


Planning Commission Staff Report

Meeting Date: April 11, 2022

From: Shilpi Bharti, Planner 

Location: North side of Old Clarkson Road and southeast side of Clarkson Road

Petition: **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 2.84 acres located on the north side of Old Clarkson Road and southeast side of Clarkson Road (20T640517).

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 homes. Public hearing for this petition was held on February 14, 2022.



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:

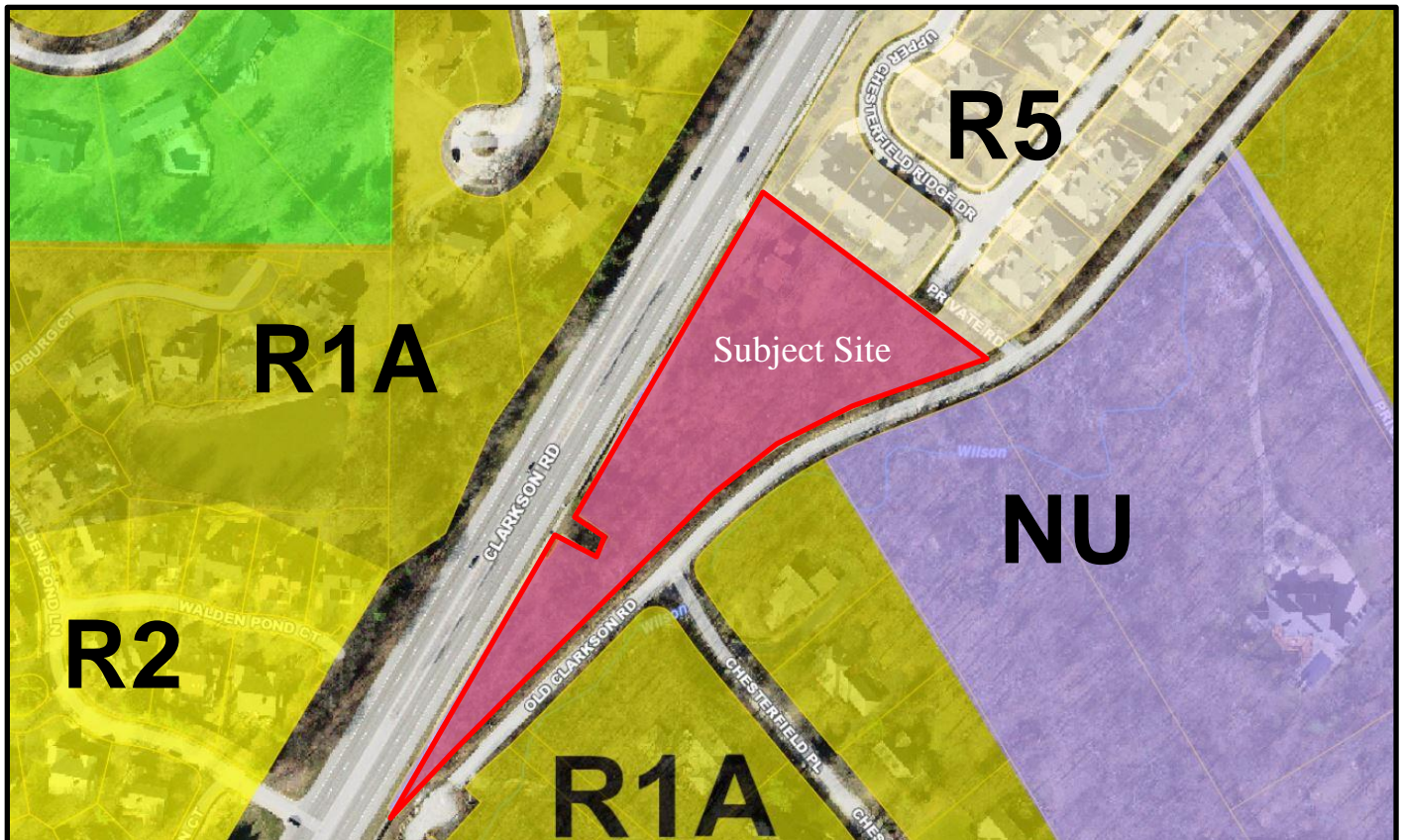


Figure 2: Surrounding Zoning map

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.

