



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-12

APPLICATION NAME: 2209 LONEDELL RD

APPLICANT NAME: Prime Property Investments LLC
Applicant/Owner

PROPERTY OWNER NAME: Dan Kammerer
Prime Property Investments LLC
5240 U.S. Highway 61/67
Imperial, MO 63052

APPLICANT'S REQUEST: The applicant is seeking to rezone the property from "PRD" Planned Residential District to "R-2" Residential District to allow for the construction of one (1) to (3) single-family dwellings.

STREET ADDRESS: 2209 Lonedell Road

SITE LOCATION: North of intersection of Lonedell Rd and Pomme Rd

CURRENT ZONING DISTRICT: "PRD" Planned Residential Development

PARCEL ID: 02-7.0-25.0-2-001-018

TOTAL SITE AREA: 11.74 acres

MEETING DATE: April 9, 2019

REPORT DATE: April 2, 2019

CASE MANAGER: Sarah Turner

RECOMMENDATION: **APPROVAL**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 11.74 acre tract is located north of the intersection of Lonedell Rd and Pomme Rd. A portion of the property's boundaries serves as the City Boundary. There are two vacant single-family dwellings along Lonedell Rd and a graded area behind the houses, but the rest of the property is undeveloped. The property is accessed via Lonedell Rd.

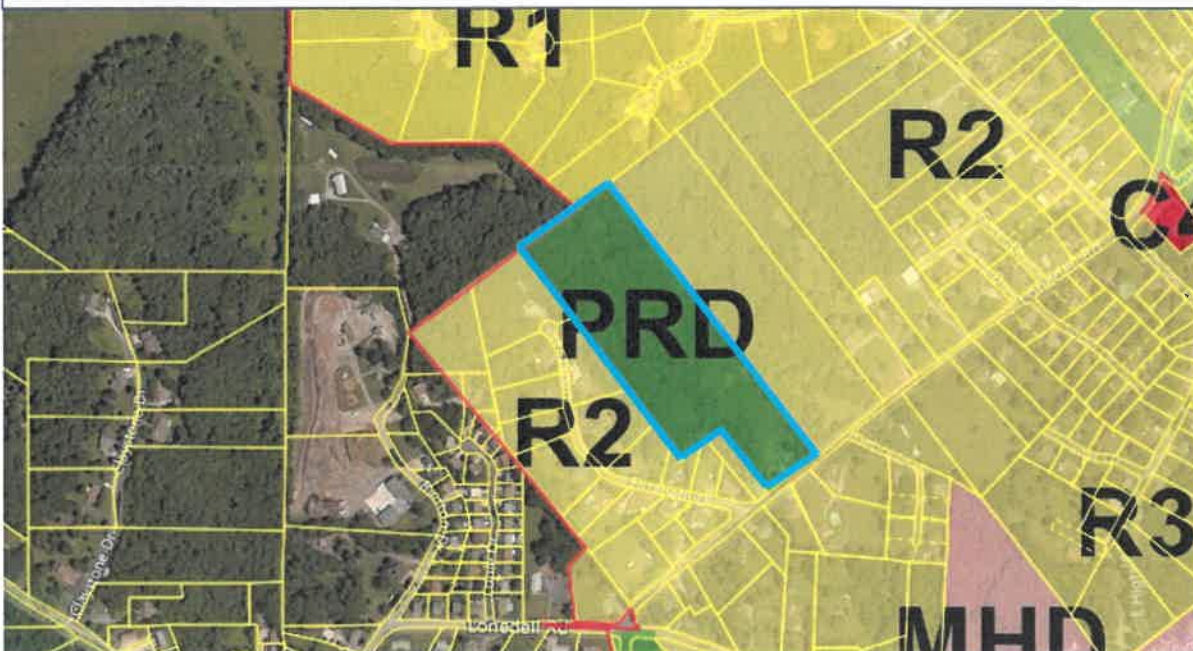
SITE HISTORY

The property was bought by Terry Klammert in 2005. After two failed attempts at rezoning, Klammert successfully rezoned the property to "PRD" Planned Residential Development. The "PRD" development plans expired after extensions in 2013. Prime Property Investments LLC bought the property in October 2018, and subsequently submitted a sketch plan of a proposed development for Planning Commission's feedback. The Commission found the sketch plan favorable at the time.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-1; Not in City	Single-family dwellings; Agricultural
East	Residential	R-2	Single-family dwellings
South	Residential	R-3	Single-family dwellings
West	Residential	R-2	Single-family dwellings

ZONING MAP



2209 Lonedell Rd

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ZONING REQUEST/DEVELOPMENT PROPOSAL

The applicant seeks to rezone the property at 2209 Lonedell Rd from "PRD" Planned Residential Development to "R-2" Residential to allow for the construction of single-family dwellings. The applicant intends to construct one large home, as shown on the survey sketch on Page 13. The applicant wants to keep their options open for a possible future subdivision for the construction of two more single family dwellings with frontage on Lonedell.

COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request, follows:

GOALS, OBJECTIVES, AND POLICIES:

HOUSING & NEIGHBORHOOD POLICIES

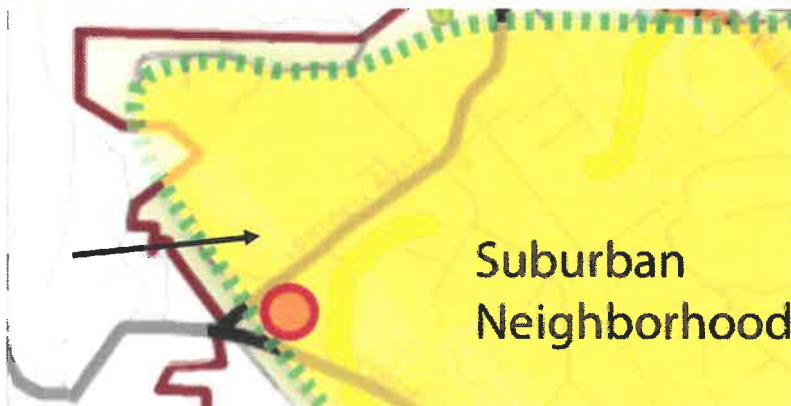
POLICY NH-1 FOSTER THE ROLE OF NEIGHBORHOODS TO ESTABLISH COMMUNITY CHARACTER, PROVIDE SERVICES NEEDED ON A DAY-TO-DAY BASIS, ENCOURAGE COMMUNITY INTERACTION, AND OFFER AMENITIES.

POLICY NH-1.3: PROMOTE GREEN ELEMENTS SMALL PARKS, GREENWAYS, PRESERVED AND RESTORED NATURAL AREAS AND OTHER OUTDOOR SPACES SHOULD BE ELEMENTS OF EXISTING AND FUTURE NEIGHBORHOODS.

CITY PLANNER'S COMMENTS

Housing & Neighborhood Policies 1 and 1.3 are Substantially Satisfied as follows:
Substantially Satisfied: The proposal and subsequent construction would be returning this parcel to a compatible zoning district with its surroundings and promoting the character of the low density suburban neighborhood. Additionally, this proposal will not be disturbing a large portion of the parcel and leaving it to nature.

FUTURE LAND USE MAP:



Satisfied: The proposed planned commercial district is consistent with the FLUM designation for the property as a commercial node.



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BACKGROUND

The property at 2209 Lonedell Road is mostly undeveloped. The property is zoned "PRD" Planned Residential Development and the relevant use regulations for this "PRD" are included in the Attachments on Page 14. There are two vacant houses on the property, a white home and a brick home built in 1943 and 1955 respectively. These structures have been vacant since 2009. Due to the strict "PRD" use regulations, these structures cannot be used as they are non-conforming and have been vacant for longer than 60 days. The applicant/owner of the property has been issued a demolition permit for these structures. As of the submission of this report, the white home has been demolished. See the end of this report for photographs of the property.

In 2006, the then-owner Terry Klammert applied for a rezoning from "R-2" Residential to "R-4" Residential to develop the property with smaller lots than allowed in the original district. This proposal was denied. Another application to rezone from "R-2" Residential to "R-3" Residential for the same purpose was denied in 2007. In 2009, the property was successfully rezoned from "R-2" Residential to "PRD" Planned Residential Development in May 2009 to allow for a "Villa," or 2-family dwelling, development plan with a sunset date. This plan was never acted upon despite extensions, and expired in 2013.

Prime Property Investments LLC, the applicant for this proposed rezoning, purchased the property in October 2018. In September of the same year, the applicant submitted a sketch plan to the Planning Commission requesting non-binding feedback. The concept polled favorably with the Commission. However, the "PRD" regulations only has "Villa, or two-family dwellings" as a listed use for the property. In March 2019, Prime Property Investments LLC submitted an application to rezone the property back to its original zoning district, "R-2," to allow for the construction of single-family dwellings. The applicant intends construct one large home, as shown in Exhibit C in the Attachments, on Page 13. The applicant wants to keep their options open for a possible future subdivision of the parcel for the construction of two additional single family dwellings.

