



IV.C.

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Planning Commission Public Hearing and Vote Report

Meeting Date: December 11, 2017

From: Mike Knight, Project Planner

Location: A 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road

Petition: **P.Z. 18-2017 Falling Leaves Estates II:** A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161).

SUMMARY

Fischer Family Investments LP has submitted a request to change the zoning from an existing “PUD” Planned Unit Development to a “LLR” Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road. The Petitioner has stated that they intend to develop the subject site into two single family lots.

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 “LLR” Large Lot Residential District.

SITE HISTORY

In 1977, a petition was filed with St. Louis County to rezone 188.16 acres from “NU” Non-Urban District to “R-1” One-Acre Residence District (P.C 80-1977); at the same time a second petition was filed to request a “PEU” Planned Environmental Unit in a “R-1” One-Acre Residence District for the same 188.16 acres (P.C. 81-1977). During the St. Louis County Planning Commission Vote meeting for these petitions, approximately 40 acres nearest to Wilson Avenue were removed from the PEU portion of the request. The two tracts of the current subject site were part of that 40 acres and were zoned “R-1” Residence District. In 2015 Fischer & Frichtel Inc. submitted a request for a zoning map amendment from a “R-1” Residential District to a “PUD” Planned Unit Development in order to construct single-family detached dwellings. As required for a “PUD” Planned Unit Development, a Preliminary Plan was created and the applicant proposed a total of 17 lots ranging in size from 22,001 square feet to 26,953 square feet with

an average lot size of 23,755 square feet. The “PUD” was approved by both Planning Commission and City Council and is the current zoning for the site. Currently Fischer Family Investments LP has submitted a request to change the zoning from the existing “PUD” Planned Unit Development to a “LLR” Large Lot Residential District with the intent to develop two single family lots over the 17.4 acres.



Figure 1: Subject Site Aerial

Timeline	Zoning	Min. Acreage
Pre 1977	NU	3 acre
1977-2015	R1	1 acre
2015- Present	PUD	22,000 SF
Proposed	LLR	3 acre

SURROUNDING LAND USE AND ZONING

Direction	Current Zoning	Comprehensive Plan	Adjacent Subdivision
North	R1	Residential Single Family	No Sub Ward 4
South	R1	Residential Single Family	Wilson Farm Estates
East	R1 / R1A	Residential Single Family	Chesterfield Meadows/Bent Tree
West	R1	Residential Single Family	Wilson Farm Estates



Figure 2: Current Zoning



Figure 3: Adjacent Subdivisions

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates the area is within the Residential Single-Family district and has a minimum one (1) acre density requirement. As seen from the figures and table above, the subject site is surrounded by low density zoning and all of the surrounding parcels are noted as Residential Single Family within the City of Chesterfield's Comprehensive Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan.

STAFF ANALYSIS

As previously mentioned, this zoning request is consistent with the Comprehensive Land Use Plan. If approved, these parcels will have to adhere to the permitted uses and district regulations of the "LLR" Large Lot Residential 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 "LLR" Large Lot Residential District regulations rather than negotiated through the zoning process.

The minimum lot area for single family dwellings is three (3) acres within the LLR District. The minimum lot width measured at the front building setback line shall be at least two-hundred (200) feet. No structure shall be allowed within seventy-five (75) feet of any roadway right-of-way line and no structure shall be allowed within fifty (50) feet of any property line.

There are three subdivision requirements stated in the UDC for the LLR District.

1. All public and private streets shall have standard right-of way widths and shall be constructed to City of Chesterfield standard specifications. However, street design for interior streets within large lot subdivisions is not required to meet the horizontal curvature and vertical profile standards of the City.
2. Pavement and right-of-way widths shall be as specified by the UDC or as directed by the Department.
3. Large lot subdivisions are not required to provide sidewalks or street lights on interior streets.

Natural features should be preserved at not less than the following levels:

1. Floodplains: not less than eighty percent (80%) of designated special flood hazard areas shall be preserved and shall remain undisturbed.
2. Steep slopes: not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be protected and shall remain undisturbed.

