

III.E.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee
From: Mara M. Perry, Senior Planner
Date: 11/15/2011
RE: **P.Z. 10-2011 Friendship Village of West County (15201 Olive Boulevard):** A request for a change of zoning from “NU” Non-Urban District to a “R4” Residence District for a 34.5 acre tract of land at the northwest corner of Olive Boulevard and Arrowhead Estates Lane. (17S320445)

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.

A Public Hearing was held on November 14, 2011. At that same meeting of the Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 7-0. The request for the Conditional Use Permit was also approved by a vote of 7-0. As the CUP was filed in conjunction with a required change of zoning, the permit shall not become effective until the date of enactment of the ordinance authorizing the zoning change to “R4”.

Attached please find a copy of staff’s report and the Outboundary Survey

Respectfully submitted,

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



VIII.A.

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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



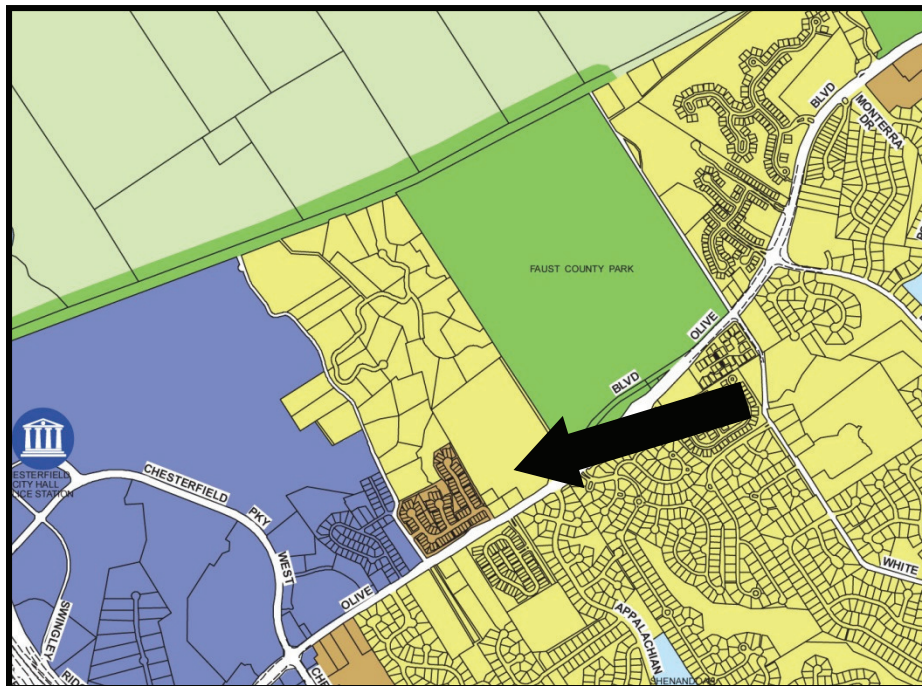
View of one of the Attached Villas units



