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

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## Planning Commission Staff Report

**Project Type:** Residential Addition

**Meeting Date:** November 23, 2009

**From:** Mara M. Perry, AICP  
Senior Planner

**Location:** 69 River Valley Drive (River Bend Estates Subdivision)

**Applicant:** Peter Uetrecht on behalf of Trevor and Alice Hansen

**Description:** **69 River Valley Drive (River Bend Estates Subdivision):** A request for a residential addition behind an existing home on the north side of the lot zoned "R1" Residential District, located at 69 River Valley Drive in the River Bend Estates Subdivision.

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### **PROPOSAL SUMMARY**

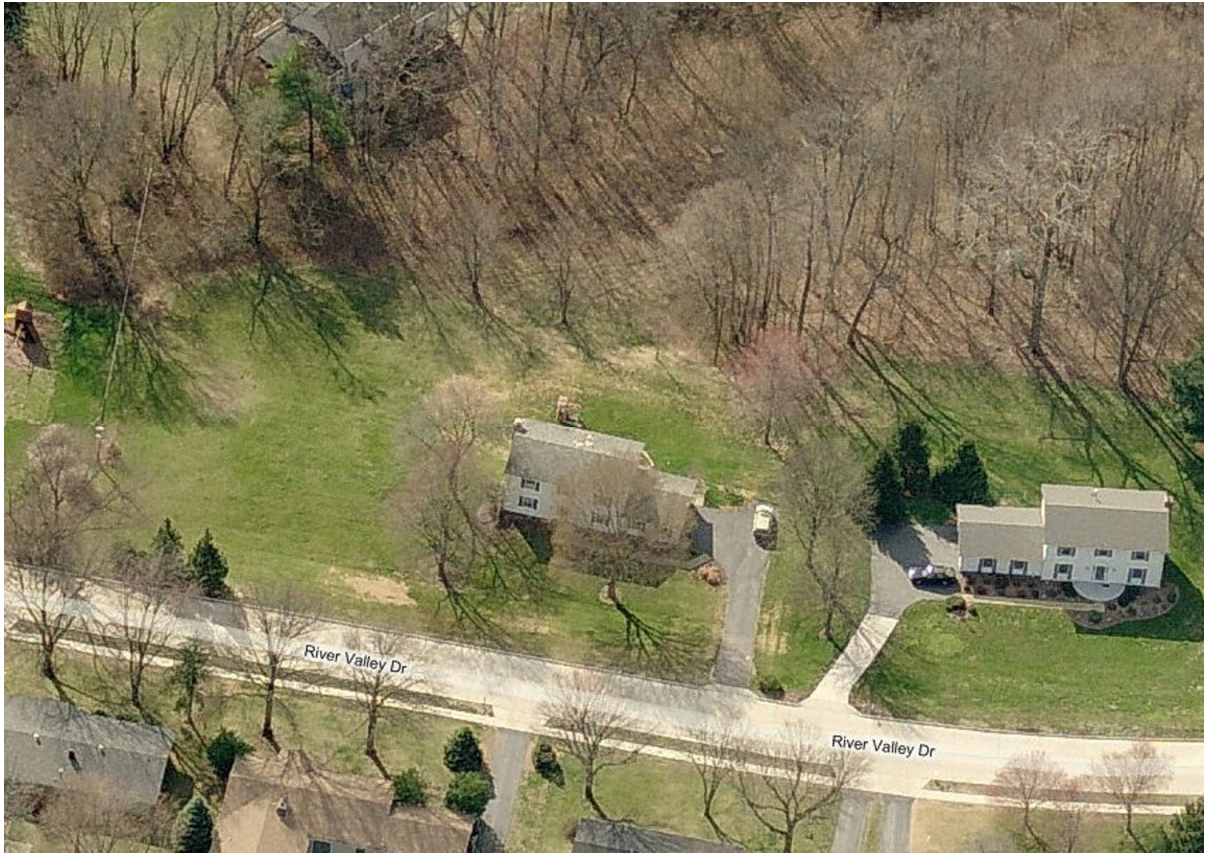
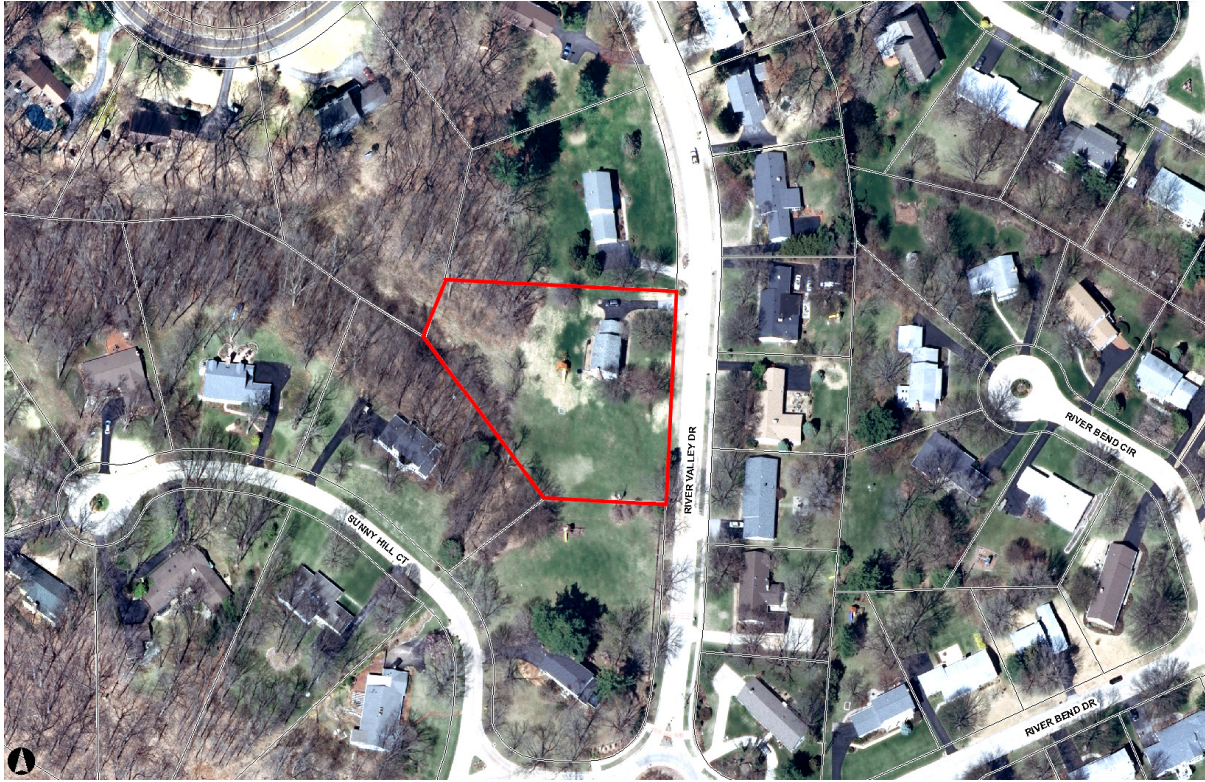
Peter Uetrecht, on behalf of Trevor and Alice Hansen, submitted a request for a residential addition in excess of 500 square feet for your review. The proposal includes a combination of one and two-story additions to an existing home which total 1,750 square foot. Exterior building materials for the addition are proposed to match the existing residential structure on the lot with siding and vinyl shutters. The architectural shingle roof will match the roofing materials on the existing residential structure.

