

P-11-22

Title: Petition for a Text Amendment, submitted by Rolwes Development, to change the minimum site size in Appendix B Zoning Regulations, Section 4.10-6B1 from ten (10) acres to 4.85 acres.

Petitioner: Rolwes Development LLC
2200 Barrett Station Road
St Louis, Missouri 63021

Date: July 2022

Summary:

This is the second of five (5) petitions necessary for the proposed redevelopment of Gates Manor Subdivision. It is a petition to change the minimum site size requirement from ten (10) acres to 4.85 acres. If approved, this would be a permanent change to the site size requirement for the PD-R Planned Development – Residential Zoning District.

Project overview:

- Site area: The project area consists of 4.85 acres (including right of way);
- Existing zoning: R-4, Single Family Residential – 10,000 square foot minimum lot size;
- Proposed zoning: R-5, Single Family Residential – 7,500 square foot minimum lot size, followed by PD-R, Planned Development – Residential;
- Existing use: Eleven (11) detached, single family residential lots;
- Proposed use: Twenty-one (21) detached, single family residential lots;
- Existing density: 2.79 dwellings per acre (11 dwellings);
- Proposed density: 5.3 dwellings per acre (21 dwellings);
- Permitted density under current R-4 Zoning: 4.3 dwellings per acre (17 dwellings);
- Permitted density under proposed R-5 Zoning: 5.8 dwellings per acre (22 dwellings);

History:

In September 2021, a Concept Plan was presented to the Planning & Zoning Commission. That Plan proposed redevelopment of the existing Subdivision, with twenty six (26) attached villas. Feedback from the Commission included acknowledgement that there is a market for such housing styles but the proposed development would be too dense for the area.

In December 2021, the Planning & Zoning Commission approved a Preliminary Subdivision Plat, for fifteen (15) single family residential lots. The approval was contingent upon several variances being approved by the Board of Adjustment. Those variances were denied and the Preliminary Plat approval was rescinded.

Staff analysis:

This Petition is the first of five (5) for this proposed development. The five (5) Petitions are:

1. P-10-22 Change of Zoning from R-4 to R-5 to allow for increased density;
2. P-11-22 Text Amendment to decrease the area required for a zoning change to PD-R Planned Development - Residential;
3. P-12-22 Text Amendment to decrease the setback required in the PD-R District;
4. P-13-22 Change of Zoning from R-5 to PD-R to allow for flexibility in the development standards;
5. P-14-22 Preliminary Development Plan for twenty-one (21) single family lots.

Approval of these Petitions would result in the redevelopment of Gates Manor Subdivision. The Petitioner would demolish the eleven (11) existing dwellings, redesign the lots and construct single family dwellings on twenty-one (21) new lots, ranging in size from 6,064 square feet to 11,591 square feet.

The proposed development does not meet two (2) of the requirements of the PD-R Planned Development – Residential Zoning District. Appendix B, Zoning Regulations, Section 4.10-6B1 requires a site to be considered for the PD-R District to contain at least ten (10) acres. The site for this project contains 4.85 acres. The Petitioner is

requesting to amend the current zoning regulations and reduce the minimum site area to 4.85 acres. A second text amendment (P-12-22) is proposed, which would reduce the minimum setback required from abutting residentially zoned properties.

If this Petition is approved, the change would affect the current zoning ordinance as well as the proposed Unified Development Ordinance.

Staff recommendation:

Based on information submitted by the Petitioner and information from the Comprehensive Plan, staff recommends approval of this Petition with the condition that the following, related Petitions are approved:

1. P-10-22 Change of Zoning from R-4 to R-5;
2. P-12-22 Text Amendment to decrease the setback required in the PD-R District;
3. P-13-22 Change of Zoning from R-5 to PD-R to allow for flexibility in the development standards;
4. P-14-22 Preliminary Development Plan for twenty-one (21) single family lots.