

## Planning & Zoning Commission Staff Report

**Meeting Date:** July 5<sup>th</sup>, 2023

**Applicant:** City of Sunset Hills

**Description:** P-22-23 13190 Gates Manor Subdivision (The Sterling Company) FDP – A Final Development Plan to construct a 21-lot single-family home development on property zoned PD-RV-Planned Development -Residential Villa known as Gates Manor.

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### PROPOSAL SUMMARY

The Sterling Company on behalf of Rolwes Development, LLC has submitted an application, and associated plans, for a Final Development Plan (FDP) to construct a 21 single-family home development known as Gates Manor. The subject site is currently platted to accommodate 11 homes. If approved, the development team plans to demolish any existing homes, secure plans to construct the 21 single-family homes, and then re-plat the property to create the 21 lots.

The zoning entitlements to permit a 21 detached single-family home development was approved in December of 2022. If the FDP is approved, additional items are required prior to the start of construction of any single-family home. These additional items include Improvement Plans approval and the approval of a Record Plat to create the lots. To the right (Figure 1) is an aerial image of the subject site. Gates Manor Court is a public street that is to remain a public street upon completion of the development.



Figure 1. Aerial Image (2022)

### **HISTORY OF SUBJECT SITE**

The property was originally subdivided via an approved record plat in June of 1978. At this time the properties to the east and west were already platted as single-family homes. St. Louis County property information depicts home construction beginning in the next few years with St. Louis County aerial imagery (Figure 2) depicting home completion by 1981. Currently 11 lots remain on the subject site in the general location also depicted to the right (Figure 2).



Figure 2. Aerial Image (1981)

### **COMPREHENSIVE PLAN**

The Land Use Plan is a major component of the City Sunset Hills' Comprehensive Plan. This plan is a 2-dimensional map that depicts the spatial location of the desired development pattern of the City. Each color of the plan depicts a particular land use designation to guide development. The land use designation for the subject site is single-family as seen in Figure 3. This development request conforms to the land use designation of the Comprehensive Plan.

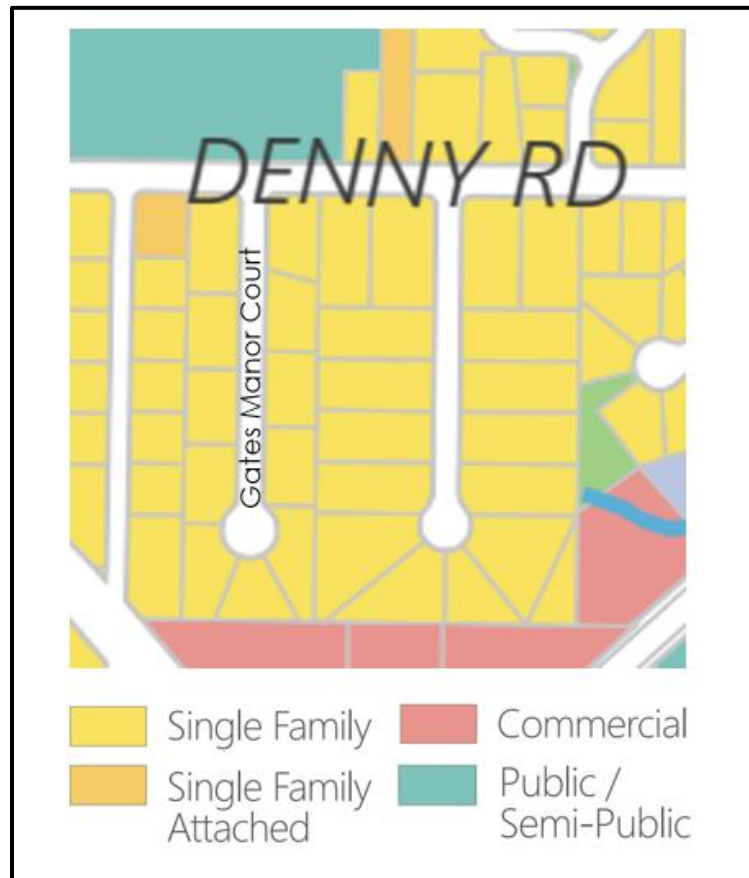


Figure 3. Land Use Plan

## **STAFF ANALYSIS**

### **Preliminary Development Plan:**

In December of 2022, the Board of Alderman approved Ordinance 2268. This Ordinance re-zoned the subject property from a R-4 district to a PD-RV Planned Development – Residential/Villa district. At the same meeting a Preliminary Development Plan was approved for the same location which spatially depicted requirements of the ordinance. These requirements include but are not limited to the maximum number of lots (21), minimum and maximum lot size (6,046 square feet – 11,591 square feet), and access location of certain lots. Figure 4, included here, is from the Preliminary Development Plan as approved by the Board of Alderman. The requested Final Development Plan conforms to the approved Preliminary Development Plan.