### **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 from 1960 to 1964. The house on this lot was built in 1964.

### **Land Use and Zoning of Surrounding Properties:**

The property is located in the River Bend Estates Subdivision which is 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 a total of 1,750 square foot addition to the existing 2,080 square foot home. This includes a 37 square foot foyer addition, a 243 square foot Mudroom addition, a 650 square foot second floor addition and a 800 square foot new garage.

This section also states, “Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.” The proposed second story addition is approximately twenty-three (23) feet from the front of the structure at grade and the new garage is approximately thirteen (13) feet tall. The proposed additions are not taller than the overall height of the existing structure.

- **Architectural Elevations**

The proposed additions use 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 one (1) acre or more are not required to submit a Tree Stand Delineation or Tree Preservation Plan when: 2. No Tree Mass, as defined in Section IV of this ordinance, is being disturbed.” The petitioner’s request will remove two individual trees and will not disturb any tree masses.

## **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:

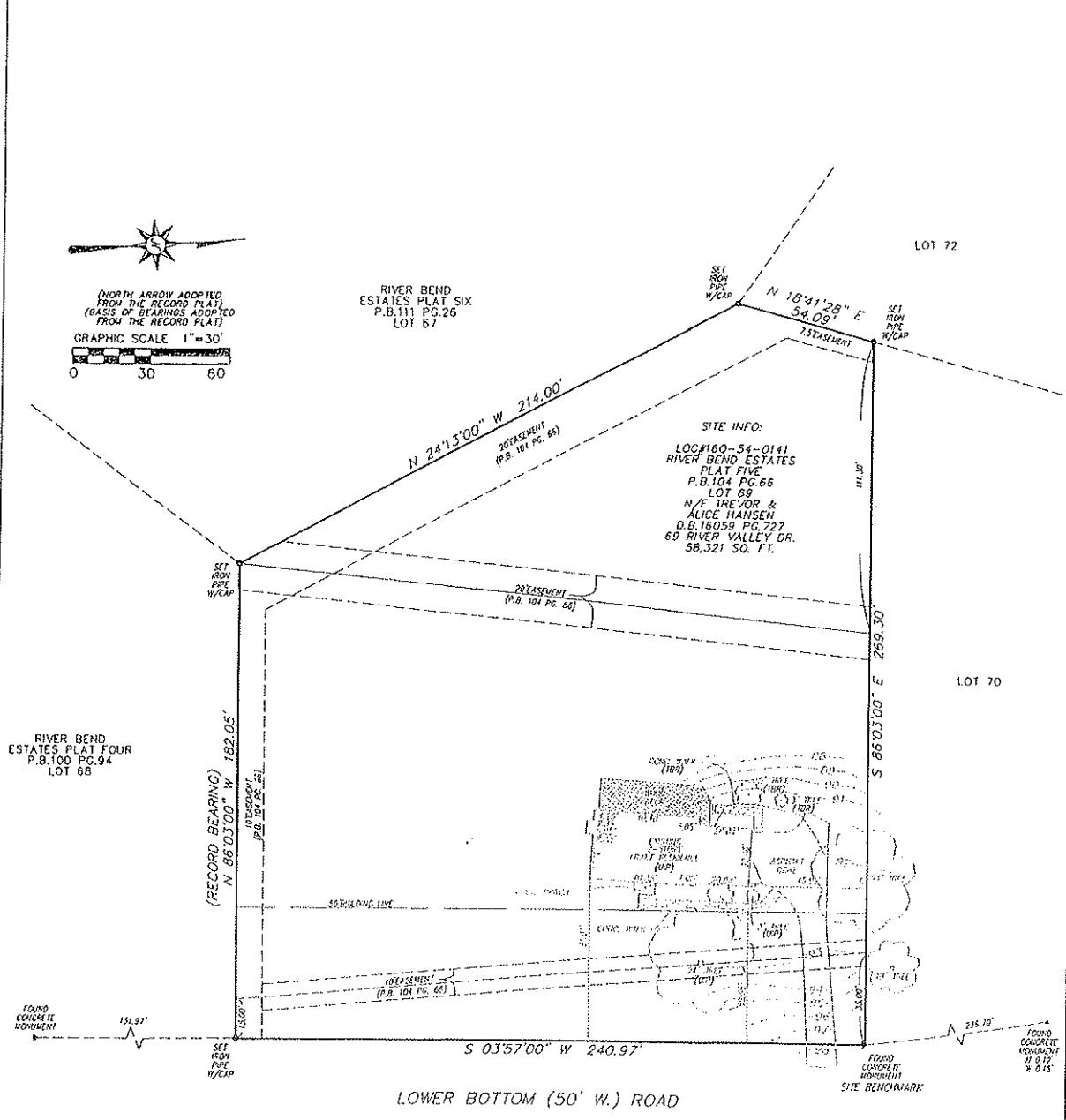
- 1) “I move to approve (or deny) the residential addition at 69 River Valley Drive.”
- 2) “I move to approve the residential addition at 69 River Valley Drive with the following conditions...” (Conditions may be added, eliminated, altered or modified)

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

Attachments: Plot Plan  
Architectural Elevations

# SITE IMPROVEMENT PLAN FOR 69 RIVER VALLEY DRIVE

LOT 69 OF RIVER BEND ESTATES PLAT FIVE (P.B. 104 PG. 66)



