

Summary:

This petition is for the development of a Minor Subdivision, consisting of two (2) lots. The property is located on the southeast side of Alswell Lane, approximately 0.28 mile southwest of Kennerly Road. The property is currently zoned R-1 Single Family Residential – 1 acre minimum lot size. All surrounding properties are also zoned R-1. All surrounding properties are also zoned R-1.

Staff analysis:

The parent parcel for this project consists of six (6) acres. The petitioner is proposing to divide the parcel into two (2) lots, Proposed Lot 3A consists of 2.015 acres and Proposed Lot 3B consists of 3.985 acres. Proposed Lot 3B contains a single family residence and Proposed Lot 3A is currently vacant. Both proposed lots would exceed the requirements of the R-1 Zoning District.

Appendix A Subdivision Regulations, Section 5 defines a Minor Subdivision as:

- 5.1 A subdivision shall be considered a minor subdivision if the division or redivision of land does not establish more than four (4) lots wherein all the following criteria are met.
 - (a) That the proposed subdivision of land does not include an improvement within a street right-of-way, other than concrete sidewalks, landscaping, monuments, lateral extensions of sanitary and storm sewers, and water mains. Establishment of a right-of-way only shall not be construed as an improvement in this section. However, landscaping, street lights, monuments, and water mains shall be required unless waived. Requirement of any additional improvements or the use of any special procedure of the zoning ordinance shall disqualify the proposed subdivision from consideration as a minor subdivision.

Per Section 24-108a: Any new site development, whether residential or commercial, shall install sidewalks on both sides of the street adjacent to the development. If the board of aldermen agrees that a new sidewalk is not appropriate due to future street

improvements or tree preservation, they will require payment from the developer to the city an amount equal to the present cost to the city for sidewalk construction.

Sidewalks along Alswell Lane are required as part of this petition. The Petitioner is requesting to pay the City for the cost of sidewalk construction in lieu of installation.

A letter has been provided from MSD, stating public sewer is not available within 200 feet of the property. Therefore, a new septic system would be required. Staff recommends requiring approval of a new septic system prior to recording of the Minor Subdivision.

The Petitioner contacted Missouri American Water Company regarding water service to the property. Staff recommends requiring approval of water service to proposed Lot 3A prior to recording of the Minor Subdivision.

- (b) That the proposed subdivision of land does not include a provision for common land or recreational facilities.

No common ground or recreational facilities are required as part of this petition.

- (c) That the proposed subdivision of land does not adversely affect, as determined by the commission, the development of the parcel proposed for subdivision as well as the adjoining property.

Based on information provided by the petitioner, staff does not feel the subdivision would adversely affect this parcel or adjoining property.

- (d) That the proposed subdivision of land is not in conflict with any provisions of the zoning ordinance.

This proposed subdivision does not conflict with any provisions of the ordinance.

5.2 The commission may waive without a variance request the requirement of submission of all other plans except the record subdivision plat. However, in such cases, pertinent data as required by section 3.2, Submission and review of a preliminary plat, shall be submitted to the commission for review.

All requirements and data as required by Section 3.2 have been met.

5.3 All requirements for the record plat shall be required prior to approval of any minor subdivision.

All requirements for a record plat have been met.

Staff recommendation:

Based on information submitted by the petitioner, staff recommends approval of this Petition with the following conditions:

1. The Petitioner obtains approval from St Louis County for the installation of a new septic system for Proposed Lot 3A prior to recording of the Minor Subdivision.
2. The Petitioner obtains approval from Missouri American Water Company for new water service to Proposed Lot 3A.

Update:

At the January 5, 2022 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition with the following conditions prior to recording this Minor Subdivision:

1. The Petitioner must obtain approval from St. Louis County for the installation of a new septic system;
2. The Petitioner must obtain approval from Missouri American Water Company for new water service for Proposed Lot 3A.

At the February 8, 2022 meeting, the Board of Aldermen conducted the first reading and public hearing for this Petition. The Petitioner postponed the second reading until soils tests could be obtained, confirming the suitability of the soils for a septic system on the new lot.

Soils tests have now been obtained from Brucker Engineering Company that state:

“We have inspected the site, performed soil percolation tests and designed an on-site sewage disposal system for the 3-bedroom home as planned by the owner. Therefore, it is our professional opinion that the proposed Lot 3A site will suitably accommodate an on-site sewage disposal system for a single-family home up to 3 bedrooms in conformance with the standards and plumbing code of St Louis County, Missouri. This opinion requires the system construction to be done compliant with the engineered system design by Brucker Engineering Company.”