

P-09-21

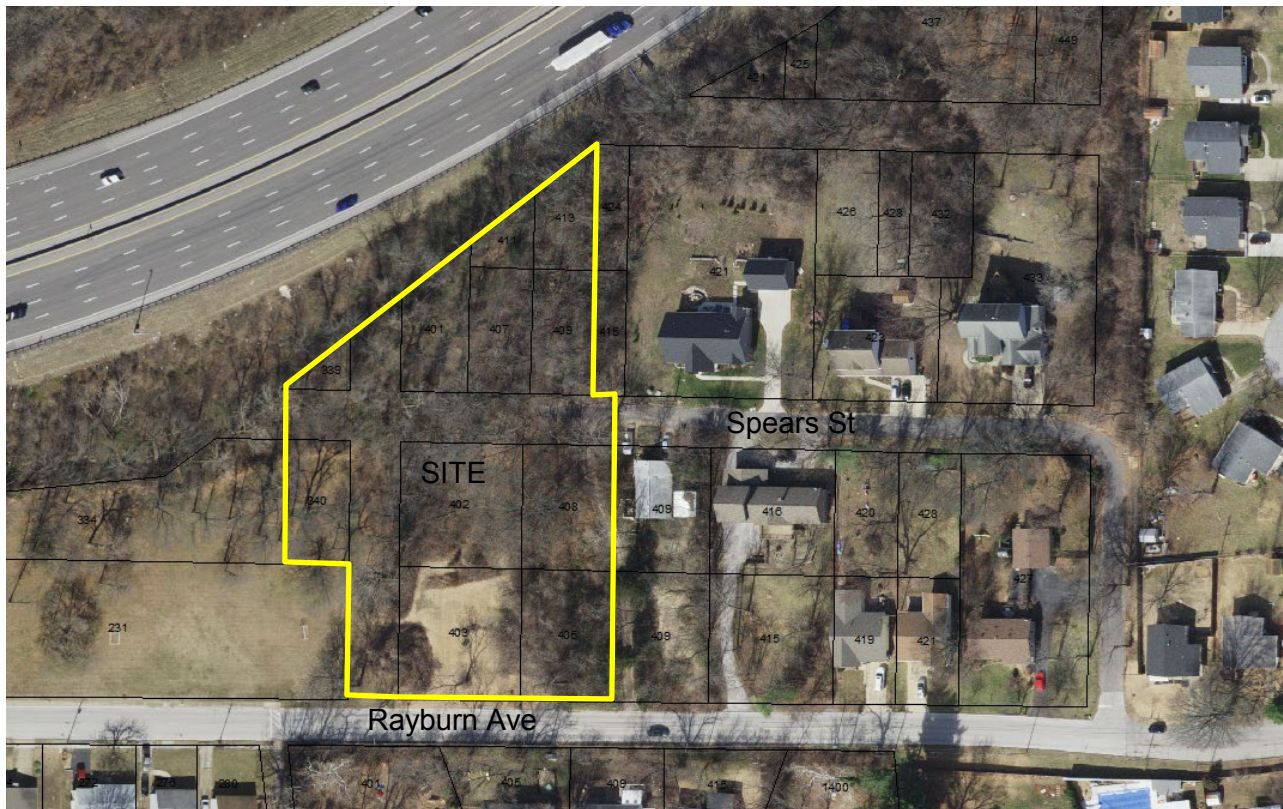
Title: Petition for a Preliminary Subdivision Plat, submitted by Lynstone Park View LLC for a single family residential development at 403 Rayburn Avenue, 405 Rayburn Avenue, 339 Spears Street, 340 Spears Street, 402 Spears Street, 408 Spears Street, 401 Spears Street, 407 Spears Street, 409 Spears Street, 411 Spears Street, 413 Handy Street.

Owners: 339, 340, 401, 407, 409 & 411 Spears Street and 413 Handy Street
Jon Langerak (owner); under contract by Salvatore & Charles Vitale

403 & 405 Rayburn Avenue and 402 & 408 Rayburn Avenue
Sever Properties (owner)

Applicant: Lynstone Park View LLC
3636 South Geyer Road, St Louis, Missouri 63127

Date: May 2022



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

Summary:

This petition is for a Preliminary Subdivision Plat, consisting of ten (10) lots. The properties are located on the north and south side of Rayburn Avenue, approximately 480 feet west of Tolstoi Street. The properties are currently zoned R-6 Single Family Residential – 5,000 square foot minimum lot size. The properties’ northern boundary is Interstate 44. The properties to the south, east and west are also zoned R-6.

Project overview:

- Location: The project area consists of 1.89 acres in Meacham Park Subdivision.
- Existing zoning: R-6 Single Family Residential – 5,000 square foot minimum lot size.
- Existing use: The eleven (11) parcels that the project area is comprised of are currently undeveloped.
- Proposed zoning: The development would utilize the current R-6 Zoning.
- Proposed use: Ten (10) single family residential lots, ranging in size from 5,033 square feet to 11,623 square feet.
- Zoning requirements can be found in Appendix B, Section 4.8. Minimum requirements for single family residential lots are as follows:
 - 1) Minimum lot size: 5,000 square feet
 - 2) Minimum lot width: 40 feet
 - 3) Minimum front setback: 20 feet
 - 4) Minimum side setback: 3 feet
 - 5) Minimum rear setback: 15 feet

Staff summary:

This project consists of eleven (11) undeveloped parcels, that are part of Meacham Park Subdivision, totaling 1.89 acres. The petitioner is proposing to redevelop the parcels, requesting the City vacate the existing right of way, replatting ten (10) new single family residential lots, new right of way and a private street. All of the proposed lots would exceed the required 5,000 square foot minimum lot size and 40 foot lot width

requirement. At this time, no common ground is required or proposed for the development.

Per Article 6, Section 24-108, sidewalks are required along public right of way. The developer is proposing installation of sidewalks along Rayburn Avenue, which would be the only public right of way in the development.

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.

If the Planning & Zoning Commission approves this Preliminary Subdivision Plat, the next step would be submission of improvement plans, which require approval by the Planning & Zoning Commission. The Record Plat, along with any variances from the requirements in Appendix A would be reviewed by the Planning & Zoning Commission and voted on by the Board of Aldermen.