

Planning & Zoning Commission Staff Report

Meeting Date: September 6th, 2023

Location: North of Rayburn Ave., South of I-44 and directly east of Lynstone Park

Applicant: Lynstone Park View, LLC

Description: **Manors at Lynstone Park (Lynstone Park View, LLC) Preliminary Plat** – A request for a Preliminary Plat to construct a 9-lot single family home development on property zoned R-6 District

PROPOSAL SUMMARY:

The purpose of this request is to establish a Preliminary Plat for a new single-family home development containing 9 individual lots and common ground. All the properties are currently zoned R-6 District, in which single family homes are identified as a permitted use. There is one proposed public road to be constructed in the existing right of way. If approved, the development team is required to receive Improvement Plan approval before construction may begin and approval of a Record Plat before individual lots may be sold. Below (Figure 1) is an image of the subject site for the proposed development.



Figure 1. Aerial Image of Subject Site

HISTORY OF SUBJECT SITE:

The current development is composed of multiple individual vacant lots and existing right-of-way absent of a physical road. The existing lots are structured in a traditional grid network. The history of this site is largely impacted by the creation of Interstate 44. Below (Figure 2.) is an image from 1966 with an overlay of an outline of the future Interstate. In accordance with the St. Louis County Recorder of Deeds, the individual parcels are within the Meacham Park subdivision which was separated by the Interstate. It should be noted that north of Interstate 44 is in the jurisdictional municipal boundaries of the City of Kirkwood, Missouri and east of Tolstoi Street is in the municipal boundaries of the City of Crestwood, Missouri.



Figure 2. Image Surrounding the Subject Site from 1966

In May of 2022 the Planning and Zoning Commission approved a Preliminary Plat for a 10-lot single-family home development on a slightly smaller footprint. The previously approved development is similar to this proposed development, with the most significant differences being the addition of a MSD required water quality basin, the roadway being proposed as public within public right-of-way, and one less lot.

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 land use designation to guide development. The land use designation for the subject site is single-family as identified in the image below (Figure 3).

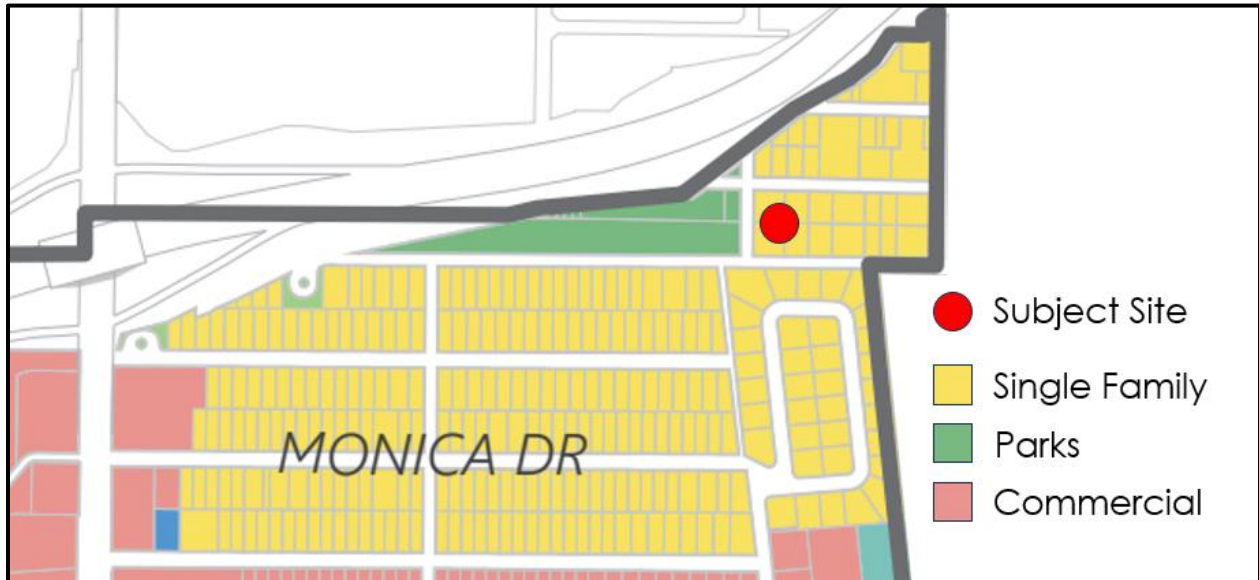


Figure 3. Land Use Plan

The proposed development is to construct nine single-family homes in an area designated single-family on the City’s Land Use Plan. The proposed development conforms to the City of Sunset Hills Comprehensive Plan.