Below is a table of all the permitted uses within the "LLR" District. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size. The maximum height for all structures shall be fifty (50) feet. Church spires may extend to one hundred (100) feet.

Permitted Uses	Minimum Lot Size
Administrative offices for educational facilities or religious institutions	3 acres
Cemetery or mortuary	3 acres
Churches and other places of worship	5 acres
Day-care center	3 acres
Dwelling, single-family	2 acres
Educational facility	
Kindergarten	3 acres
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
College/university	10 acres
Group home	2 acres
Group residential facility	5 acres
Library	4 acres
Public utility facility	10,000 square feet
Sewage treatment facility	1 acre
Stables and kennels	5 acres
All other nonresidential uses	5 acres

The “LLR” designation historically has been zoned in areas that have fewer number of parcels. The subdivision requirements are the least aggressive of all the residential zoning districts. Staff ran analysis on the average number of parcels within each “LLR” Large Lot Residential District within the City of Chesterfield. Staff concluded that there are ten (10) areas within the City of Chesterfield that have either contiguous parcels or a stand-alone parcel that have the zoning designation of “LLR”. Of the ten (10), there is an average of 2.3 parcels per zoning designation with a maximum of five (5) and minimum of one (1) stand-alone parcel. Staff concluded that this is consistent with the current request.

OUTBOUNDARY SURVEY

The attached outboundary survey displays current conditions including the recorded setbacks and easements. Therefore, as previously stated, fixed development criteria such as minimum lot size and building setbacks are established by the “LLR” Large Lot Residential District regulations rather than what is currently seen on the survey.

REQUEST

A Public Hearing further addressing the request will be held at the Monday, December 11th, 2017, 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. 18-2017 Falling Leaves Estates II.

Respectfully submitted,



Joseph Knight
Project Planner

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 Monday, December 11, 2017 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

PZ 18-2017 Falling Leaves Estates II: A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161)

Description of Property

A TRACT OF LAND BEING C109 AND C208 OF "CHESTERFIELD VILLAGE AREA 'A' PHASE ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158 PAGES 96 AND 97 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

For a list of the requested uses, contact the project planner.






City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



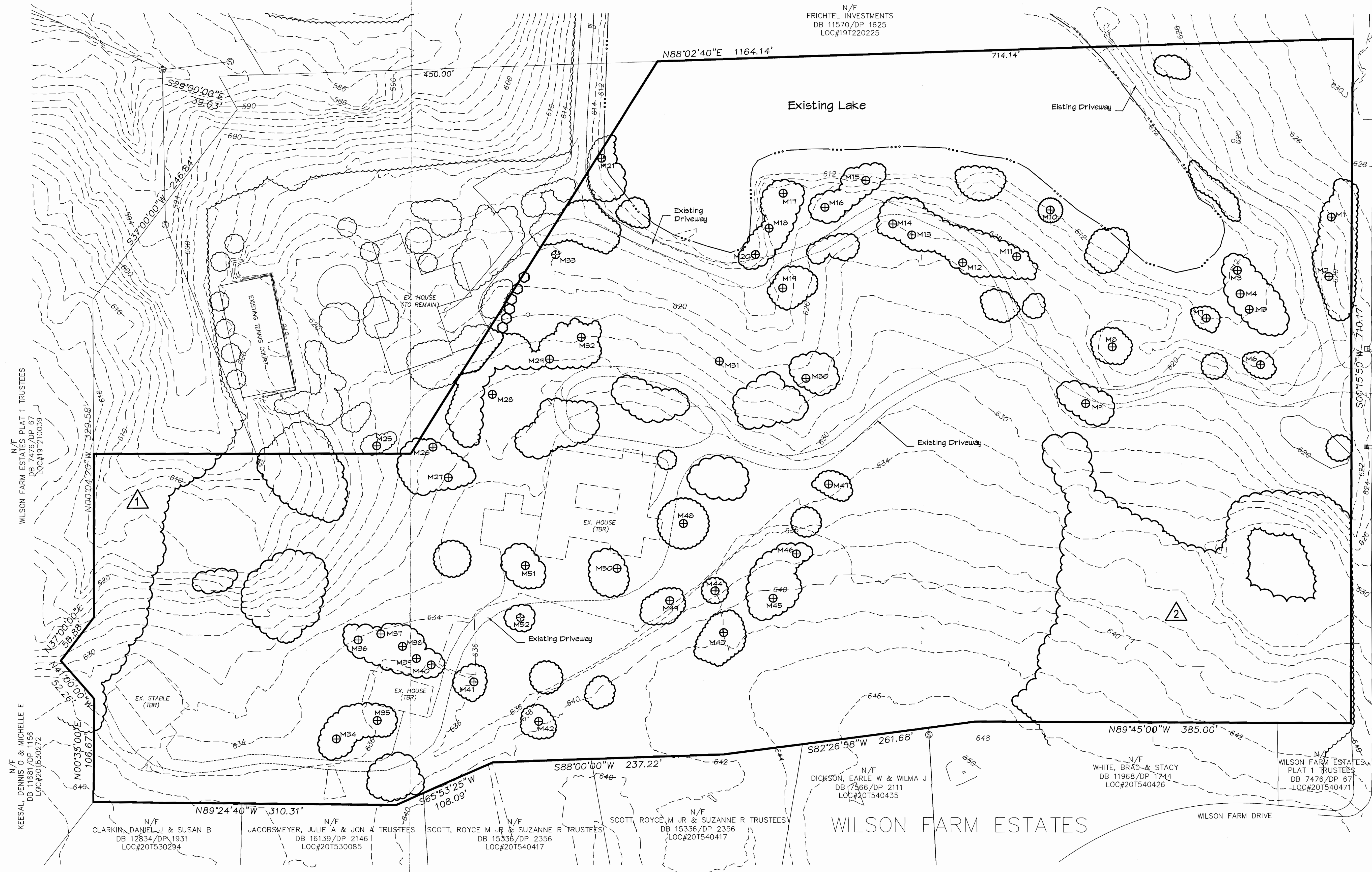
Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Mike Knight at 636.537.4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.

