

P-20-21

Title: Petition for a Concept Plan, submitted by Nismark 2 LLC, for the redevelopment of properties at 128, 130, 132, 134, 136 & 138 Dean Court.

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| Owners: | Nismark 2 LLC | ZMod Homes LLC |
| | 13300 Thornhill Drive | 367 Champion Way |
| | St Louis, Missouri 63131 | St Louis, Missouri 63011 |

Date: October 2021



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

Summary:

This Petition is for a Concept Plan, consisting of six (6) lots, totaling 31,680 square feet. The properties are located on the south side of Deane Court, approximately 600 feet east of South Kirkwood Road. The properties are currently zoned R-6 Single Family Residential – 5,000 square foot minimum lot size. The properties to the north and east are also zoned R-6. The properties to the south and west are zoned C-1 Commercial.

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 approval of a project.

This Concept Plan is for redevelopment of six (6) lots, located in Sunset Manor Subdivision. As the petitioner will explain, there are currently structures on each of the lots. The petitioner is exploring the option of demolishing the structures and constructing eight (8) attached, single family dwellings.

The properties are currently zoned R-6 Single Family Residential. Multi-family residential uses are not allowed in the R-6 Zoning District. The most closely accommodating zoning district would be PD-RC Planned Development – Residential/Cluster Homes. However, in order to change the zoning of these properties from R-6 to PD-RC, several changes to the PD-RC District would be necessary, including:

1. Section 4.10-7a, which states: Not more than two (2) dwelling units may be attached with a minimum distance between buildings being sixteen (16) feet, inclusive of porches and roof overhangs.
2. Section 4.10-7B1, which requires a minimum site size of 10 acres and have at least 25% of its perimeter boundary contiguous to the right of way of a four lane, non-limited access highway. This site consists of 0.72 acre and has no highway frontage.
3. Section 4.10-7B3, which requires a minimum lot density of 3.6 dwelling units per acre, with each lot having at least forty (40') feet of width. The development being considered would have a density of eleven (11) units per acre. It is unclear what the lot width would be.
4. Section 4.10-15C2, which requires 6,000 square feet of common ground. No common ground is currently shown.

If, the above amendments to the PD-RC District were approved, the petitioner could then apply to change the zoning of the properties from R-6 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 multi-family development would be considered at the proposed location.