ZONING DESIGNATION

The subject site and all surrounding residential properties (Figure 4) are currently zoned the R-6 District. The purpose of the R-6 District is to protect and preserve areas of high-density residential development and to allow for the construction of new single-family detached dwellings on lots of not less than five thousand (5,000) square feet in size. The lots depicted on the Preliminary Plat range in size with the smallest at 5,143 square feet in size and the largest at 10,625 square feet.

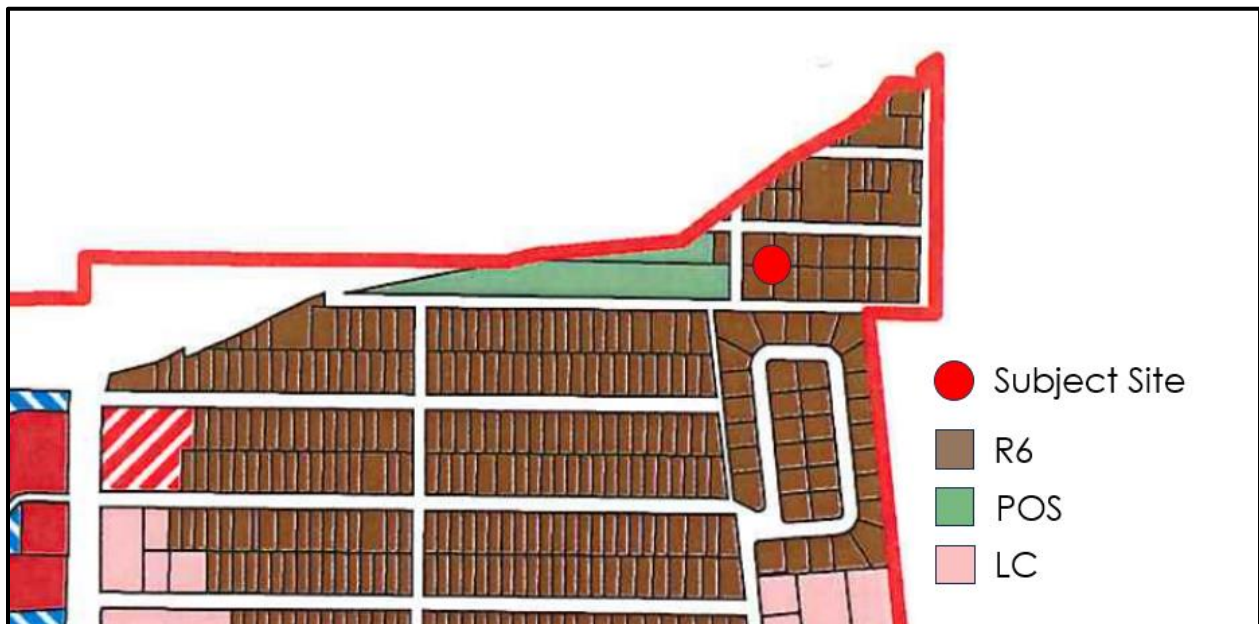


Figure 3. Zoning Map

Other dimensional (also known as bulk standards) standards applicable to the development outside of minimum lot size include setbacks, lot width, primary use coverage and maximum height. The setbacks for the R-6 zoning district 20' from the front, 3' from the side, and 15' from the rear. The primary use coverage is 60% of the lot. The maximum height for structures is the same for all conventional residential zoning districts at 40'.

STAFF ANALYSIS

As previously stated, the development will consist of nine lots that include single-family homes and common ground. The common ground is located west of the lots, and is adjacent to the City of Sunset Hills' Lynstone Park. Six of the nine homes will be accessed off a new public road that will connect two existing public roads Spears Street and Rayburn Avenue. The remaining three lots will have access off of Rayburn Avenue. Below is an image (Figure 4.) that depicts all nine lots, the internal roadway, water quality in common ground and the relationship to the City of Sunset Hills' Lynstone Park.



