

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Chris Dietz, Planner *CD*

Date: December 10, 2020

RE: **P.Z. 08-2020 Straub Lane Estates (14685 Clayton Road)**: A request for a change in zoning from 'NU' Non-Urban District to 'R-3' Residence District for an undeveloped 0.90-acre tract of land on the north side of Clayton Road, west of Straub Road. (21R441513).

Summary

Mr. Sudha has submitted a request for a Change of Zoning from a "NU"-Non-Urban District to an "R-3"- Residence District. The request pertains to a 0.90-acre parcel located at the northwest corner of the intersection of Clayton Road and Straub Lane.

A Public Hearing was held for this petition at the November 23, 2020 Planning Commission meeting. That same evening, the Planning Commission motioned to amend the proposed zoning district to "R-2" – Residence District before passing a motion to approve the Change of Zoning by a vote of 9 to 0.

Attached to this report, please find a copy of the November 23, 2020 Staff Report, Survey and Tree Stand Delineation.

Attachments: November 23, 2020 Staff Report
Survey
Tree Stand Delineation



Figure 1: Subject Site Aerial



IV.B. VIII.B.

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

Planning Commission Staff Report

Project Type: Change of Zoning

Meeting Date: November 23, 2020 *φ*

From: Chris Dietz, Planner

Location: 14685 Clayton Rd.

Description: **P.Z. 08-2020 Straub Lane Estates (14685 Clayton Road):** A request for a change in zoning from 'NU' Non-Urban District to 'R-3' Residence District for an undeveloped 0.90-acre tract of land on the north side of Clayton Road, west of Straub Lane. (21R441513).

PROPOSAL SUMMARY

Mr. Sudha has submitted a request for a Change of Zoning from a "NU"-Non-Urban District to an "R-3"-Residence District. The request pertains to a 0.9-acre parcel located at the northwest corner of the intersection of Clayton Road and Straub Lane. Future improvements would require approval of a Preliminary Plat, Improvement Plans, and MZAs to verify compliance with all requirements.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

This site was zoned “NU”-Non-Urban by St. Louis County prior to its incorporation into the City of Chesterfield. In 2005, a petition was filed to change the zoning of the property from “NU” to “R-5” Residence District with a Planned Environmental Unit procedure to accommodate six (6) attached single-family units. The project was subsequently changed to propose two (2) detached single-family units but was ultimately withdrawn. A demolition permit was issued in 2018 to clear the existing house on the site to accommodate the construction of a new single-family home. A Municipal Zoning Approval application was submitted shortly thereafter but was eventually denied due to inactivity by the applicant.

LAND USE AND ZONING

The land use and zoning for the properties surrounding the subject site are as follows:

| Direction | Zoning | Land Use |
|-----------|-----------------------------------------------------------|---------------------------|
| North | “R-5”/PEU—Residence District (Planned Environmental Unit) | Single-Family Residential |
| South | (City of Ballwin) | Single-Family Residential |
| East | “NU”—Non-Urban | Educational (High School) |
| West | “E-1AC”—Estate District | Office |