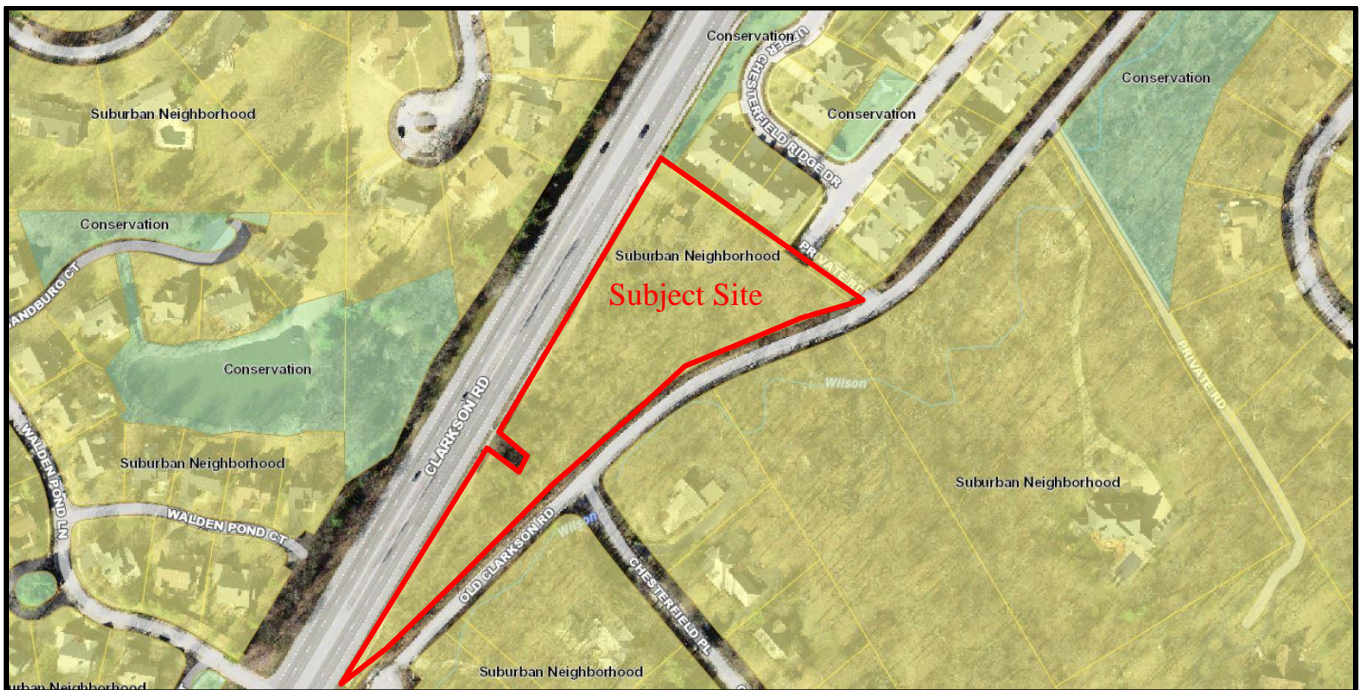


Figure 3: Comprehensive Land Use Plan

R5 District

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

Density for residential dwellings	6,000 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
Front setback from any right-of way	20 feet
Rear yard setbacks	15 feet
Side setback (from property line)	6 feet

PUBLIC HEARING

A public hearing for this request was held on February 14, 2022 at which the Planning Commission raised several issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant's response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised regarding the legal description. The acreage of the site is depicted as 2.84 acres in accordance with St. Louis County but the acreage stated in the application is 3.44 acres. The Survey submitted is an old survey. Provide an updated survey depicting the current property boundaries.

Response: An updated survey is provided.

Issue 2:

Multiple concerns were raised in regards to storm water. Items include, but are not limited to, the current condition of the site, additional water due to impervious surface and the flow of storm water towards Old Clarkson Road and the existing neighborhoods to the east. Provide information on how the development team will be addressing the above concerns with the present and future storm water conditions. This includes documentation on the current watershed information that exists for the site.

