



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 Report

Meeting Date: January 11, 2016

From: Jessica Henry, Project Planner

Location: Southeast of the intersection of White Road and Greentrails Drive.

Petition: **P.Z. 12-2015 Warwick on White Road (1050 and 1060 White Rd.)**: A request for a zoning map amendment from a “NU” Non-Urban District to an “R-2” Residence District for an 8.31 acre tract of land located southeast of the intersection of White Road and Greentrails Drive (18R620266 and 18R340902).

Summary

Stock and Associates Consulting Engineers, Inc., on behalf of Fischer and Fritchel Custom Homes, LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District to an “R-2” Residential District for an 8.31 acre tract that currently contains two single family homes.

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 “R-2” Residential District regulations.

Site History

The subject site includes two parcels of 4.307 and 4.003 acres and was incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County. The homes on these lots were constructed prior to the incorporation of the City of Chesterfield.

Surrounding Land Use and Zoning

North: North of the site is the Greentrails West residential subdivision which is currently zoned “R-2” Residence District.

South: To the south is Chesterfield Day School which is zoned “NU” Non-Urban District and the Conway Ridge residential subdivision which is zoned “R-2” Residence District with a “PEU” Planned Environmental Unit.

East: The Lake on White Road residential subdivision is located to the east of the subject site and is zoned “R1-A” Residence District and “FPR1-A” Flood Plain Residence District.

West: Developments located to the west of the subject site include the Chesterfield Day School site and the Greentrails West subdivision. Additionally, the White Road Estates and Conway Forest residential subdivisions, zoned “R1-A” Residence District and “FPR1-A” Flood Plain Residence District, are located across White Road to the west.



Figure 1: Surrounding Developments

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan. The current zoning request is consistent with the Comprehensive Plan, as shown in the plan excerpt below.

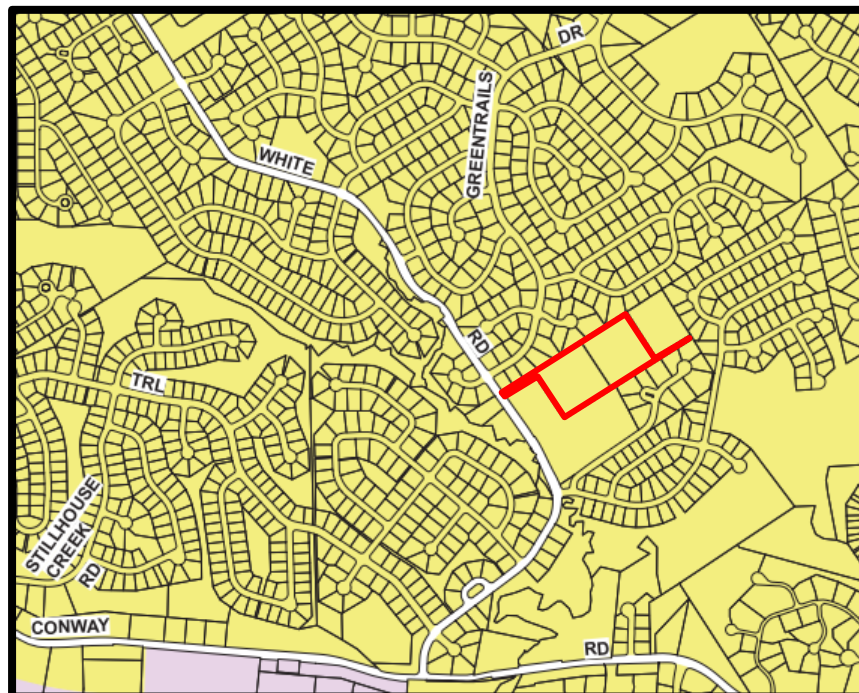


Figure 2: Comp Plan Surrounding Land Use Designation—Residential Single Family (yellow)

Staff Analysis

As previously mentioned, this zoning request is consistent with the Comprehensive Plan and with the surrounding zoning districts. If approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-2” Residential 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 “R-2” Residence District regulations rather than negotiated through the zoning process. The “R-2” Residence District regulations require a minimum lot size of 15,000 square feet for a single-family dwelling. The building setbacks for residential uses are as follows: twenty-five (25) foot front, fifteen (15) foot side, and ten (10) foot rear.