Table 1: “R-3” Surrounding Zoning and Land Use

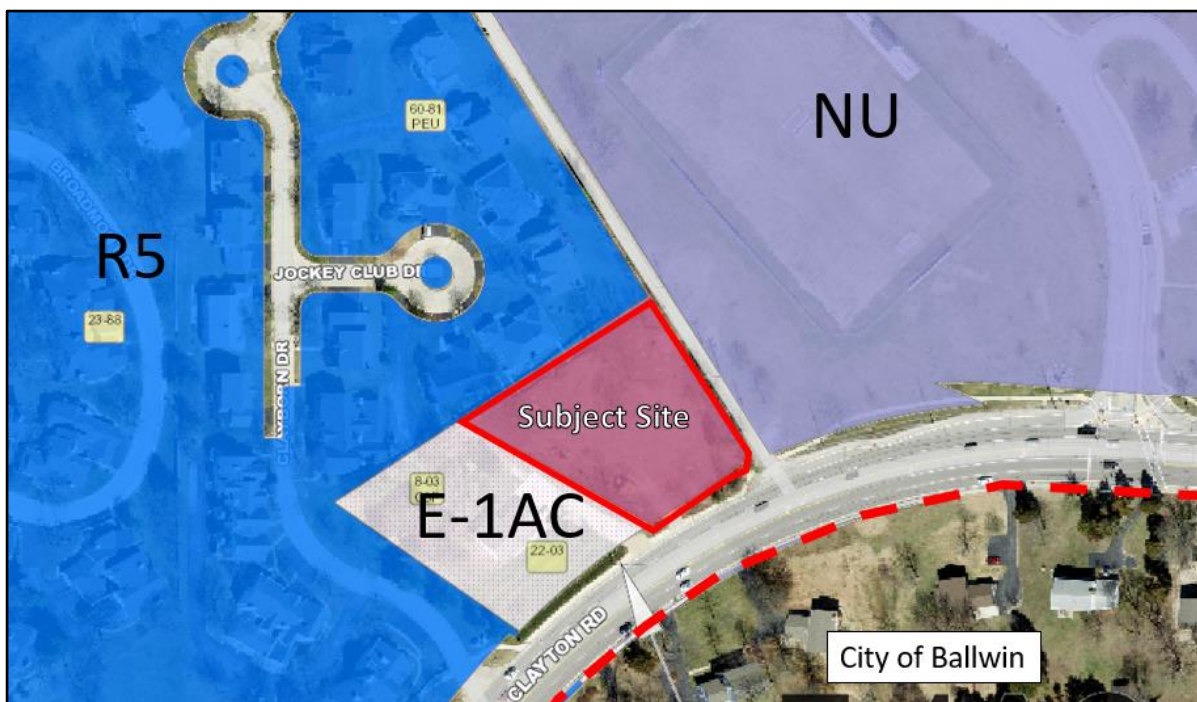


Figure 2: Zoning Map

COMPREHENSIVE PLAN

The City’s Comprehensive Plan designates this site as Suburban Neighborhood, which is characterized primarily by single-family residential use. The image below depicts the site’s location in context of the Comprehensive Plan’s Land Use Plan:

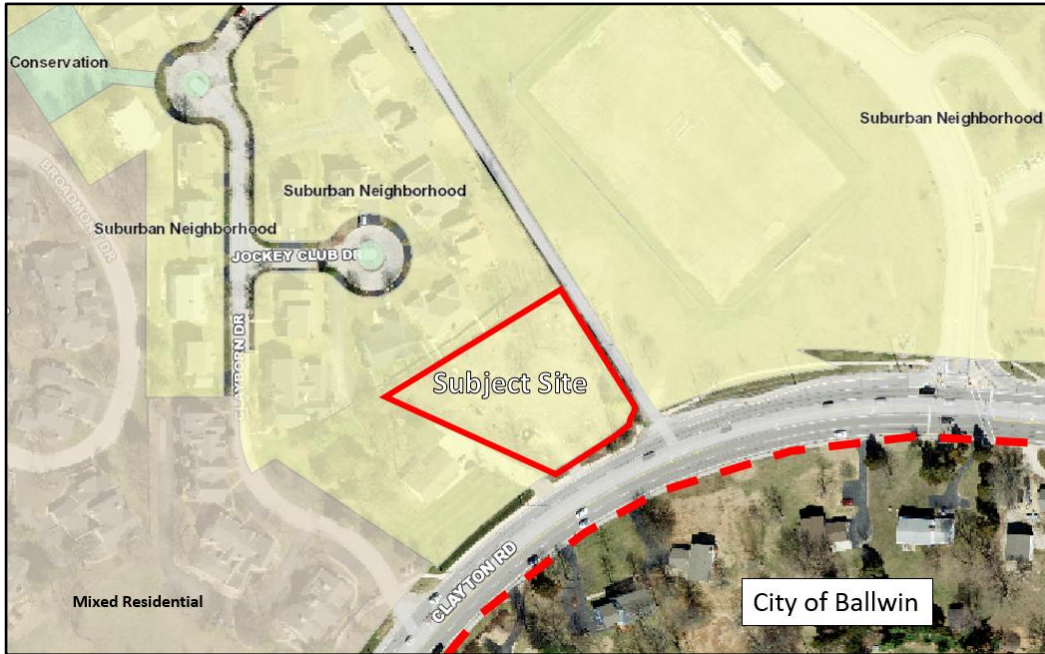


Figure 3: Land Use Map

DISTRICT INFORMATION

In accordance with City Code, no preliminary plan or “Attachment A” language will be required as this zoning request is for a change to a “straight” (conventional) zoning district. Development criteria for this zoning district require each single-family lot to be at least 10,000 square feet in area with the minimum lot width determined by the size of the lot. Permitted uses will be those established under the “R-3” Residence District that do not require more than 0.90 acres in the City of Chesterfield’s Unified Development Code, as shown below:

| Use | Minimum Lot Area |
|-------------------------|--------------------|
| Dwelling, Single-Family | 10,000 square feet |
| Day-care Center | 30,000 square feet |
| Group Home | 15,000 square feet |
| Nursery School | 15,000 square feet |
| Public Utility Facility | 10,000 square feet |

Table 2: Permitted Uses

Structure setbacks for this “R-3” District are defined in the table below:

| Front (from right-of-way) | Side (from property line) | Rear (from property line) |
|---------------------------|---------------------------|---------------------------|
| 20’ | 8’ | 15’ |

