

Planning & Zoning Commission Staff Report

Meeting Date: April 3rd, 2024

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

Applicant: Manors at Lynstone Park LLC

Description: **Manors at Lynstone Park Improvement Plans** – A request for the approval of Improvement Plans to construct a 9-lot single-family home development on property zoned R-6.

PROPOSAL SUMMARY:

The purpose of this request is for approval of Improvement Plans 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 approval of a Record Plat before individual lots may be sold, or homes constructed. 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 entire subject site is composed of multiple 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 constructed 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 September of 2023, the Planning and Zoning Commission approved a Preliminary Plat for a 9-lot single-family home development on a slightly smaller footprint. The lots are in the same location, but the common ground is slightly larger after unused right-of-way was vacated by the City.

COMPREHENSIVE PLAN:

The Land Use Plan is an important 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.).

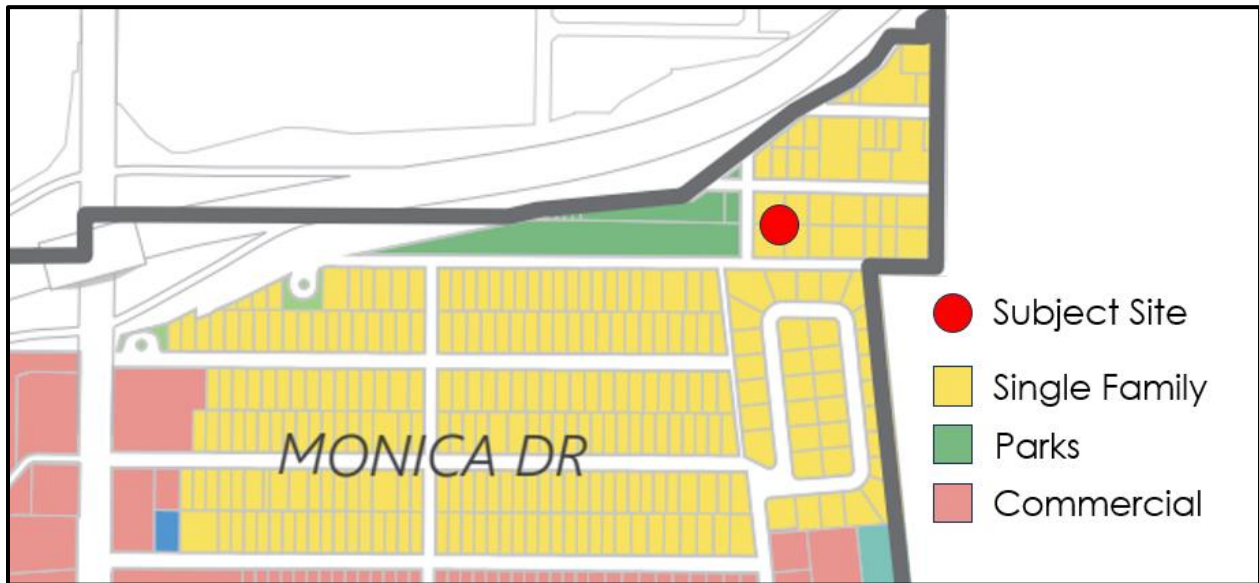


Figure 3. Land Use Plan

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 Improvement Plan range in size with the smallest at 5,033 square feet in size and the largest at 10,623 square feet.