Uses permitted in an “R-2” Residence District include:

- Single family detached dwelling
- Churches and other places of worship
- Golf courses
- Libraries, public or private
- Parks
- Wildlife reservation, forest and conservation project
- Primary school
- Kindergarten, nursery school
- Public facilities

Conditional uses may also be requested through separate process. For a list of conditional uses available in the “R-2” Residence District, please refer to the Use Table for Residential Districts contained within the UDC: <http://ecode360.com/attachment/CH3266/CH3266-031a%20Use%20Table%20for%20Residential%20Districts.pdf>

Request

A Public Hearing further addressing the request will be held at the Monday, January 11th, 2016, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Alta Survey, and Tree Stand Delineation for this request as required by City Code.

Attachments

1. Public Hearing Notice
2. Alta 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 Monday, January 11, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 12-2015 Warwick on White Road (1050 and 1060 White Rd.): A request for a zoning map amendment from a "NU" Non-Urban District to a "R-2" Residence District for a 8.31 acre tract of land located southeast of the intersection of White Road and Greentrails Drive (18R620266 and 18R340902).

Description of Property

A tract of land being part of U.S. Surveys 109 and 366 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.



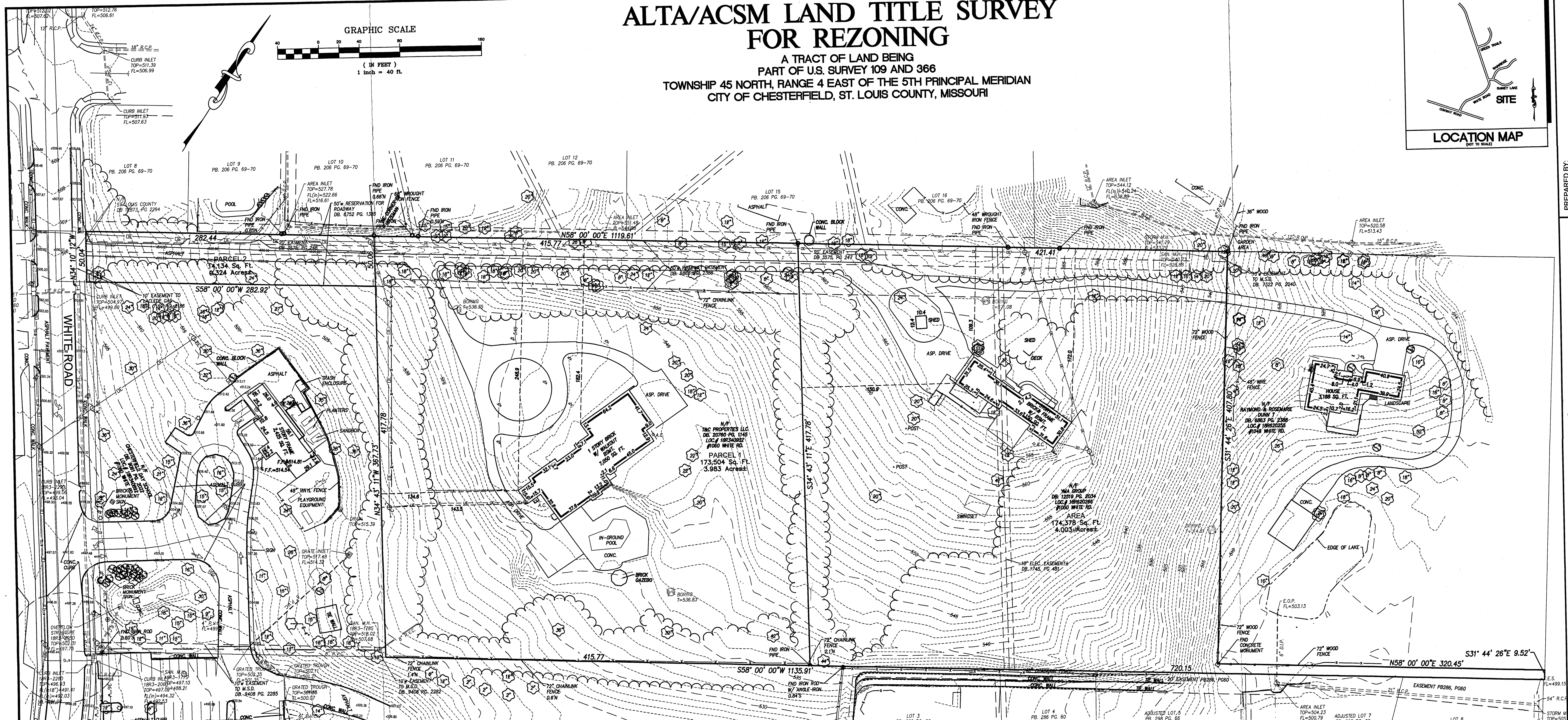
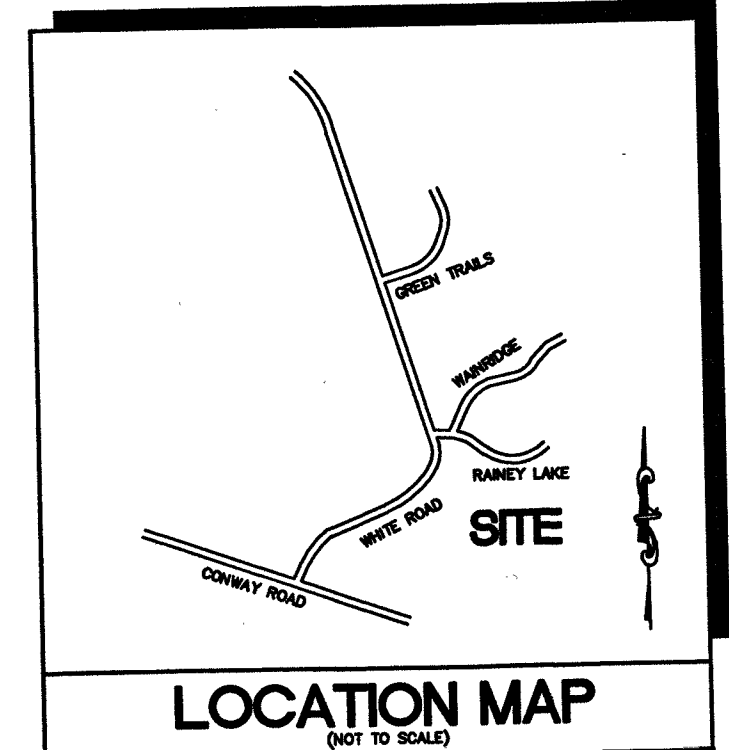
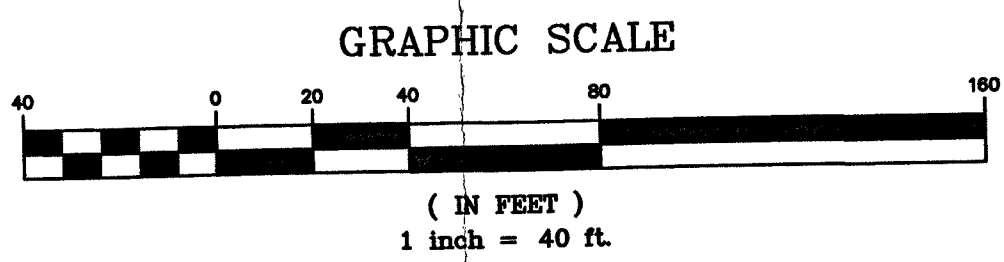
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



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 Project 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.