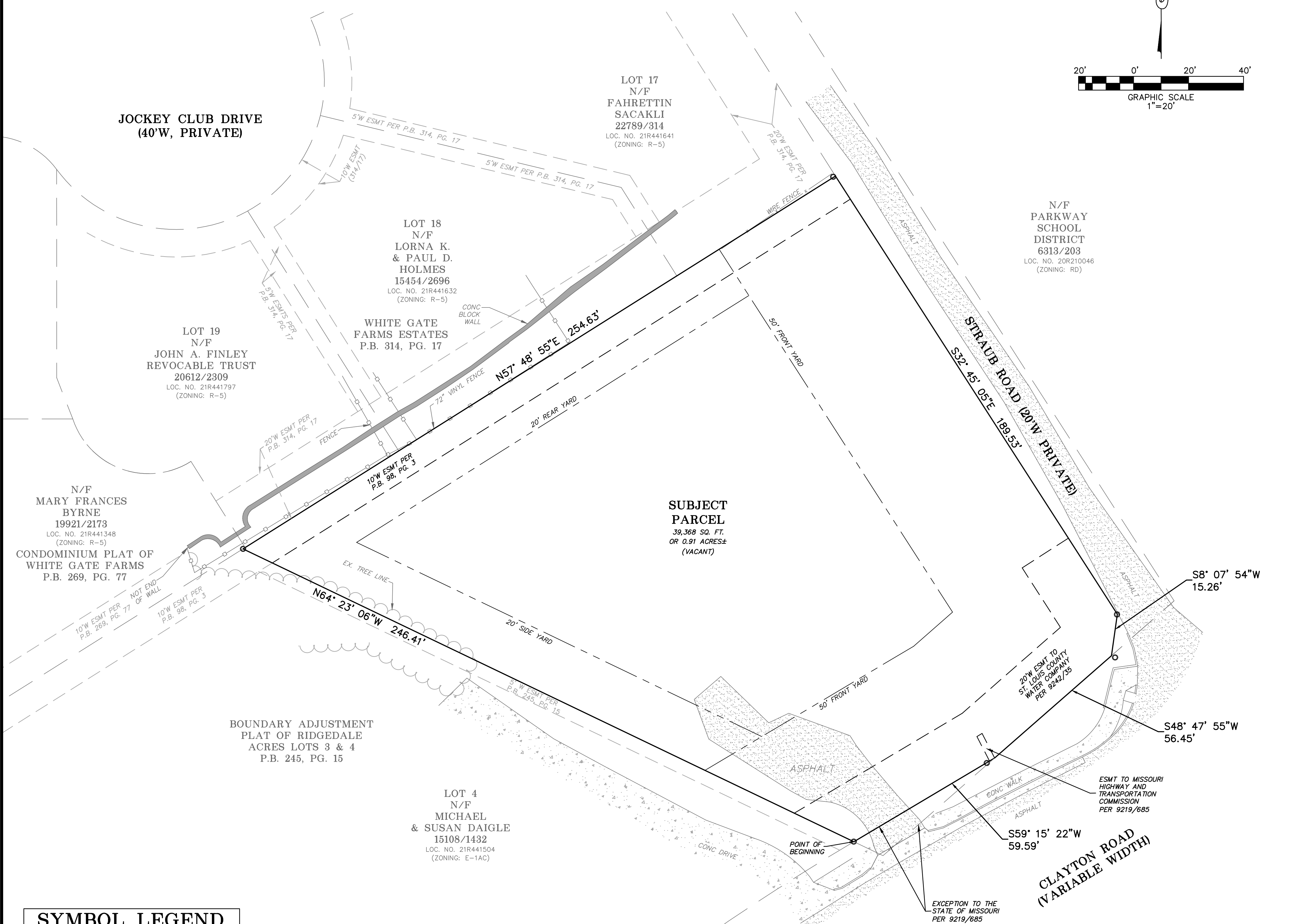
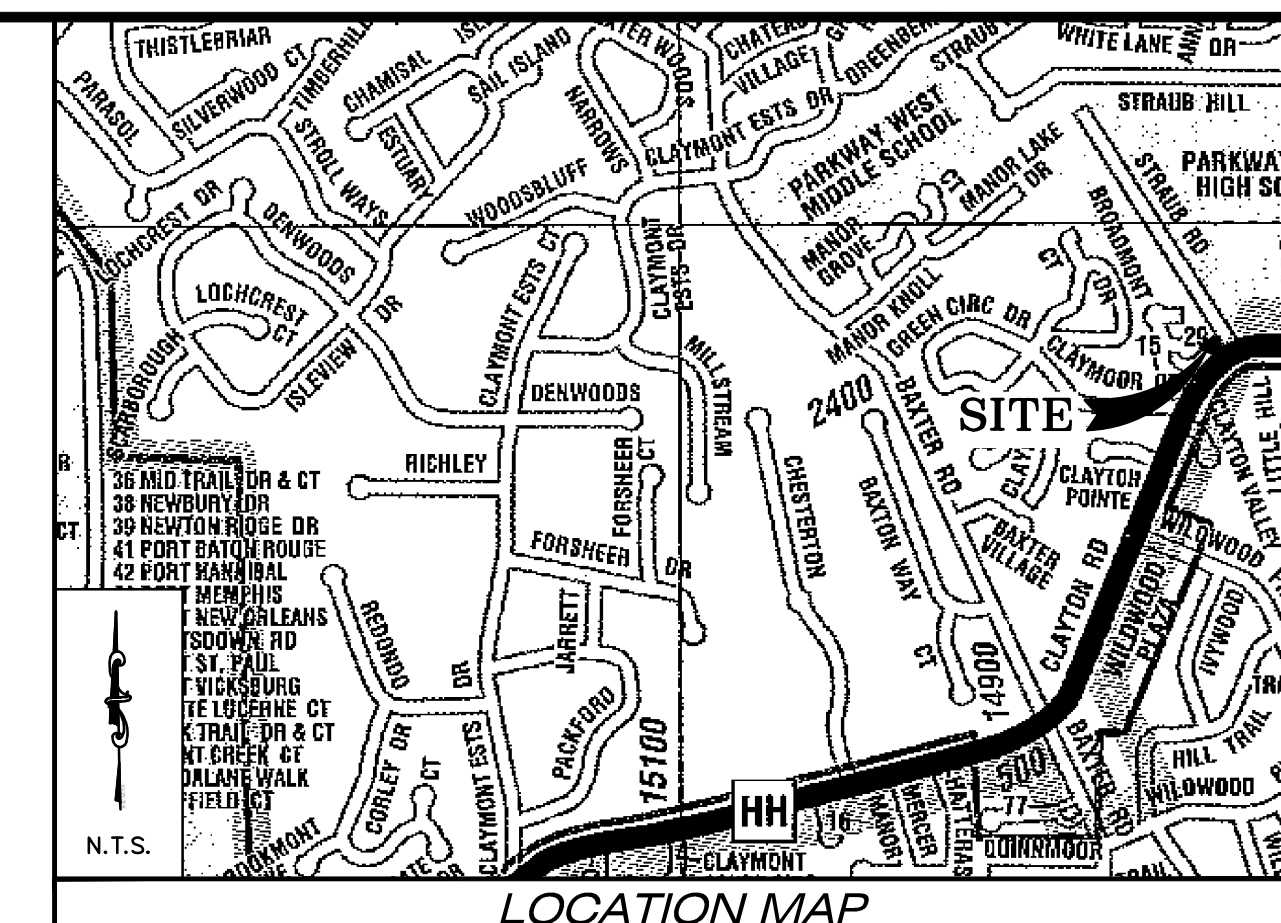
