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**CITY OF ARNOLD PLANNING COMMISSION  
SEPTEMBER 11, 2018 MEETING**

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**TO:** PLANNING COMMISSION  
**FROM:** CHRISTIE HULL-BETTALE- EIT, COMMUNITY DEVELOPMENT ENGINEER  
**SUBJECT:** 2018-31 SKETCH PLAN 2209 LONEDELL  
  
**DATE:** SEPTEMBER 5, 2018  
**CC:**

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**REQUEST**

Dan Kammerer with Prime Property Investments made application for sketch plan review for the property at 2209 Lonedell. As with all sketch plans, this is an opportunity for the applicant to discuss ideas for a property and receive non-binding feedback from commission regarding the plan.

**BACKGROUND**

The parcel located at 2209 Lonedell is approximately, 11.79 acres of land zoned PRD-planned residential development. The original rezoning and development plan by Terry Klammert consisted of 22 Lots, majority 2-family units with a few single unit homes. In the PRD plan there was a sunset date and the plat along with all the zoning expired. After previous extension approval, the development deadline lapsed on October 15, 2013. There was another extension request, however it was denied.

As the parcel sits now, it is an expired PRD without a development plan. Any building or development of this plan would need some kind of rezoning; either, a new PRD proposal or rezoning to a straight residential. The neighboring zoning to both sides is R-2 and to the rear is R-1 and a portion is Jefferson County Zoning.

Mr Kammerer has completed both new construction and remodeling projects successfully within the City of Arnold. This is his first land development proposal within the City. Dan is considering his options at this point. His desire is to build his home on a large lot within the property, with the hope of subdividing some of the land. The numbers of sellable lots are to be determined.

**FEEDBACK**

Feedback from Staff - I'll bring to your attention, in the event applicant decides to develop/subdivide, here are just a few critical points to mention:

- Each proposed lot containing an area of less than three (3) acres shall front upon a street accepted by the City or improved to the standards and specifications of the City.
- Tree Preservation requirement for parcels 3 acres or more
- All lots containing an area of one-half (1/2) an acre but less than one (1) acre shall have a minimum width at the required building line of one hundred (100) feet
- All lots containing an area of one (1) acre but less than two (2) acres shall have a minimum width at the required building line of one hundred twenty-five (125) feet.

Other feedback from Planning Commission?

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



## SKETCH PLAN REVIEW

File Number 2018-31

No Fee

### APPLICANT/CONTRACT PURCHASER

### OWNER

Prime Property Investments  
Name

Dan Kammerer  
Name

5240 U.S. Hwy 461-67, Imperial, MO 63052  
Address, City, State, Zip

Address, City, State, Zip

314-600-7272  
Telephone Number

314-605-4006  
Telephone Number

N/A  
Facsimile Number

N/A  
Facsimile Number

2209 Lonedell Rd.  
Property Address (or nearest intersection)

PRD  
Zoning of Property

4-6  
Number of Lots

MO-AM Water  
Sanitary District

PWSD#1  
Water District

Rock Community  
Fire District

1-866-430-0820  
Telephone Number

636-296-0659  
Telephone Number

636-296-2211  
Telephone Number

9/4/2018  
Date of Application

10/9/2018  
Meeting Date Targeting

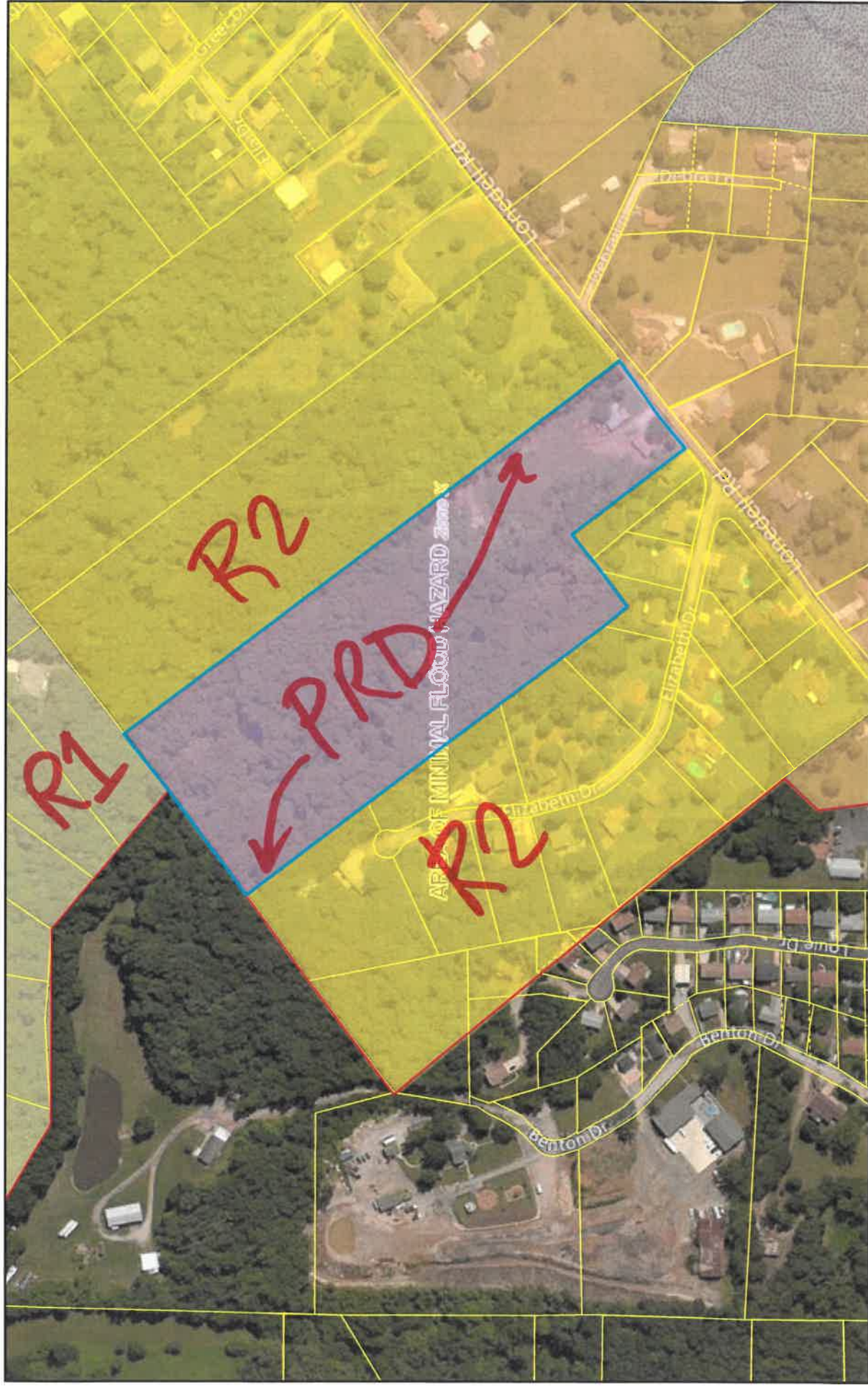
[Signature]  
Signature of Applicant and/or Owner

Dan or Katy  
Contact Person (please print)

Phone: 314-605-4006  
314-600-7272

Email: thebuildingpros@gmail.com

# City of Arnold MO Online GIS Base Map Viewer



9/7/2018 11:05:26 AM

- Arnold\_MO\_City\_Limits
- Jefferson County Parcels
- Jefferson County Subdivision Lot Lines
- 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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