

P-26-22

Title: Petition for a Preliminary Development Plan, submitted by Rolwes Development, 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: November 2022

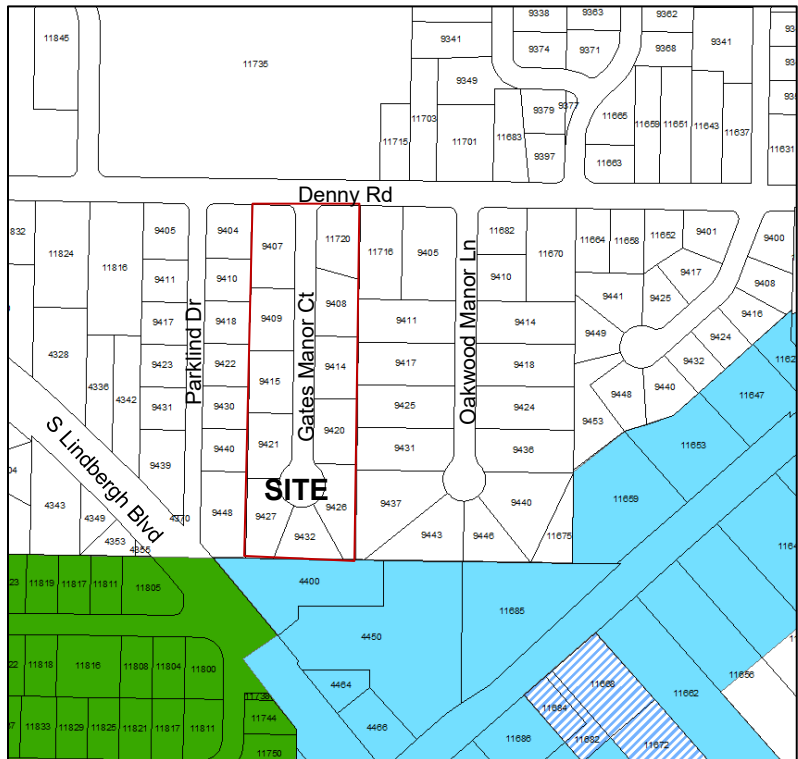
Summary:

This is the third of three (3) petitions necessary for the proposed redevelopment of Gates Manor Subdivision. It is a Preliminary Development Plan, with development details for the proposed development. 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 PD-RV, Planned Development – Residential Villas District (assuming approval of P-10-22 & P-13-22). The properties to the north, east and west are 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);
- Number of proposed lots: twenty-one (21);
- Average lot size: 6,601 square feet;

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 Those variances were denied and the Preliminary Plat approval was rescinded.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 project:

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.

Staff analysis:

This Petition is the third of three (3) for this proposed development. 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.

Should the Board of Aldermen approve these Petitions, next steps should be discussed. Typically, the Petitioner would be required to submit improvement plans, which would necessitate approval by the Planning & Zoning Commission. In this instance, the Petitioner is proposing to use the improvements that are currently in place, negating the second step in this process. In lieu of improvement plan submittal, staff is recommending the Planning & Zoning Commission consider requiring the following as a condition of approval:

1. Pre-construction inspection by City Staff of existing street and sidewalk conditions. City Staff have performed a preliminary inspection. The Street was found to be in acceptable condition. The sidewalks would require replacement. They must be constructed to City and American Disabilities Act (ADA) standards in place at the time of construction. Any further degradation in the condition of the street would be the responsibility of the Petitioner.
2. Establishment of an escrow, to be held by the City, to cover any repairs and/or improvements deemed necessary after completion of construction that are not completed by the Petitioner;
3. Post-construction inspection, by City Staff, to determine the condition of the street and sidewalks.

If the Petitions are approved and the Commission and Board find the above requirements acceptable, the next step would be submittal of a final development plan.

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. However, with the assumed approval of the proposed text amendment and change of zoning (P-24-22 & P-25-22) all requirements of the newly adopted Unified Development Ordinance would be met by the development. Therefore, staff recommends approval of this Petition with the following conditions:

1. That the following, related Petitions are approved:
 - P-24-22 Text Amendment to add the PD-RV Zoning District;
 - P-25-22 Change of Zoning from R-4 to PD-RV to allow for flexibility in the development standards.

2. The two (2) lots at the entrance of the development, access the interior street. No access to Denny Road should be permitted.

3. A Tree Preservation Plan must be submitted if more than 10,000 square feet of tree canopy will be removed as part of the development. This must be approved prior to submittal of the Final Development Plan.

Update:

At the October 5, 2022 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition to the Board of Aldermen with the following conditions:

1. The two (2) related Petitions (P-24-22 & P-25-22) are approved;
2. The two lots at the entrance of the development must access the interior street (no access to Denny Road should be permitted) and;
3. A Tree Preservation Plan must be submitted if more than 10,000 square feet of tree canopy will be removed.