



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

**Planning and Development Services Division
Public Hearing and Vote Report**

Meeting Date: January 9, 2017

From: Jessica Henry, Senior Planner

Location: On the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road

Petition: **P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys):** A request for a zoning map amendment from a "NU" Non-Urban District to an "E-1AC" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

Summary

Innovated Construction, Inc. has submitted a request for a zoning map amendment from a "NU" Non-Urban District to an "E-1AC" Estate District for a 4.2 acre tract located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road. The Petitioner has stated that they intend to develop the subject site into three single family lots.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the "E-1AC" Estate District regulations.

Site History

The subject site was incorporated into the City of Chesterfield under the "NU" Non-Urban District designation from St. Louis County.

Surrounding Land Use and Zoning

North: North of the site across Wild Horse Creek Road is the Baxter Gardens plant nursery which is currently zoned "R-1" Residence District.

South: The Crossings at Chesterfield and the Courtyard at Kehrs Mill residential subdivisions which are zoned "R-1" Residence District with a Planned Environment Unit (PEU) procedure and "R-1" Residence District respectively are located to the south of the subject site.

East: The Wildhorse Meadows residential subdivision is located to the east of the subject site and is zoned "R-1" Residence District.

West: The parcel to the west is zoned "NU" Non-Urban District.



Figure 1: Surrounding Developments

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district and has a minimum one (1) acre density requirement. Proposed uses and density of the "E-1AC" Estate One-Acre District would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan.



Figure 2: Comp Plan Surrounding Land Use Designation—Residential Single Family (yellow)

Staff Analysis

As previously mentioned, this zoning request is consistent with the Comprehensive Plan. If approved, these parcels will have to adhere to the permitted uses and district regulations of the "E-1AC" Estate District.

As this zoning request is for a change to a "straight" (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the "E-1AC" Estate District regulations rather than negotiated through the zoning process. The "E-1AC" Estate District regulations require a minimum lot size of 1 acre for a single-family dwelling. The building setbacks for residential uses are as follows: twenty-five (25) foot from the right-of-way, twenty-five (25) foot side, and forty (40) foot between structures. The "E-1AC" Estate District also requires a thirty (30) foot landscape buffer around the perimeter of the development, resulting in a thirty (30) foot front and rear yard setback on the subject site.

The "E-1AC" Estate District regulations also include the following specific requirement that the proposed development will be required to meet:

Natural features should be preserved at not less than the following levels:

1. Floodplains: not less than eighty percent (80%) of designated special flood hazard areas shall be preserved and shall remain undisturbed.
2. Steep slopes: not less than seventy percent (70%) of all areas exceeding a thirty percent (30%) slope shall be protected and shall remain undisturbed.

Uses permitted in an "E-1AC" Estate District include:

- Single family detached dwelling
- Public safety facilities
- Churches and other places of worship
- Golf courses
- Home occupations
- Parks
- Wildlife reservation, forest and conservation project
- College/university
- Primary school
- Secondary school
- Kindergarten, nursery school
- Public facilities

Request

A Public Hearing further addressing the request will be held at the Monday, January 9th, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Outboundary Survey, and Tree Stand Delineation for this request as required by City Code. Staff has reviewed the request for a zoning map amendment and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff requests action on P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys).

Attachments

1. Public Hearing Notice
2. Outboundary Survey
3. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on January 9, 2017 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 15-2016 17256 Wild Horse Creek Road (Lee's Boys): A request for a zoning map amendment from a "NU" Non-Urban District to an "E-1" Estate District for a 4.2 acre tract of land located on the south side of Wild Horse Creek Road east of its intersection with Kehrs Mill Road (18U420027).

