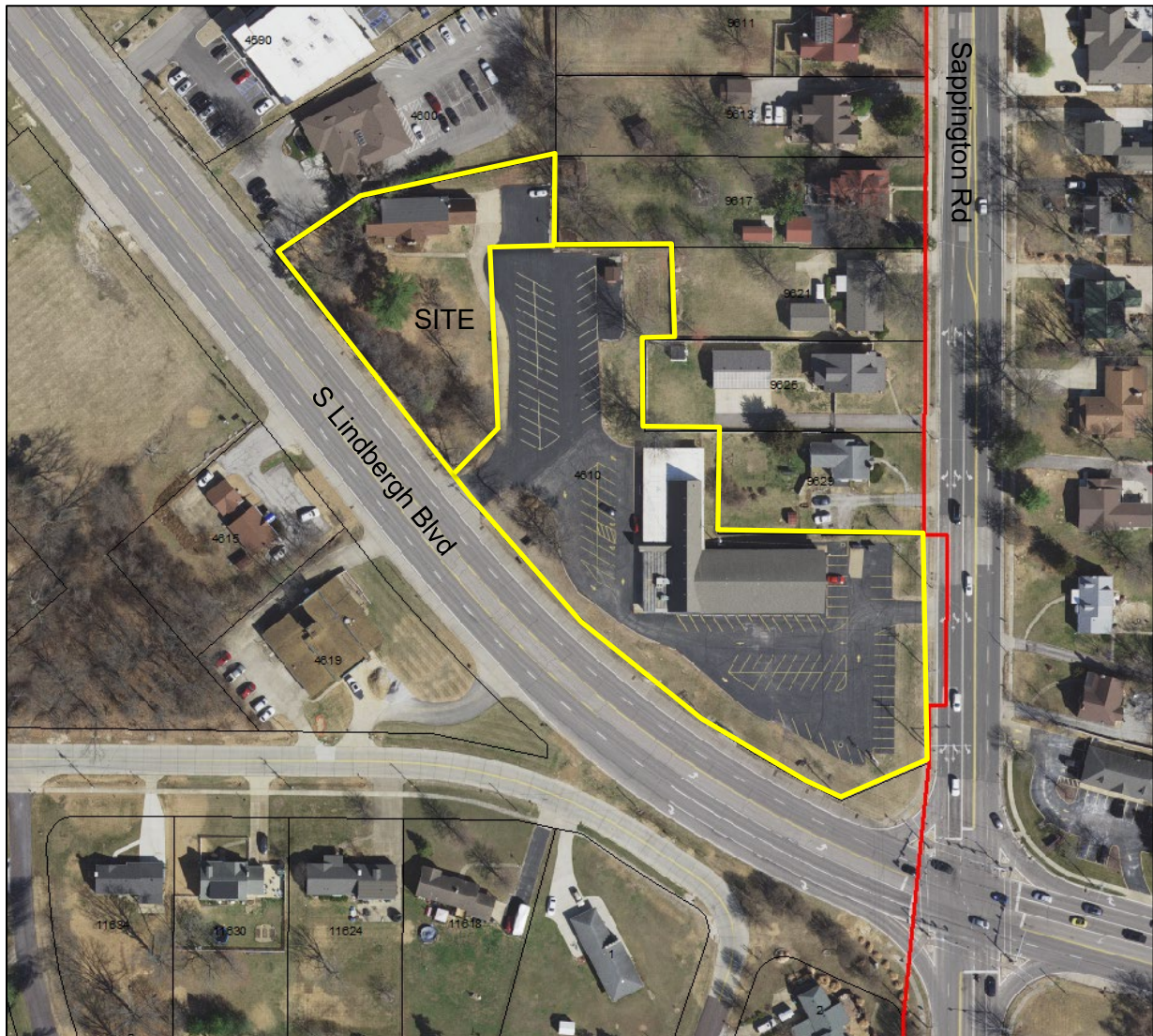


# P-31-22

**Title:** Petition for a Minor Subdivision, submitted by Gateway Christian Ministries, for division of property at 4610 South Lindbergh Boulevard.

**Owner:** Southgate Church  
9820 South Lindbergh Boulevard  
St Louis, Missouri 63126

**Date:** February 2023



\* Maps are for informational use only. Not a representation of the project. — Site & approximate proposed lot lines — City limits

**Summary:**

This petition is for the development of a Minor Subdivision, consisting of two (2) lots. The property is located on the northwest corner of South Lindbergh Boulevard & Sappington Road. The property is currently zoned R-4 Single Family Residential – 10,000 square foot minimum lot size. The properties to the north and east are also zoned R-4, the properties to the south are zoned LC Local Commercial and R-3 Single Family Residential – 15,000 square foot minimum lot size.

**Staff analysis:**

The parent parcel for this project consists of 2.99 acres. The petitioner is proposing to divide the parcel into two (2) lots, Proposed Lot 1 consists of 37,960 square feet and would contain an existing residence. Proposed Lot 2 would consist of 89,647 square feet (2.06 acres) and contain an existing church. No development is proposed on either proposed lot at this time.

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.

No improvements are proposed or required for this project.

- (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, the proposed subdivision should not 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. All requirements would be met by both proposed lots.

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. Inclusion of separate legal descriptions for the lots on the plat.
2. The Petitioner obtains separate addresses for the proposed lots.
3. A cross access easement for the proposed Lot 1 to utilize the existing driveway for proposed Lot 2.

**Update:**

At the January 4, 2023 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition to the Board of Aldermen with the conditions listed above. Legal descriptions and the cross access easement have been added. Addresses will be assigned by St Louis County at the time the plat is recorded.