

# P-24-22

---

**Title:** Petition for a Text Amendment, submitted by Rolwes Development, to add a new PD-RV Planned Development – Residential Villas Zoning District.

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

**Date:** October 2022

**Background:**

At the August 9, 2022 Board of Aldermen Meeting, Rolwes Development LLC presented following Petitions:

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.

In lieu of making the text amendments to an existing zoning district, the Board suggested the Petitioner explore the idea of submitting a text amendment, creating a new zoning district to accommodate villa developments in select areas of the City. The Petitioner withdrew the Petitions before the second reading and vote.

**Summary:**

This Petition is for a Text Amendment to the newly adopted Unified Development Ordinance, creating a PD-RV Planned Development – Residential Villas Zoning District.

The District would be added to Appendix A, Planned Developments in the UDO. The proposed text is as follows:

(A) Purpose. The purpose of this district is to meet the City’s Comprehensive Plan’s recognition of a desire to provide opportunities within the City for recent retirees and “empty nesters” looking to downsize with a more manageable home while also preserving the predominately “estate style” single-family, detached housing on large lots for which the City is known. To ensure both goals are met, this district creates an opportunity for the development of villas in only a few, small areas of the City that are appropriate for more dense development. This Section imposes certain requirements to ensure the amenities desired by “empty nesters” and recent retirees are provided and the surrounding “estate-style” single-family, large lot developments are preserved.

(B) General Requirements.

1. The minimum gross site acreage for a PD-RV is 4 acres and the maximum gross site acreage is 6 acres.
2. The proposed development must be located on a 2-lane collector and within 1.5-miles, in a straight line, of a 5-lane highway. The Planning and Zoning Commission or Board of Aldermen may require a traffic study concluding that the collector road can support any increased traffic expected from the proposed development.
3. The proposed development must maintain a residential appearance with different architectural designs of the proposed villas throughout the development. The proposed villas must be made with high-quality materials that require minimum maintenance.

4. The proposed development must include stormwater improvements in compliance with the then-current City regulations and must not cause an increase in stormwater onto neighboring properties.
5. After completion of the development, the proposed common facilities and open space shall be owned by an owner's association created for the development. Such owner's association shall have the responsibility to maintain, at its cost and expense, the common facilities, open space, grass areas on the lots, landscaping, and trees within the development. The development shall be subject to covenants and restrictions which shall include a mechanism for the funding of the owner's association and shall require that the owner's association engage in the maintenance activities referenced herein. The covenants and restrictions shall be prepared by the applicant and shall be recorded after submittal to the City and City determination that the same are in compliance with the requirements of the zoning ordinance and the specific Planned Development District.
6. The property proposed for development shall be subject to at least one of the following conditions:
  - a. Development of the property is challenging due to: topography; the existence of shallow, narrow or oddly shaped lots; the location of waterways or floodplain on or near the property; inadequate or non-existent stormwater facilities; and/or other regulatory conditions which render development of the property infeasible without the implementation of a planned district.
  - b. Development of the property is challenging because of the condition, manner of development, location of public utilities or facilities, or other features of an existing development on the property.

(C) Permitted uses:

1. Permitted uses shall be as established in the conditions of the ordinance adopted by the board of aldermen governing the particular PD-RV District. Specific uses may include those uses designated as permitted or conditional uses in any of the residential districts.
2. In addition to those uses included in paragraph 1 above, detached villa homes may be permitted pursuant to the ordinance governing the particular PD-RV District and subject to the following restrictions:
  - a. There shall be a minimum side yard setback of ten feet (10') on each lot.
  - b. Each villa shall be situated on individual lots.
  - c. Each villa shall contain a minimum of one thousand four hundred (1,400) square feet of floor area.
3. Non-residential uses in PD-RV developments: Non-residential uses are limited to those specifically listed in the preceding residential zoning district. Such non-residential uses shall be subject to all requirements for lot area, width, height, yards and setbacks prescribed in the preceding zoning district in which the proposed PD-RV development is located.

(D) Development standards:

1.	Minimum gross site size:	4 ac.
2.	Maximum site coverage:	45%
3.	Minimum lot size:	6,000 square feet
4.	<del>Minimum</del> maximum density:	4.5 villas per gross acre

5.	Minimum building setbacks:	
a.	From major street ROW:	20 ft.
b.	From minor street ROW:	20 ft.
c.	From internal street ROW:	20 ft.
d.	From face of garage door(s) to edge of street ROW:	20 ft.
6.	Building height limitations: <del>Except as provided for in Section 5.10,</del> no principal building shall exceed thirty-five (35) feet in height.	
7.	Minimum buffer requirements: Where a property abuts the right-of-way of a major street, the required setback shall contain a buffer of a minimum width of twenty (20) feet.	
8.	Common open space requirements: (see Section <del>4.10-15</del> <b>A-1.15</b> )	
9.	Development phasing: (see Section <del>4.10-16</del> <b>A-1.16</b> )	

**Staff recommendation:**

Based on information submitted by the Petitioner and desire expressed in the Comprehensive Plan to “encourage greater housing diversity”, staff recommends approval of this Petition with the condition that the following, related Petitions are approved:

1. P-25-22 Change of Zoning from R-4 Single Family Residential – 10,000 square foot minimum lot size to PD-RV for the properties known as Gates Manor Subdivision;
2. P-26-22 Final Development Plan, for the redevelopment of properties known as Gates Manor Subdivision, containing twenty-one (21) single family lots.