Figure 4. Proposed Development Layout

City Code states all paving shall have a minimum width of twenty-six feet (26'), unless otherwise approved by the Planning and Zoning Commission. The internal road is proposed at 22' wide that will connect to an existing road (Spears Street) that is a variable width and close to 18' wide at the connection with the future road. With evidence of the existing 40' of right-of-way, the existing conditions of Spears Street, and the low number of homes the roadway will serve, City Staff is supportive of the 22' wide roadway. A five-foot-wide sidewalk is proposed along the internal roadway and Rayburn Avenue. A new street light is proposed at the corner of the proposed roadway and Rayburn Avenue meeting the City Code requirement.

TREE PRESERVATION

On tracts of land that are equal to or greater than two acres in size, a tree permit is required to remove or destroy 10,000 square feet or more of tree canopy. The property owner or developer must apply for and secure a tree permit before any removal or destruction commences. No more than 70% of the existing tree canopy coverage may be cleared or developed.

RETAINING WALL

As previously stated, the applicant is proposing common ground with a bio-retention basin west of the proposed roadway and east of Lynstone Park. A retention basin is a man-made reservoir that captures and holds rainwater. They are designed to slow the flow of runoff so water can be stored for use during drier periods, or it may also provide treatment by storing polluted storm water until natural processes remove contaminants. The retention basin depicts walls

surrounding the basin. The wall is depicted at 6.5' in height. It should be noted that the City does not permit new public roads that require the support of a private retaining wall. If the project moves forward into the subsequent required plans (Improvement Plans and Record Plat), the City will continue to review the wall to ensure that the proposed public road does not require the support of the private retaining wall.

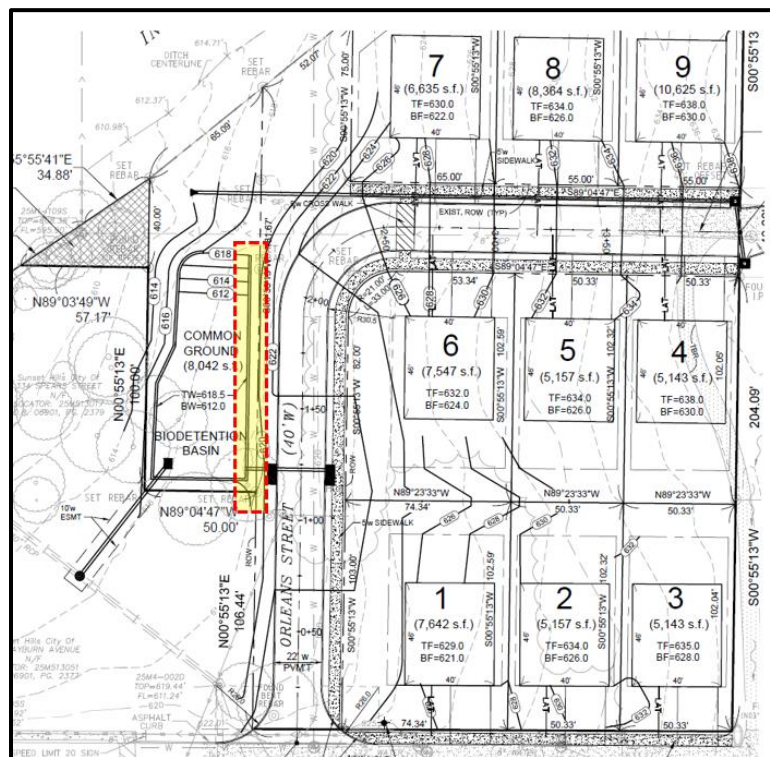


Figure 4. Development Retaining Wall

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 and consistent with policies of the City of Sunset Hills' Comprehensive Plan. Staff recommends approval of the Preliminary Plat for the Manors at Lynstone Park Subdivision.

MOTION

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

- 1) "I move to approve (or deny) the Manors at Lynstone Park Preliminary Plat."

- 2) "I move to approve the Manors at Lynstone Park Preliminary Plat with the following conditions..."(Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Preliminary Plat