PLANNING AND ZONING ANALYSIS

When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

The applicant is seeking to rezone the property from "PRD" Planned Residential District to "R-2" Residential District. The purpose is to allow for the construction of a single-family dwelling with the possibility of two future homes, as delineated in Exhibit C on Page 13.

"PRD" PLANNED RESIDENTIAL DEVELOPMENT: PURPOSE AND PERMITTED USES

The purpose of the "PRD" designation is "to provide a progressive but controlled, creative zoning procedure... in order to permit flexibility in building types, locations and subdivision

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PLANNING AND ZONING ANALYSIS — CONTINUED

"PRD" PLANNED RESIDENTIAL DEVELOPMENT: PURPOSE AND PERMITTED USES—CONTINUED

design." [Section 405.490(A)(1) *Planned Residential Development Procedures*] The development plan that was put in place for this particular property in 2009 was "Villas at Lonedell", a new street with 22 two-family dwellings. No progress was made within the one year period of the plan. The developer cited hardship due to the economic outlook following the 2008 economic crisis and extensions were approved by the Commission. In the end, however, this development plan expired in 2013 and the property is now under new ownership. The new owner/applicant for this proposal intends to construct one new single-family dwelling and private drive, leaving the possibility open for two more future single-family dwellings *at most*. This proposal is significantly less intense than the previously approved "Villas at Lonedell." Under the current zoning designation, the existing vacant structures cannot be used and the applicant/owner cannot build their desired single-family dwellings. The "PRD" document only has one listed use, which is "Villa Type Dwellings (Also known as 2-Family Dwellings)." That unusually-strict use regulation, which was crafted for a specific Villa-style development plan that was initially proposed 10 years ago and has since expired, is the reason for this proposed rezoning.

CONSISTENT WITH GOOD PLANNING PRACTICE

The City's Zoning Ordinance was adopted June 30, 1977. A number of amendments have been approved since then, including the October 2009 rezoning of the subject property at 2209 Lonedell from "R-2" Residential to "PRD" Planned Residential Development. Ordinances approved with the best of intentions sometimes become out of date or unnecessary. On Page 4 of this report is the Future Land Use Map (FLUM) from the Comprehensive Plan of the City of Arnold, which was last updated in 2011. The FLUM shows that the property continues to be used as a "Suburban Neighborhood," which would more accurately fit into the "R-2" Residential District than the more densely-envisioned "Villas at Lonedell" "PRD" Planned Residential Development. This proposal intends to functionally reverse the 2009 "PRD" rezoning and return the subject property to "R-2" Residential, which advances the goals, objectives, and policies of the City of Arnold's Comprehensive Plan and Code of Ordinances. Staff finds that the proposal is substantially consistent with good planning practice.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN ADJOINING DISTRICTS

As shown on the Land Use and Zoning Context Matrix on Page 4, the properties surrounding the subject property along the north side of Lonedell Rd are "R-2" Residential. The applicant's proposal is to rezone the property from "PRD" to "R-2," which is consistent with the neighborhood character and Future Land Use Map. Additionally, the property has been the site of two single-family dwellings pre-dating the City. This rezoning proposal includes the applicant's intention to construct one to three single-family dwellings, all of which will be located where it is already graded or cleared of trees (Page 13). This proposal is substantially compatible with historic uses and future plans for the property and its adjoining districts. Staff



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PLANNING AND ZONING ANALYSIS —CONTINUED