Description of Property

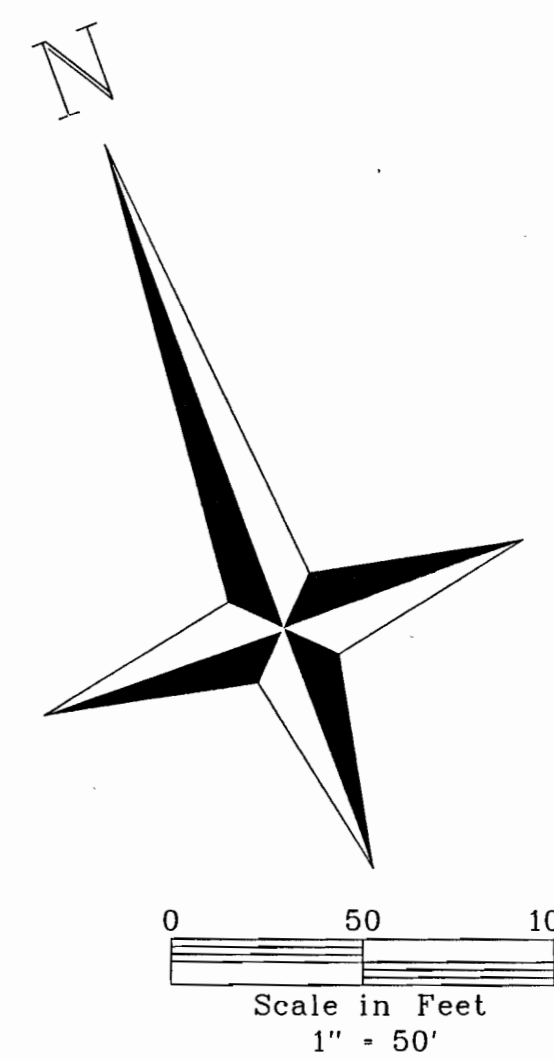
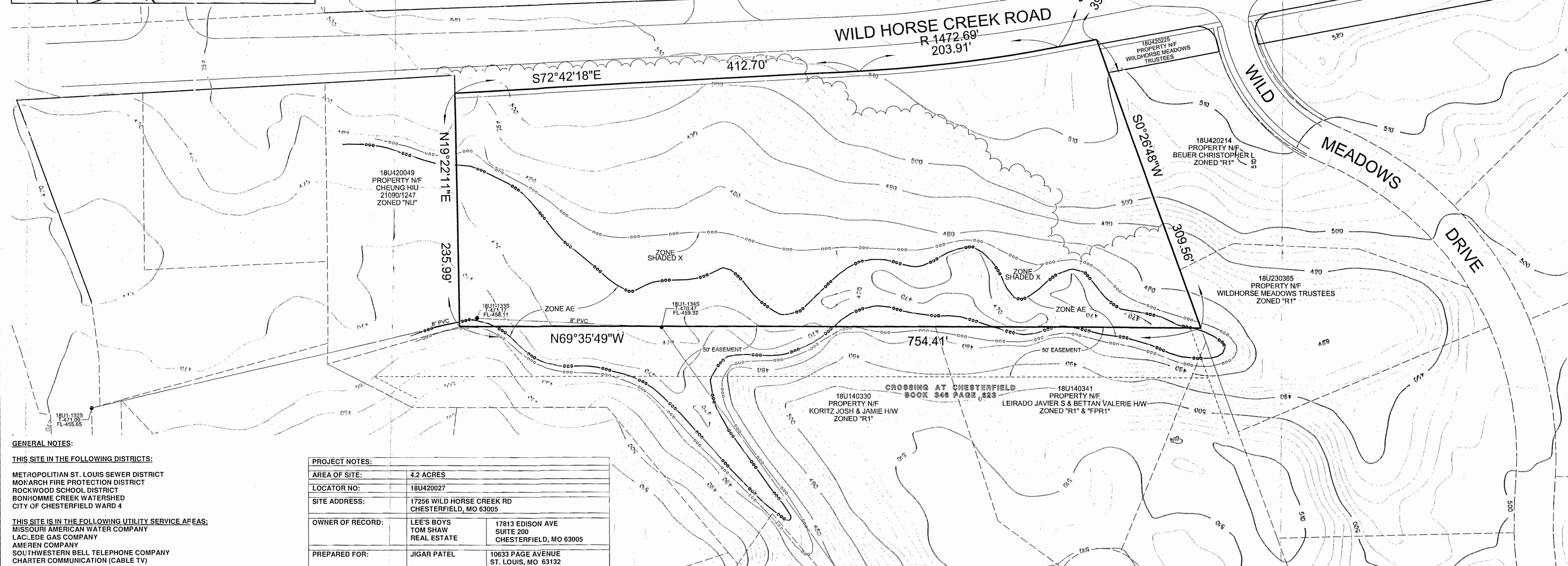
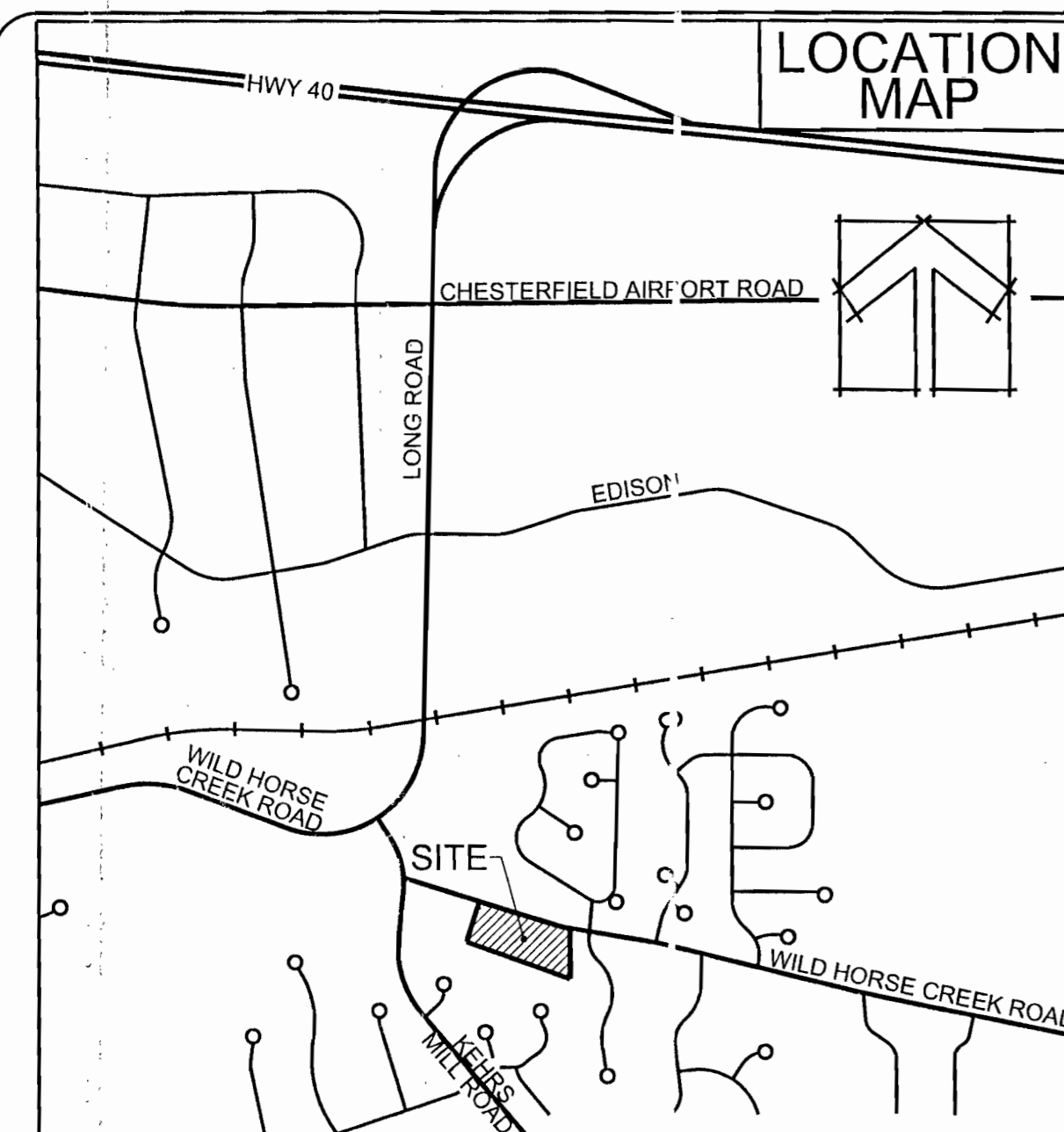
A tract of land in U.S. Survey 126, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
 BONHOMME CREEK WATERSHED
 CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 AMEREN COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