ALTA/ACSM LAND TITLE SURVEY FOR REZONING

A TRACT OF LAND BEING
PART OF U.S. SURVEY 109 AND 366
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Notes:

- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1518ARC, with an effective date of September 15, 2015, at 8:00 a.m., Resolution No. 1 for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple estate thereof vested in:
T and C Properties, LLC
- Title Commitment No. 1518ARC with Schedule B-Section 2 exceptions:
 - Item No. 4. Subject to Easements and restrictions contained in the Warranty Deed recorded in Book 8752 page 1385. "SHOW"
 - Item No. 5. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1124 page 462. "NOT SHOW" Does not affect the subject property.
 - Item No. 6. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1188 page 298. "NOT SHOW" Does not affect the subject property.
 - Item No. 7. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1745 page 81. "SHOW"
 - Item No. 8. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 247. "SHOW"
 - Item No. 9. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 248. "SHOW"
 - Item No. 10. Subject to Easement reserved by Milton M. Van Camp and Ewanda L. Van Camp, for ingress and egress, by the Warranty Deed recorded in Book 8752 page 1385. "SHOW"
 - Item No. 11. Easement granted to Raymond J. Dunn and Rosemary T. Dunn, his wife, for ingress and egress, by the Warranty Deed recorded in Book 6863 page 2388. "SHOW"
 - Item No. 12. Easement granted to Lockade Gas Company, by the instrument recorded in Book 7189 page 2188. "SHOW" However lies within the right-of-way of White Road as widened.
 - Item No. 13. Easement granted to the Metropolitan St. Louis Sewer District, by the instrument recorded in Book 7322 page 2040. "SHOW"
 - Item No. 14. Subject to Easement granted to St. Louis County Water Company, by the instrument recorded in Book 7911 page 2054. "NOT SHOW" Does not affect the subject property.
 - Item No. 15. Easement granted to St. Louis County Water Company, by the instrument recorded in Book 7714 page 1904. "NOT SHOW" Does not affect the subject property.
 - Item No. 16. Subject to Easement granted to the Metropolitan St. Louis Sewer District, by the instrument recorded in Book 9408 page 2282. "SHOW"

Notes:

- Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 1518ARC, with an effective date of February 17, 2015, at 8:00 a.m., for research of assessments and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple estate thereof vested in:
YMA Group, Inc. a Missouri corporation
- Title Commitment No. 1518ARC with Schedule B-Section 2 exceptions:
 - Item No. 4. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1124 page 462. "NOT SHOW" Does not affect the subject property.
 - Item No. 5. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1188 page 298. "NOT SHOW" Does not affect the subject property.
 - Item No. 6. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 1745 page 81. "SHOW" Appropriate only.
 - Item No. 7. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 247. "SHOW"
 - Item No. 8. Easement granted to Union Electric Company of Missouri, by the instrument recorded in Book 3575 page 248. "SHOW"
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 - Item No. 15. Easement granted to the Metropolitan St. Louis Sewer District, by the instrument recorded in Book 9408 page 2282. "SHOW"

PROPERTY DESCRIPTION

A tract of land being part of U.S. Survey 109 and 366 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Point of Intersection of the Eastern line of White Road, 40 feet wide with the Northern line of U.S. Survey 366, thence along the Northern line of said U.S. Survey 366 and the Northern line of U.S. Survey 109 North 58 degrees 00 minutes 00 seconds East, 1118.91 feet to the Northeast corner of a tract of land described in a deed to Raymond and Rosemary Dunn as recorded in Deed Book 6863, Page 2388 of the St. Louis County Records, thence along the Northern line of said tract South 31 degrees 44 minutes 28 seconds East, 407.29 feet to the Dunn tract North 58 degrees 00 minutes 00 seconds East, 300.45 feet to the Eastern corner of said YMA Group tract, thence along said Northeastern line of said tract South 31 degrees 44 minutes 28 seconds East, 8.52 feet to the Eastern corner of said YMA Group tract, thence along the Southeastern line of said YMA Group and the Southeastern line of a tract of land described in a deed to YMA Properties, LLC as recorded in Deed Book 20780, Page 1145 of the St. Louis County Records, thence along the Southeastern line of said YMA Properties, LLC and the Southeastern line of a tract of land described in a deed to YMA Properties, LLC as recorded in Deed Book 20780, Page 1145 of the St. Louis County Records, thence along the Northern line of said tract North 34 degrees 43 minutes 11 seconds West, 282.92 feet to a point on the off-south Northern line of White Road, thence along said Northern line North 34 degrees 43 minutes 11 seconds West, 50.04 feet to the Point of Beginning according to a survey by Stock & Associates Consulting Engineers, Inc. during October, 2015 and containing 362,018 square feet or 8.310 acres more or less.

