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## Planning Commission Public Hearing Report

**Meeting Date:** December 13, 2021

**From:** Shilpi Bharti, Planner 

**Location:** South side of Outer 40 Road and east side of Schoettler Road

**Petition:** **P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates)**: A request for a zoning map amendment from the “NU” Non-Urban District and “R1” Residential District to an “E-1/2 AC” Estate One-half Acre District for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657)

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### **SUMMARY**

Lombardo Homes of St. Louis, LLC has submitted a request for a zoning map amendment from the “NU” Non-Urban District and “R1” Residential District to an “E-1/2 AC” Estate One-half Acre District. The petitioner is requesting to zone the property “E-1/2 AC” Estate One-half Acre District as part of a two-step zoning process in order to obtain entitlements to develop this tract of land as a single-family residential subdivision. The second step in this process is an additional petition for the same subject site - a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 18-2021).



Figure 1: Subject Site Aerial

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## **SITE HISTORY**

The subject property was zoned “NU” Non-Urban District and “R1” Residential District by St. Louis County prior to the incorporation of the City of Chesterfield.

## **SURROUNDING LAND USE AND ZONING**

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

**North:** The subject site is bordered by Outer 40 Road and I- 64 to the north. The site overlooks Delmar Gardens Subdivision which is zoned “NU” Non-Urban District and “PC” Planned Commercial District.

**South:** Across Schoettler Road to the south are several single-family residential subdivisions. The site overlooks the Schoettler Estates which is zoned “R1-A” Residence District.

**East:** Property east of the site is zoned “NU” Non-Urban District.

**West:** To the west is a single-family home which is zoned “R2” Residence District.

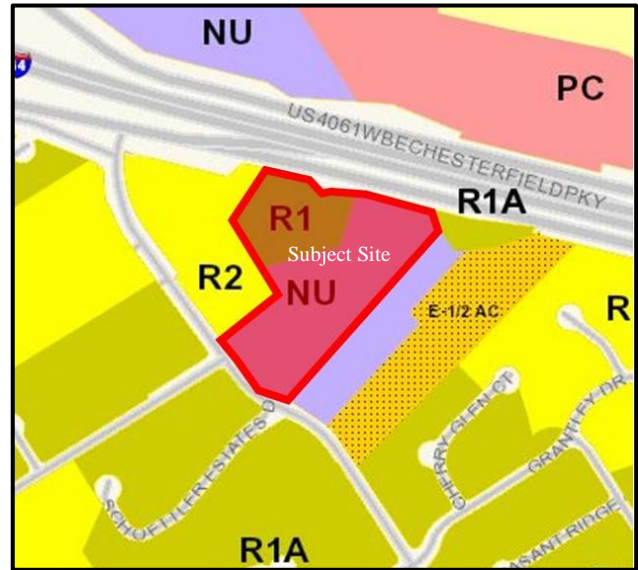


Figure 2: Surrounding Land Use

## **COMPREHENSIVE PLAN**

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Suburban Neighborhood district (single-family Residence). The subject site is surrounded by Suburban Neighborhood on the east and west, Business Office and Mixed Residential on the north, and Conservation and Suburban Neighborhood on the south. The Suburban Neighborhood land is land typically developed for single-family detached homes with uniform housing densities. Below are the development policies for Suburban Neighborhood as described in the City of Chesterfield Comprehensive Plan.

- Encourage preservation of existing residential neighborhood’s identity.
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.

