

# P-13-22

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**Title:** Petition for a Change of Zoning, submitted by Rolwes Development, from R-5, Single Family Residential – 7,500 square foot minimum lot size, to PD-R, Planned Development – Residential District, for the redevelopment of properties in Gates Manor Subdivision (11720 Denny Drive, 9408, 9414, 9420, 9426, 9432, 9427, 9421, 9415, 9409 & 9407 Gates Manor Court).

**Owner:** Wallace R Gates Family Partnership  
9407 Gates Manor Court  
St Louis, Missouri 63126

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

**Date:** July 2022

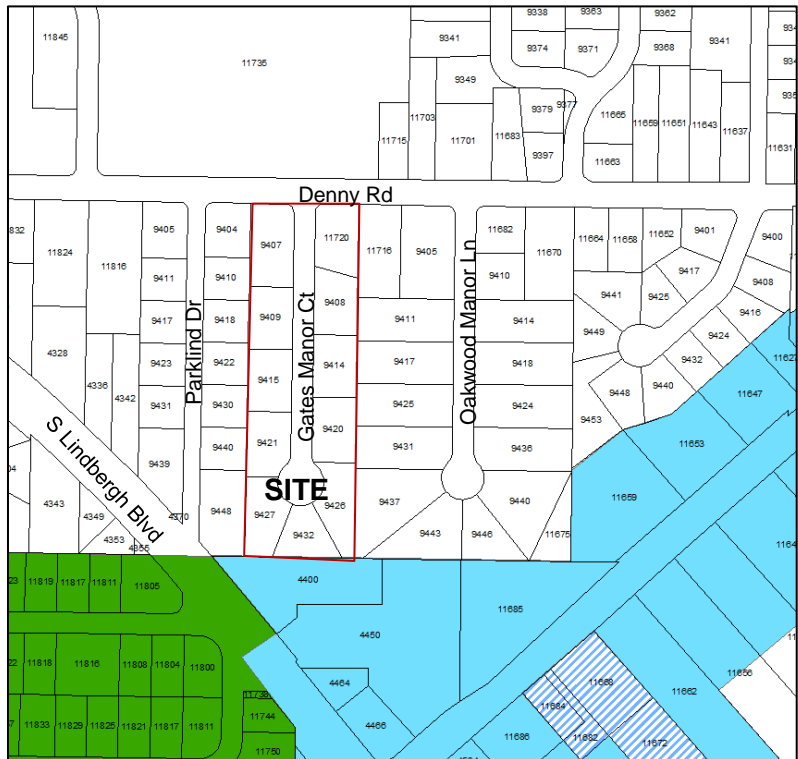
**Summary:**

This is the fourth of five (5) petitions necessary for the proposed redevelopment of Gates Manor Subdivision. It is a Petition to change the zoning of the eleven (11) properties that make up Gates Manor Subdivision from R-5, Single Family Residential – 7,500 square foot minimum lot size to PD-R Planned Development – Residential District. The Subdivision is located on the south side of Denny Road, approximately 0.25 mile east of South Lindbergh Boulevard. The properties are currently zoned R-4 Single Family Residential – 10,000 square foot minimum lot size. The properties to the north, east and west are also zoned R-4. The properties to the south are zoned C-1 Commercial District.



**LEGEND**

- R-2 Single Family Residential – 20,000 square foot minimum lot size
- R-4 Single Family Residential – 10,000 square foot minimum lot size
- C-1 Commercial District
- PD-LC(C) Planned Development – 3-10 acre site size
- Proposed development site



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

**Project overview:**

- Site area: The project area consists of 4.85 acres (including right of way);
- Existing zoning: R-5, Single Family Residential – 7,500 square foot minimum lot size (assuming approval of P-10-22);
- Proposed zoning: 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 voided.

**Staff analysis:**

This Petition is the fourth 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 from residential properties 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.

Approval of this Petition would result in a change in the zoning designation for this property from R-5, Single Family Residential – 7,500 square foot minimum lot size to PD-R, Planned Development – Residential District. Any development in a Planned Development District requires the submission of a development plan (See P-14-22). Planned Development Zoning Districts are discussed and regulated in Appendix B, Zoning Regulations, Section 4.10. Section 4.10-1 defines the intent and purpose of planned developments as: to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to afford a more thorough review process over both the design and future operation of the development.

It goes on to state: Planned developments are not intended to allow excessive densities or the development of incompatible land areas either with the development, or as the development relates to the general neighborhood.

The proposed change is in accordance with the Comprehensive Plan, which designates this property as single family residential. Approval of this Petition would result in an increase in density, which should be considered and discussed. The current R-4 zoning designation would accommodate seventeen (17) dwellings. The R-5 zoning designation would accommodate twenty-two (22) dwellings. Approval of these petitions would result

in the demolition of the eleven (11) existing dwellings and construction of twenty-one (21) new dwellings.

Per Appendix B, Zoning Regulations, Section 4.1-5A2: The approval of planned developments may provide for such exceptions from the regulations associated with traditional zonings districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No planned development shall be allowed which would result in: Traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing “level of service D” as defined in the latest publication of Transportation and Traffic Engineers Handbook, Institute of Transportation Engineers.

A memo, addressing anticipated traffic generation resulting from the proposed development, has been provided from CBB stating, “In our opinion, the additional 9 trips in the peak hours and 110 trips over the course of the day will be negligible on the adjacent roadways.”

**Staff recommendation:**

Based on information submitted by the Petitioner and the density of surrounding developments, staff has concerns about the density of the proposed development. 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 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 from residential properties required in the PD-R District;
4. P-14-22 Preliminary Development Plan for twenty-one (21) single family lots.