


## Planning Commission Public Hearing Report

<b>Meeting Date:</b>	February 14, 2022
<b>From:</b>	Shilpi Bharti, Planner 
<b>Location:</b>	North side of Old Clarkson Road and southeast side of Clarkson Road
<b>Petition:</b>	<b><u>P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC)</u></b> : A request for a zoning map amendment from the “NU” Non-Urban District to “R5” Residential District for 3.44 acres located on the north side of Old Clarkson Road and southeast side of Clarkson Road (20T640517).

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### **SUMMARY**

Srilakshmi Properties, LLC has submitted a request for a zoning map amendment from the “NU” Non-Urban District to “R5” Residential District. The petitioner is requesting to zone the property “R5” Residential District to build single-family attached homes.



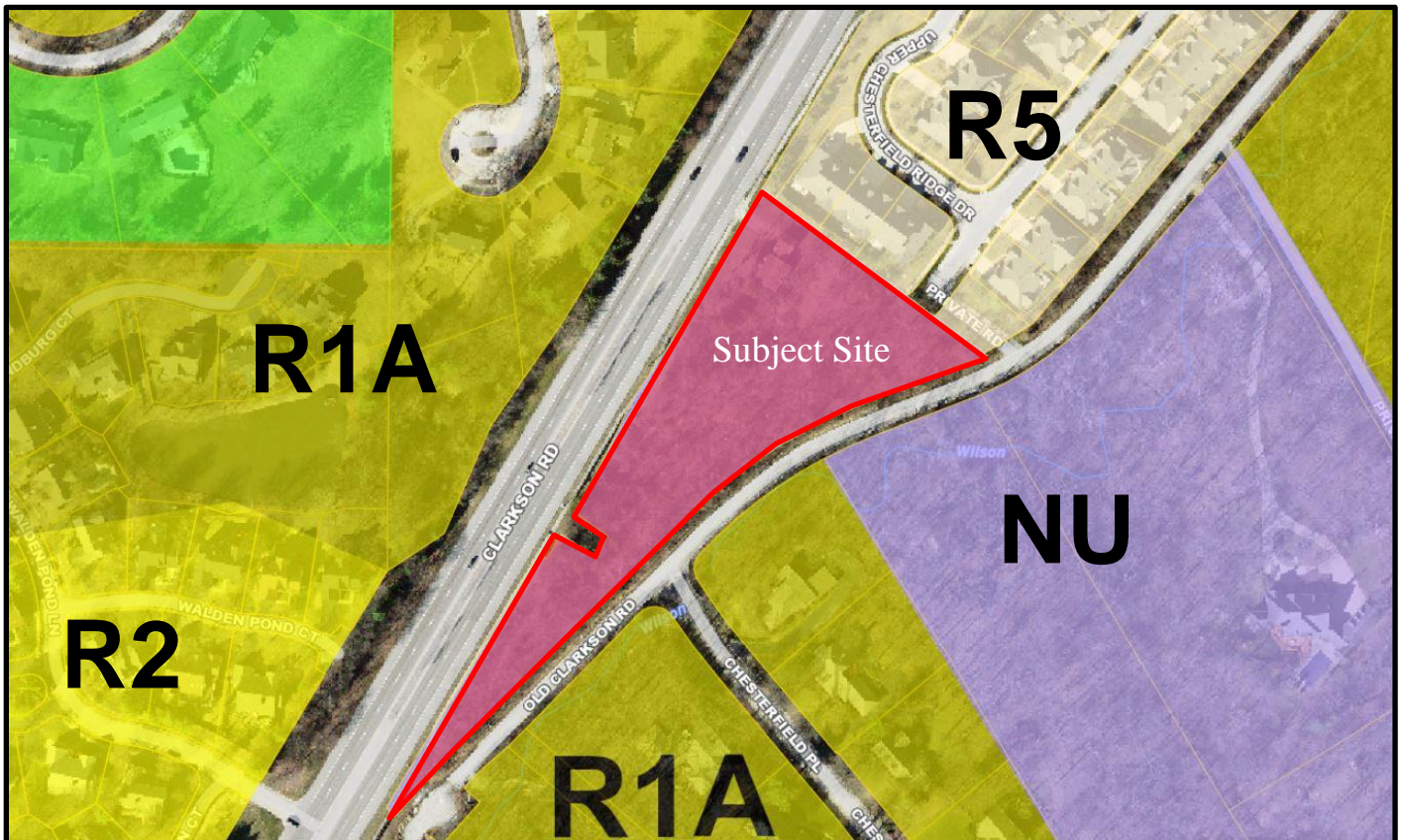
Figure 1: Subject Site Aerial

## **SITE HISTORY**

The subject property was zoned “NU” Non-Urban 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:



