APPLICATION PRE20-13

PRELIMINARY PLAT FOR VILLAS AT LAKE ST. LOUIS - 1936 DUELLO ROAD

Application No: PRE20-13
Owner/Developer: James W. Clemens
Engineer/Surveyor: THD Design Group
Zoning: R2, Two-Family Residential District
Proposed Lots: 5
Parcel Size: 1.10 acres
Location: On the north side of Duello Road, approximately 430 feet east of Hidden Bluffs Drive; adjacent to the City of Lake St. Louis
County Council District: 2
Parcel Account No.: T132300003

CONTENTS:

- Staff Recommendation
- Site Photos
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- BZA Variance Approval Letter
- Preliminary Plat
- Letters received
  - None
COUNTY STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Mark Price Jr, AICP, CFM
Application No.: PRE20-13
Date: September 8, 2020

BACKGROUND INFORMATION

Property Owner: James W. Clemens
Applicant: SmithAmundsen
Requested Actions: Approve a Preliminary Plat for Villas at Lake St. Louis (5 lots)
Location: 1936 Duello Road, on the north side of Duello Road, approximately 430 feet east of Hidden Bluffs Drive; adjacent to the City of Lake St. Louis.
Subdivision area: 1.1 Acres
Current Zoning: R2, Two-Family Residential District
Current Land Uses: Vacant Land

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>City of Lake Saint Louis</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>South</td>
<td>R1B, Single Family Residential</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>East</td>
<td>A, Agriculture</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>West</td>
<td>City of Lake Saint Louis</td>
<td>Single Family Residences</td>
</tr>
</tbody>
</table>

2030 Master Plan: Recommends Low Density Residential uses (1-4 dwellings per acre)

Public Services: County Council District 2 – Joseph Brazil
School District – Wentzville School District
Fire District – Wentzville Fire District

Utilities: Water – Public Water and Sewer District #2
Sewer – Public Water and Sewer District #2

The applicant proposes to develop an infill residential subdivision with five lots near Duello Elementary School and adjacent to residential subdivisions in the City of Lake St. Louis. The applicant will be building attached homes. There will be two sets of attached homes and one free standing home.
At its July 2020 meeting, the Planning and Zoning Commission reviewed and denied a similar preliminary plat for the Villas at Lake St. Louis. That proposed plat included two requested variances from the design standards of Chapter 410 (Subdivision Regulations) due to shallow lot depth plus a requested waiver to remove more trees than allowed by the County's tree preservation ordinance (Section 410.145).

Following plat denial, the applicant applied to the Board of Zoning Adjustment for a variance from the minimum required front yard setback for dwellings from the proposed internal street (Nutual Court). The Board granted that variance (VAR20-02) at its August 2020 meeting.

**ANALYSIS**

With the variance noted above, the subject plat has been redesigned to meet all requirements of Chapter 405 (Zoning Regulations) and Chapter 410 (Subdivision Regulations). No subdivision variances or waivers are proposed. The proposed internal street and common ground have been redesigned to allow conformance with the County's tree preservation requirements.

**RECOMMENDATION**

County staff finds that this plat conforms to all technical requirements of Chapter 410 (Subdivision Regulations).

Looking South along Duello Road from the northern end of the subject property
August 7, 2020

Dear Mr. Clemens:

This letter will serve as notification that the St. Charles County Board of Zoning Adjustment has heard and voted on the following application:

**VARIANCE REQUEST - 1936 DUELLO ROAD**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>VAR20-02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>James W. Clemens and Jill Bryant Clemens Living Trust dated January 15, 2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>SmithAmundsen LLC</td>
</tr>
<tr>
<td>Variance Requested:</td>
<td>Section 405.095.D.2 - A request to vary the required front yard setback in the R2, Two-Family Residential District from 25 feet to 21 feet (Nutual Court right-of-way)</td>
</tr>
<tr>
<td>Property Zoning:</td>
<td>R2, Two-Family Residential District</td>
</tr>
<tr>
<td>Parcel Area:</td>
<td>1.10 acres</td>
</tr>
<tr>
<td>Location:</td>
<td>On the north side of Duello Road, approximately 430 feet east of Charity Drive; adjacent to the City of Lake St. Louis</td>
</tr>
<tr>
<td>County Council District:</td>
<td>2</td>
</tr>
<tr>
<td>Parcel Account No.:</td>
<td>T132300003</td>
</tr>
</tbody>
</table>