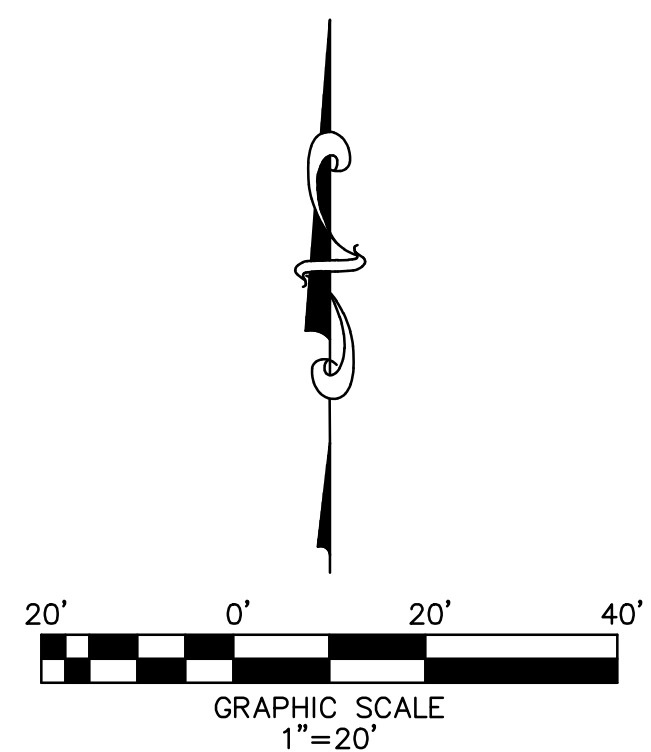
Table 3: Structure Setbacks