LEGEND

⊕	BENCH MARK	⊕	FIRE HYDRANT
○	FOUND IRON ROD	⊕	FIRE DEPARTMENT CONNECTION
○	FOUND IRON PIPE	⊕	WATER MANHOLE
△	RIGHT OF WAY MARKER	⊕	WATER METER
⊕	UTILITY POLE	⊕	WATER VALVE
⊕	SUPPORT POLE	⊕	POST INDICATOR VALVE
⊕	UTILITY POLE WITH LIGHT	⊕	CLEAN OUT
⊕	LIGHT STANDARD	⊕	STORM MANHOLE
⊕	ELECTRIC METER	⊕	GRADED MANHOLE
⊕	ELECTRIC MANHOLE	⊕	STORMWATER INLET
⊕	ELECTRIC PEDESTAL	⊕	GRADED STORMWATER INLET
⊕	ELECTRIC SPICE BOX	⊕	SANITARY MANHOLE
⊕	GAS DRIP	⊕	TREE
⊕	GAS METER	⊕	BUSH
⊕	GAS VALVE	⊕	PARKING SIGNAL
⊕	TELEPHONE MANHOLE	⊕	PARKING METER
⊕	TELEPHONE PEDESTAL	⊕	STREET SIGN
⊕	TELEPHONE SPICE BOX	⊕	SPRINKLER
⊕	CABLE TV PEDESTAL	⊕	MAIL BOX

ABBREVIATIONS

CO.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
F.	- FLOWLINE
FT.	- FEET
FO.	- FOUND
G.	- GAS
M/W.	- MANHOLE
N/F.	- NOW OR FORMERLY
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SA.	- SQUARE
T.C.	- TELEPHONE CABLE
V.C.P.	- VETTERED GLASS PIPE
W.	- WATER
W.B.	- RIGHT-OF-WAY WIDTH
W.B.	- MAIL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 1213 ELEV.=497.08(ND 1929)
35' S. OF CENTERLINE OF RAINY LAKE DR. AND 17' EAST OF CENTERLINE OF WHITE RD.

RECEIVED
City of Chesterfield
DEC 2 2 2015
Department of Public Services

REVISIONS:

1	00/00/0000-
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STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *[Signature]* 12/22/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:
FISCHER & FRICHEL
695 TRADE CENTER BLVD.
CHESTERFIELD, MO. 63005
PHONE: (314) 576-0500

ALTA/ACSM LAND TITLE SURVEY FOR REZONING
SHEET #1

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.

297 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (314) 576-0500 FAX: (314) 576-0500
e-mail: general@stockandassociates.com Web: www.stockandassociates.com

ALTA/ACSM LAND TITLE SURVEY FOR REZONING

FISCHER & FRICHEL CUSTOM HOMES

1080 WHITE RD.

STATE OF MISSOURI
DANIEL EHLMANN P.L.S.
NO. 2215
CERTIFICATE OF AUTHORITY
12/22/15

REVISIONS:

1 00/00/0000-

DRAWN BY: J.K. CHECKED BY: D.M.E.
DATE: 12/01/15 JOB NO: 214-5521
M.S.D. # P-XXXXXX BASE MAP # XXXX
ELEC. METER # WATER HAT SIGN # XXXX
M.B. # MAIL BOX XX-XXXX

