

**SIMPLE LOT SPLIT PETITION REVIEW REPORT**

**Petition Number:** Z 18-03

**Petitioner:** Allen Vogel  
6 Deerfield Ridge Rd.  
Wildwood MO 63005

**Agent:** David Vogel  
1357 Westbrooke Meadow Ln  
Ballwin MO 63021

**Project Name:** 15225 & 15233 Manchester Rd  
Simple Lot Split

**Requested Action:** Simple Lot Split Approval

**Public Hearing Date:** May 7, 2018

**Code Section:** Article II, Sec. 25-38

**Location:** 15225 Manchester Rd.

**Existing Land Use/Zoning:** Commercial/ C-1

**Surrounding Land Use/Zoning:** North- Residential R-1  
South- Commercial/ C-1  
West- Commercial/ C-1  
East- Commercial/ C-1

**Plan Designation:** Simple Lot Split of 15255 Manchester Rd.

### **Project Description:**

WAW, Incorporated is requesting a simple lot split of 15225 Manchester Rd to create two separate parcels creating 15255 Manchester Rd and 15233 Manchester Rd.

### **Zoning Ordinance Provisions (Commercial/C-1):**

- Article IX Section 2 Use Regulations
  - *All buildings currently meet these regulations and no change is requested*
- Article IX Section 3 Height Regulations
  - *All buildings currently meet these regulations and no change is requested*
- Article IX Section 4 Area Regulations
  - *All buildings currently meet these regulations and no change is requested*
- Article IX Section 5 Parking and Loading Regulations
  - *All buildings currently meet these regulations and no change is requested*
- Article IX Section 6 Development Application Review
  - *No development, redevelopment, building expansion and/or site improvements are proposed at this time*
- Article IX Section 7 Site Development Regulations
  - *No site development is proposed at this time.*

### **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.
  - *This proposal meets this criteria*
- 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.

  
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Andy Hixson

Director of Development/ Assistant City Administrator