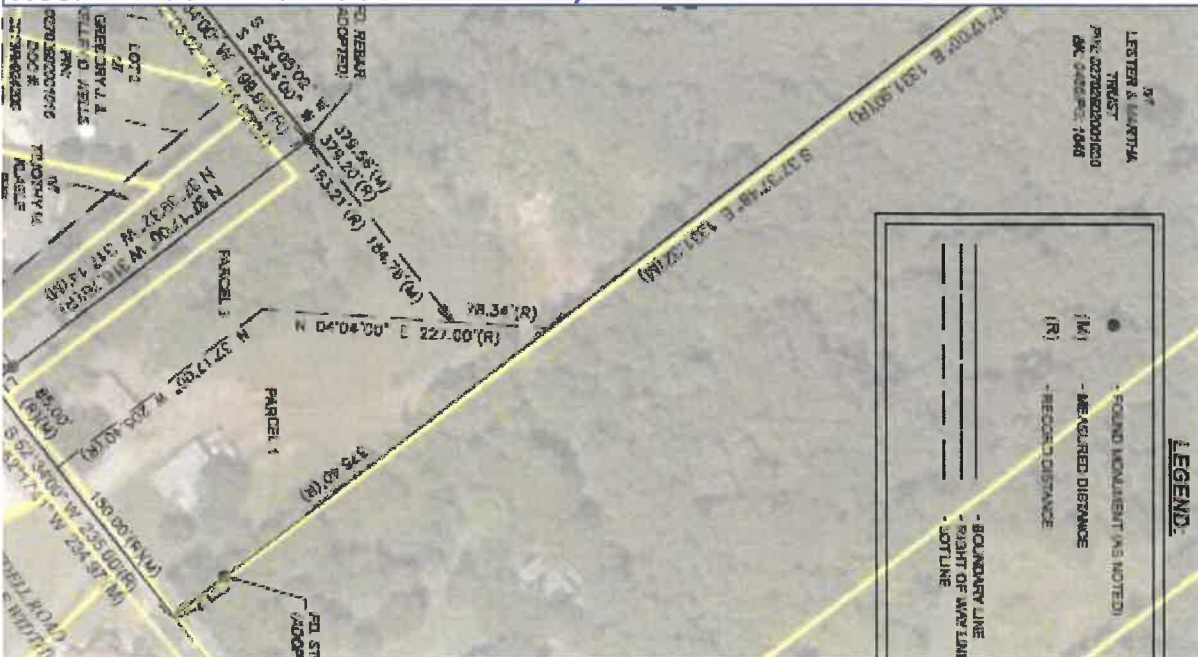
COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN ADJOINING DISTRICTS—CONTINUED

had one concern regarding the subdivision possibility and the private drive, which shares little substance with the rezoning proposal but Staff felt should be information that is provided to the Commission. The “lot lines” shown on the boundary survey (Exhibit A, page 11) are not true boundaries recorded with the City or Jefferson County through subdivision. Should the proposal be approved, the applicant has been made aware that any future subdivision would require that the two smaller lots along Lonedell Rd meet lot size and frontage requirements for the “R-2” district. The private drive for the applicant’s intended personal home should be installed in such a way to allow for these minimum frontages. This information has been given to the applicant by City Staff and will be noted on future permit applications submitted to the Community Development Department.

NECESSARY TO THE GENERAL WELFARE

With a change of zoning it is important to make such decisions based primarily on land use issues and not entirely on issues specific to the applicant. The subject property is legally unusable due to the long-term vacancy of the current single-family homes and the strict “PRD” use regulations. The predominant use in this part of the City is suburban, single-family dwellings. The proposal will have no substantial adverse impact on promotion of the health, safety, quality of life, comfort and general welfare of the City. Further, this proposal is necessary to ensure that the owner of this property is able to use it in such a way that is consistent with the current uses of the surrounding area and future goals of the Comprehensive Plan.

FIGURE 1: ZOOM-IN OF BOUNDARY SURVEY, WITH SATELLITE IMAGE



2209 Lonedell Rd

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FINDINGS

Changes in zoning, or amendments thereto, shall only be approved by the Planning Commission under the following conditions:

EXTENSION OF BOUNDARY

The extension of the "R-2" Residential District boundary will not be detrimental, and such a change has been shown to be necessary for public convenience or necessity.

SIGNIFICANT CHANGE

There has been significant change in the area to warrant a change in zoning classification, in that the Planned Residential Development for the "Villas at Lonedell" approved by this Commission has expired with little construction. The "PRD" district is no longer necessary.

MISTAKE IN ZONING MAP

The Commission should bear in mind that the "R-2" Residential District, which is the proposed new designation for this parcel, is the subject property's original zoning district as well as the zoning district of adjoining properties.

CHANGE IN CLASSIFICATION

The proposed change, from an expired "PRD" to "R-2," would make the zoning classification reflect the current use and the proposed use in the Future Land Use Plan of the City of Arnold.

BEST INTERESTS OF THE CITY

It is in the best interest for the health, safety, and welfare of the citizens of the City of Arnold to simplify our zoning districts and allow for the consistent use of an area characterized by its suburban neighborhoods.

RECOMMENDATION

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND REGULATIONS OF THE CITY

Staff finds that the proposed change of zoning is substantially consistent with the Comprehensive Plan and Regulations of the City of Arnold.

CONSISTENCY WITH GOOD PLANNING PRACTICE

Staff finds that the proposed change of zoning is substantially consistent with good planning practice.

COMPATIBILITY WITH PERMITTED DEVELOPMENT AND USE IN ADJOINING DISTRICTS

Staff finds that the proposed change of zoning is substantially compatible with permitted development and uses in adjoining districts.