REQUEST

A Public Hearing further addressing the request will be held at the November 23, 2020 City of Chesterfield Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if it has no outstanding issues with the request. After the vote is taken by the Planning Commission, this project will be presented before the Planning and Public Works Committee for a recommendation to City Council. Attached please find a copy of the Public Hearing Notice, Survey, and Tree Stand Delineation for further consideration.

Attachments: Public Hearing Notice
 Survey
 Tree Stand Delineation

A PROPERTY SURVEY FOR
14685 CLAYTON ROAD
 A TRACT OF LAND BEING PART OF LOT 5 OF
 RIDGEDALE ACRES, P.B. 98, PG. 3
 SEC. 23, TOWNSHIP 45 NORTH, RANGE 4 EAST,
 ST. LOUIS COUNTY, MISSOURI



SUBJECT PARCEL
 39,368 SQ. FT.
 OR 0.91 ACRES±
 (VACANT)

DEVELOPMENT NOTES:

- Site Address:
14685 Clayton Road
Chesterfield, MO 63011
Loc. No. 21R441513
- Owner Information:
ACP Realty, LLC.
633 Stone Briar Drive
O'Fallon, IL 62269
Phone: 618-799-0035
Doc#2020072700301
- Area of Tract: 39,368 Square Feet or 0.90 Acres, more or less.
- Present Zoning: "NU" Non-Urban District (Chesterfield)
 "NU" Non-Urban District Dimensional Requirements
 Front Yard Setback: 50 Feet
 Side Yard Setback: 20 Feet
 Rear Yard Setback: 20 Feet
- Proposed Zoning: "R-3" Residential District (Chesterfield)
 "R-3" Residential District Dimensional Requirements
 Front Yard Setback: 20 Feet
 Side Yard Setback: 8 Feet
 Rear Yard Setback: 15 Feet
 Minimum Lot Area: 10,000 Sq.Ft (Single Family Dwelling)
- According to the FIRM Flood Insurance Rate Map 29189C0281 K Dated February 4, 2015, this development is located in Zone X Unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
- Utility Provider Districts:
 Water: Missouri American Water
 Sewer: MSD (Upon Approval)
 Telephone: AT&T
 Gas: Spire
 Electric: Ameren UE
 Fire District: Metro West
 School District: Parkway
 Sited Served: Yes, Yes, Yes, Yes, Yes
- Easements shown hereon are per the original boundary and improvement survey performed by THD Design Group on January 17, 2017.
- The boundary information shown hereon is per the boundary and improvement survey performed by THD Design Group on January 17, 2017 and depict the conditions found at the time of this survey performed on September 11, 2020.
- This is not a Missouri Standard Urban Property Boundary Survey.

LAND DESCRIPTION: (per original survey)

A tract of land being Lot 5 of Ridgedale Acres, a subdivision recorded in Plat Book 98, Page 3 of the St. Louis County, Missouri Records.

Excepting therefrom that parcel of ground conveyed to the State of Missouri by the instrument recorded in Deed Book 9219 at Page 685 of the St. Louis County, Missouri Records.

LAND DESCRIPTION: (metes and bounds)

A tract of land being part of Lot 5 of Ridgedale Acres, a subdivision recorded in Plat Book 98, Page 3 of the St. Louis County, Missouri Records.

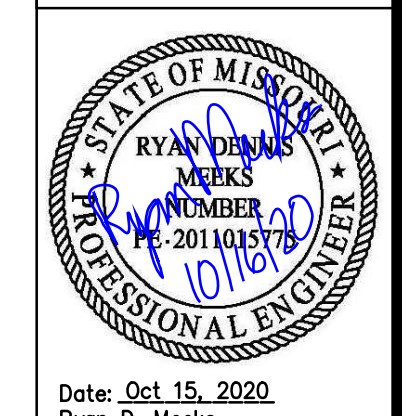
Beginning at a found iron rod with cap on the southeast corner of a tract of land conveyed to Michael & Susan Daigle per the instrument recorded in deed book 15108 at page 1432 of the St. Louis County Records; thence along the east line of said Daigle tract North 64 degrees 23 minutes 06 seconds west, a distance of 246.41 feet to a found iron rod at the northwest corner of Lot 5 of Ridgedale Acres, a subdivision recorded in Plat Book 98, Page 3 of the St. Louis County Records; thence along the north line of said Lot 5 North 57 degrees 48 minutes 55 seconds East, a distance of 254.63 feet to a point on the West line of Straub Road (20 feet wide Private); thence along the West line of said Straub Road South 32 degrees 45 minutes 05 seconds East, a distance of 189.53 feet to a found iron rod with cap; thence South 08 degrees 07 minutes 54 seconds West, a distance of 15.26 feet to a point on the Northern line of Clayton Road (variable width public); thence along said Northern line the following courses and distances: South 48 degrees 47 minutes 55 seconds West, 56.45 feet; thence south 59 degrees 15 minutes 22 seconds West, 59.59 feet to the Point of Beginning, containing 39,368 square feet or 0.90 acres, more or less.

SYMBOL LEGEND

| | |
|------------------|----------------|
| * FOUND CROSS | ● SET IRON ROD |
| ○ FOUND IRON ROD | ⊕ BENCHMARK |

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005
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 Corporate Certificate of Authority #2011004415

A PROPERTY SURVEY FOR
14685 CLAYTON ROAD
 A TRACT OF LAND BEING PART OF LOT 5 OF
 RIDGEDALE ACRES, P.B. 98, PG. 3
 SEC. 23, TOWNSHIP 45 NORTH, RANGE 4 EAST,
 ST. LOUIS COUNTY, MISSOURI



