

SIMPLE LOT SPLIT PETITION REVIEW REPORT

Petition Number:	SUB 21-01
Petitioner:	Ben Stegmann 16100 Swingley Ridge Rd, Ste. 210 Chesterfield, MO 63017
Agent:	Patrick Bennett 3000 Little Hills Expy, Ste. 102 St. Charles, MO 63301
Project Name:	Ballwin Corners
Requested Action:	Simple Lot Split Approval
Public Hearing Date:	April 5, 2021
Code Section:	Article II, Sec. 25-38
Location:	14918 and 14924 Manchester Rd.
Existing Land Use/Zoning:	Commercial/ C-1
Surrounding Land Use/Zoning:	North – Commercial/ C-1 South - Commercial/ C-1 West - Commercial/ C-1 East - Commercial/ C-1
Plan Designation:	Simple Lot Split of 14918 Manchester Rd

Project Description:

Mr. Bennett and Mr. Stegmann are requesting a simple lot split of 14918 Manchester Rd. to create two separate parcels, in compliance with their proposal discussed through SUE 20-07.

This Lot Split would seek to separate the automotive business on the south side of 14918 Manchester Rd, creating a third lot for this subdivision.

Zoning Ordinance Requirements Appendix A, Article IX (Commercial/ C-1):

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements, so it is not germane to this review.
- Article IX, Section 2 establishes uses allowed by right in the C-1 district. There are no new developments proposed outside the previously approved businesses, which were allowed occupancy of these parcels through SUE 20-07.
- Article IX, Section 3 establishes a height limitation of 45'. No change is proposed.
- Article IX, Section 4 (1) requires a minimum of 40' for the front yard. No change is proposed.
- Article IX, Section 4 (2) dictates that a side yard is not required for this scenario.
- Article IX, Section 4 (3) requires a minimum of 25' for the rear yard. No change is proposed.
- Article IX, Section 7 establishes site development regulations. No changes are proposed to curb cuts beyond those approved in SUE 20-07

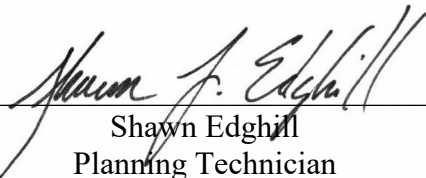
Simple Lot Split Ordinance Requirements
Chapter 25, Article II, Sec. 25-38:

Article II, Section 25-38 (b) states that whenever there is a tract 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