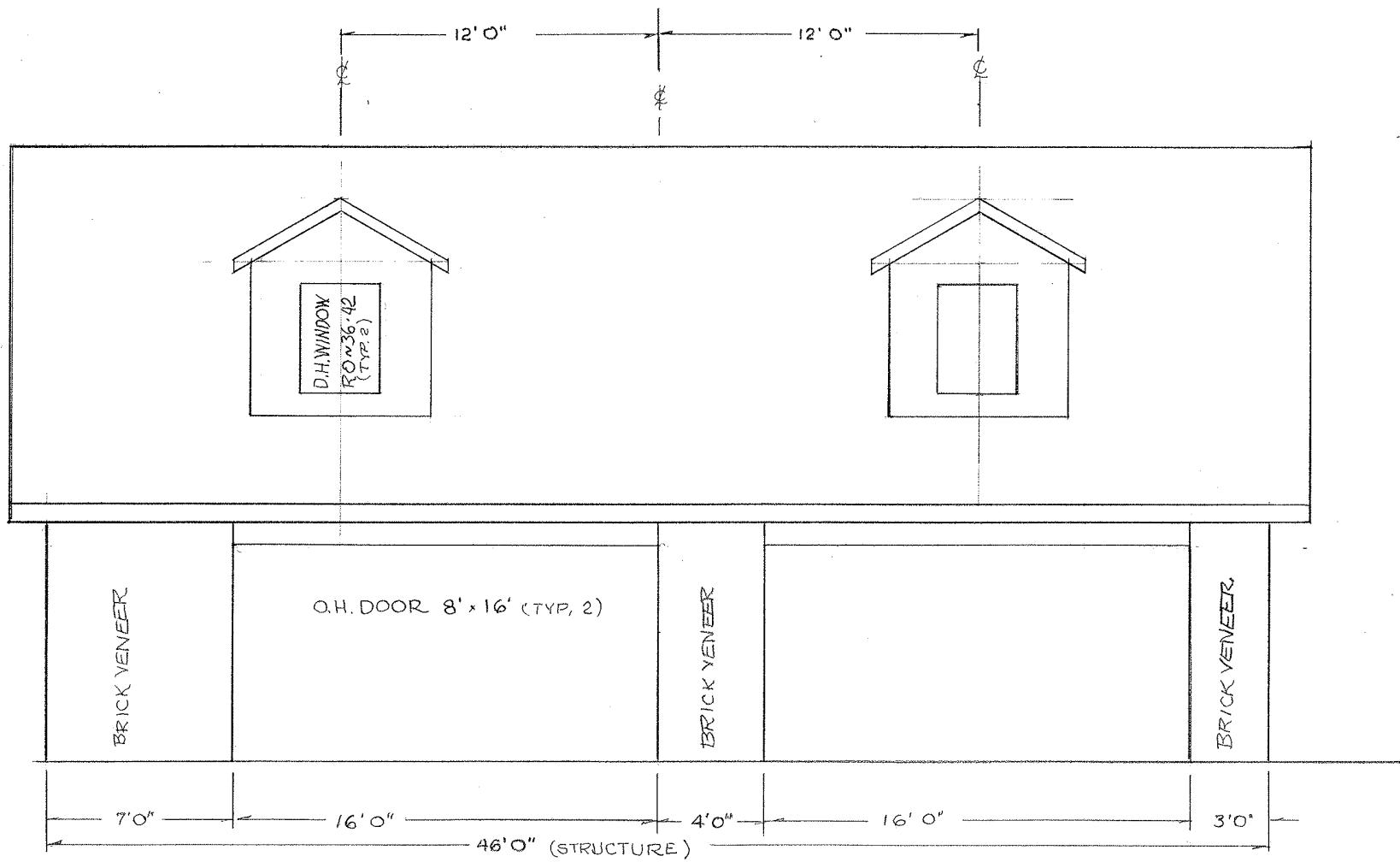
15.0 FT. EASEMENT



CARRIAGE HOUSE
WEST ISOMETRIC VIEW

 BRENNER
08 OCTOBER, 2008

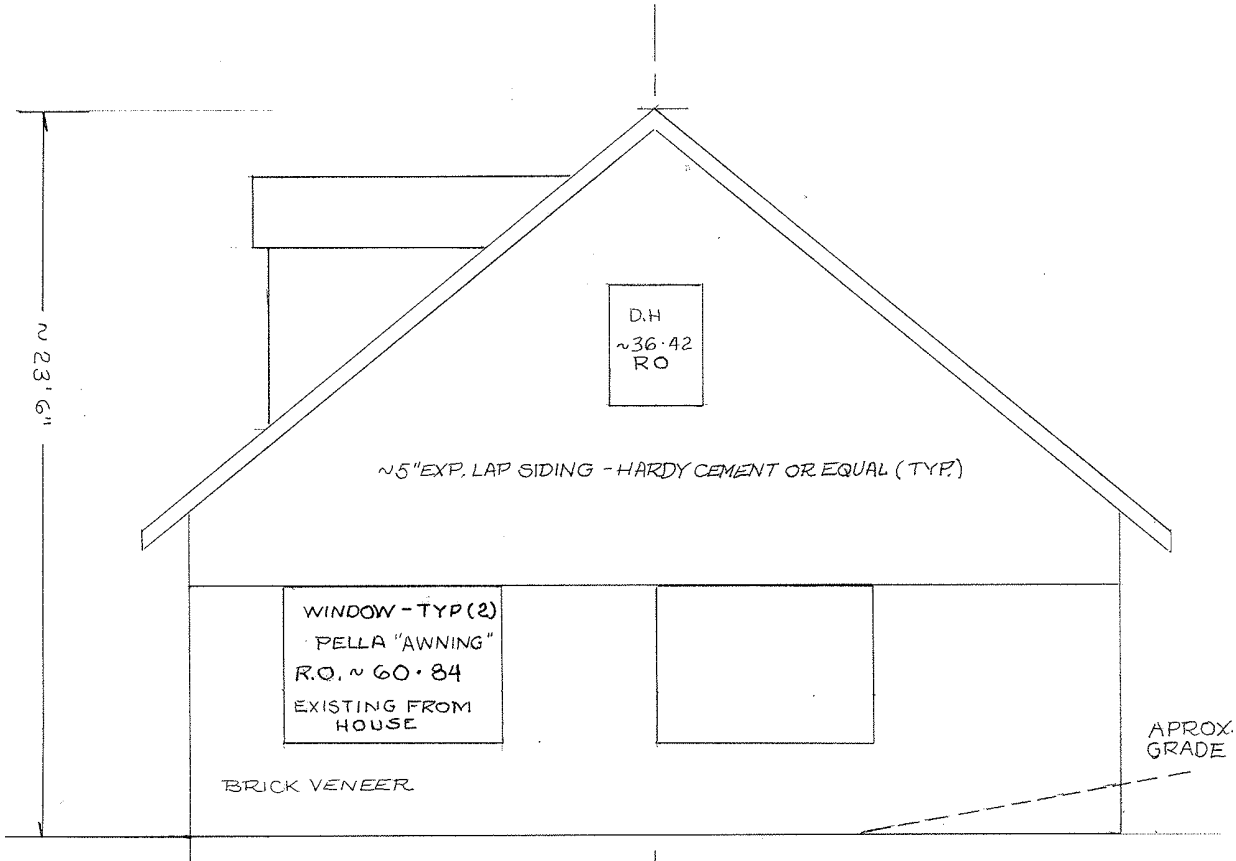
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