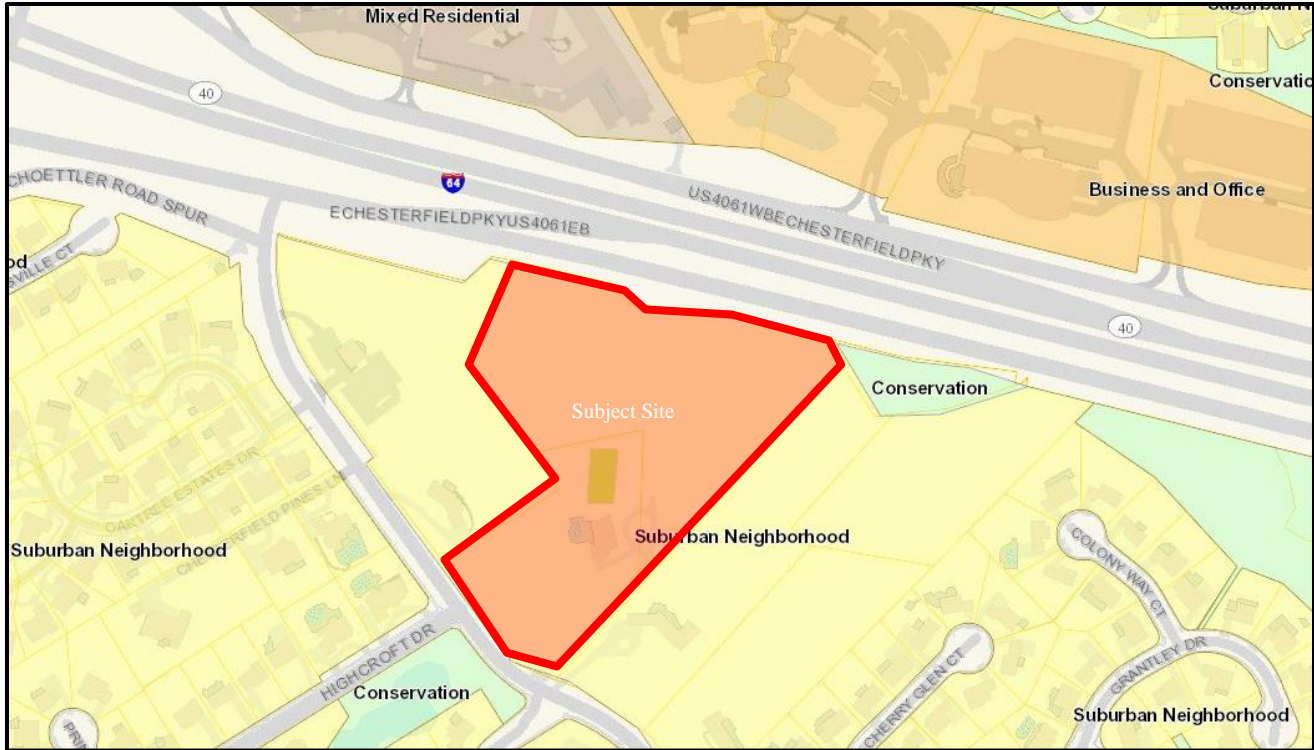


Figure 3: Comprehensive Land Use Plan

**E-1/2 AC District**

The development standards for E-1/2 AC District as described under City of Chesterfield UDC are:

Density for residential dwellings	One-half (1/2) acre per dwelling unit
Calculation of Lot Size	Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size
Height	Maximum height for all structures shall be fifty (50) feet
Side setback (from property line)	15 feet
Right of way setback	20 feet
Between structures	30 feet

**REQUEST**

A public hearing further addressing the request will be held at the December 13<sup>th</sup>, 2021 City of Chesterfield Planning Commission meeting. No plan is required with this submission as it is rezoned to conventional zoning. Attached please find a copy of the Public Hearing Notice.

Attachments

1. Public Hearing Notice



# NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, December 13, 2021 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

**P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates):** A request for a zoning map amendment from the “NU” Non-Urban District and “R1” Residential District to an “E-1/2 AC” Estate One-half Acre District for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

And

**P.Z. 18 -2021 Legends at Schoettler Pointe (Stock and Associates):** A request for a zoning map amendment from an “E-1/2 AC” Estate One-half Acre District to a “PUD” Planned Unit Development for 9 acres located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

## PROPERTY DESCRIPTION

TRACTS OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 192, PAGE 1 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN US SURVEY 370, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

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 Shilpi Bharti at 636.537.4743 or via e-mail at [Sbharti@chesterfield.mo.us](mailto:Sbharti@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