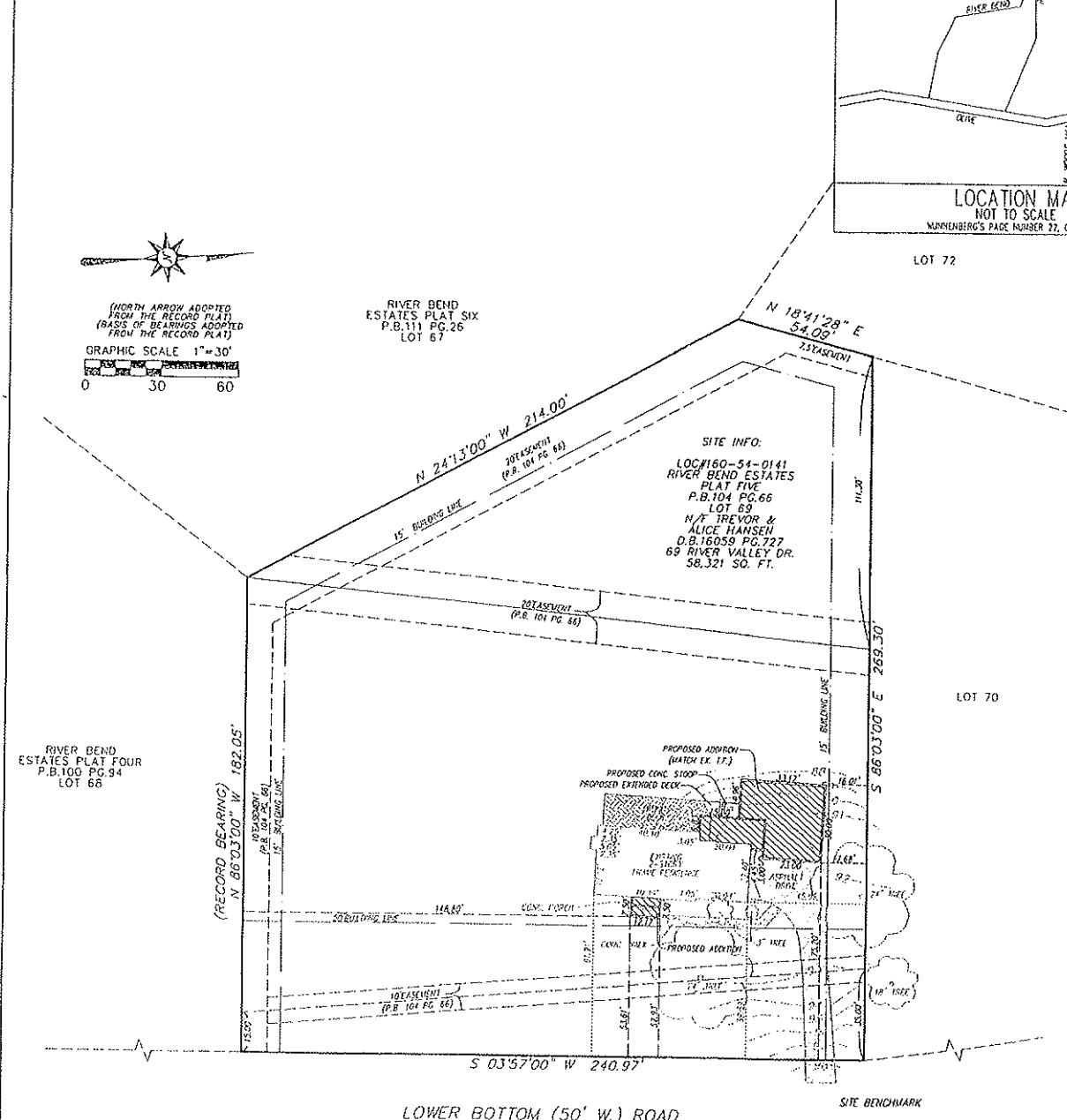
**EXISTING CONDITIONS / DEMOLITION PLAN**

**DEMOLITION NOTES:**

1. EXISTING IMPROVEMENTS ON-SITE THAT ARE TO BE REMOVED AND DISPOSED OF OFF-SITE, DISPOSAL OF DEMOLISHED IMPROVEMENTS SHALL BE IN A LEGAL MANNER.
2. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR SERVICE TERMINATION PRIOR TO THE COMMENCEMENT OF WORK, IF REQUIRED.

**BENCHMARK:**  
AN ASSUMED ELEVATION OF 100.00 WAS USED.

**SITE BENCHMARK:**  
FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE PROJECT.  
ELEVATION = 97.71



**SITE IMPROVEMENT PLAN**

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS, MISSOURI.
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| LINE TYPE LEGEND |                      |
|------------------|----------------------|
| ---              | EX. SANITARY SEWER   |
| ---              | PROP. SANITARY SEWER |
| ---              | EX. STORM SEWER      |
| ---              | PROP. STORM SEWER    |
| ---              | EX. WATER LINE       |
| ---              | PROP. WATER LINE     |
| ---              | TELEPHONE LINE       |
| ---              | CABLE LINE           |
| ---              | GAS LINE             |
| ---              | OVERHEAD ELECTRIC    |
| ---              | UNDERGROUND ELECTRIC |
| ---              | FENCE LINE           |
| ---              | TREE LINE            |

| SYMBOL LEGEND |                           |
|---------------|---------------------------|
| ⊙             | STORM MANHOLE             |
| ⊙             | SANITARY MANHOLE          |
| ⊙             | TELEPHONE MANHOLE         |
| ⊙             | ELECTRIC MANHOLE          |
| ⊙             | CURB INLET                |
| ⊙             | AREA INLET                |
| ⊙             | DOUBLE CURB INLET         |
| ⊙             | GRADED INLET              |
| ⊙             | WATER SEWER               |
| ⊙             | WATER VALVE               |
| ⊙             | GAS METER                 |
| ⊙             | GAS VALVE                 |
| ⊙             | FIRE HYDRANT              |
| ⊙             | UTILITY POLE              |
| ⊙             | TREE                      |
| ⊙             | SDV                       |
| ⊙             | LIGHT                     |
| ⊙             | TRAFFIC CONTROL BOX       |
| ⊙             | BORING                    |
| ⊙             | FLAGPOLE                  |
| ⊙             | HANDICAP PARKING SPACE    |
| ⊙             | MARKER                    |
| ⊙             | ELECTRIC PEDESTAL         |
| ⊙             | ELECTRIC METER            |
| ⊙             | CABLE PEDESTAL            |
| ⊙             | TELEPHONE PEDESTAL        |
| ⊙             | GUY WIRE                  |
| ⊙             | CLEANOUT                  |
| ⊙             | PARKING METER             |
| ⊙             | BOLLARD                   |
| ⊙             | RESPIRATION CONTROL VALVE |