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

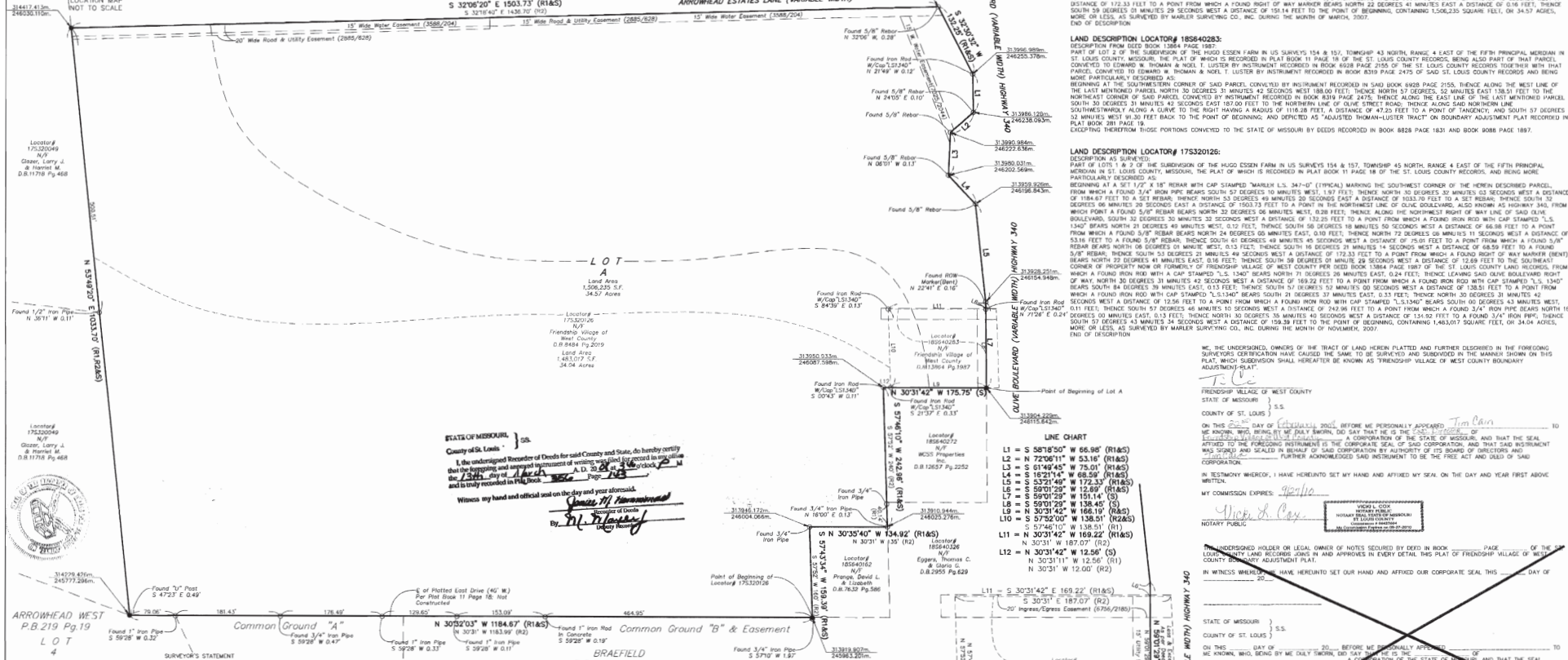
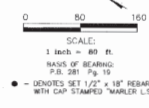
1. Outboundary Survey

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FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT LAND DESCRIPTION LOT A: 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

BOOK 222 PAGE 143 FILED FOR RECORD

1205



THIS IS TO CERTIFY 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, AND HAVE PRODUCED A BOUNDARY ADJUSTMENT PLAT TO BE KNOWN HEREAFTER AS 'FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT' AND THE RESULTS OF SAID SURVEY AND CONSEQUENTLY REPRESENTED ON THIS DRAWING. SAID SURVEY WAS CONDUCTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (DCR 30-20.0) AND THE MISSOURI BOARD FOR ARCHITECTURE, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-160.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY).

NOTES: 1. PROPERTY WITH LOCATOR #175320126 IS SUBJECT TO CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #P-02-210007H. 2. SETBACKS FOR THIS PLAT WILL BE AS WRITTEN IN CITY OF CHESTERFIELD CONDITIONAL USE PERMIT #P-02-210007H.

SERVICE PROVIDERS LIST: A. SCHOOL - PARKWAY SCHOOL DISTRICT B. FIRE - MISSOURI FIRE PROTECTION DISTRICT C. POWER - MISSOURI STATE POWER CO. D. GAS - CALDEX GAS CO. E. PHONE - SOUTHWESTERN BELL TELEPHONE CO. F. ELECTRIC - AMTRON U.S. G. CABLE - CHARTER COMMUNICATIONS INC. H. MULTIMEDIA - MISSOURI RIVER MULTIMEDIA I. SPECIALTY - 6307 CHESTERFIELD

LINE CHART table with columns L1 through L12 and bearings/distances.

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

On this 22nd day of February, 2007, before me personally appeared Tim Cain, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he is the owner of the same and that the seal of the State of Missouri and the seal of the County of St. Louis were signed and sealed in behalf of said corporation by authority of its board of directors and that he is the duly authorized officer of said corporation.

NO TITLE CURATIVE WAS PROVIDED TO THE LAND SURVEY AT THE TIME OF THIS SURVEY. REGISTERED LAND SURVEYORS: 11402 GRAVIER RD. SUITE 200, ST. LOUIS, MO 63126. DEPUTY: D.M. (314) 729-1001 PH. (314) 729-1044 FAX. email: mmartin@marlersurveying.net

Handwritten notes and signatures on the right margin.

sub 614