



VIII.A.

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

Planning Commission Vote Report

Subject: Rezoning Vote Report

Meeting Date: November 14, 2011

From: Mara M. Perry, AICP, Senior Planner

Location: Northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445)

Petition: **P.Z. 10-2011 Friendship Village of West County (15201 Olive Boulevard)**

Proposal Summary

Civil Engineering Design Consultants, on behalf of Friendship Village of West County, are requesting a change of zoning from “NU” Non-Urban District to a “R4” Residence District. The site is currently developed with an existing retirement/ assisted living/ skilled nursing complex. The petitioner would like to submit in the next few months an amendment to the existing Conditional Use Permit. In order to amend that permit, the development is required to be in an active zoning district which the “NU” is not. The request is to rezone to an active zoning district (R4) and reestablish the existing Conditional Use Permit within that district. No other changes or modifications to the site are being made at this time.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family use designation.

Site Area History

The subject tract was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

The site was granted Conditional Use Permit #264 from St. Louis County in 1973 for a “full life retirement center”. The permit was amended by St. Louis County in March 1988 to increase the number of beds allowed in the nursing facility and add setbacks for an addition. In August 1989, the City of Chesterfield City Council approved Conditional Use Permit #2 which allowed for limited service and retail commercial uses. In 2008, Conditional Use Permit #2 was repealed with the approval of City of Chesterfield Conditional Use Permit #29 which added additional property to the existing lot governed by the CUP.

A Boundary Adjustment Plat was approved by City Council in February of 2008 to add the additional lots into the development. The original Site Development Plan for the site

has been amended multiple times for additions to the existing building, additional villas and for parking.

Department Input

This request meets all of the development requirements of the City of Chesterfield “R4” Residence District with a Conditional Use Permit. A Preliminary Plan and Attachment A are not required as the Petitioner is requesting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the “R4” Residence District section of the City of Chesterfield Zoning Ordinance with no modifications or exceptions. An Outboundary Survey is included for reference purposes.

Surrounding Land Use and Zoning

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

- North: Hugo Essens Farm subdivision zoned “NU” Non-Urban District.
- South: Villas at Chesterfield Pointe subdivision zoned “R4” Residence District and Shenandoah subdivision zoned “R3” Residence District.
- East: Faust Park zoned “PS” Park and Scenic District and Nooning Tree subdivision zoned “R3” Residence District.
- West: Arrowhead West subdivision zoned “NU” Non-Urban District and Braefield subdivision zoned “R4” Residence District.



Zoning Analysis

The surrounding residential properties are zoned “R3” Residence District, “R4” Residence District and “NU” Non-Urban District. The eastern property line is contiguous with Faust Park which is zoned “PS” Park and Scenic District. The underlying zoning request for “R4” Residence District is consistent with the surrounding zoning.



View of the existing multi-story structure on the site



View of the Multi-Purpose addition



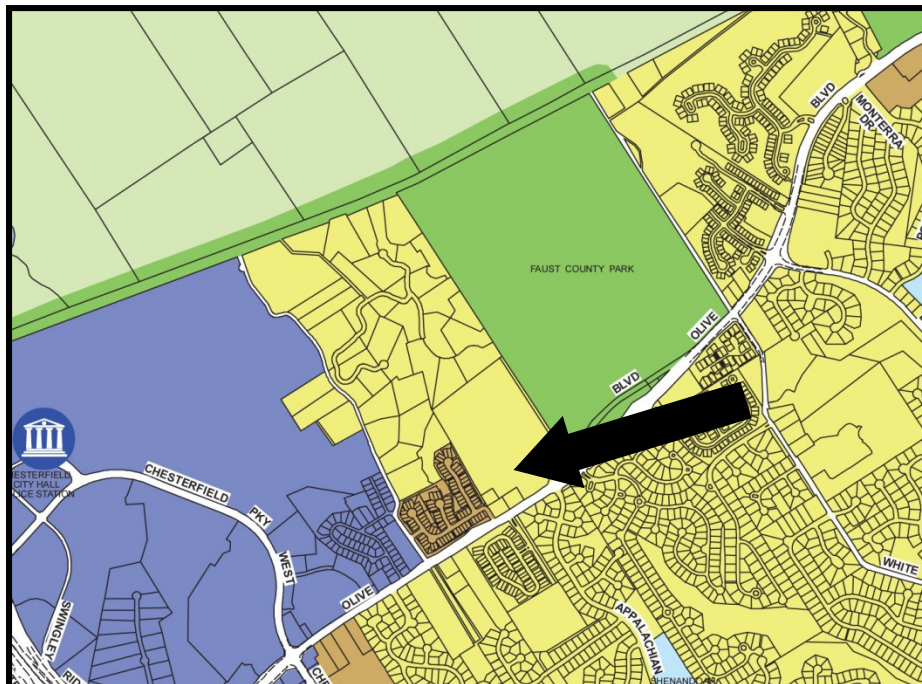
View of one of the Attached Villas units



