

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 Record Plat** – A request for the approval of a Record Plat for a 9-lot single-family home development on property zoned R-6.

PROPOSAL SUMMARY:

The purpose of this request is for approval of a Record Plat for a new single-family home development having 9 individual lots and common ground. One street is proposed and located in the existing public right-of-way. The entire subject site is zoned R-6 District. The proposed Record Plat substantially conforms to the Preliminary Plat approved by the Planning and Zoning Commission in September of 2023.



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

As referenced, a Preliminary Plat for a 9-lot single-family home development was approved by the Planning and Zoning Commission in September of 2023. The lots are in the same location, but the common ground is slightly larger after a small area of unused right-of-way was vacated.

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.).

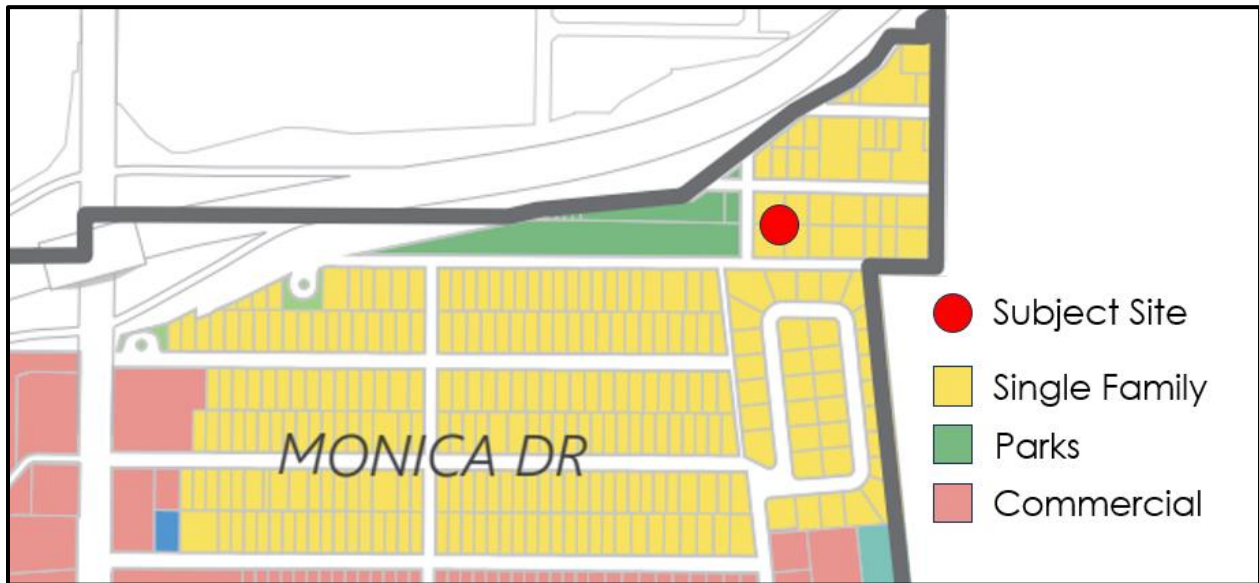


Figure 3. Land Use Plan

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

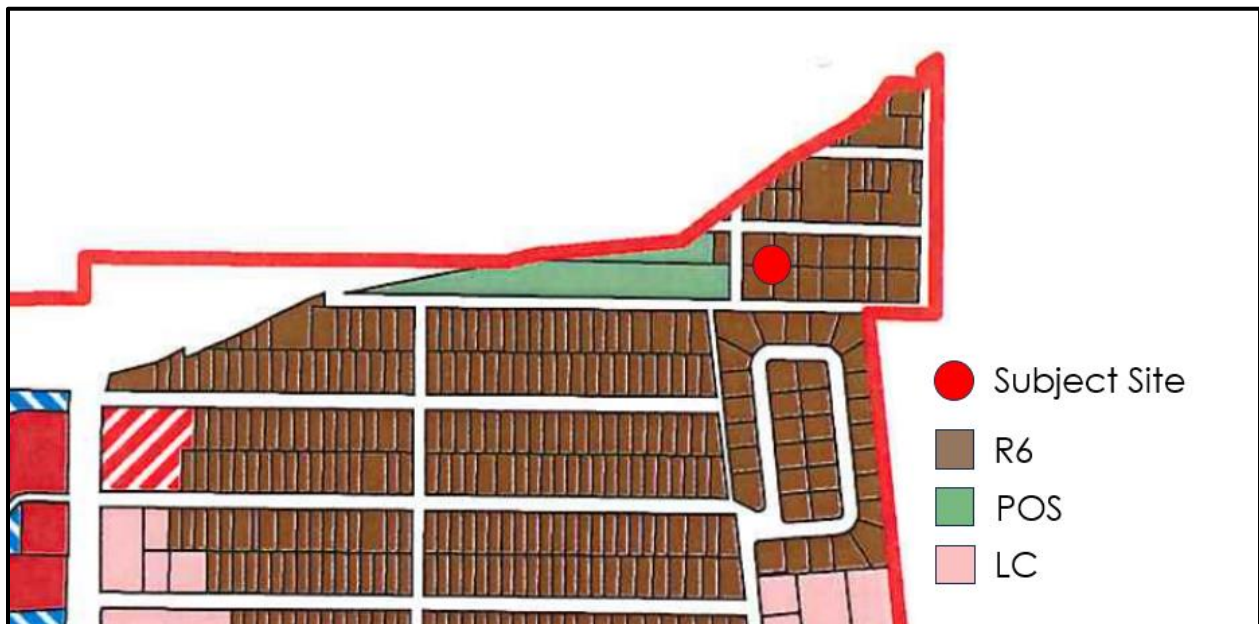


Figure 4. Zoning Map

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

A record plat establishes lots, common ground, and easements. Once a plat is recorded, the new lots may be sold to individual owners. 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 Rayburn Avenue.

SUBDIVISION IMPROVEMENTS GUARANTEED

Also on the same agenda are Improvement Plans for the 9 lot development. The development team supplied a signed and sealed Engineer's Cost Estimate that identifies the total cost to construct the subdivision's required improvements depicted on the Improvement Plans. The development team is required to enter into an agreement with the City, to guarantee the subdivision improvements depicted on the Improvement Plans. The development team is also required to provide an escrow (letter of credit) to guarantee the subdivision improvements at the amount of 110% of the Engineer's Cost Estimate. The required executed agreement and escrow to back the agreement is provided in the Planning and Zoning Commission packet. If the developer petitions for acceptance of streets for public maintenance, and if the streets are so accepted, the developer shall post a bond acceptable in form to the City Attorney and in an amount sufficient to guarantee repairs due to construction and street failures. The bond shall be for a period of two years from the date of acceptance of the street.

SUBDIVISION INDENTURES

As previously stated, the development is proposing common ground. Subdivision indentures that provide common maintenance of the common ground including the bio-detention facility have been submitted and included in the Planning and Zoning Commission 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 and consistent with policies of the City of Sunset Hills' Comprehensive Plan. City Staff recommend approval of the Record 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 Record Plat."

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

EXHIBITS:

1. Application
2. Record Plat
3. Subdivision Indentures
4. Subdivision Improvement Guarantee Agreement
5. Subdivision Improve Surety (Letter of Credit)