PROJECT NOTES:

AREA OF SITE:	4.2 ACRES
LOCATOR NO:	18U420027
SITE ADDRESS:	17256 WILD HORSE CREEK RD CHESTERFIELD, MO 63005
OWNER OF RECORD:	LEE'S BOYS TOM SHAW REAL ESTATE 17813 EDISON AVE SUITE 200 CHESTERFIELD, MO 63005
PREPARED FOR:	JIGAR PATEL 10633 PAGE AVENUE ST. LOUIS, MO 63132
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"NU"
PROPOSED ZONING:	"E-1 AC" ESTATE DISTRICT
ARTICLE 03. ZONING DISTRICTS AND USES SEC.03-03. ZONING DISTRICTS AND REGULATIONS F. "E-1AC" ESTATES DISTRICT	
SETBACKS RESIDENTIAL USES E-1AC:	FRONT YARD 30 FT. SIDE YARD 25 FT. REAR YARD 30 FT. RIGHT-OF-WAY 25 FT. BETWEEN STRUCTURES 40 FT.
NATURAL FEATURES SHOULD BE PRESERVED AT NOT LESS THAN THE FOLLOWING LEVELS:	FLOOD PLAINS--NOT LESS THAN 80% OF DESIGNATED SPECIAL FLOOD HAZARD AREAS SHALL BE PRESERVED AND SHALL REMAIN UNDISTURBED. 62,300 SF 100% PRESERVED STEEP SLOPES--NOT LESS THAN 70% OF ALL AREAS EXCEEDING A 30% SLOPE SHALL BE PROTECTED AND SHALL REMAIN UNDISTURBED. 1,100 SF 90% PRESERVED

A TRACT OF LAND IN U.S. SURVEY 126, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF "WILDHORSE MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGES 267 AND 268 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF "THE CROSSING AT CHESTERFIELD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGES 623 AND 624 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE OF "THE CROSSING AT CHESTERFIELD", NORTH 69 DEGREES 35 MINUTES 49 SECONDS WEST 754.41 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED TO HIU CHEUNG RECORDED IN BOOK 21090 PAGE 1247 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID CHEUNG PROPERTY, NORTH 19 DEGREES 22 MINUTES 11 SECONDS EAST 235.99 FEET TO THE SOUTH LINE OF WILD HORSE CREEK ROAD, 80 FEET WIDE; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF WILD HORSE CREEK ROAD, 80 FEET WIDE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 72 DEGREES 42 MINUTES 18 SECONDS EAST 412.70 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 17 DEGREES 17 MINUTES 42 SECONDS EAST 1472.69 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 203.91 FEET AND SOUTH 80 DEGREES 38 MINUTES 18 SECONDS EAST 39.44 FEET TO A POINT IN THE NORTHWARD PROLONGATION OF THE WEST LINE OF THE AFORESAID "WILDHORSE MEADOWS"; THENCE SOUTHWARDLY ALONG SAID PROLONGATION AND THE WEST LINE OF SAID "WILDHORSE MEADOWS", SOUTH 0 DEGREES 26 MINUTES 48 SECONDS WEST 309.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.2 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BASED ON RECORD INFORMATION BY VOLZ INCORPORATED ON JULY 27, 2016.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS BOUNDARY INFORMATION IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

