

P-01-21

Title: Petition for a Lot Split, submitted by Joseph & Jeanene Dugan, to divide a 5.48 acre lot into a 3.109 and 2.372 acre lot at 9475 Golfhurst Lane.

Owner: Joseph Dugan Trust
9475 Golfhurst Lane
St Louis, Missouri 63127

Date: January 2021



*Maps are for informational use only. Not a representation of the project. — Approximate location of proposed property line.

Summary:

This Petition is for a Lot Split of property at 9475 Golfhurst Lane. The property is located at the southern terminus of Golfhurst Lane, approximately 850 feet south of South Lindbergh Boulevard. The property is currently zoned R-1 Single Family Residential – 1 acre minimum lot size. All surrounding properties are also zoned R-1.

Staff analysis:

This property currently consists of 5.48 acres and contains a residence that was constructed circa 1929. The Petitioner is proposing to divide the property, retaining 3.109 acres with the residence and 2.372 acres for a new residence.

The proposed Lot Split would meet all requirements of Appendix A Subdivision Regulations, Section 4 Lot Split Procedures and Appendix B Zoning Regulations, Section 4.3 R-1 Single Family Residential District.

Staff recommendation:

Based on the information provided by the Petitioner, the proposed lots would meet all current requirements of Appendix A Subdivision Regulations, Section 4 Lot Split Procedures and Appendix B Zoning Regulations, Section 4.3 R-1 Single Family Residential District.

This Petition complies with the Future Land Use Map. The Comprehensive Plan for the City of Sunset Hills designates this property, and all surrounding properties, as single family.

Staff recommends approval of this Petition with the following conditions:

1. A new address must be issued by St Louis County and recorded on the plat.
2. Mehlville Fire District must approve the proposed Lot Split.

Update:

At the January 6, 2021 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition with the conditions listed above.