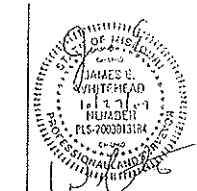
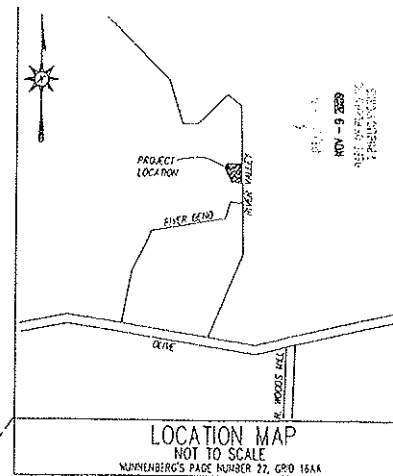
| ACCOMMODATION LEGEND |                          |
|----------------------|--------------------------|
| FF                   | TOP OF FOUNDATION        |
| FF                   | FINISHED FLOOR           |
| BF                   | BASEMENT FLOOR           |
| COHC.                | CONCRETE                 |
| T                    | TOP ELEVATION            |
| FL                   | FLOW LINE ELEVATION      |
| TR                   | TO BE REMOVED            |
| TRP                  | TO BE REMOVED & REPLACED |
| UP                   | USE IN PLACE             |
| ADG                  | ADJUST TO GRADE          |
| TR                   | TO BE ABANDONED          |
| EX                   | EXISTING                 |
| TP                   | TYPICAL                  |
| CO                   | CLEAR CUT                |
| DS                   | DOWN SPOUT               |
| MH                   | MANHOLE                  |
| P                    | PADDS                    |
| PS                   | PARKING SPACE            |
| EJ                   | EXPANSION JOINT          |

| MATCH LEGEND |          |
|--------------|----------|
| ---          | CONCRETE |
| ---          | ASPHALT  |
| ---          | GRAVEL   |

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**PREPARED FOR:**  
DOWNS BOX ARCHITECT  
CONTACT: ALAN DUBOY  
160 MARINE LANE  
ST. LOUIS, MO 63146  
314-434-2313  
314-434-2203 (FAX)

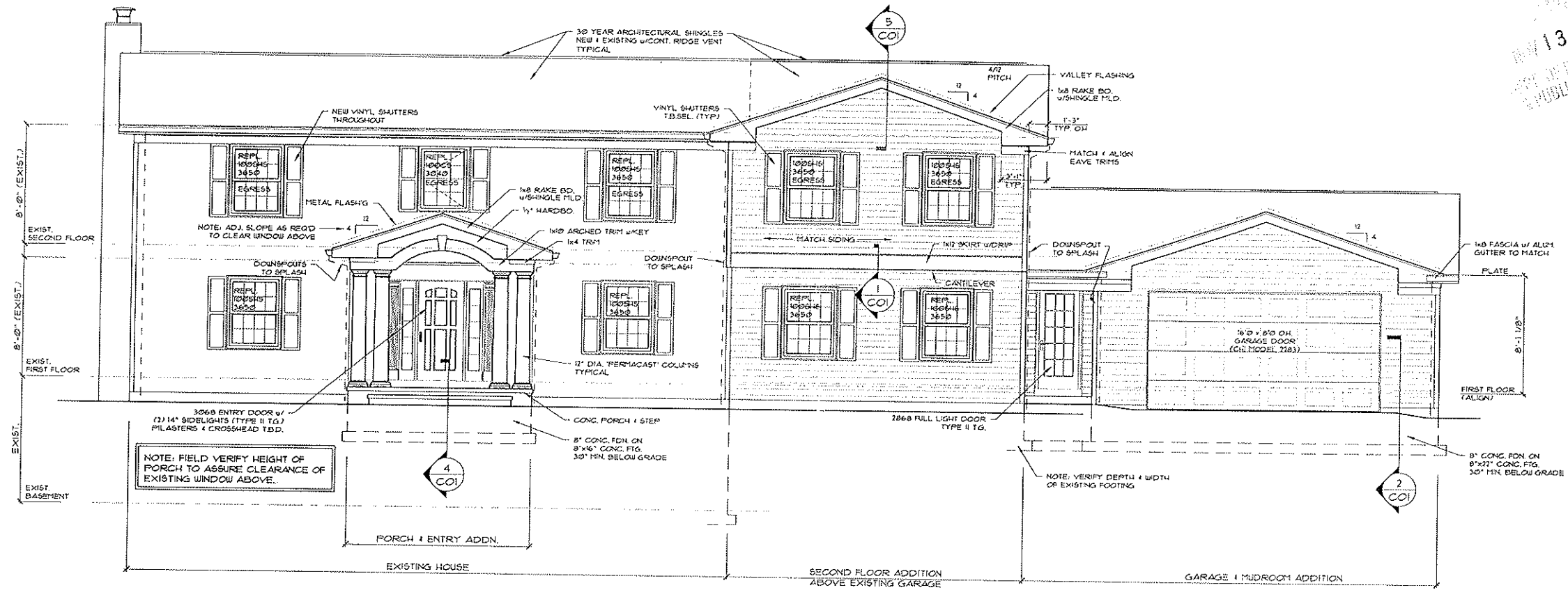
**DATE:** 10/15/09  
**PROJECT:** 09-122  
**CONCEPTED BY:** J.C.W.  
**DRAWN BY:** M.T.C.  
**FILE NAME:** 09-122 SITE PLAN