REPORT TO PLANNING COMMISSION

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RECOMMENDATION—CONTINUED

NECESSARY TO THE GENERAL WELFARE

Staff finds that the proposed change of zoning will have no substantial adverse impact on promotion of the health, safety, quality of life, comfort and general welfare of the city, and further is necessary to promote well-planned development in the City.

RECOMMENDATION

Staff finds that the proposed change of zoning meets the review criteria and further advances the intent of both the Comprehensive Plan and Zoning Ordinance. Based on this finding Staff requests favorable consideration of the application.

A handwritten signature in black ink, appearing to read "Sarah Turner", is written over a horizontal line.

Sarah Turner
Community Development Planner



ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.



REPORT TO PLANNING COMMISSION CITY OF ARNOLD

BOUNDARY SURVEY TRACTS OF LAND LOCATED IN THE NORTHWEST HALF OF LOT 1 OF U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGES 5 & 6 EAST, JEFFERSON COUNTY, MISSOURI

LEGAL DESCRIPTION PER DOC # 2018-04421

PARCELS 1 AND 2 (2018-04421) AND PARCELS 3 AND 4 (2018-04422) ARE LOCATED IN THE NORTHWEST HALF OF LOT ONE (10.00 AC) OF A LARGER TRACT OF LAND OWNED BY AND SUBJECT TO A DEED OF CONVEYANCE TO THE CITY OF ARNOLD, MISSOURI, BY DEED RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JEFFERSON COUNTY, MISSOURI, UNDER BOOK 28, PAGE 102. THE RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JEFFERSON COUNTY, MISSOURI, ALSO REFLECTS THAT THE CITY OF ARNOLD, MISSOURI, IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN PARCELS 1 AND 2 (2018-04421) AND PARCELS 3 AND 4 (2018-04422).

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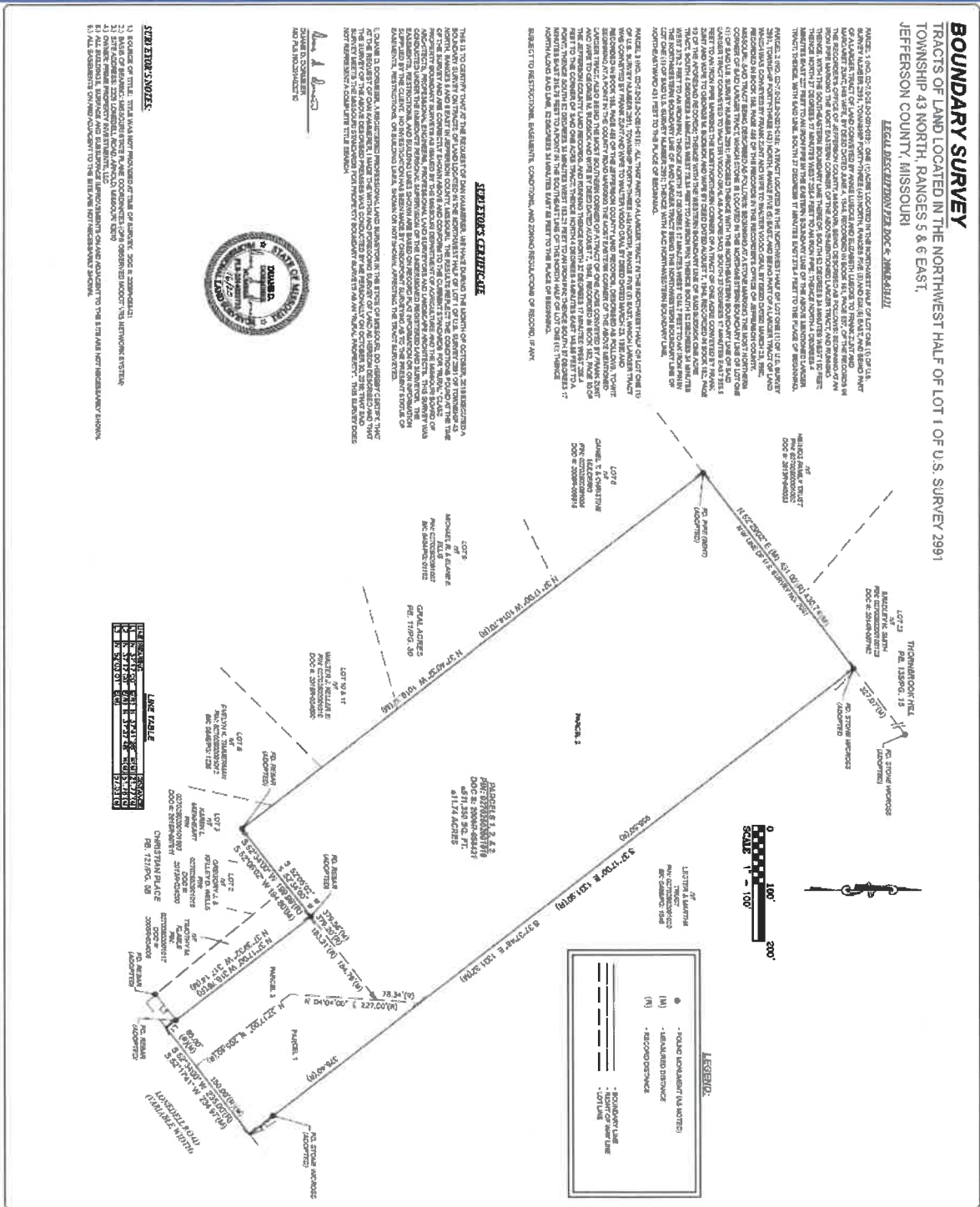
BOUNDARY CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUEST OF DAN WALKER, UNITS MANAGER, METRO PARKS, ON OCTOBER 18, 2018, REQUESTING A BOUNDARY SURVEY OF THE TRACTS OF LAND DESCRIBED IN PARCELS 1 AND 2 (2018-04421) AND PARCELS 3 AND 4 (2018-04422) WAS COMPLETED AND THE RESULTS OF THE SURVEY ARE SET FORTH IN THIS CERTIFICATE. THE SURVEY WAS CONDUCTED BY DAN WALKER, UNITS MANAGER, METRO PARKS, AND THE RESULTS OF THE SURVEY ARE SET FORTH IN THIS CERTIFICATE.



