
CITY OF ARNOLD PLANNING COMMISSION, JUNE 26, 2018 MEETING

TO: PLANNING COMMISSION
FROM: CHRISTIE HULL-BETTALE- EIT, COMMUNITY DEVELOPMENT ENGINEER
SUBJECT: 2018-20 REZONING R3 TO R4 RESIDENTIAL, LOTS 9 & 10 LILAC POINT
DATE: JUNE 21, 2018
CC:

Request

Govero Land Services on behalf of CF Vatterott has submitted a request to rezone two residential lots that front on Richardson Road.

Analysis

Currently the lots are zoned R3, adjacent to R3 on three sides and R4 on one remaining side, as shown in exhibit 1. The abutting R4 zoned land is known as Richardson Glen Subdivision, which was developed and built by CF Vatterott. Ultimately, CF Vatterott would like to build duplexes consistent to what is provided in the neighboring community. In a R4 district, two-family dwellings require a conditional use permit application and approval that will be reviewed at a later date.

Should these lots be rezoned, they require; 10,000' minimum lot area for single or two- family home, 8' side setback, 15' rear setback, 35' front setback, front right of way dedication along Richardson Rd (collector), and 10' sidewalk easement. These zoning requirements are met as shown on the plan in exhibit 2.

Rezoning, changes in district boundaries or classifications shall be approved with the following findings:

- A. The extension of an existing boundary where said change will not be detrimental and where it is shown that such change is necessary for public convenience or necessity; This rezoning is logical as it is consistent with the adjacent land zoning and development Richardson Glen and will transition well without a conflict with the neighboring R3 district
- B. There has NOT been significant change in the area to warrant a change in zoning classification;
- C. It HAS NOT been shown that a mistake was made in the original Zoning Map;
- D. The change is shown to be in the best interests for the health, safety, and welfare of the citizens of the City of Arnold.

The applicant petition addressing the zoning change criteria is attached in exhibit 3.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval for this request with the finding described in the analysis.

P&Z Meeting 6/26/18
Council 7/5/18

Place Ad 6/5
Sign up 6/11

Community Development Department
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
636-282-6677 Fax

6/26/18 Mtg



ZONING / REZONING APPLICATION

File Number 2018-20

\$400.00 Fee - Paid 5/23/18

APPLICANT/CONTRACT PURCHASER

OWNER

CF. Vatterott Construction Co. by Gregory B. Vatterott Sr.

CF. Vatterott Construction Co.