**69 RIVER VALLEY DRIVE**  
**SITE IMPROVEMENT PLAN**

**CORNERSTONE LAND SURVEYING & CIVIL ENGINEERING, INC.**  
CORPORATION NUMBER 208606697  
2705 DOUGHERTY FERRY RD., SUITE 100  
ST. LOUIS, MO. 63122 (314)956-9987 (314)956-0328(FAX)

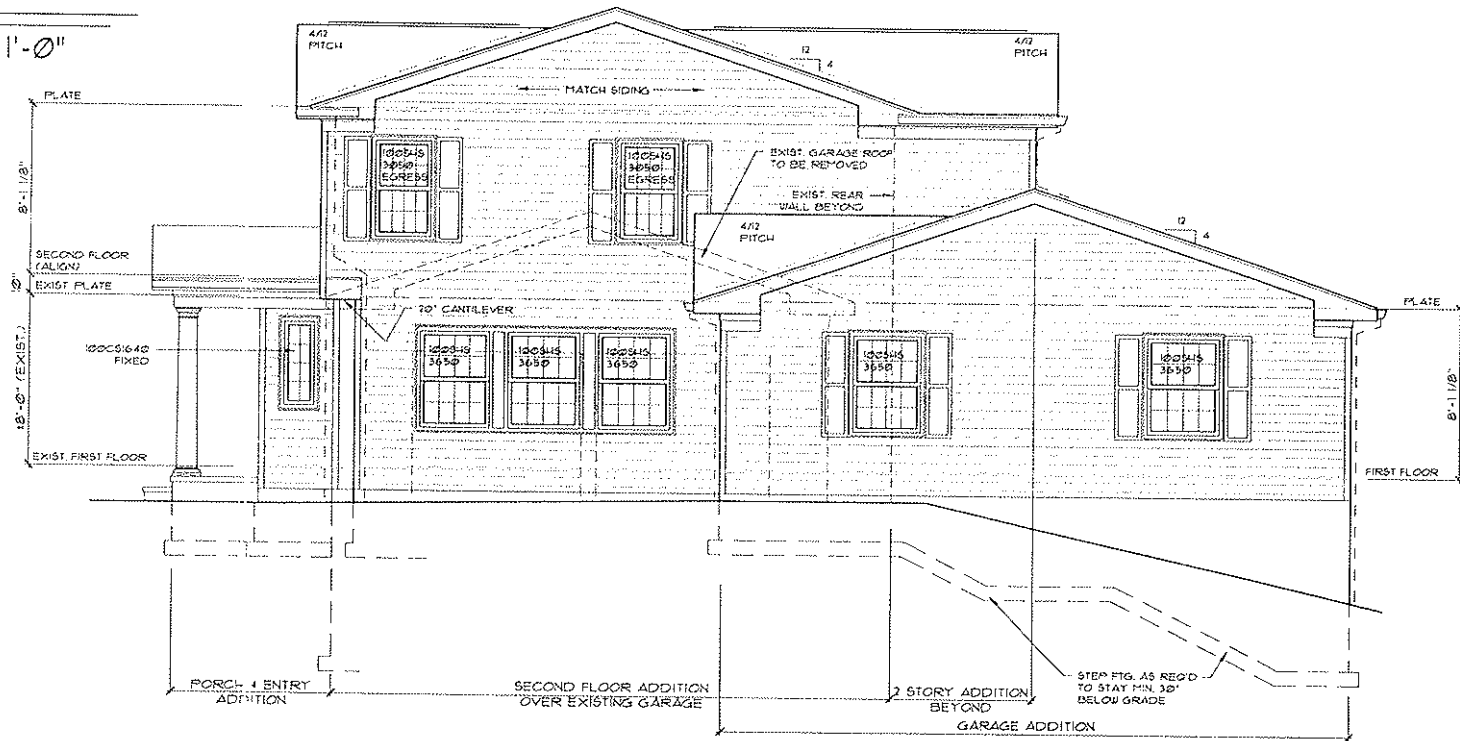
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Sheet Number  
**1 OF 1**