STATEMENTS BY OWNER

- 1. I, DAN WALKER, UNITS MANAGER, METRO PARKS, DO hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.
- 2. I, DAN WALKER, UNITS MANAGER, METRO PARKS, DO hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.
- 3. I, DAN WALKER, UNITS MANAGER, METRO PARKS, DO hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.
- 4. I, DAN WALKER, UNITS MANAGER, METRO PARKS, DO hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.
- 5. I, DAN WALKER, UNITS MANAGER, METRO PARKS, DO hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.



SHEET 1 OF 1	Revision No. Date Description	BOUNDARY SURVEY TRACTS OF LAND LOCATED IN THE NORTHWEST HALF OF LOT 1 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGES 5 & 6 EAST JEFFERSON COUNTY, MISSOURI	Project No: 18-233 Date: 11/16/2018
	Drawn By: S.S. Checked By: D.D.D.	2010 Arnold Plaza Saint Louis, Missouri 63108 Ph: (314) 800-8446 Fax: (314) 200-3306 www.checkpoint-surveying.com	PROFESSIONAL INFORMATION DANIEL D. DODD, REGISTERED LAND SURVEYOR LICENSE NUMBER 14821

EXHIBIT A: BOUNDARY SURVEY OF PROPERTY (NOV. 2018)

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EXHIBIT B: SATELLITE IMAGE OF PROPERTY