Response: Petitioner will comply with City of Chesterfield and MSD storm water regulations and supply the requested information during the improvement plans approval process.

In addition to these issues, there was discussion about the impact of the development on traffic in the area. Since the proposed petition is to rezone the property to the conventional zoning “R5” residential district, a Preliminary Development Plan is not required; however, staff has drafted a plan showing the proposed area that will be available for development after following the City’s Unified Development Code design requirements for the R5 Residential District. The proposed developed area shown in Figure 4 accounts for the landscape buffer and dedicated right of way on Old Clarkson Road. The area to be developed will be nearly 1.2 acres. The traffic study was done by the City for a four single-family home development. The “Trip Generation Manual” published by the Institute of Transportation Engineers (ITE) was used to determine the number of trips to be generated on weekdays and during peak hours on weekdays. As per manual, the average daily trip generation per dwelling unit on weekdays will be 9.44 and 0.74 trips per home during peak hour on weekdays. Given the small size of the subject site, minimal impact is anticipated to adjacent roadways.



Figure 4: Proposed Land to be Developed

REQUEST

Staff has completed review of this petition and has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received.

Attachments

1. Response letter
2. Boundary Survey
3. Tree Stand Delineation

March 16, 2022

Shilpi Bharti, Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760

Re: 2030 Clarkson Road – P.Z. 19-2021

Dear Ms. Bharti:

This letter is in response to your letter of February 18, 2022. Comments from your letter are repeated, and my response follows each comment.

1. Concerns were raised regarding the legal description. The acreage of the site is depicted as 2.84 acres in accordance with St. Louis County but the acreage stated in the application is 3.44 acres. The Survey submitted is an old survey. Provide an updated survey depicting the current property boundaries.
 - An updated survey will be provided.
2. Multiple concerns were raised in regards to storm water. Items include but are not limited to the current condition of the site, additional water due to impervious surface and the flow of storm water towards Old Clarkson Road and the existing neighborhoods to the east. Provide information on how the development team will be addressing the above concerns with the present and future storm water conditions. This includes documentation on the current watershed information that exist for the site.
 - Petitioner will comply with City of Chesterfield and MSD storm water regulations and supply the requested information during the improvement plans approval process.

Tree Stand Delineation

1. As per City of Chesterfield Unified Development Code Section 405.04.020 F point 4 (a) “Tree Stand Delineation shall be signed and sealed by a tree specialist.”
 - Acknowledged and addressed.
2. Provide the location, type, and size of all Monarch Trees as shown on the TSD and the critical root zone for those Monarch Trees within fifty (50) feet of the limit of disturbance. A Monarch Tree is defined in the City’s Unified Development Code and detailed below.
 - Acknowledged and addressed.

3. The total acreage of trees shall be provided on the TSD as this is the quantity utilized to capture the 30% tree preservation requirement in the City's Unified Development Code. Amend accordingly.
 - Acknowledged and addressed.

Advisory Comments

4. The proposed subdivision roadway must connect to Chesterfield Ridge Circle through the existing public right-of-way. The developer is entitled to the existing \$7,090 Special Cash Escrow that the City is holding for construction of the portion of Chesterfield Ridge Circle located on the adjacent Chesterfield Ridge subdivision property. No direct access allowed to Old Clarkson Road nor Clarkson Road.
 - Acknowledged.
5. The developer must construct a 5' wide sidewalk along the Old Clarkson Road property frontage. Internal sidewalks will also be required on both sides of cul-de-sac roads with more than eight (8) adjacent lots.
 - Petitioner will request relief to eliminate this requirement along Old Clarkson Road because of topography, encroachment of Old Clarkson Road on the subject property outside of existing right-of-way, storm water drainage and the absence of a sidewalk to the North. Petitioner acknowledges the remainder of the comment.
6. Additional right-of-way may be required to be dedicated along Old Clarkson Road to provide a 50' wide right-of-way.
 - It is Petitioner's understanding there are no plans to widen Old Clarkson Road and the residents do not support a widening. Petitioner will grant additional right-of-way to solve the existing encroachment of Old Clarkson Road on the subject property.
7. Developer must perform a hydraulic analysis on the existing downstream culvert under Old Clarkson Road to determine if it is adequately sized to convey the tributary runoff in the post-developed condition. If the culvert is undersized, the developer must replace the existing culvert with one of the property capacity. It is recommended that this analysis be performed prior to Site Development Plan submittal.
 - Petitioner will comply with City of Chesterfield and MSD storm water regulations.
8. A Downstream Lake Protection Bond will be required prior to Improvement Plan approval. The bond amount will be approximately \$45,000. Prior to bond submittal a pre-developed

