

SPECIAL USE EXCEPTION REVIEW REPORT

Petition Number: SUE 19-01

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

Project Name: 15054 Clayton Rd
Simple Lot Split

Requested Action: SUE Approval for a Group Home

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 Note:

This parcel is zoned County R-2. It has different rules and regulations than the rest of the City's zoning regulations. I have attached a copy of the County R-2 Zoning regulations and highlighted a few places of note.

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.

Zoning Ordinance Requirements/SUE Regulations:

1003.113 "R-2" Residence District Regulations

- Conditional Land Use and Development Permits Issued by the Commission
 - Group homes for the handicapped to be occupied by nine (9) or more individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility.
 - *The proposal meets this criteria.*
 - Lot Area, Yard, and Density Requirements. Use Minimum Area (Group homes for the handicapped 15,000 sq. ft.)
 - *The proposal meets this criteria.*
- Minimum Yard Requirements:
 - Front yard. No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line.
 - Side yard. No structure shall be allowed within ten (10) feet of any side property line.
 - Rear yard. No structure shall be allowed within fifteen (15) feet of any rear property line.
 - *The proposal meets these criteria.*

Article XIV Section 4: Review procedure

1. Sec 4 (7) (1) *Increase traffic hazards and congestion:* There is little basis to support an argument that the parking lot, curb cuts and adjoining roadways have insufficient capacity to accommodate the nominal increase in traffic associated with the issuance of this special use exception.

2. Sec. 4 (6) (2) *Adversely affect the character of the neighborhood:* There is little basis for an argument that the use will adversely impact the character of the surrounding neighborhoods.

3. Sec. 4 (6) (3) *Community general welfare impact:* It is not foreseen how this location and operation would negatively impact the general welfare of the City of Ballwin.

4. Sec. 4 (6) (4) *Overtax public utilities:* No foreseen unique or disproportionate impact on the utilities.

5. Sec. 4 (6) (5) *Adverse impact on public health and safety:* No foreseen basis to argue that the impacts on public health or safety coming from this proposal will be any different from those that might exist in the area.

6. Sec. 4 (6) (6) *Consistent with good planning practice*: This has been viewed as an appropriate land use within the realm of good planning practice.

7. Sec. 4 (6) (7) *operated in a manner that is compatible with permitted uses in the district*: It will be regulated by both the City and the State.

8. Sec. 4(6) (8) *Operated in a manner that is visually compatible with the permitted uses in the surrounding area*. The proposal looks no different than the neighboring houses.

Andy Hixson
Director of Development/Assistant City Administrator