

## Planning Commission Public Hearing Report

- Meeting Date:** November 14, 2018
- From:** Andrew Stanislav, Planner *AS*
- Location:** A 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road
- Petition:** **P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu)**: A request for a zoning map amendment from the “NU” Non-Urban District to an “R-2” Residence District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

### SUMMARY

Kumara S. Vadivelu of Azack Construction has submitted a request for a zoning map amendment from “NU” Non-Urban District to an “R-2” Residence (15,000 square feet) District for a 4.76 tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. The Petitioner has stated that they intend to develop the subject site into single-family dwellings.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “R-2” Residence District regulations.

### HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1983. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any development plans for review.

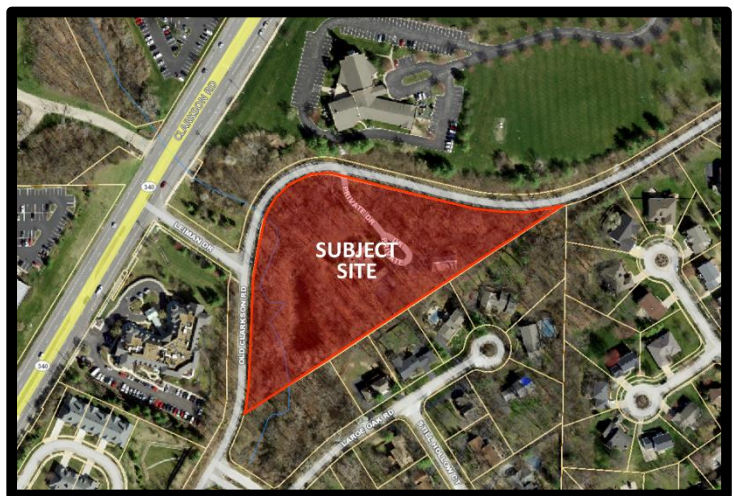


Figure 1: Subject site aerial image

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

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

Direction	Zoning	Land Use
North	“R-6A” Residence (4,000 square feet) District	Place of worship
East	“R-1A” Residence District	Single-family dwellings
South	“R-1A” Residence District	Single-family dwellings
West	“R-6” Residence (2,000 square feet) District	Senior living facility

