

P-25-22

Title: Petition for a Change of Zoning, submitted by Rolwes Development, from R-4, Single Family Residential – 10,000 square foot minimum lot size, to PD-RV, Planned Development – Residential Villas, 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: October 2022

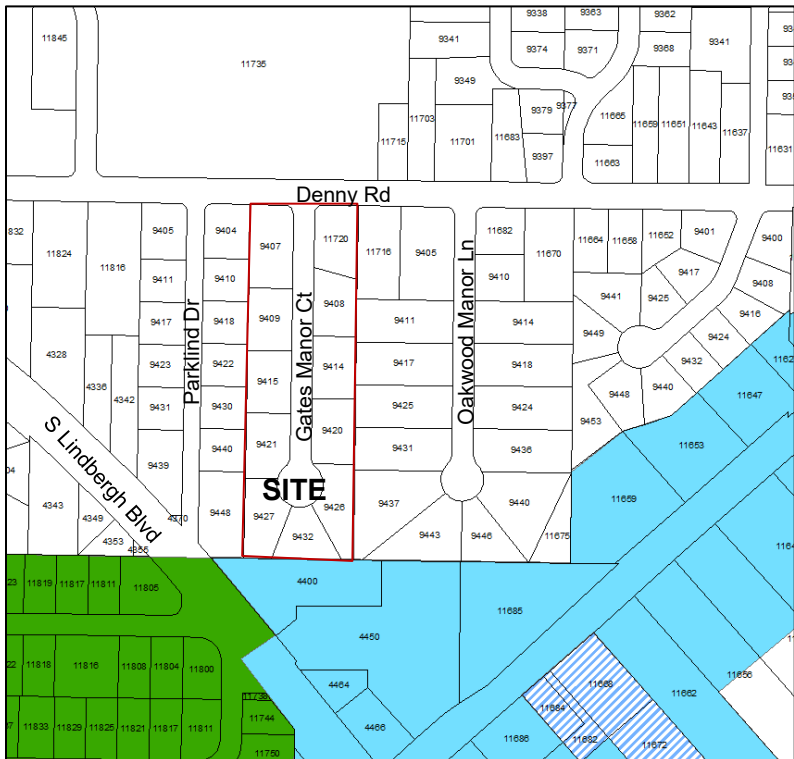
Summary:

This is the second of three (3) 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-4, Single Family Residential – 10,000 square foot minimum lot size to PD-RV Planned Development – Residential Villas. 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-4, Single Family Residential – 10,000 square foot minimum lot size;
- Proposed zoning: PD-RV, Planned Development – Residential Villas;
- 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 PD-RV Zoning: 4.5 dwellings per acre (21 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.

In July of this year, the Planning & Zoning Commission recommended denial of the five following Petitions that were submitted for the properties:

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.

At the August 9, 2022 Board of Aldermen Meeting, Rolwes Development LLC presented the Petitions. 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 Petitions were withdrawn before the second reading and vote.

The Petitioner has submitted this Petition, which would change the zoning of the properties known as Gates Manor Subdivision from R-4 Single Family Residential – 10,000 square foot minimum lot size to PD-RV Planned Development – Residential Villas.

Staff analysis:

This Petition is the second of three (3) for the redevelopment of Gates Manor Subdivision. The three (3) Petitions are:

1. P-24-22 Text Amendment to add the PD-RV Zoning District;
2. P-25-22 Change of Zoning from R-4 to PD-RV to allow for flexibility in the development standards;
3. P-26-22 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-4, Single Family Residential – 10,000 square foot minimum lot size to PD-RV, Planned Development – Residential Villas District. Any development in a

Planned Development District requires the submission of a development plan (See P-26-22).

Planned Development Zoning Districts are discussed and regulated in Appendix A of the UDO. Section A-1.1 defines the intent and purpose of planned developments as: The purpose of the planned development districts is 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 uses, either with the development, or as the development relates to the general neighborhood. Additionally, the planned development districts are intended to facilitate the use of flexible technique of land development and site design, by providing relief from zoning requirements designed for conventional developments in order to obtain one (1) or more of the following objectives:

- a. Environmental design in the development of land that is a higher quality than is possible under the regulations otherwise applicable to the property.
- b. Diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects.
- c. Functional and beneficial uses of open space areas.
- d. Preservation of natural features of a development site.
- e. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- f. Rational and economical land use in relation to public utilities and services.
- g. Efficient and effective traffic circulation, both within and adjacent to the development site.

A-1.5 General Development Standards states:

- 1) The approval of planned development may provide for such exceptions from the regulations associated with traditional zoning 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:
 - a. Inadequate or unsafe vehicular access to the development;
 - b. 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."

- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities or utilities which serve or are proposed to serve the planned development;

Based on information provided, the development would not create an undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities or utilizes which serve or are proposed to serve the planned development. The development plan must also be approved by Mehlville Fire Protection District.

- d. A failure to comply with the performance standards referenced in Section 4.12 or

Section 4.12 is not applicable to this project.

- e. Other detrimental impacts on the surrounding area including, but not limited to, visual pollution.

Based on information provided, the development would not have detrimental impacts on the surrounding area.

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 PD-RV zoning designation would accommodate twenty-one (21) dwellings. Approval of these petitions would result in the demolition of the eleven (11) existing dwellings and construction of twenty-one (21) new dwellings.

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-24-22 Text Amendment, adding the PD-RV Zoning District to Appendix A of the Unified Development Ordinance;
2. P-26-22 Preliminary Development Plan, for the redevelopment of properties known as Gates Manor Subdivision, containing twenty-one (21) single family lots.