Date: Oct 15, 2020
 Ryan D. Meeks
 License No. PE-2011015775
 Civil Engineer

PROJECT NUMBER: 17-0071

DATE: 10/15/2020

DRAWN BY: MLP

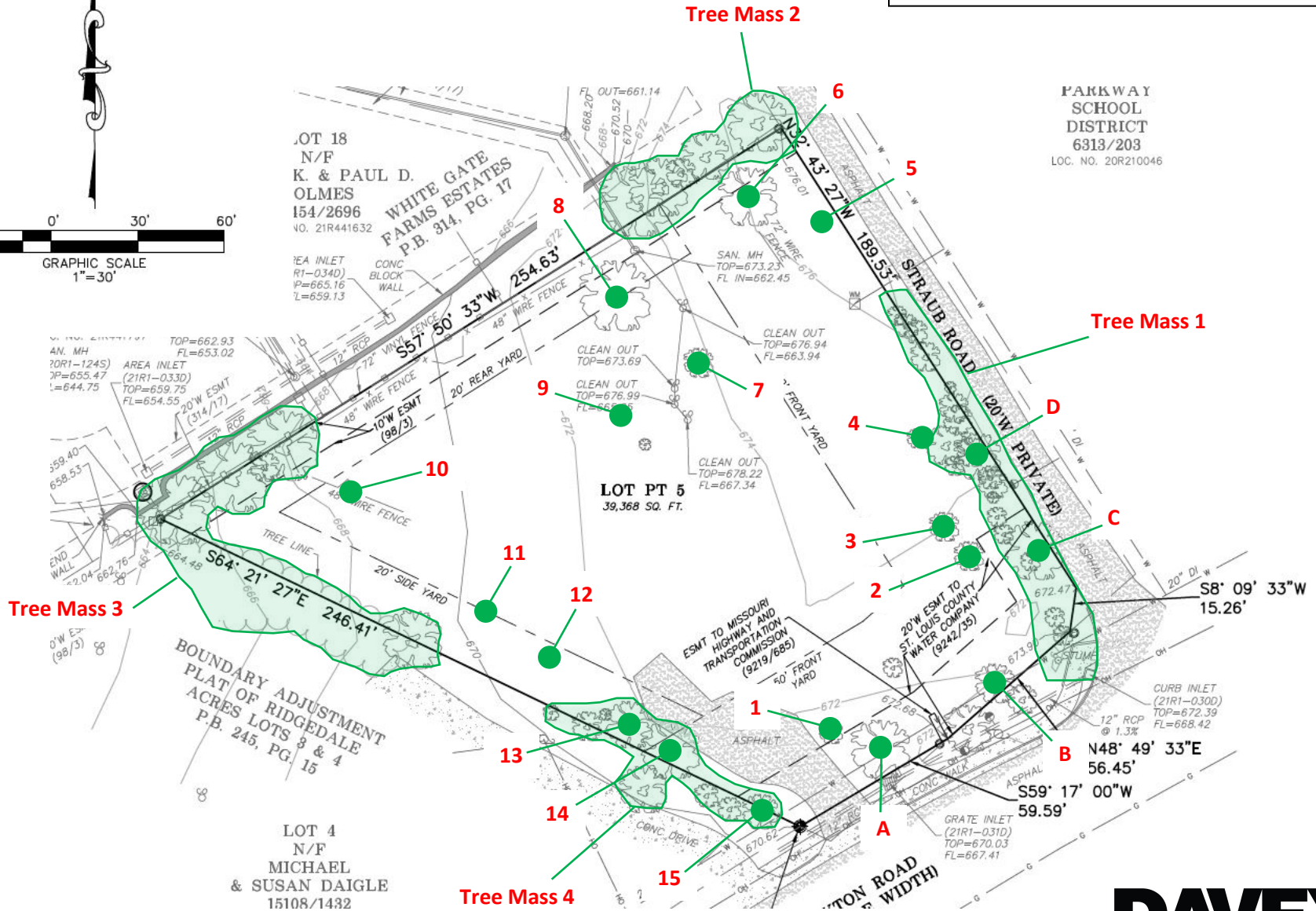
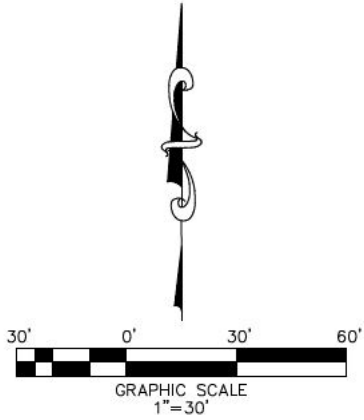
1 OF 1