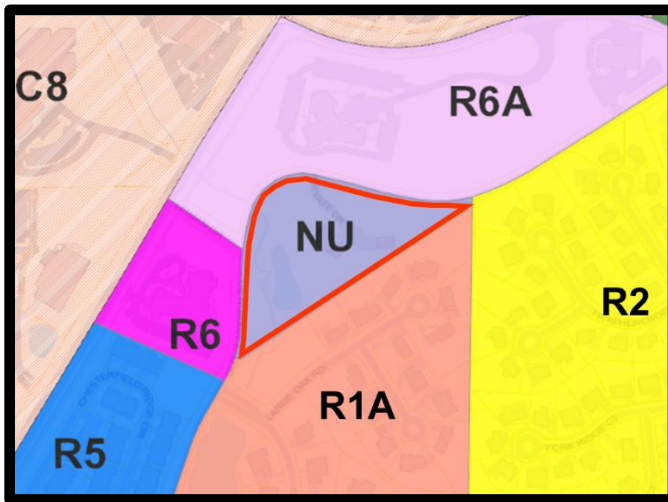


Figure 2: Zoning Map

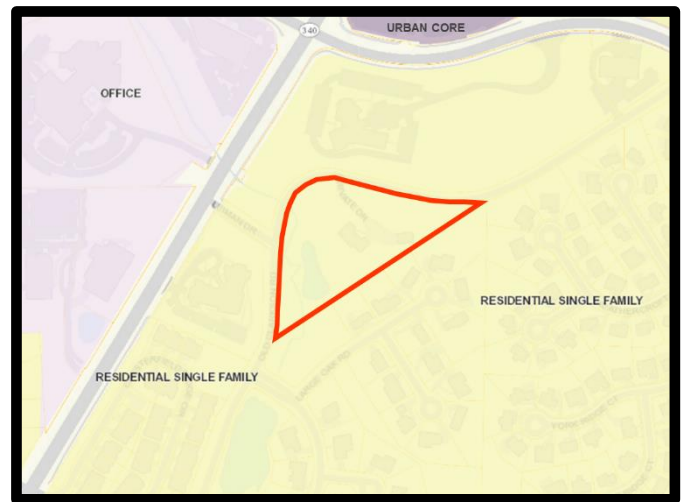


Figure 3: Future Land Use Plan

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 3 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Residential Single Family” land use designation, which is the predominant designation on the plan. The Comprehensive Plan designates appropriate land uses of this designation as detached single-family dwellings and 2 or 3 attached single-family dwellings. The proposed uses and density of the “R2” Residence (15,000 square feet) District would comply with the Land Use Plan and would permit the applicant to build multiple single-family dwellings in accordance with all other requirements established in the Unified Development Code (UDC).

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy and the staff analysis follows in italics:

**2.1 Quality Residential Development** – The City recognizes that neighborhoods are the identity of Chesterfield and that the condition of neighborhoods determines the desirability of Chesterfield as a place to raise a family. This Plan is meant to assist residents in creating and preserving neighborhoods.

*This request is anticipated to become a small subdivision of detached single-family dwellings. The development of the subject site into single-family dwellings is consistent with the Comprehensive Plan and is compatible with adjacent residential development. Any proposed development would be required to meet all other requirements of the UDC, including landscape buffers between adjacent development.*

**2.1.4 Compatible In-Fill Residential Construction** – Construction of new homes in existing neighborhoods, where practical, should be compatible with the existing homes.

*While the subject site is not located within an existing subdivision, the abutting properties to the south and east are established neighborhoods of single-family dwellings. The anticipated development of detached single-family dwellings on the subject site is compatible with the existing surrounding uses. The minimum lot size permitted by the requested “R-2” Residence District is similar in size to the existing single-family lots adjacent to the site, and required landscape buffers along this border will be provided.*

**2.1.5 Provide Buffer for Existing Residential Development** – New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

*The subject site will maintain a similar residential density as adjacent single-family neighborhoods as required by the minimum lot size requirements established in the “R-2” District regulations. Landscape buffers are also required for anticipated development on this site.*

**2.1.6 Reinforce Existing Residential Development Pattern** – New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.

*As similarly mentioned under the previous plan policy, the subject site will maintain a similar residential density as adjacent single-family neighborhoods as required by the minimum lot size requirements established in the “R-2” District regulations, and landscape buffers will also be required. The elements recognizing high quality site and subdivision design, layout, and planning practices will be further reviewed once a design has been proposed to the City for review during the record plat phase that complies with all City requirements.*

## **STAFF ANALYSIS**

As previously mentioned, this zoning request is consistent with the Comprehensive Plan. If approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-2” Residence (15,000 square feet) District.

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the “R-2” Residence District regulations rather than negotiated through the zoning process. The “R-2” Residence District regulations require a minimum lot size of 15,000 square feet for each single-family dwelling. The building setbacks established for single-family dwellings are as follows:

- 25 feet from the road right-of-way (front yard)
- 15 feet from the rear property line
- 10 feet from the side property line

The “R-2” Residence District regulations also establish a maximum height limit that would apply to proposed development on this site: No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.

Uses permitted in an “R-2” Residence District include:

- Single-family detached dwellings
- Churches and other places of worship
- Golf courses
- Home occupation
- Libraries, public or private
- Parks
- Wildlife reservation, forest and conservation project
- College/university
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public utility facility

### **REQUEST**

A Public Hearing further addressing the request will be held at the Wednesday, November 14<sup>th</sup>, 2018, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Outboundary Survey, and Tree Stand Delineation for this request as required by City Code. Staff has reviewed the request for a zoning map amendment and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff requests action on P.Z. 11-2018 15750 Old Clarkson Road (Kumara S. Vadivelu).

#### Attachments

1. Public Hearing Notice
2. Outboundary Survey
3. Tree Stand Delineation



## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Wednesday, November 14, 2018 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "NU" Non-Urban District to an "R-2" Residence District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

### PROPERTY DESCRIPTION

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at [astanislav@chesterfield.mo.us](mailto:astanislav@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.