bathymetric survey will be required on the Old Clarkson Forest retention pond, and a post-developed bathymetric survey will be required prior to bond release.

- Acknowledged.
9. An emergency access drive for fire department access only may be required during Monarch Dire District review. Please label the proposed road as a public or private street along with street width on the plan.

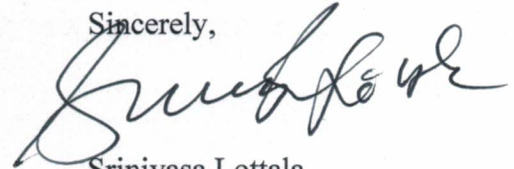
- Acknowledged.

10. It is confirmed by the Director of Planning that as per City of Chesterfield Unified Development Code Section 405.04.020 point K (2) table (2), "30' Landscape Buffer is required along both the New and Old Clarkson Road, and 20' Landscape Buffer is required along the east property line adjoining Chesterfield Ridge subdivision."

- Petitioner will request relief to reduce these requirements in part because of the topography, encroachment of Old Clarkson Road on the subject property outside of the existing right-of-way and the absence of this requirement to the North.

Thank you for considering my responses.

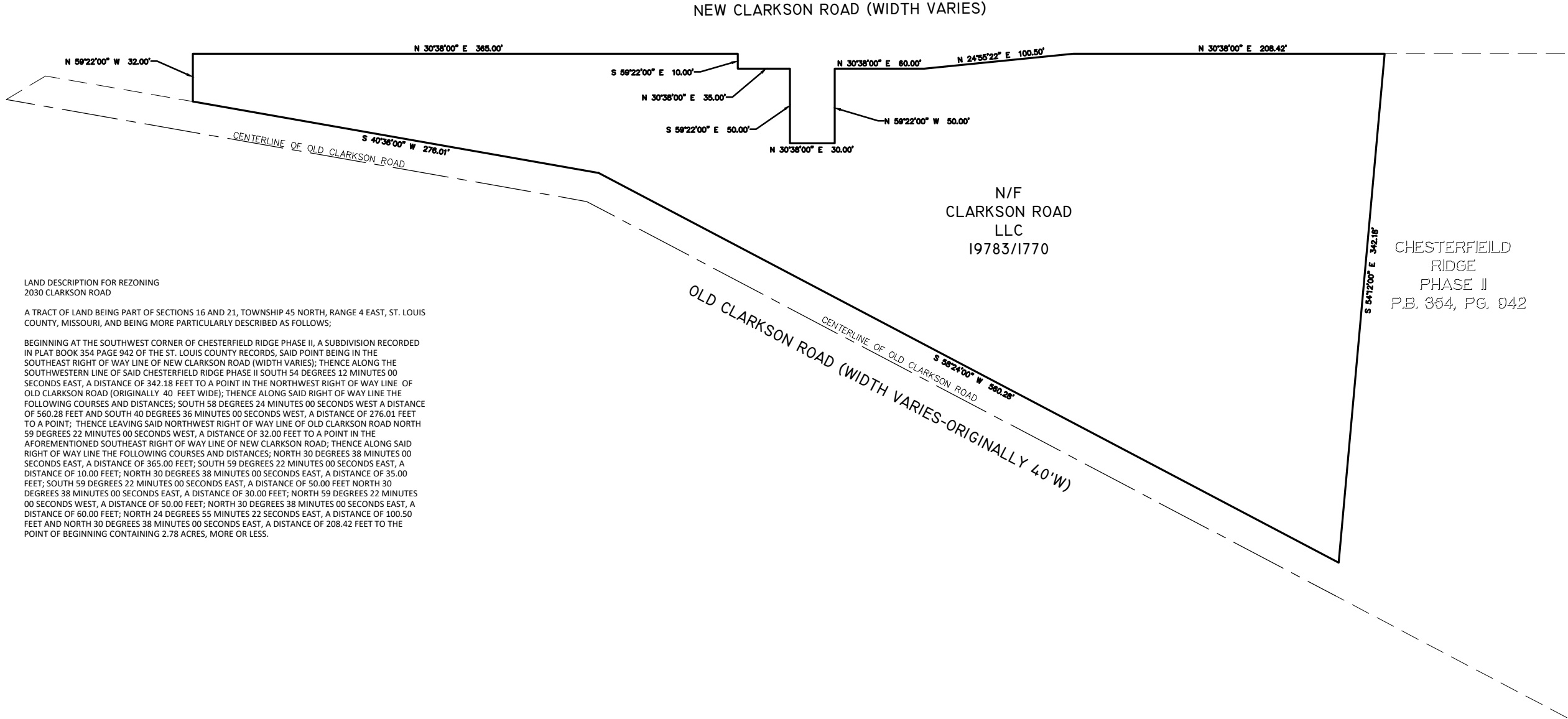
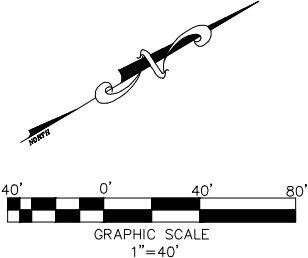
Sincerely,