2019-12 REZONING



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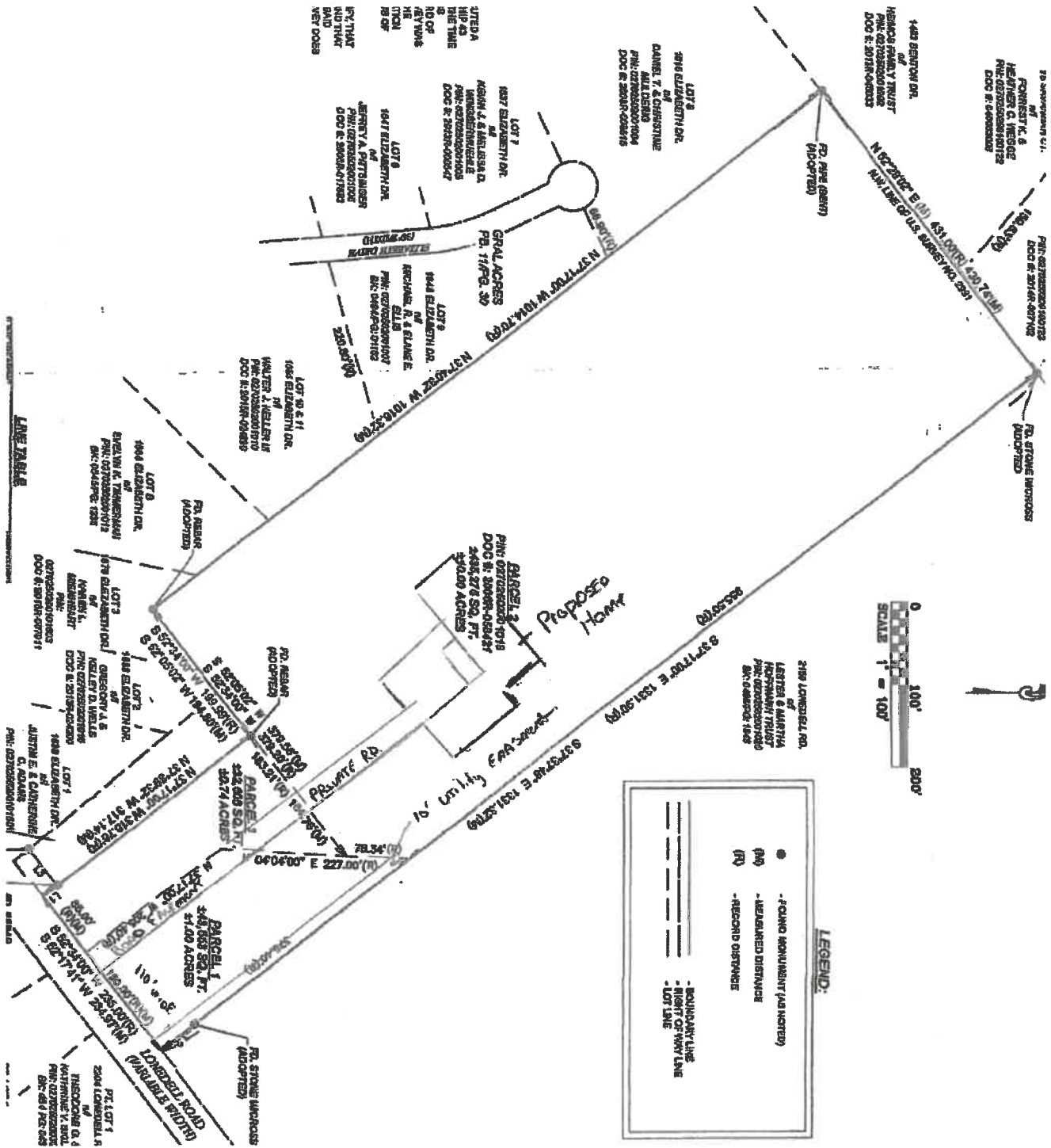


EXHIBIT C: SURVEY WITH SKETCH PLAN

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PLANNED RESIDENTIAL DEVELOPMENT (PRD)

The Planned Residential Development (PRD) District is designed to encourage the creation and maintenance of stable and enduring residential neighborhoods by establishing limitations on the use and character of development of land so as to take advantage of, or to avoid conflicts with, natural topography, hydrology, existing developments, and arrangements and location of existing or planned community facilities, and social needs of the community. This section contains the district regulations of the Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this section by reference. Where these regulations do not address issues, the City Code of Arnold applies.

1. Permitted Land Uses and Developments
 - a. Villa Type Dwellings (Also known as 2 Family Dwellings)
2. Height Limitations for Structures
 - a. No dwelling structure shall exceed 2 ½ stories in height, including any basement dwelling space, or 35 feet in height.
3. Lot Dimension, Lot Area, and Yard Requirements.
 - a. Detached single-family dwellings shall be situated on tracts of land providing at least 15,000 square feet of lot area for each dwelling unit.
 - b. Two-family dwellings shall be situated on tracts of land per plan dated 06/02/2009 and Revised 07/28/2009.
 - c. Set Backs – Front is 25 feet except along Lonedell Road which is 35 feet. Eight (8) foot side set back, and Fifteen (15) foot rear set back this includes boundary walls six (6) foot in height.
 - d. Any part of a lot area not used for buildings or other structures or for parking, or access ways shall be landscaped with grass, ground cover, trees, shrubs and pedestrian walks, in accordance with the following minimum requirements:

Minimum Caliper for Deciduous Trees: 2"

Minimum Height for Coniferous Trees: 6'

Tree Mix: maximum of 40% of one species



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March 12th, 2019

| stl.primeproperty@gmail.com

2209-2217 Lonedell Rd.
Arnold, MO 63010

We are requesting a change of zoning classification to single family residential. The proposed plan is building a single family home on the larger parcel (Parcel 2, per survey) with access for this home granted through an easement from Parcel 1 and Parcel 3 (per survey). This should still easily allow for all setbacks and building code requirements to construct two single family homes on either parcel.