ROBERT N. VOLZ, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. 741

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10633 PAGE AVENUE
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www.volzinc.com

REVISED

17256 WILD HORSE CREEK RD
CHESTERFIELD, MO 63005

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Department of Public Works

SURVEY INFORMATION

4.2 ACRES

PLAT NO. 18U420027
VOLZ JOB# 21029
FILES

Tree Number	Common Name	Size (DBH)	Condition Rating	Monarch	Woodland Tree	Notes
1	Black Cherry	18"	Fair	No	No	Thin canopy; broken branches
2	White Pine	17"	Good	No	No	
3	Austrian Pine	10"	Poor	No	No	Declining
4	Flowering Dogwood	5"	Good	No	No	
5	Tulip Tree	35"	Poor	No	No	Dead central leader; hazard limbs; root decay
S1	Sycamore	39"	Fair	No	Yes	Embedded wire fence; vines
S2	Sycamore	38"	Fair	No	Yes	Vines and broken limbs
S3	Sycamore	45"	Fair	No	Yes	Vines and broken limbs
S4	Sycamore	31"	Fair	No	Yes	Cluster of three within wire fence; vines and broken limbs
S5	Sycamore	29"	Fair	No	Yes	Cluster of three within wire fence; vines and broken limbs
S6	Sycamore	40"	Fair	No	Yes	Cluster of three within wire fence; vines and broken limbs
S7	Sycamore	35"	Fair	No	Yes	Vines and broken limbs
S8	Sycamore	42"	Fair	No	Yes	decay; vines

WOODLAND NARRATIVE

W1 - 0.08 acre
Disturbed Mixed Hardwoods - Small to medium sized trees (6-10 inch diameter) including boxelder and elm. Other species present include: ash, redbud, sycamore, walnut. Predominant understory of invasive honeysuckle. Large chunks of concrete rubble throughout.

