

SIMPLE LOT SPLIT PETITION REVIEW REPORT

Petition Number: SUB 19-01

Petitioner: Barth Holohan
12882 Manchester Rd Ste 201
St. Louis MO 63131

Project Name: 15054 Clayton Rd
Simple Lot Split

Requested Action: Simple Lot Split Approval

Public Hearing Date: 4-Feb-2019

Code Section: Article II, Sec. 25-38

Location: 15054 Clayton Rd.

Existing Land Use/Zoning: County R-2

Surrounding Land Use/Zoning: North- Chesterfield
South- County R-2
West- County R-2
East- County R-2

Plan Designation: Simple Lot Split of 15054 Clayton Rd.

Project Description:

Mr. Holohan is requesting a simple lot split of 15054 Clayton Rd to create two separate parcels. Two residential group homes (one home on each lot), each housing twelve individuals with dementia, is proposed. This use is allowed with an SUE in County R-2. If the lot split is approved, an SUE must be granted. The proposal meets all site plan and zoning regulations.

Simple Lot Split Ordinance Requirements (Article II, Sec. 25-38):

Whenever there is a tract or previously subdivided parcel under single ownership which is to be re-subdivided into two (2) lots, and which exists as a legal lot of record, such a division shall be designated as a "lot split" if the following criteria are met:

- That no additional improvements are required that would necessitate the posting of an escrow or bond, including concrete sidewalks, water mains, and landscaping within a street right-of-way dedication. Establishment of a right-of-way only shall not be construed as an improvement in this section.
 - *The proposal does not meet these criteria; however the lot is currently vacant. Two residential group homes (one home on each lot), each housing twelve individuals with dementia, is proposed. This use is allowed with an SUE in County R-2. If the lot split is approved, an SUE must be granted. The proposal meets all site plan and zoning regulations.*
- That no provisions for common land or recreational facilities are included in the proposal.
 - *This proposal meets this criteria*
- That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties.
 - *This proposal meets this criteria*
- That the proposed lot split is not in conflict with any provisions of the zoning ordinance.
 - *This proposal meets this criteria*
- No variances are required.
 - *This proposal meets this criteria*

Staff Recommendation:

Staff has no objections to this proposal.

Andy Hixson
Director of Development/ Assistant City Administrator