Name _____

Name _____

10143 Paget, St. Louis, MO 63132

10143 Paget, St. Louis, MO 63132

Address, City, State, Zip _____

Address, City, State, Zip _____

(314) 427-4000

(314) 427-4000

Telephone Number _____

Telephone Number _____

(636) 547-3078

(636) 547-3078

Facsimile Number _____

Facsimile Number _____

Richardson Rd. & Ems Glen Lane - Lots 9 & 10 of Lilac Point, Page 22

R3
Zoning of Property

R4
Proposed Zoning

Property Address (or nearest intersection) _____

Adjacent Zoning

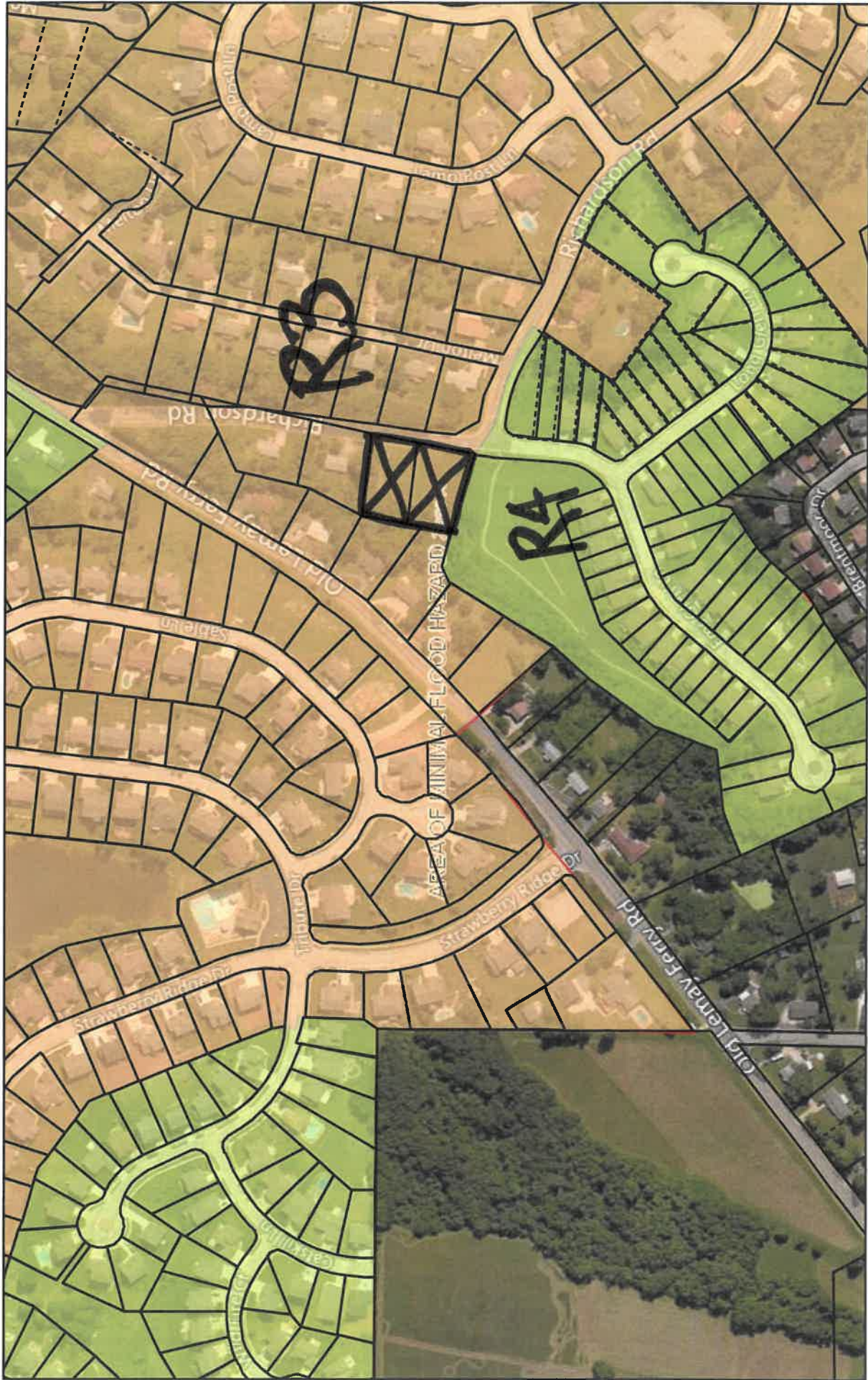
R3 North _____ R4 South _____

R3 East _____ R3 West _____

05-23-2018
Date of Application
[Signature]
Signature of Applicant

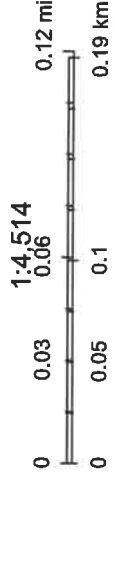
~~07-18-2018~~
Meeting Date Targeting
[Signature]
Signature of Owner

City of Arnold MO Online GIS Base Map Viewer



6/22/2018 10:23:29 AM

- Jefferson County Parcels - Property
- Jefferson County Lot Lines - Lot Lines
- Arnold_MO_City_Limits
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