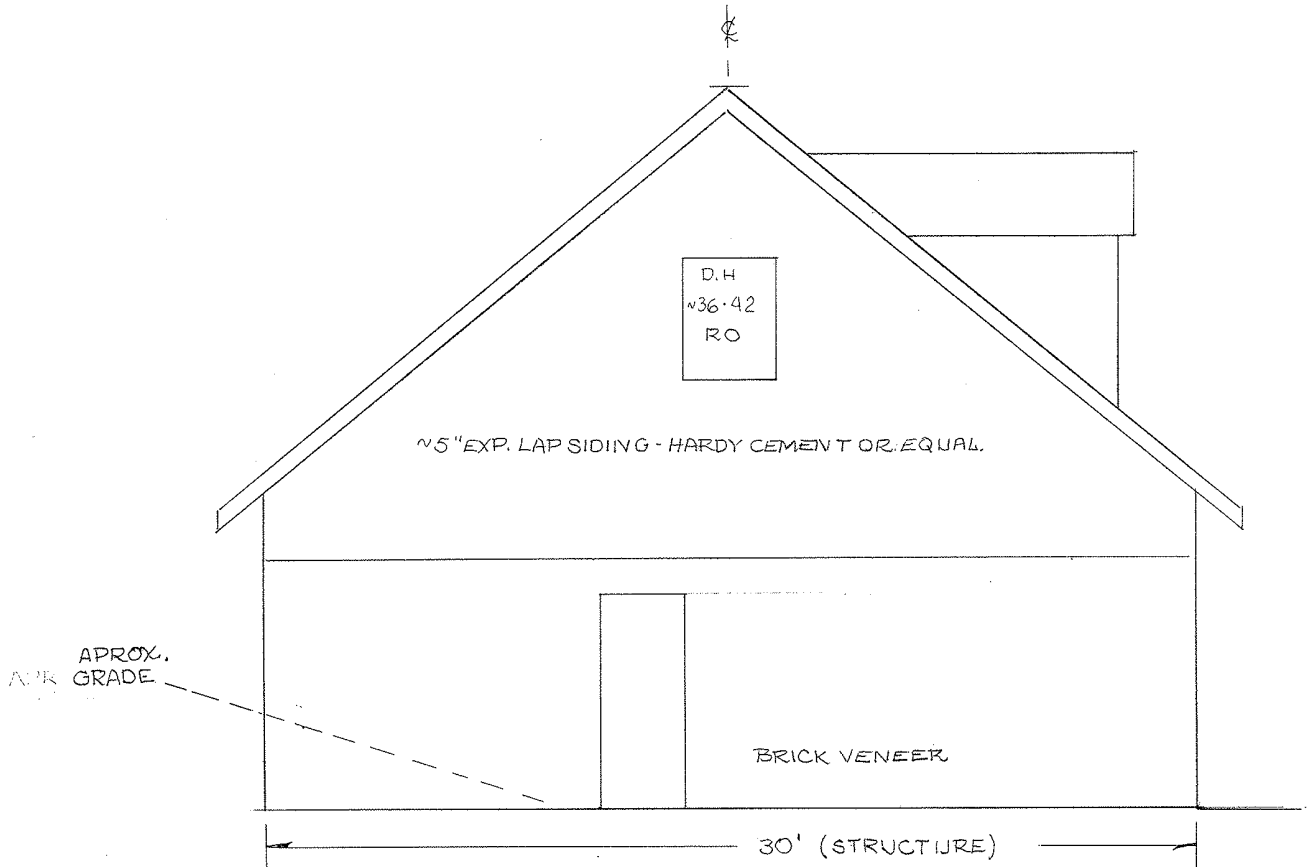
SCALE: 1/48

CARRIAGE HOUSE
NORTH ELEVATION

BRENNER
08 OCTOBER '09



WEST ELEVATION



EAST ELEVATION

CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

BRENNER
08 OCTOBER, 2009