FRONT (EAST) ELEVATION

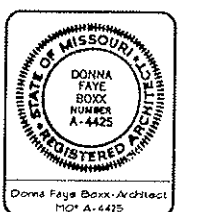
1/4" = 1'-0"



NORTH SIDE ELEVATION

1/4" = 1'-0"

APPROVED  
MAY 13 2009  
OFFICE OF PLANNING  
PUBLIC WORKS



**DONNA F. BOXX, Architect, P.C.**  
150 Marine Lane  
St. Louis, Missouri 63146  
(314) 434-2333  
FAX (314) 434-2203  
www.boxxarchitect.com

PROPOSED ALTERATIONS FOR:  
**TREVOR and ALICE HANSEN**  
69 RIVER VALLEY DRIVE  
CHESTERFIELD, MISSOURI 6307

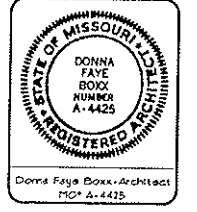
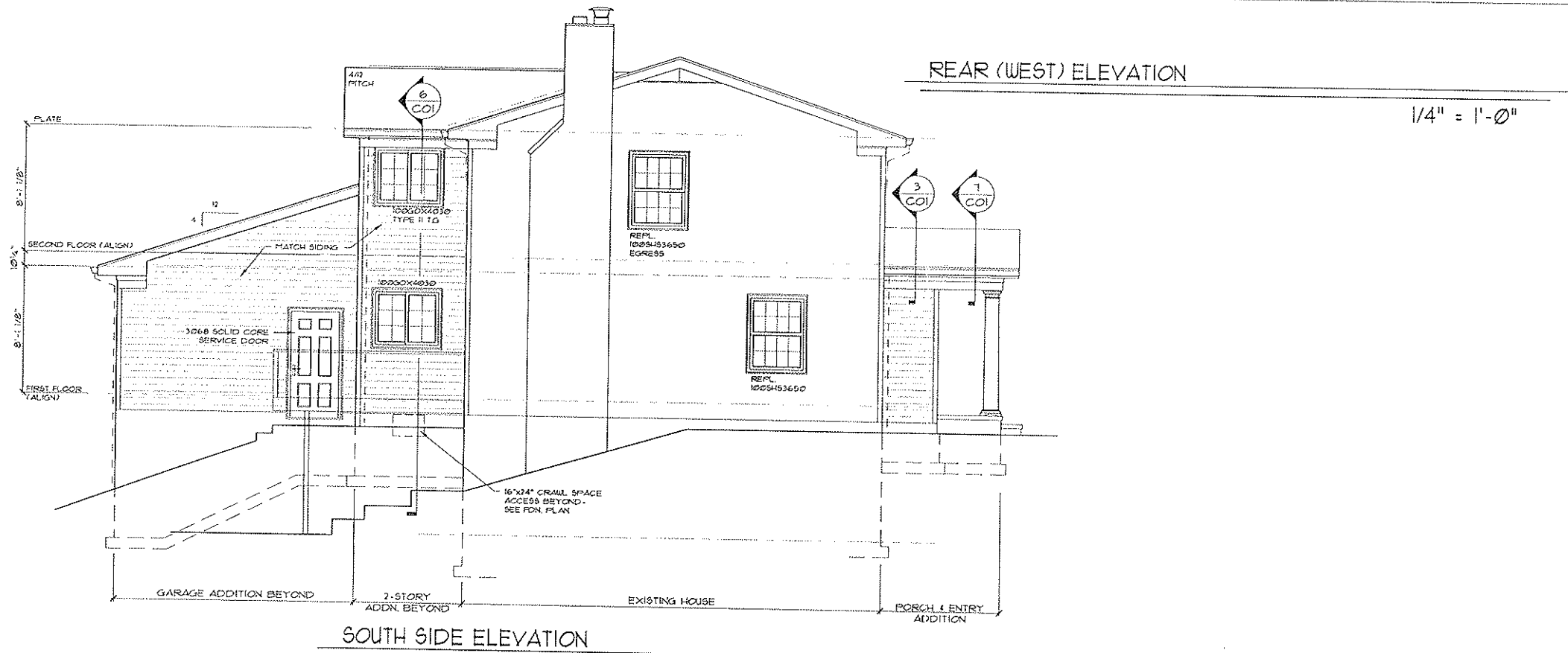
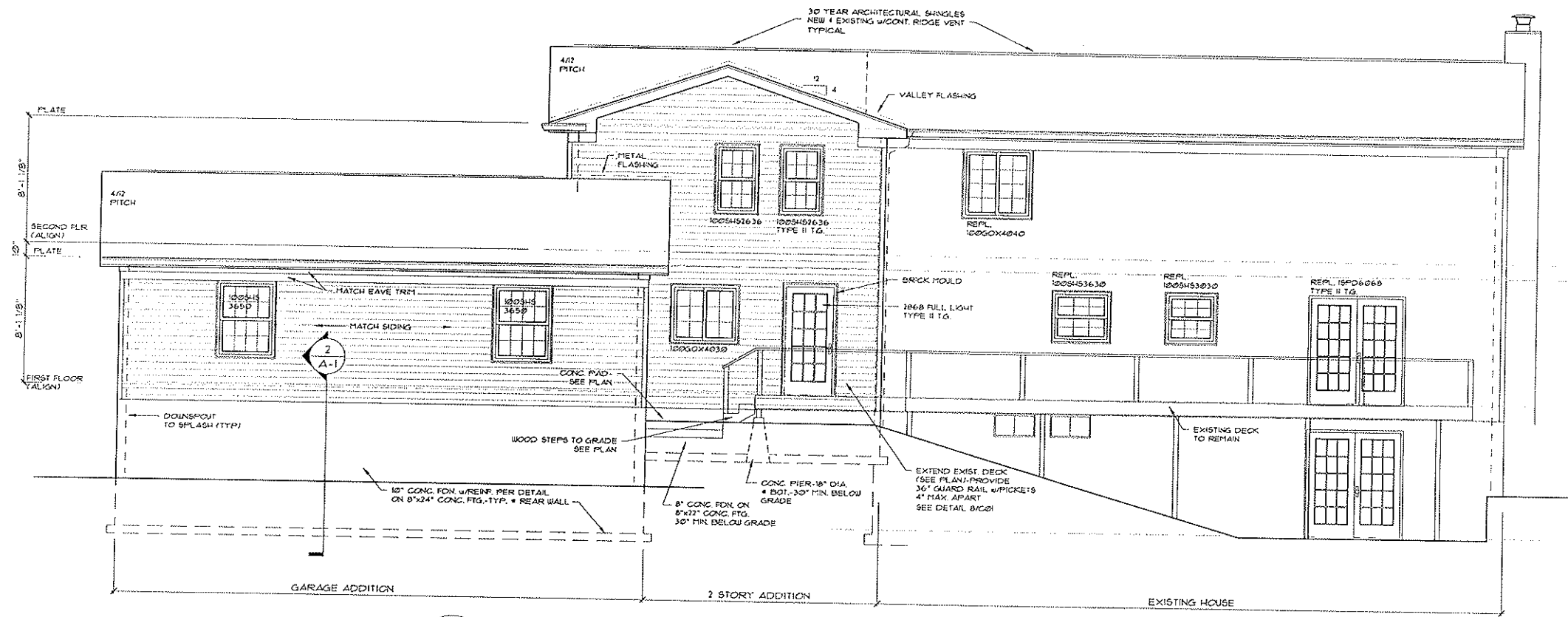
EXTERIOR ELEVATIONS

PRELIMINARY PRICING - 6/3/08

|       |          |     |      |
|-------|----------|-----|------|
| DATE  | 6-3-09   | 333 | 2906 |
| REV.  | 10-20-09 |     |      |
| REV.  |          |     |      |
| SHEET |          |     |      |

**A-6**

6 of 7 SHEETS



**DONNA F. BOXX, Architect, P.C.**  
180. Marine Lane  
St. Louis, Missouri 63146  
3141 434-2333  
3141 434-2303  
www.boxxarchitect.com

PROPOSED ALTERATIONS FOR:  
**TREVOR and ALICE HANSEN**  
69 RIVER VALLEY DRIVE  
CHESTERFIELD, MISSOURI 6307

EXTERIOR ELEVATIONS

PRELIMINARY PRICING - 6/13/09

|       |          |     |      |
|-------|----------|-----|------|
| DATE  | 6-13-09  | NO. | 7006 |
| REV.  | 10-20-09 |     |      |
| BY    |          |     |      |
| CHKD  |          |     |      |
| SHEET |          |     |      |

**A-7**

1 of 1 SHEETS