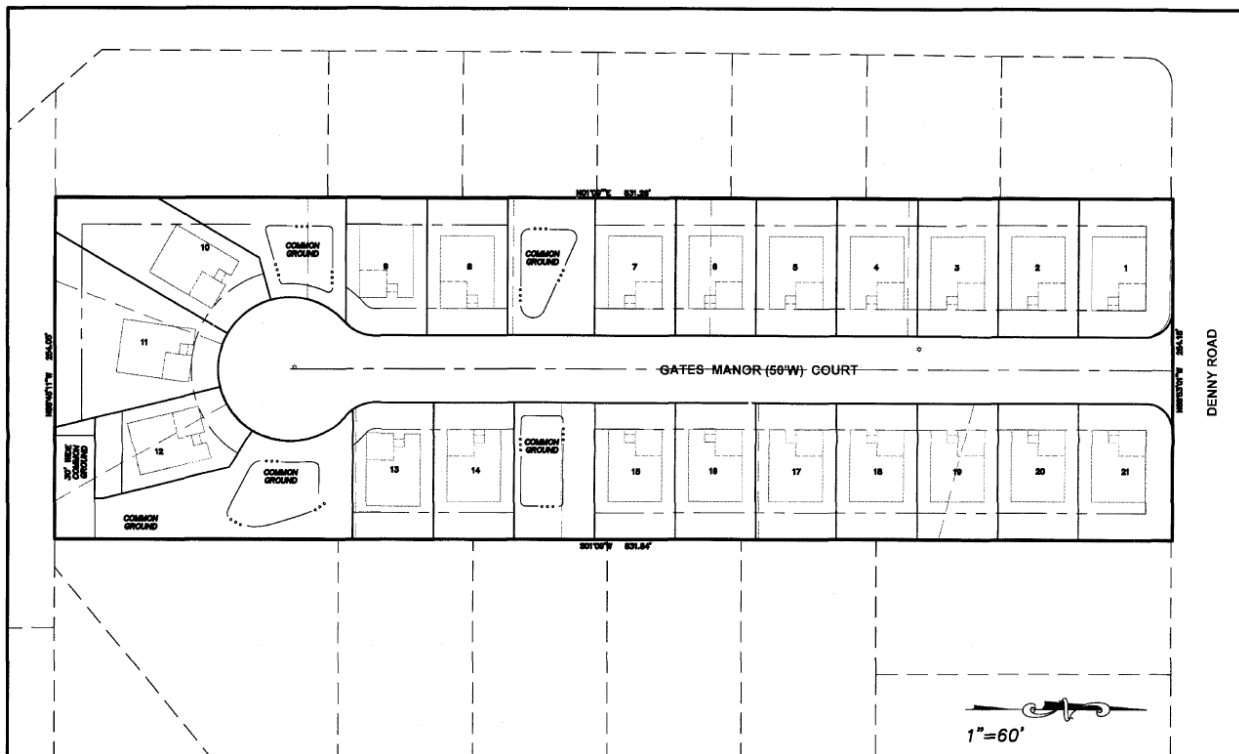


Figure 4. Preliminary Development Plan

### **Final Development Plan:**

The development has one entrance from Denny Road. Vehicular access to all the lots is from Gates Manor Court. The roadway is to remain public, owned and operated by the City of Sunset Hills. A new five-foot-wide sidewalk is to be installed located fully in public right of way. A street light exists in the center of the cul-de-sac and is scheduled to remain. A new light fixture is required and proposed and the corner of Gates Manor Court and Denny Road. All of the lots'

sizes meet the requirements of the zoning regulations. Four areas of common ground are distributed throughout the development and utilized for water quality bioretention basins. The entrance is depicted at 644' of elevation and the cul-de-sac is depicted at 634' of elevation on the Final Development Plan, which is very similar to the existing conditions. Two retaining walls are proposed on the site. One of the retaining walls is at the southern end of the property and the other is to the west of Lots 8 and 9. According to the applicant, both are installed to help aid storm water. The walls are variable in height with a maximum of 8' on the southern wall.

### Tree Requirements:

The applicant is virtually clear cutting the site to support the development of the new single-family homes. City Code states that the development team must preserve 30% of the existing canopy coverage. If the developer cannot meet these requirements, the city code allows for the development team to install replacement trees at a specific amount defined by code. Thus, in accordance to the City Code the development team is required to provide 21,708 square feet of trees and they are proposing 25,200 square feet of additional trees to meet the replacement tree requirement for not preserving 30% existing canopy coverage. The development is required to have a 20' landscape buffer along Denny Road, which is proposed on the Landscape Plan. All required plantings that are located on individual properties must be in an easement. This easement will be secured on the subsequent Record Plat. The easement must have language that states that plantings must remain in these areas and states the responsibility for maintenance of the plantings. Figure 5, below, identifies where new plantings will be installed on the property.



Figure 5. Landscape Plan

### Elevations:

A general requirement of the PD-RV zoning is that 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. The applicant has provided typical building elevations for the individual homes. The elevations have been included in the Planning and Zoning packet.

### **DEPARTMENT INPUT**

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills Unified Development Ordinance. It should be noted that if approved the applicant is required to receive both approval of Improvement Plans and a Record Plat before individual lots may be sold or building permits approved for individual homes. Staff recommends approval of the Final Development Plan for the Gates Manor subdivision.

### **MOTION**

The following options are provided to the Planning and Zoning Commission for consideration relative to this application:

- 1) "I move to recommend approval (or denial) of Final Development Plan for the Gates Manor Subdivision."
  
- 2) "I move to recommend approval of the Final Development Plan of the Gates Manor Subdivision with the following conditions..." (Conditions may be added, eliminated, altered, or modified)

### Exhibits

1. Application
2. Final Development Plan
3. Elevations