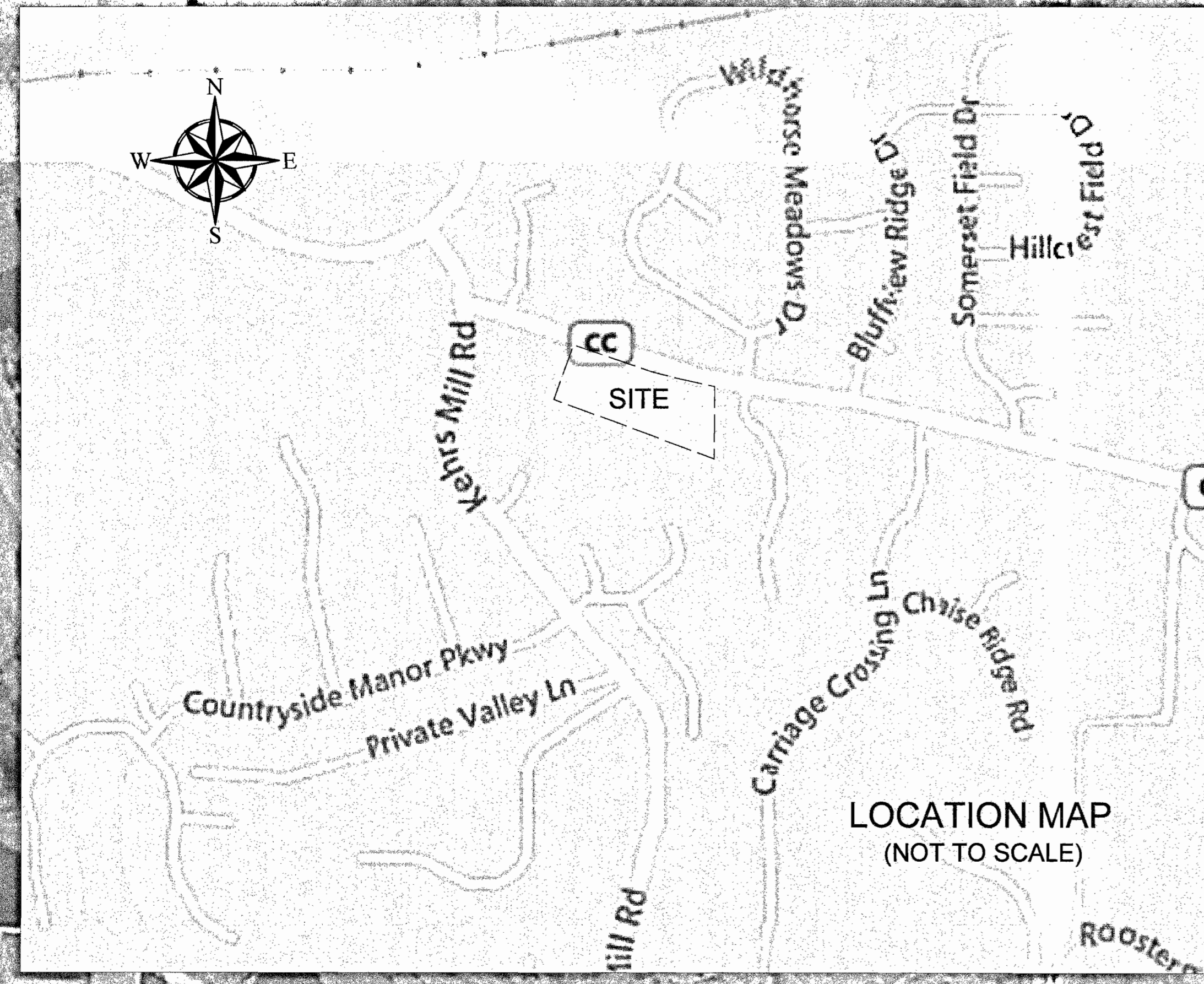
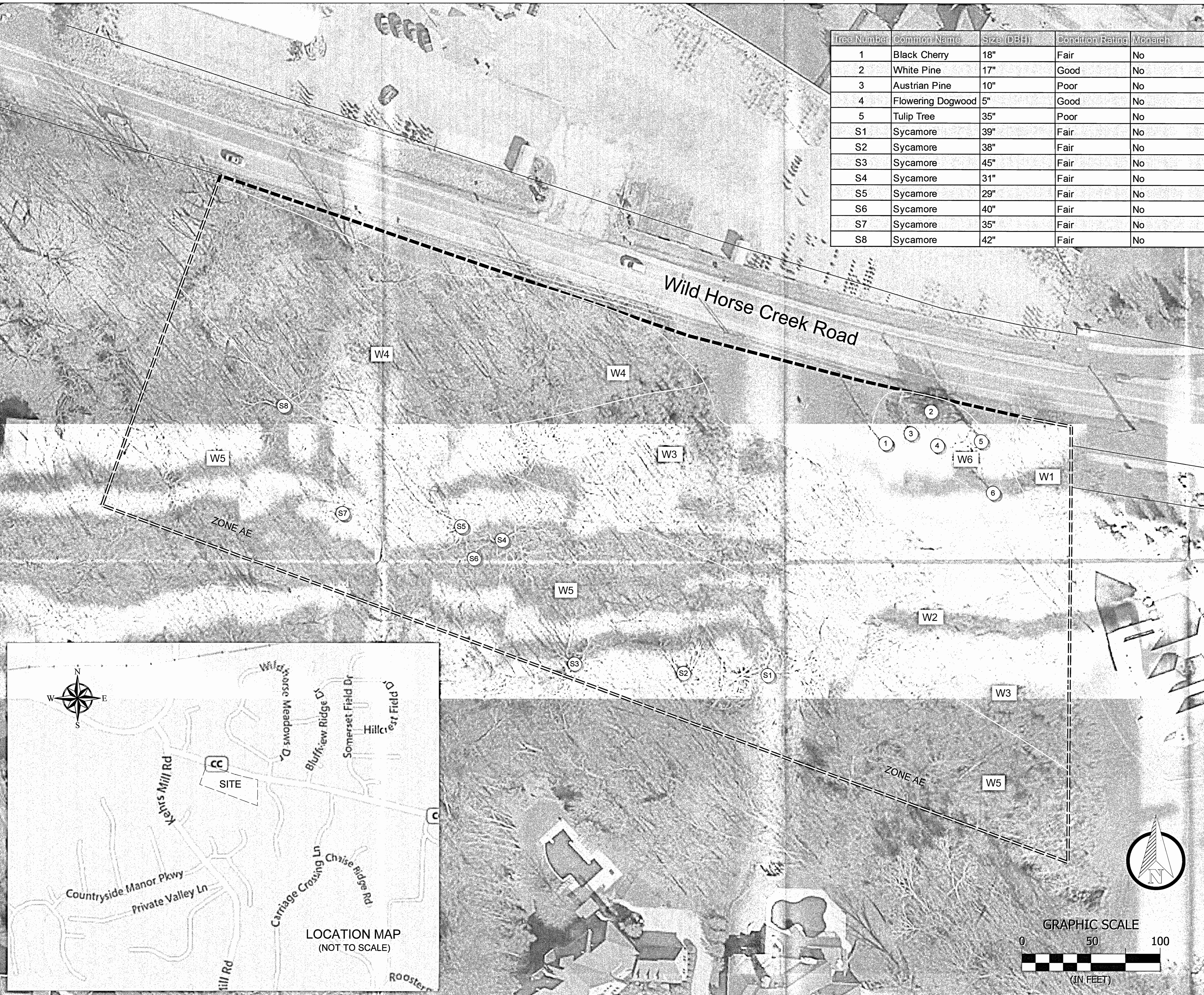
W2 - 0.21 acre
Invasive - Dense honeysuckle understory with some callery pear. A few overstory cottonwood, average <10 inch DBH. (not included in canopy calculation).

