

Planning & Zoning Commission Staff Report

Meeting Date: April 3rd, 2024

Location: Vistas at Stone Castle Subdivision

Applicant: Whalen Custom Homes, Inc.

Description: Vistas at Stone Castle (Whalen Custom Homes, Inc.) Amended Final Development Plan– A request for an Amended Final Development Plan to provide clarity and additional information on a condition of the approved Final Development Plan.

PROPOSAL SUMMARY:

The purpose of this request is to provide clarity and additional information on a condition of the approved Final Development Plan for the Vistas at Stone Castle subdivision.

In December of 2022, the Final Development Plan for the Vistas at Stone Castle was approved via Ordinance 2266. The Ordinance states that the Final Development Plan referenced as Exhibit 1 is approved subject to 19 (A-S) conditions. Included in the Planning and Zoning Commission packet is a copy of the executed ordinance.

Condition “D” states: The homes constructed on Lots 1, 2, 3, and 4, where the rear elevations will be visible to residents on Maple Drive, shall have rear masonry facades. To the right (Figure 1) is an image of the subject site with each Lot identified in red.



After approval of the Final Development Plan, the subdivision began construction in which most of the infrastructure to support the development is complete. Several homes on individual lots have been under review by City staff and some received approval for construction from St. Louis County.

In March of 2024 the City received a municipal zoning approval (MZA) application for construction of a new home on Lot 1. The MZA is the zoning authorization that one would need to begin building permit review with St. Louis County as the City of Sunset Hills contracts out all building permit and inspection services with St. Louis County. Part of the review of the MZA is for the applicant to provide a site layout, any proposed grade changes and architectural elevations of the new home construction.

As previously referenced Condition “D” of the ordinance that approved the Final Development Plan states: “The homes constructed on Lots 1, 2, 3, and 4, where the rear elevations will be visible to residents on Maple Drive, shall have rear masonry facades. The ordinance itself does not specifically define masonry or a specific percentage of masonry. City staff listened to all the recordings at the Planning and Zoning Commission and Board of Aldermen meetings for both the Preliminary Development Plan and Final Development plan in which masonry or a specific amount of masonry was never defined.

The applicant proposes the following language to provide clarity and additional information to Condition D of the approved Final Development Plan.

“The homes constructed on Lots 1, 2, 3, and 4, where the rear elevations will be visible to residents on Maple Drive, shall have rear masonry facades. The definition of rear masonry facade is to be facades consisting of 20% brick or stone with the remainder to consist of stucco, STO, or fiber cement panels with batten boards or 100% stucco from the finished grade to the plate, excepting gables, dormers, and trim areas above the top sill plate”.

If the language were approved as proposed, City staff will receive elevations for all the homes (lots 1-3) with rear facades that face Maple Drive with each MZA application for new construction. The rear elevation would provide call-outs that label each exterior material finish. The applicant will provide the total square footage of the rear elevation and provide the total square footage of stone and/or brick on the rear elevation. The amount of stone and/or brick must be 20% of the total square footage of the rear elevation to be in compliance with the proposed Condition "D".

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 Vistas at Stone Castle Amended Final Development Plan."
- 2) "I move to approve the Vistas at Stone Castle Amended Final Development Plan with the following conditions..."(Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Ordinance 2266
3. Approved Final Development Plan