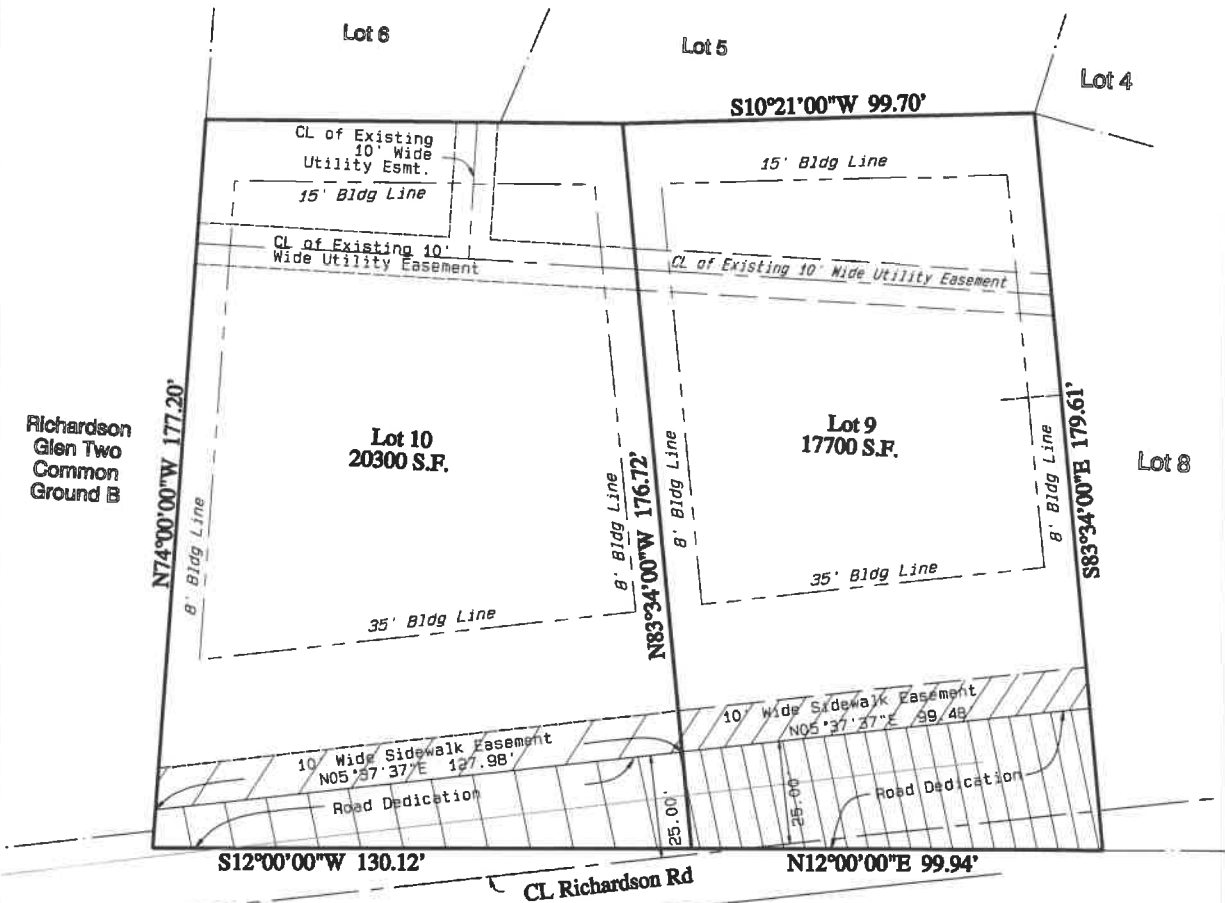


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 City of Arnold MO, Website User
 City of Arnold Missouri

EXHIBIT I

Lilac Point

P.B. 28, Pg. 22



Rezoning of Lots 9 and 10 of Lilac Point

GOVERO LAND SERVICES SURVEYING • ENGINEERING	5929 OLD STATE ROAD IMPERIAL, MO. 63052	FIELD WORK BY
	PH:(636)464-9380 FAX:(636)464-9626	DRAWN BY J.Maples
		CHECKED BY D.Govero
		JOB NO. 95090

EXHIBIT 2

GOVERO

Land Services

SURVEYING * ENGINEERING
5929 Old State Road
Imperial, MO 63052
(636) 464-9380

June 18, 2018

Christie Hull-Bettale
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

RE: Richardson Road Lot 9 & 10 Lilac Point
JOB#: 95090

Dear Christie,

In regards to your comments provided in your email of June 15, 2018, please note the following:

Zone Change Criteria:

- A. This is an extension of Richardson Glen Villas and is separated by a creek in the rear and grade to North and new villas would add to the area.
- B. There have been new villas built adjacent to these. The Richardson Road has been modified to accommodate Richardson Glen and enhance the intersection.
- C. There was no mistake on the zoning map.
- D. This would be an addition to Richardson Glen and would add to the uses.
- E. Fill up vacant lots to keep weeds down and yards maintained.

Should there be any questions or comments, please give me a call.

Sincerely,



Daniel L. Govero, PLS
President

DLG/dgc

w/ltrs/95090comments

EXHIBIT 3