*Figure 2: Surrounding Zoning map*

**North:** The subject site is bordered by Clarkson Road to the north. The site overlooks Forest Meadows subdivision which is zoned “R1A” Residential District.

**South:** Old Clarkson Road runs to the south of the subject site. The site overlooks the Chesterfield Place subdivision which is zoned “R1-A” Residence District and Old Clarkson Estates subdivision which is zoned “NU” Non-Urban District.

**East:** Property east of the site is zoned “R5” Residential District, facing Chesterfield Ridge subdivision.

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

## **COMPREHENSIVE PLAN**

The subject site is located within Ward 3 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, west, north, and 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

**R5 District**

The development standards for R5 District as described under City of Chesterfield UDC are:

Density for residential dwellings	6000 Square feet 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)	6 feet
Front setback from any right-of way	20 feet
Side setbacks	6 feet

**REQUEST**

A public hearing further addressing the request will be held at the February 14<sup>th</sup>, 2022 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 a Public Hearing on Monday, February 14, 2022 at 7:00 pm, in the Council Chambers at City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

**P.Z. 19-2021 2030 Clarkson Road (Srilakshmi Properties, LLC):** A request for a zoning map amendment from the "NU" Non-Urban District to "R5" Residential District for 3.44 acres located on the north side of Old Clarkson Road and southeast side of Clarkson Road (20T640517).

## PROPERTY DESCRIPTION

TRACTS OF LAND BEING PART OF SECTIONS 16 AND 21 TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI.



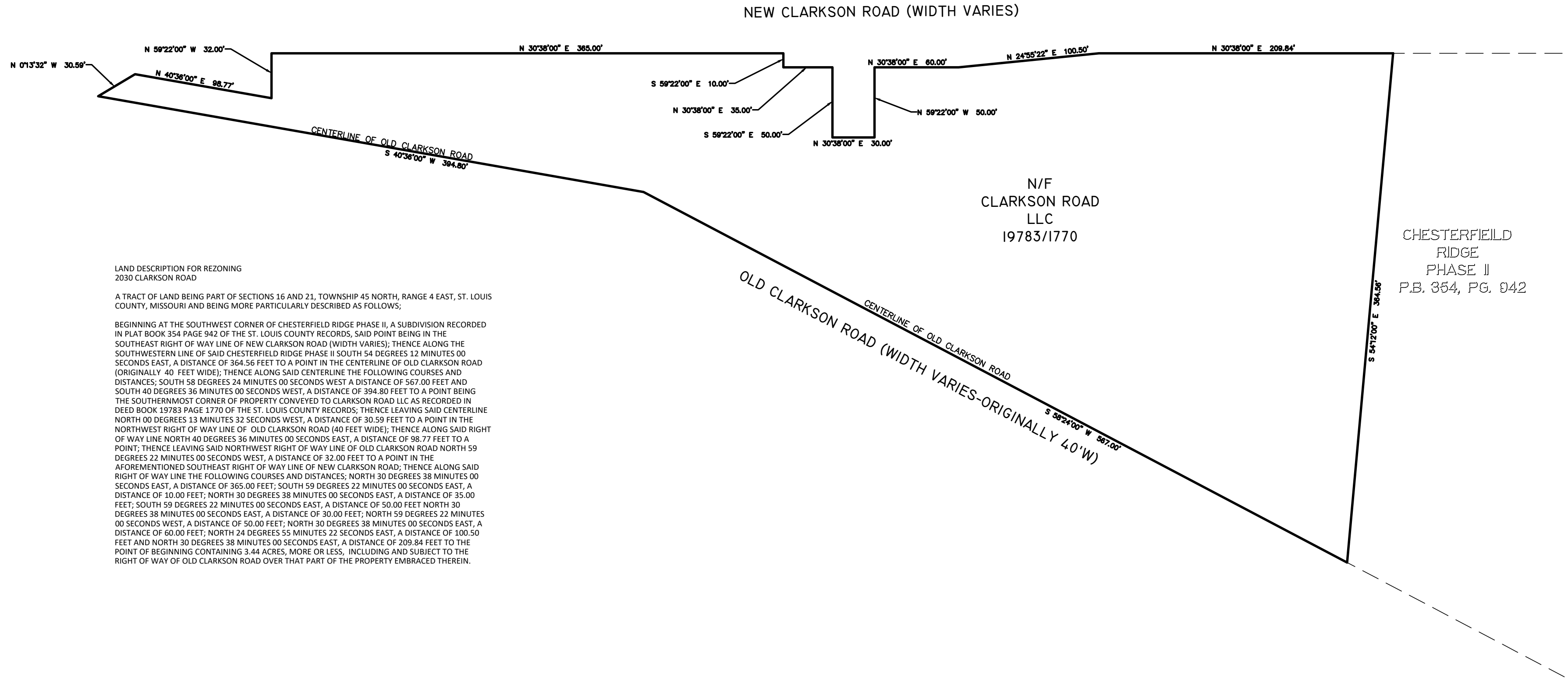
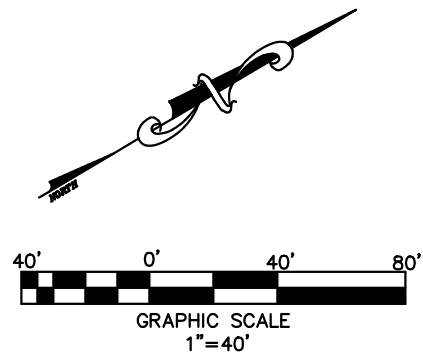
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