Legend:

-  Existing tree or tree mass
-  Existing monarch tree
-  BAF Sample Point

Monarch Trees

Tree#	Species	dbh	Cond
M1	E. Redcedar	20	Fair
M2	E. Redcedar	20	Fair
M3	Silver Maple	30	Fair
M4	Silver Maple	37	Fair
M5	Silver Maple	20	Fair
M6	White Pine	23	Good
M7	Spruce spp.	25	Fair
M8	Basswood	20x20x24"	Fair
M9	Pin Oak	30	Fair
M10	Sugar Maple	25	Fair
M11	White Pine	22	Fair
M12	White Pine	28	Fair
M13	Pin Oak	25	Fair
M14	White Pine	37	Fair
M15	Black Cherry	22	Fair
M16	White Pine	25	Fair
M17	Ash	29	Fair
M18	Sycamore	25	Fair
M19	Ash	32	Fair
M20	Sycamore	26	Fair
M21	White Pine	24	Fair
M25	Pin Oak	29	Fair
M26	Pin Oak	26	Fair
M27	Tulip Poplar	20	Fair
M28	White Pine	23	Fair
M29	Ash	23	Fair
M30	Pin Oak	29	Fair
M31	Red Oak	25	Fair
M32	Sugar Maple	22	Fair
M33	River Birch	23	Fair
M34	Silver Maple	27	Fair
M35	Silver Maple	28	Fair
M36	Silver Maple	40	Fair
M37	Silver Maple	24	Fair
M38	Silver Maple	40	Fair
M39	Pin Oak	26	Fair
M40	Sweetgum	22	Fair
M41	River Birch	27	Fair
M42	Silver Maple	25	Fair
M43	Pin Oak	29	Fair
M44	Sweetgum	23	Fair
M45	Ash	31	Fair
M46	Pin Oak	22	Fair
M47	Sweetgum	20	Fair
M48	Sweetgum	21	Fair
M49	Sugar Maple	25	Fair
M50	Pin Oak	31	Fair
M51	Red Oak	28	Fair
M52	Catalpa	27	Fair



Tree Preservation Calculations:

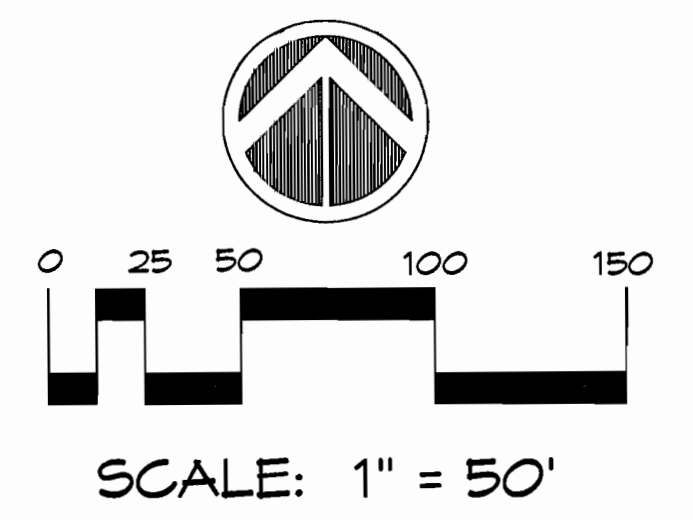
- Size of Tract: 11.31 acres (+/-)
- Existing tree canopy: 4.44 acres (+/-)
- Trees required to be retained: 1.39 acres (30% of existing tree canopy)
- Source of Base Information: Outboundary, topographic and preliminary engineering information obtained from available records, and as provided by The Sterling Company Engineers Surveyors.

Sample Point Information

Tree#	Species	dbh	Cond	Comments
1	Hackberry	7"	Fair	BAF Point 1
2	Hackberry	8x11x12"	Poor	BAF Point 1
3	Hickory	6"	Poor	BAF Point 1
4	Hackberry	6"	Fair	BAF Point 1
5	Hackberry	11"	Fair	BAF Point 1
6	Post Oak	18"	Fair	BAF Point 1
7	Hackberry	9"	Fair	BAF Point 1
8	Hackberry	10"	Fair	BAF Point 1
9	Elm	8"	Dead	BAF Point 1
10	Elm	10"	Dead	BAF Point 1
11	White Oak	37"	Fair	BAF Point 1
12	Hickory	12"	Fair	BAF Point 1
13	Hickory	14"	Fair	BAF Point 1
14	Hackberry	13x14x15"	Fair	BAF Point 1
M15	White Oak	30"	Fair	BAF Point 1
M16	White Oak	39"	Fair	BAF Point 1
1	Red Maple	18"	Very Poor	BAF Point 2
2	Elm	11"	Poor	BAF Point 2
3	Red Maple	15"	Poor	BAF Point 2
4	White Pine	23"	Fair	BAF Point 2
5	Silver Maple	64"	Poor	BAF Point 2
6	Red Maple	8"	Very Poor	BAF Point 2
7	Mulberry	16"	Very Poor	BAF Point 2

BAF Point 1		
Elm	2	13%
Hackberry	7	44%
Hickory	3	19%
Post Oak	1	6%
White Oak	3	19%

BAF Point 2		
Silver Maple	1	14%
Elm	1	14%
White Pine	1	14%
Red Maple	3	43%
Mulberry	1	14%



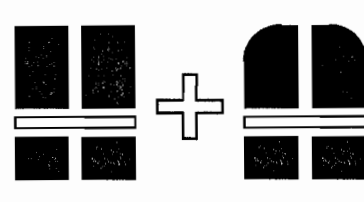
RECEIVED
NOV 22 2017

Arborist/Forester:

Bruce Vauter
Forestry Consultant Services
9321 Manorak Drive
St. Louis, Missouri 63126
314/849-2753
Certified Arborist: # MN-0469A
Certified Forester: # 2501
Bruce Vauter

Prepared for:
FISCHER & FRICHTEL CUSTOM HOMES, LLC.
695 Trade Center Boulevard
Suite 200
Chesterfield, Missouri 63005

Falling Leaves Estates II
Tree Stand Delineation



HALL + ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH
Checked by: JRH
Date: 1-14-15
Revisions: 3-23-15

Project Number: 13004
Sheet Number: 1 OF 1