The results of their actions are as follows:

X Granted  ______ Denied  Dated: August 6, 2020

Variance Request No. VAR20-02 was unanimously approved, with the following conditions:

1. The front yard setback variance shall apply only to the right-of-way for the internal street (Nutual Court) and shall not apply to Duello Road.

Under Section 405.639 of the Ordinances of St. Charles County, any applicant, County Department Director, Elected Official, or Division Director aggrieved by a decision of the Board of Zoning Adjustment may appeal that decision to the County Council. Where the decision of the Board of Zoning Adjustment was not unanimous, any other person or persons jointly or severally aggrieved by any decision of the Board of Zoning Adjustment may appeal that decision to the County Council. Appeals to the County Council shall be on a form approved by the Council and submitted to the County Council within fourteen (14) working days after the date of the decision of the Board of Zoning Adjustment was mailed.

Please note that work may not begin until any other necessary County permits have been issued, including, but not limited to, site plan approval, erosion control, and building permits. If you have questions please feel free to contact our office at (636) 949-7335 or Planning@sccmo.org.

Sincerely,

Robert Myers, AICP
Director, Planning & Zoning Division

cc: Ashley Starks, SmithAmundsen, Applicant
    Gabe DuBois, THD Design Group, Engineer
END VIEW
CAP BLOCK CAST WITH R-ANCHORS (SPECIALTY BLOCK)

(2) REDI-ROCK R-ANCHORS
(11 1/2" FROM EACH END)
No. 4 BARS, 40" LONG (TIE TO EMBEDDED HOOKS)
COVER TOP OF RETAINING BLOCKS AND ALL EXPOSED GEOGRID WITH 6 mil VISQUEEN PLASTIC LAYER
No. 3 BAR HOOK - WRAP AROUND LIFTING INSERT IN TOP OF BLOCK AND EXTEND INTO HOLLOW CORE AREA OF F-HC BLOCK
No. 6 HORIZONTAL BARS, CONTINUOUS, 24" OVERLAP ON ENDS TYPICAL, BOTH SIDES OF CENTER CORE
No. 6 VERTICAL BARS, 11 1/2" O.C. TYPICAL, BOTH SIDES OF CENTER CORE
No. 57 STONE INFILL IN VERTICAL CORE SLOT, BETWEEN ADJACENT BLOCKS, AND 12" BEHIND BACK OF BLOCKS. FILL BOTTOM HALF OF VERTICAL CORE SLOT FOR PC BLOCKS IMMEDIATELY BELOW FREESTANDING BLOCKS.
CAST-IN-PLACE CONCRETE IN HOLLOW CORE OF F-HC UNITS AND IN TOP HALF OF VERTICAL CORE SLOT IN PC BLOCKS IMMEDIATELY BELOW F-HC BLOCKS, MINIMUM 28 DAY COMPRESSIVE STRENGTH = 4,000 psi
ALL REINFORCING STEEL TO CONFORM TO ASTM A706 OR AASHTO M31 GRADE 60.
SET CAP BLOCK ON TOP F-HC UNIT AND EMBED STEEL REINFORCEMENT IMMEDIATELY AFTER PLACEMENT OF CAST-IN-PLACE CONCRETE
ATTACH FLANGE MOUNTED FENCE POSTS TO CAP UNIT WITH CONCRETE ANCHOR BOLTS (RED HED TRU-BOLT WEDGE ANCHORS OR EQUAL)
BEND DETAIL NO. 3 REBAR HOOKS