Srinivasa Lottala

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 342.18 FEET TO A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF OLD CLARKSON ROAD (ORIGINALLY 40 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; SOUTH 58 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 560.28 FEET AND SOUTH 40 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 276.01 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 208.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES, MORE OR LESS.

3/18/2022	REVISED PER ACTUAL BOUNDARY
3/28/2022	REMOVED ROW FROM DESCRIPTION
	REVISED LAND DESCRIPTION

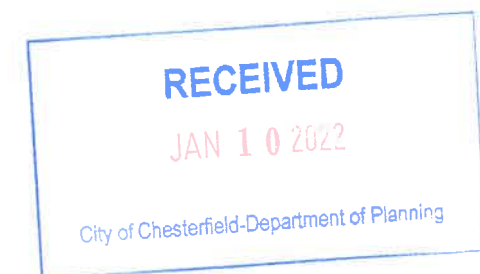
ZONING EXHIBIT
A TRACT OF LAND BEING PART OF
SECTIONS 16 AND 21,
TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY MISSOURI

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 LAND SURVEYING CORPORATION
 MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379

ORDER NO. 2021-188
DATE 1/28/22
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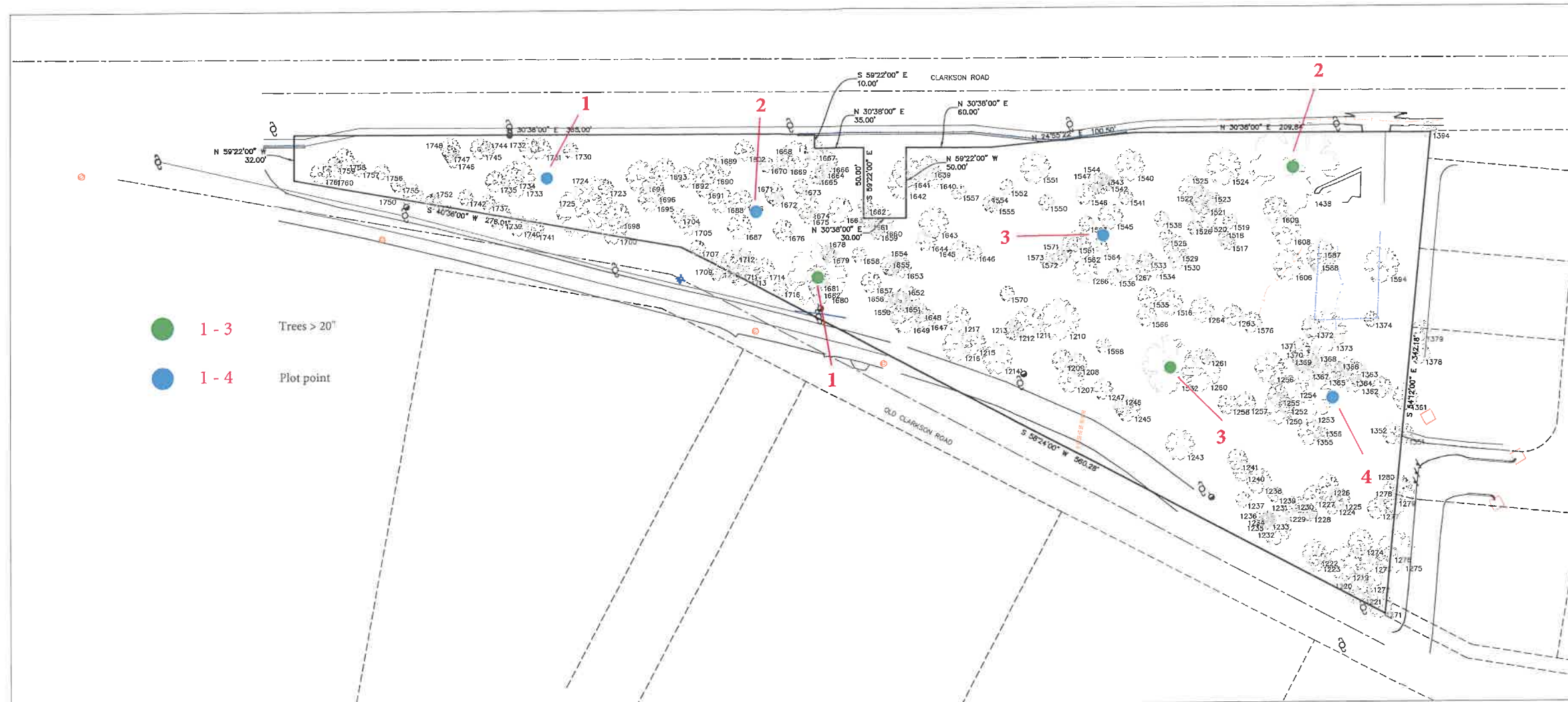


Tree #	Species	Common Name	DBH	Condition Rating	Monarch Tree	Notes
1	<i>populus deltoides</i>		24	Fair	No	crowded by sycamore
2	<i>Acer rubrum</i>		38	Critical	No	topped and dead limbs
3	<i>Juglans nigra</i>		22	Fair	No	vines
Stand Observations/Comments:		Four plots were selected at random to measure stand basal area using a 10BAF prism. The average basal area of this stand is 60 and, according to a hardwood stocking chart, is considered "fully-stocked" at roughly 200 trees/acre. However, this data may be skewed due to the overwhelming presence of Amur honeysuckle (<i>Lonicera maackii</i>) which is densely distributed throughout most of the stand's understory.				
		This approximate 2.6-acre stand is well-stocked with a diverse number 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. The red maple size class ranged from 6" to 38", the black walnut size class was 10-22", the black cherry size class was 12-18", and redcedar was present in the most of the midstory of the stand. Honeysuckle was present throughout the stand.				
		Overstory Composition	Black walnut, American elm, cottonwood, and white ash.			
		Midstory Composition	Persimmon, redcedar, hackberry, and some American elm regen.			
		Understory Composition	Limited regeneration: Almost entirely Amur honeysuckle			

