

SIMPLE LOT SPLIT PETITION REVIEW REPORT

Petition Number: Z 20-01

Petitioner: Albert Rideout
4024 Carol Park
House Springs, MO 63051

Agent: Gabe DuBois
148 Chesterfield Industrial Blvd
Chesterfield, MO 63005

Project Name: 703 Reinke Rd
Simple Lot Split

Requested Action: Simple Lot Split Approval

Public Hearing Date: March 2, 2020

Code Section: Article II, Sec. 25-38

Location: 703 Reinke Rd.

Existing Land Use/Zoning: Residential/ R-1

Surrounding Land Use/Zoning: North - Residential R-1
South - Residential/ R-2
West - Residential/ R-3
East - Residential/ R-1

Plan Designation: Simple Lot Split of 703 Reinke Rd.

Project Description:

THD Design Group is requesting a simple lot split of 703 Reinke Rd. to create two separate parcels creating 701 Reinke Rd and 703 Reinke Rd.

The current 703 Reinke Rd sits at the northwest corner of the intersection of Reinke Rd. and New Ballwin Rd. The parcel is surrounded by residential housing ranging from R-1 Residential to R-2 and R-3 Residential. The parcel is approximately 43,629 sq. ft. (1 acre). The division is set to create Parcel 1 (703 Reinke Rd) with a square footage of 20,000, approx. 0.46 acres, and Parcel 2 (701 Reinke Rd.) with a square footage of 23,629, approx.0.54 acres.

Zoning Ordinance Requirements
Appendix A, Article IV (Residential/ R-1 District):

- Article IV, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Article IV, Section 2 establishes uses allowed by right in the R-1 district. The use contemplated in this petition is allowed per Section 2 (1): Single-family dwellings.
- Article IV, Section 3 establishes a height limitation of 35' and that no building can contain more than three stories. The proposed parcels include information detailing the razing of the currently standing structures, with no inclusion of future building proposals beyond listing the buildable space within each parcel, and is not applicable to this petition.
- Article IV, Section 4 (1) requires a minimum of 40' for the front yard. The proposed parcels appear to meet that requirement.
- Article IV, Section 4 (2) requires a minimum of 10' for the side yard. The proposed parcels appear to meet that requirement.
- Article IV, Section 4 (3) requires a minimum of 25' for the rear yard. The proposed parcels appear to meet that requirement.
- Article IV, Section 4 (4) requires that each lot have an area of not less than 20,000 sq. ft. The proposed parcels appear to meet that requirement, with the only point of possible concern residing upon that Parcel 1 (703 Reinke Rd.) cannot go below the bare minimum proposal of 20,000 sq. ft.
- Article IV, Section 4 (5) requires a minimum width of lot where in no building shall be erected on any lot having a width of less than 100 ft. at the street line. The proposed parcels appear to meet that requirement.
- Article IV, Section 4 (6) details dwelling area requirements for single-story and two-story dwellings. The proposed parcels include information detailing the razing of the currently

standing structures, with no inclusion of future building proposals beyond listing the buildable space within each parcel, and is not applicable to this petition.

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

Article II, Section 25-38 (b) states that 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 proposed parcels appear to meet this requirement.

- That no provisions for common land or recreational facilities are included in the proposal. The proposed parcels appear to meet this requirement.

- That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties. The proposed parcels appear to meet this requirement.

- That the proposed lot split is not in conflict with any provisions of the zoning ordinance. The proposed parcels appear to meet this requirement.

- That no variances are required. The proposed parcels appear to meet this requirement.

Staff Recommendation:

Staff has no objections to this proposal.

Shawn Edghill
Planning Technician