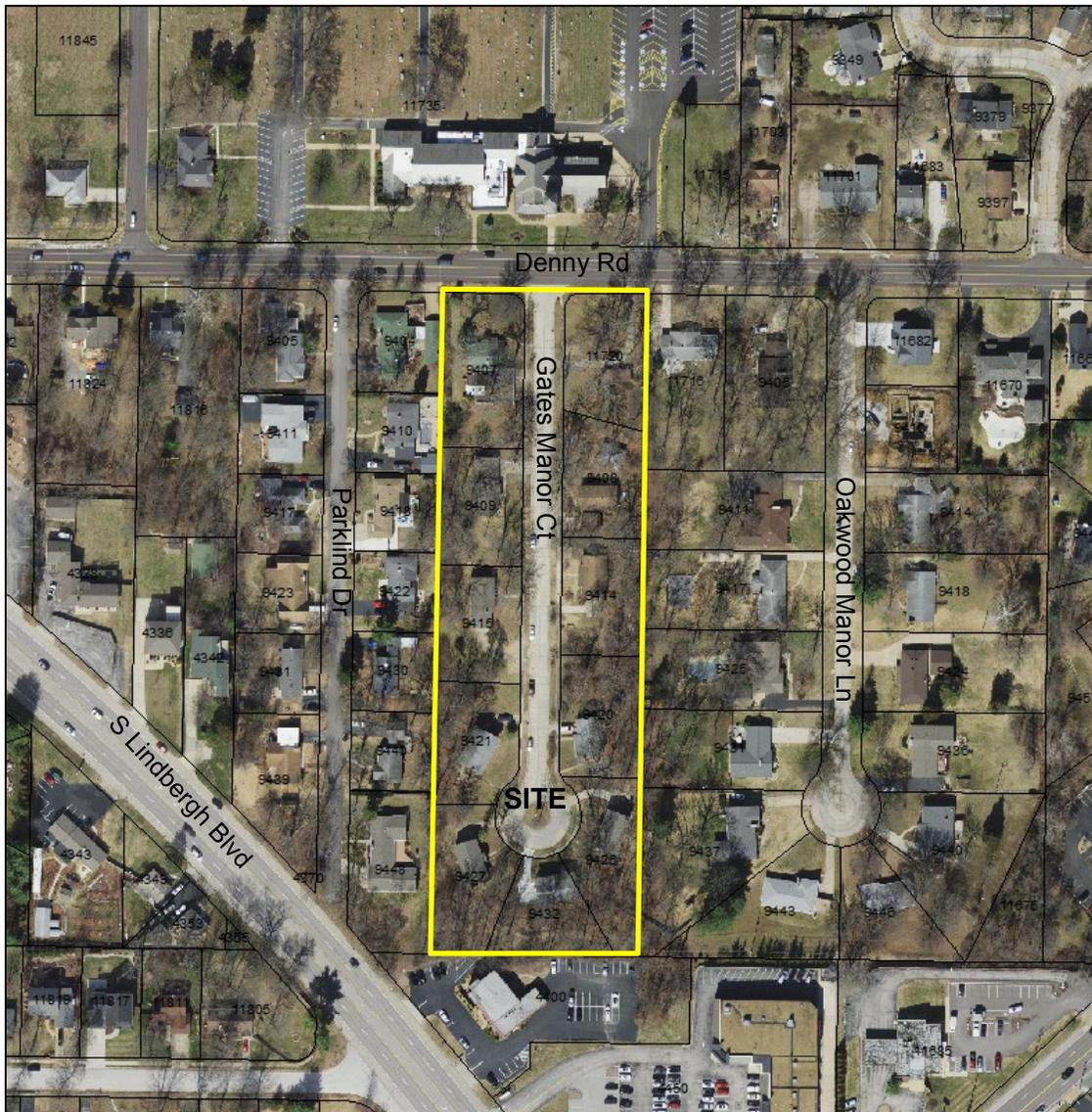


P-18-21

Title: Petition for a Concept Plan, submitted by Mike Schmeerbauch Custom Homes & Vincent Lindwedel, for redevelopment of properties at 9407, 9409, 9415, 9421, 9427, 9432, 9426, 9420, 9414 and 9408 Gates Manor Court and 11720 Denny Road.

Owners: Wallace R Gates Family Partnership
107 Solley Drive
Ballwin, Missouri 63021

Date: September 2021



* Maps are for informational use only. Not a representation of the project.

Summary:

This Petition is for a Concept Plan, consisting of eleven (11) lots, totaling 4.85 acres. The properties are located on the east and west side of Gates Manor Court, at the intersection with Denny Road and comprise Gates Manor Subdivision. The properties are currently zoned R-4 Single Family Residential. The properties to the north, east and west are also zoned R-4. The properties to the south are zoned C-1 Commercial District.

Staff analysis:

A concept plan is an idea that is presented to the Planning & Zoning Commission to discuss potential petition(s) and obtain feedback from the City about potential projects. It does not imply future approval of a project.

This Concept Plan is for redevelopment of eleven (11) lots, which comprise Gates Manor Subdivision. There are single family dwellings on each of the eleven (11) lots. The petitioner is considering the possibility of demolishing the existing dwellings and constructing a twenty six (26) attached villas.

The properties are currently zoned R-4 Single Family Residential – 10,000 square foot minimum lot size. Villas are not allowed in the R-4 Zoning District. The most closely accommodating zoning district would be PD-RC Planned Development-Residential/Cluster Homes. However, several text amendments and/or variances would be required prior to approval of such a rezoning. Including but not limited to:

1. The PD-RC District requires the proposed site to contain ten (10) to twenty five (25) acres. These properties total 4.85 acres.
2. A PD-RC development “shall have at least 25% of its perimeter boundary contiguous to the right of way of a four lane, non-limited access highway”. These properties do not meet that location criterion.
3. The PD-RC district allows a maximum of 3.6 units per gross acre. These properties could accommodate seventeen (17) units and the concept plan shows twenty six 26 units.

If, the required amendments to the PD-RC District and/or necessary revisions were made or variances were approved, the petitioner could then apply to change the zoning of the properties from R-4 to PD-RC. At that time, a preliminary development plan would also be required.

Staff recommendation:

Per Appendix A Subdivision Regulations, Section 3.1b: The commission shall review and evaluate the concept plan as soon as practical and shall report to the developer its opinion as to the merits and feasibility of the improvements contemplated by the concept plan. This review and opinion shall not be construed as an approval.

Therefore, the Commission's responsibility is to provide feedback to the Petitioner about whether approval of a development containing villas would be considered at the proposed location.