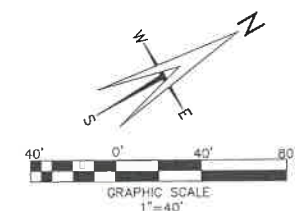


TREE STUDY

2030 CLARKSON ROAD



TREE TABLE		1246 TR8	1369 TR6	1580 TR6	1654 TR8	1696 TR10	1758 TR8
NO.	SIZE						
1207	TR10	1250 TR12	1370 TR10 / DEAD	1551 TR12	1655 TR6	1698 TR10 / X2	1759 TR6
1208	TR8	1252 TR6	1371 TR8	1552 TR6	1656 TR6	1700 TR10	1760 TR8
1209	TR8	1253 TR22 / DEAD	1372 TR8 / X2	1554 TR6	1657 TR8	1704 TR6	1761 TR8
1210	TR16	1254 TR16	1373 TR16	1555 TR6	1658 TR6	1705 TR8	1802 TR8
1211	TR12	1255 TR8	1374 TR40	1557 TR6	1659 TR6	1707 TR6	
1212	TR8	1256 TR12	1378 TR8	1561 TR6	1660 TR12	1709 TR6	
1213	TR6	1257 TR8	1379 TR8	1562 TR12 / DEAD	1661 TR6	1710 TR8	
1214	TR12	1258 TR8	1394 TR6 / X4	1563 TR6	1662 TR6	1711 TR12	
1215	TR10 / DEAD	1260 TR16	1438 TR36	1564 TR8	1663 TR10	1712 TR8	
1216	TR12	1261 TR6	1516 TR10	1566 TR8	1664 TR8	1713 TR14	
1217	TR10	1262 TR8 / X2	1517 TR6	1568 TR6	1665 TR6	1714 TR8	
1219	TR14	1264 TR10	1518 TR6	1570 TR6	1666 TR8	1716 TR6	
1220	TR12	1266 TR10	1519 TR6	1571 TR6	1667 TR8 / X2	1723 TR6	
1221	TR10	1267 TR10	1520 TR10	1572 TR6	1668 TR12	1724 TR14	
1222	TR10 / X2	1271 TR10	1521 TR10	1573 TR6	1669 TR8 / X2	1725 TR20	
1223	TR8	1272 TR18	1522 TR10	1576 TR8	1670 TR6	1730 TR6	
1224	TR8	1273 TR8	1523 TR8	1587 TR12 / X2	1671 TR8	1731 TR8	
1225	TR8	1274 TR10	1524 TR14	1588 TR10	1672 TR6	1732 TR8	
1226	TR8	1275 TR16 / DEAD	1525 TR10	1594 TR14	1673 TR6	1733 TR14	
1227	TR8	1276 TR6	1526 TR6	1606 TR12	1674 TR10	1734 TR8	
1228	TR6	1277 TR8	1528 TR6	1608 TR12	1675 TR6	1735 TR8	
1229	TR6	1278 TR6	1529 TR10 / DEAD	1609 TR10	1676 TR8	1737 TR6	
1230	TR10 / X2	1279 TR14 / DEAD	1530 TR8 / X2	1639 TR8	1678 TR6	1739 TR10	
1231	TR6	1280 TR8	1532 TR22	1640 TR8	1679 TR6	1740 TR8	
1232	TR12	1281 TR8	1533 TR6	1641 TR12	1680 TR24	1741 TR8	
1233	TR6	1282 TR8	1534 TR8	1642 TR12	1681 TR10	1742 TR6	
1234	TR6	1283 TR8	1535 TR8	1643 TR12	1682 TR8	1744 TR6	
1235	TR6	1284 TR10	1536 TR6	1644 TR8	1686 TR8	1745 TR8	
1236	TR6 / X3	1285 TR6	1538 TR6	1645 TR8	1687 TR10	1746 TR6	
1237	TR6	1286 TR6	1540 TR12	1646 TR6	1688 TR10	1747 TR6	
1238	TR10 / DEAD	1287 TR8	1541 TR6	1647 TR8	1689 TR10	1748 TR8	
1239	TR6	1288 TR8	1542 TR8	1648 TR6	1690 TR10	1750 TR8	
1240	TR8	1289 TR12 / DEAD	1543 TR6	1649 TR12	1691 TR6	1751 TR6	
1241	TR8	1290 TR6	1544 TR8	1650 TR12	1692 TR8	1752 TR6	
1243	TR12	1291 TR6	1545 TR6	1651 TR10	1693 TR8	1755 TR6	
1245	TR10	1292 TR8	1546 TR8 / X2	1652 TR10	1694 TR12	1756 TR6	
		1293 TR8	1547 TR6	1653 TR8	1695 TR10	1757 TR6	



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