W3 - 0.70 acre
Mixed Hardwoods - Diverse medium sized trees (10-16" inch diameter) including: boxelder, cottonwood, walnut, sycamore, and cherry. A few large oak and sycamore trees (18" - 24"). Understory predominantly invasive honeysuckle mixed with pawpaw, maple, boxelder, ash and tulip tree.

W4 - 0.85 acre
Regenerating - High stocking of small trees (3-6 inch diameter) including: maple, pawpaw, olive and boxelder. Some medium to large (10-18") cottonwood, sycamores, ash, boxelder, and oak primarily along northern perimeter.

W5 - 1.88 acres
Bottomland - Scattered small to medium trees (6 - 10 inch diameter) including boxelder and walnut; large, mature sycamores close to creek. Pawpaw, elm, and honeysuckle understory.

W6 - 0.09 acre
Cluster of six landscape trees



--- = Approximate study area (4.31 acres)

W1 = Woodlands (3.72 acres; includes 0.21 acre of W2)

Woodland Canopy Area	3.72 acres
Non-Woodland Canopy Area of W2	0.21 acres
Total Canopy On-Site	3.51 acres

Prepared by
DAVEY RESOURCE GROUP
A Division of The Davey Tree Expert Company
1909 Park Avenue
St. Louis, Missouri 63104

Prepared for
Jigar Patel

Tree Stand Delineation
17256 Wild Horse Creek Road
Chesterfield, Missouri
Tree Stand Delineation prepared by ISA Certified Arborist
Meridith Perkins
Arborist (MW-4223A)

Tree data used to produce this map were collected on July 19, 2016
Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

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