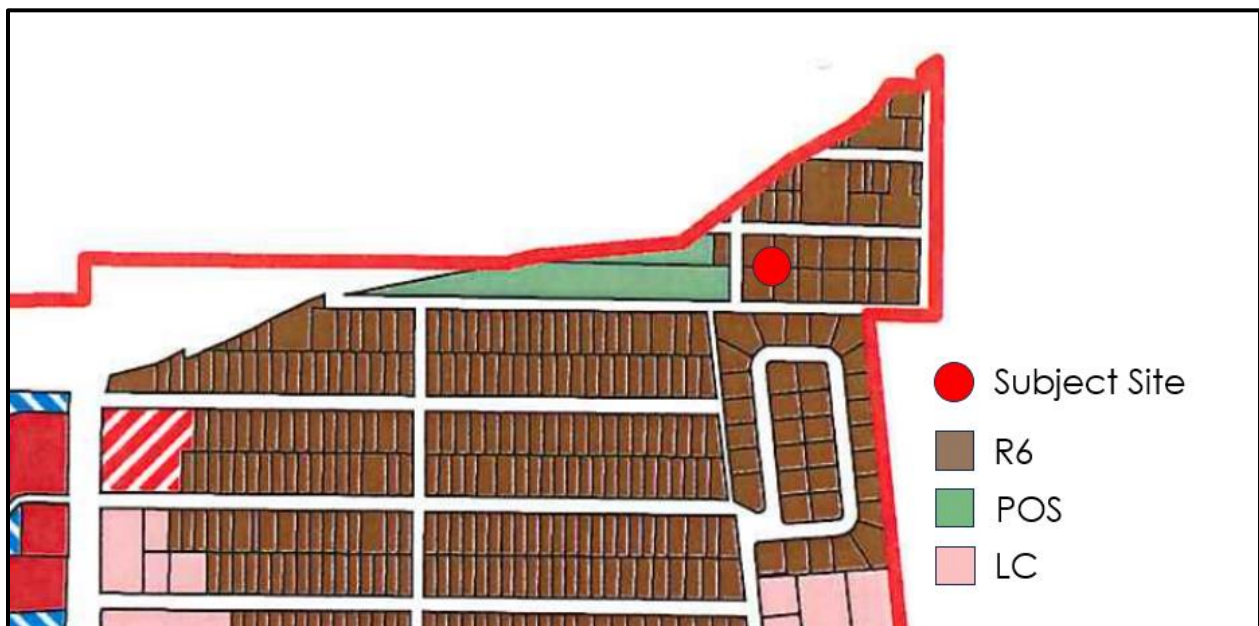


Figure 4. Zoning Map

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 are 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 single-family 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 Rayburn Avenue. Below is an image (Figure 5.) 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 5. 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 as depicted on the approved Preliminary Plat and 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. Provided the road is 22' vs 26', on street parking will be prohibited and the applicant will install a "No Parking" sign at the entrance to the development.

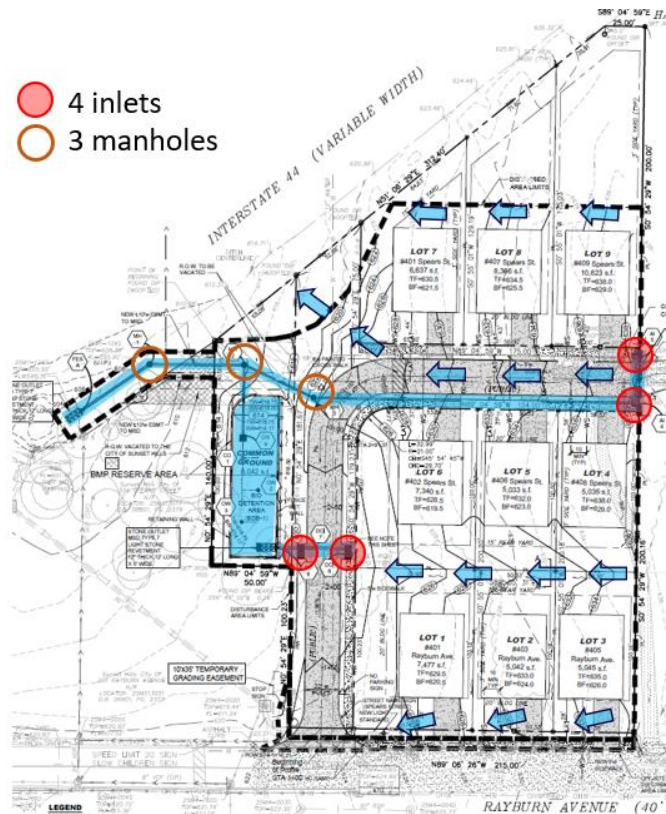
A five-foot-wide sidewalk is proposed along the internal roadway and Rayburn Avenue. A new streetlight is proposed at the corner of the proposed roadway and Rayburn Avenue meeting the City Code requirement.

TREE PRESERVATION

On tracts of land less than two (2) acres in size, a tree permit is required from the Director of Public Works for the removal or disturbance of any valued tree when such removal or disturbance is associated with a development that requires a building permit for the construction of a new primary structure. There are two landmark/valued trees removed as part of the development. The applicant provided a Tree Preservation and Mitigation Plan in which 66.4% of the site's tree canopy will remain and additional trees provided to offset the removal of the valued trees.

STORMWATER

The site requires 1,500 cubic yards of cut and 1,500 cubic yards of fill. There will be a total of 4 area inlets along the newly added Spears Street and 3 manholes constructed as part of the large stormwater system. The site falls from east to west in which a detention basin is present to collect stormwater from the site, provide filter, then release onto Interstate 44 right-of-way. MoDOT is aware of the stormwater infrastructure proposed in right-of-way. The future HOA is responsible for the continued maintenance of the bio-detention facility. Included here is a generalized image to show the direction of stormwater proposed throughout the site.



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. City Staff recommend approval of the Improvement Plans 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 Improvement Plans."

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

EXHIBITS:

1. Application
2. Improvement Plans
3. Engineer's Cost Estimate