

P-05-22

Title: Petition for an Amended Preliminary Subdivision Plat, submitted by West View Investment LLC, for properties at 12300 & 12322 Robyn Road.

Owner: West View Investment LLC
3828 South Lindbergh Boulevard, Suite 108
St Louis, Missouri 63127

Date: March 2022



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

Summary:

This Petition is for an Amended Preliminary Subdivision Plat, consisting of eighteen (18) lots. The properties are located on the south side of Robyn Road, approximately 535 feet east of Lincoln Drive. The properties are currently zoned R-1 Single Family Residential – 1 acre minimum lot size. The properties to the east, south and west are also zoned R-1. The properties to the north are zoned R-1 and R-2 Single Family Residential – 20,000 square foot minimum lot size.

History & Staff analysis:

In May 2021, the Commission approved a Preliminary Subdivision Plat, containing sixteen (16) proposed lots and consisting of two (2) parent properties, totaling 26.42 acres.

The Petitioner has acquired a third property, which is proposed to be part of the subdivision. The addition of that property would result in eighteen (18) proposed lots.

The proposed lots range in size from 1 acre to 3.66 acres. The proposed common ground consists of 2.09 acres and would be accessible from one of the proposed cul de sacs. The proposed streets are proposed to be privately maintained in perpetuity.

Staff recommendation:

Based on information submitted by the petitioner, staff recommends approval of this petition. A preliminary subdivision plat requires a meeting and approval by the Planning and Zoning Commission. No action is required to be taken by the Board of Aldermen.

The Petitioner has also submitted Improvement Plans (P-06-22) for review by the Commission. Both of these Petitions require approval by the Planning & Zoning Commission. No Board action is required.