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.



# ZONING EXHIBIT

A TRACT OF LAND BEING PART OF  
SECTIONS 16 AND 21,  
TOWNSHIP 45 NORTH, RANGE 4 EAST,  
ST. LOUIS COUNTY MISSOURI



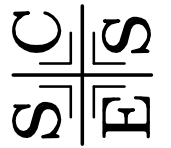
**LAND DESCRIPTION FOR REZONING**  
2030 CLARKSON ROAD

A TRACT OF LAND BEING PART OF SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF CHESTERFIELD RIDGE PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 354 PAGE 942 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD (WIDTH VARIES); THENCE ALONG THE SOUTHWESTERN LINE OF SAID CHESTERFIELD RIDGE PHASE II SOUTH 54 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 364.56 FEET TO A POINT IN THE CENTERLINE OF OLD CLARKSON ROAD (ORIGINALLY 40 FEET WIDE); THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 58 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 567.00 FEET AND SOUTH 40 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 394.80 FEET TO A POINT BEING THE SOUTHERNMOST CORNER OF PROPERTY CONVEYED TO CLARKSON ROAD LLC AS RECORDED IN DEED BOOK 19783 PAGE 1770 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE NORTH 00 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.59 FEET TO A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD (40 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE NORTH 40 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 98.77 FEET TO A POINT; THENCE LEAVING SAID NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A POINT IN THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF NEW CLARKSON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.00 FEET; SOUTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; NORTH 59 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; NORTH 24 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.50 FEET AND NORTH 30 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 209.84 FEET TO THE POINT OF BEGINNING CONTAINING 3.44 ACRES, MORE OR LESS, INCLUDING AND SUBJECT TO THE RIGHT OF WAY OF OLD CLARKSON ROAD OVER THAT PART OF THE PROPERTY EMBRACED THEREIN.

**ZONING EXHIBIT**  
A TRACT OF LAND BEING PART OF  
SECTIONS 16 AND 21,  
TOWNSHIP 45 NORTH, RANGE 4 EAST,  
ST. LOUIS COUNTY MISSOURI

**ST. CHARLES ENGINEERING & SURVEYING, INC.**  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING AND SURVEYING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379



**ORDER NO.**  
2021-188  
**DATE**  
11/18/2021