View looking East along Olive Boulevard

Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Issues

A Public Hearing is being held on Monday November 14, 2011. Staff has no outstanding issues on this Change of Zoning petition.

Request

Staff has reviewed the Change of Zoning request and found it to be in conformance with the City of Chesterfield "R4" Residence District and all other applicable City of Chesterfield requirements.

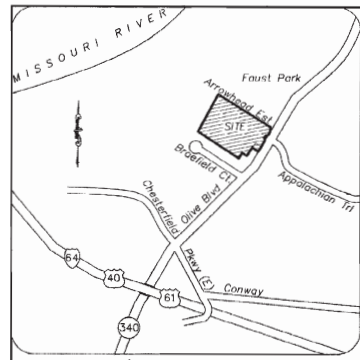
Staff requests action on P.Z. 10-2011 Friendship Village of West County (15201 Olive Boulevard).

Attachments

1. Outboundary Survey

143

Handwritten notes and signatures on the right margin.

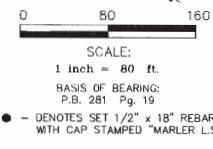


BOOK 286 PAGE 143 FILED FOR RECORD MAR 13 2008

FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT

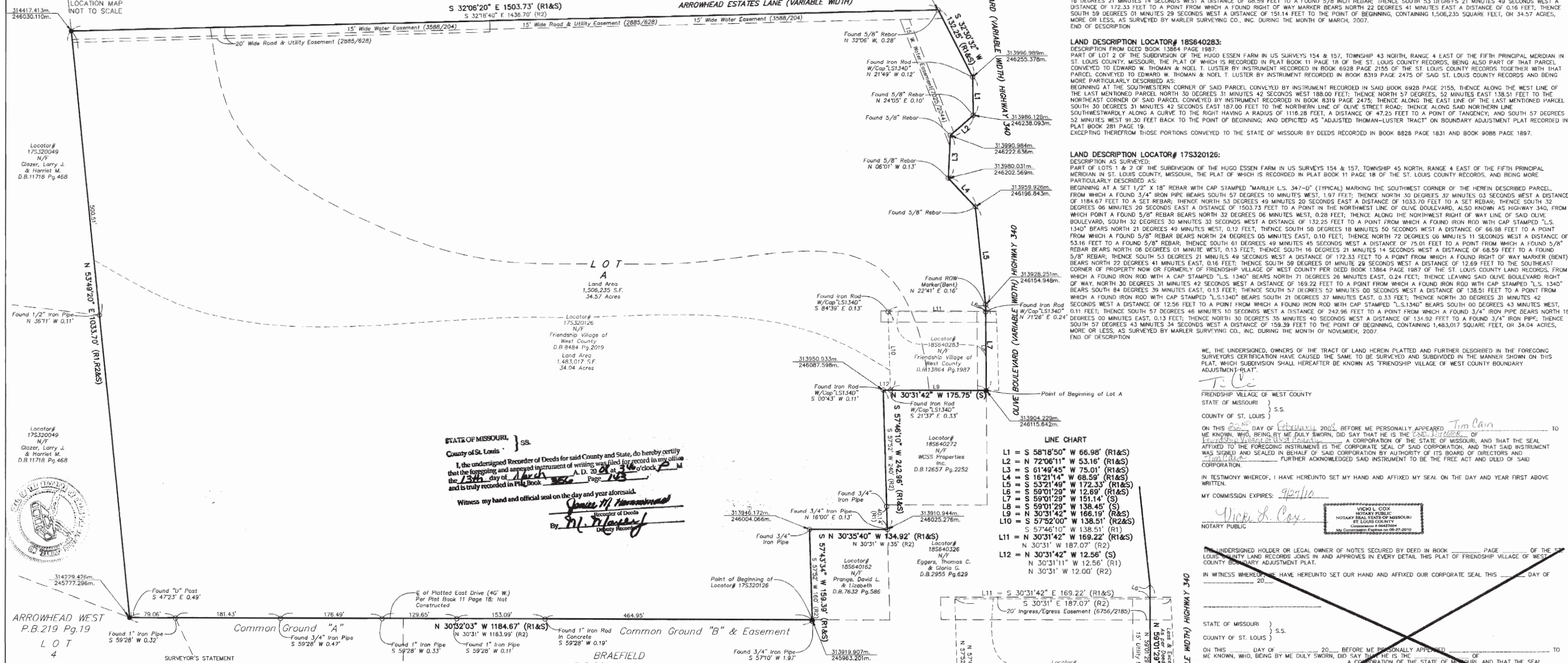
A BOUNDARY ADJUSTMENT OF TWO TRACTS OF LAND BEING PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST

CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI ZONING - ZONED "NU" NON-URBAN



1205

Locator# 17R410022 N/F St. Louis County D.B.6320 Pg.1227



LAND DESCRIPTION LOT A: A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES...

LAND DESCRIPTION LOCATOR# 185640283: DESCRIPTION AS SURVEYED: PART OF LOT 2 OF THE SUBDIVISION OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI...

LAND DESCRIPTION LOCATOR# 17S320126: DESCRIPTION AS SURVEYED: PART OF LOTS 1 & 2 OF THE SUBDIVISION OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 & 157, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI...

Locator# 17S320049 N/F Glazer, Larry J. & Harriet M. D.B.11716 Pg.468

Locator# 17S320049 N/F Glazer, Larry J. & Harriet M. D.B.11716 Pg.468



STATE OF MISSOURI, County of St. Louis, I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and appended instrument of writing was filed for record in my office on the 13th day of March 2008 at 3:00 o'clock P.M. and is truly recorded in Plat Book 286 Page 143.

Witness my hand and official seal on the day and year aforesaid. Recorder of Deeds

LINE CHART table listing line numbers (L1-L12) and their bearings and distances.

THIS IS TO CERTIFY THAT AT THE REQUEST OF CIVIL ENGINEERING DESIGN CONSULTANTS, INC., WE HAVE DURING THE MONTH OF APRIL, 2007, PERFORMED A BOUNDARY RETRACEMENT SURVEY ON TWO TRACTS OF LAND, AS RECORDED IN PLAT BOOK 281 PAGE 19 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI...

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 22nd day of February, 2008. MARLER SURVEYING COMPANY, INC. MISSOURI CORP. NO. L.S. 347-0

- NOTES: 1. PROPERTY WITH LOCATOR #17S320126 IS SUBJECT TO CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #2 2. SETBACKS FOR THIS PLAT WILL BE AS WRITTEN IN CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #2

- SERVICE PROVIDERS LIST: A. SCHOOL - PARKWAY SCHOOL DISTRICT B. FIRE - MONARCH FIRE PROTECTION DISTRICT C. SEWER - METROPOLITAN ST. LOUIS SEWER DISTRICT D. WATER - MISSOURI AMERICAN WATER COMPANY E. GAS - LACLUDE GAS CO. F. PHONE - AMERSON U.E. G. ELECTRIC - AMERSON U.E. H. CABLE - CHARTER COMMUNICATIONS I. WATERSHED - MISSOURI RIVER WATERSHED J. ZIP CODE - 63017 CHESTERFIELD

STATE PLANE COORDINATES THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROVER(RTK) MODEL FROM TRIMBLE, BROADCASTING NAD 83(CORS 96)(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION SHO, (LAT: 38°36'03.57949\"/>

REGISTERED LAND SURVEYORS 11402 GRAVES RD, SUITE 200, ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX email: mmarler@marlersurveying.net

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS 'FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT'.

FRIENDSHIP VILLAGE OF WEST COUNTY STATE OF MISSOURI) S.S. COUNTY OF ST. LOUIS) S.S. ON THIS 22nd day of February, 2008, BEFORE ME PERSONALLY APPEARED Tim Can... VICKI L. COX NOTARY PUBLIC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE LOUISIANA LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS 20th DAY OF FEBRUARY, 2008.

STATE OF MISSOURI) S.S. COUNTY OF ST. LOUIS) S.S. ON THIS 20th day of February, 2008, BEFORE ME PERSONALLY APPEARED... IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

THIS IS TO CERTIFY THAT THE RECORD PLAT OF Friendship Village of West County was approved by the CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2-131 on the 20 day of February, 2008, and THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

sub 614