Sudha S. Anne – Tree Stand Delineation / Tree Inventory

14685 Clayton Road Chesterfield, MO 63017

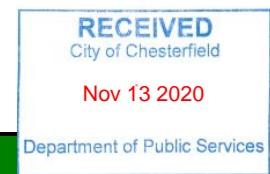
Data Collected on October 5, 2020

PARKWAY
SCHOOL
DISTRICT
6313/203
LOC. NO. 20R210046

RECEIVED
City of Chesterfield
Nov 13 2020
Department of Public Services





| Tree # | Species | Common Name | DBH | Condition Rating | Monarch Tree | Notes |
|--------|--------------------------------|-----------------|-----|------------------|--------------|-----------------------------------|
| 1 | <i>Ginkgo biloba</i> | Ginkgo | 11" | Fair | No | |
| 2 | <i>Ilex opaca</i> | American holly | 14" | Fair | No | Basal wounding |
| 3 | <i>Sassafras albidum</i> | Sassafras | 9" | Fair | No | Basal wounding |
| 4 | <i>Fraxinus americana</i> | White ash | 8" | Fair | No | EAB susceptibility |
| 5 | <i>Liquidambar styraciflua</i> | Sweetgum | 5" | Fair | No | Rock fill soils over root collar |
| 6 | <i>Acer saccharinum</i> | Silver maple | 28" | Fair | Yes | Multi-stemmed codominant |
| 7 | <i>Liriodendron tulipifera</i> | Tuliptree | 17" | Dead | No | Removal |
| 8 | <i>Morus spp.</i> | Mulberry | 14" | Dead | No | Codominant, removal |
| 9 | <i>Magnolia x soulangiana</i> | Saucer magnolia | 20" | Fair | Yes | 3-stem codominant, large Magnolia |
| 10 | <i>Ulmus spp.</i> | Elm | 16" | Dead | No | Removal |
| 11 | <i>Picea glauca</i> | White spruce | 4" | Fair | No | |
| 12 | <i>Picea glauca</i> | White spruce | 3" | Fair | No | |
| 13 | <i>Nyssa sylvatica</i> | Blackgum | 18" | Fair | No | |
| 14 | <i>Fraxinus americana</i> | White ash | 20" | Fair | Yes | EAB susceptibility |
| 15 | <i>Quercus macrocarpa</i> | Bur oak | 14" | Fair | No | Overhead powerline conflict |
| A | <i>Betula nigra</i> | River birch | 18" | Poor | No | Removal |
| B | <i>Pyrus calleryana</i> | Callery pear | 10" | Fair | No | Invasive species, removal |
| C | <i>Celtis occidentalis</i> | Hackberry | 26" | Fair | Yes | Poor powerline pruning |
| D | <i>Celtis occidentalis</i> | Hackberry | 22" | Fair | Yes | |

| | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tree Mass 1 | Mostly elm, ash, sassafras, and hackberry in the 6"-10" DBH size class. Some small white pine (<i>Pinus strobus</i>) noted on the south end of the grouping. |
| Tree Mass 2 | Honeysuckle, grapevine, and dead snags. Nothing of significance. |
| Tree Mass 3 | Honeysuckle and grapevine - heavy infestation. Elm and silver maple on the adjacent property. |
| Tree Mass 4 | Black cherry, blackgum, white ash, hackberry, and a honeysuckle understory. All trees, unless noted above, are less than 12" DBH. |

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Observations: | The tree population on this property is comprised of mostly native species and is relatively diverse in species and size class. The overall condition is "Fair" - nothing was noted to be in "Good" or better condition. Most of the tree masses should be able to be retained in the event this land is developed, as they are thin and along the property boundary only. Any honeysuckle and grape within the property boundary should be eradicated before the tree masses are entirely engulfed. Though 5 "Monarch" trees were noted, none of them fit significant criteria based on the City definition except size. |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|