Thank you.

Prime Property Investments, LLC
5240 U.S. Highway 61/67
Imperial, MO 63052
314.600.7272

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| 314.600.7272

APPLICANTS NARRATIVE

2209 Lonedell Rd

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3D VIEW OF PROPERTY



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



NOV. 2016 GOOGLE STREETVIEW OF 2209 LONDELL RD, FACING NORTHWEST

2209 Lonedell Rd

REPORT TO PLANNING COMMISSION
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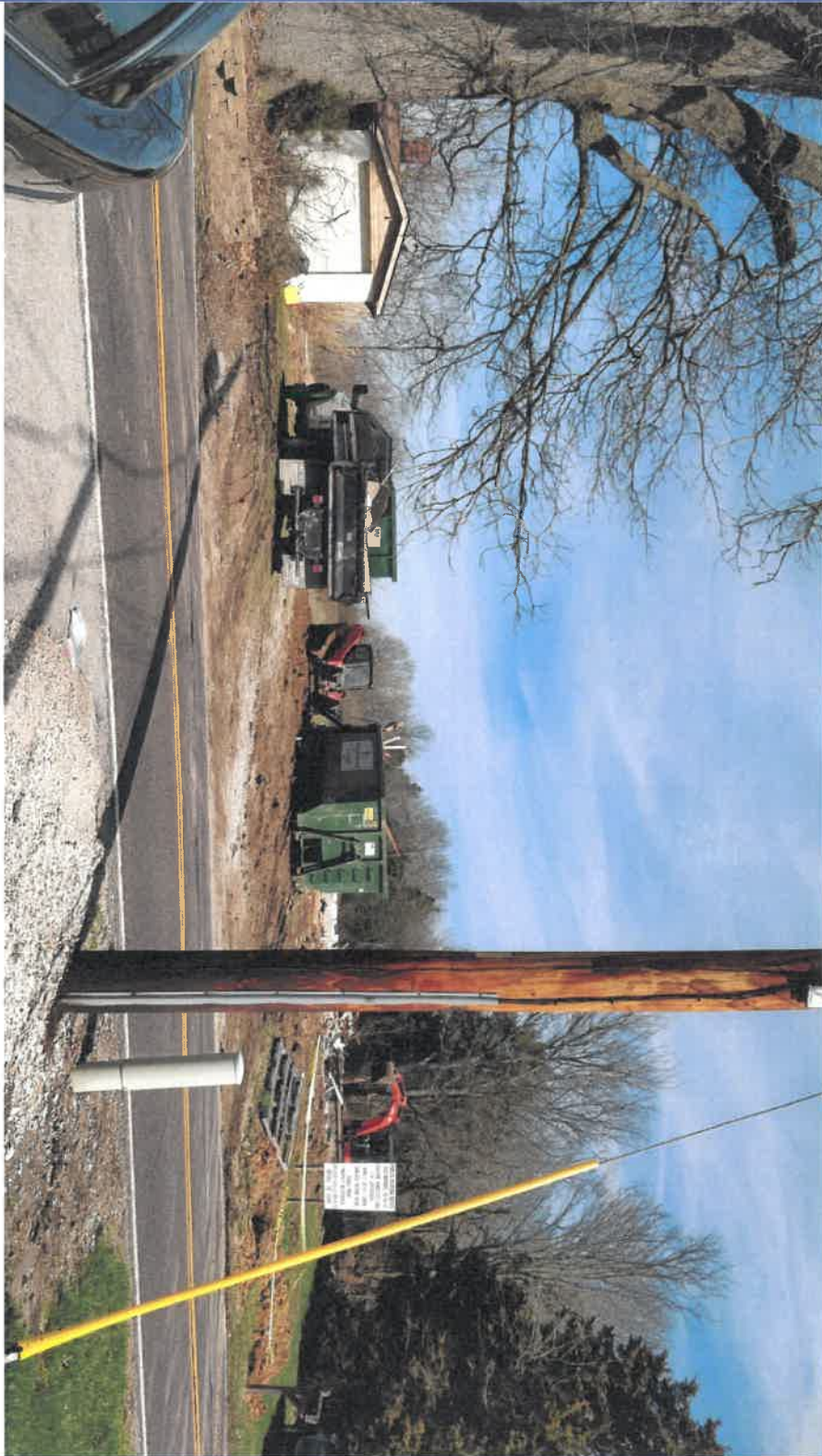


EXISTING BRICK HOUSE ON PROPERTY (4/1/2019)



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SITE OF WHITE HOUSE ON PROPERTY (4/1/2019)

2209 Lonedell Rd