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY FOR REZONING

SHEET NO.: SHEET #1

No.	Tree Name	DBH Size- Caliper/Inch	Canopy (Diam)	Condition Rating	Comment
1	Boxelder	11	30	2	
2	Black Locust	10	24	2	
3	Muberry	48	22	3	
4	Black Locust	10	24	2	
5	Black Locust	16	30	2	
6	Black Locust	20	30	2	
7	Elm	9	24	2	
8	Boxelder	6	16	2	
9	Boxelder	6	16	2	
10	Cypress	5	8	3	in OE R.O.W.
11	Cypress	6	10	3	in OE R.O.W.
12	Black Locust	24	22	2	
13	Cypress	6	10	3	in OE R.O.W.
14	Elm	12	40	3	in OE R.O.W.
15	Red Cedar	10	20	1	
16	Elm	23	50	3	
17	Red Cedar	18	16	2	
18	Elm	18	20	1	
19	Red Cedar	18	16	2	
20	Elm	22	20	2	
21	Black Locust	18	40	2	
22	Boxelder	18	40	2	
23	Silver Maple	20	40	2	
24	Silver Maple	10	24	3	
25	Muberry	8	16	1	Vine-covered
26	Boxelder	6	10	1	Vine-covered
27	Muberry	12	24	3	
28	Black Cherry	24	48	3	
29	Black Cherry	24	48	3	
30	Shingle Oak	16	40	2	
31	Muberry	20	40	2	
32	Ash	22	40	3	
33	Sugar Maple	36	60	4	Monarch
34	Ash	30	60	2	
35	Sugar Maple	32	56	4	Monarch
36	Silver Maple	42	70	3	
37	White Pine	12	30	3	
38	White Pine	22	30	3	
39	White Pine	22	30	3	
40	White Pine	12	12	2	
41	White Pine	18	20	3	
42	White Pine	20	30	3	
43	White Pine	20	30	3	
44	White Pine	24	30	3	
45	Red Cedar	18	20	2	

46	Red Cedar	12	16	2	
47	Muberry	17	20	2	
48	Muberry	12	16	2	
49	Red Cedar	12	10	1	
50	Elm	12	20	2	
51	Black Cherry	11	20	2	
52	Black Cherry	13	24	2	
53	Elm	6	10	2	
54	Black Locust	10	12	2	
55	Black Locust	9	14	2	
56	Black Locust	5	8	2	
57	Muberry	5	8	2	Multi-stem
58	Elm	20	30	2	
59	Black Locust	20	30	3	
60	Elm	15	10	2	
61	Muberry	5	10	2	
62	Muberry	12	20	2	
63	Red Cedar	8	6	1	
64	Black Locust	8	6	2	
65	Red Cedar	20	18	3	
66	Muberry	6	16	2	
67	Elm	6	16	2	
68	Boxelder	6	22	1	
69	Muberry	5	22	1	
70	Muberry	6	16	1	
71	Muberry	24	48	2	
72	Boxelder	12	20	2	
73	Elm	9	18	2	
74	Hackberry	5	12	1	
75	Muberry	8	16	1	
76	Muberry	8	16	1	
77	Muberry	6	16	1	
78	Muberry	6	16	1	
79	Muberry	5	10	1	
80	Muberry	5	10	1	
81	Muberry	6	16	1	
82	Muberry	24	44	3	
83	Hackberry	18	40	3	
84	Muberry	5	16	2	
85	Muberry	12	20	2	in OE R.O.W.
86	Boxelder	6	12	2	in OE R.O.W.
87	Purple Plum	5	12	3	in OE R.O.W.
88	Elm	28	50	2	in OE R.O.W.
89	Silver Maple	11	24	2	in OE R.O.W.
90	Magnolia	20	22	4	

91	Walnut	5	18	3	
92	Magnolia	18	40	2	
93	Red Cedar	14	20	3	
94	Red Cedar	20	20	3	
95	Red Cedar	20	20	3	
96	Red Cedar	20	20	1	
97	Ash	20	20	3	Vine-covered
98	Silver Maple	44	50	3	
99	Silver Maple	28	50	3	
100	Linden	30	60	4	Monarch
101	Autumn Olive	12	16	2	
102	Muberry	10	20	3	
103	Sweetgum	42	60	3	Monarch
104	Silver Maple	26	60	3	
105	Walnut	11	24	3	
106	Dogwood	8	16	1	Vine-covered
107	Walnut	9	20	3	
108	Silver Maple	20	40	3	
109	Silver Maple	11	40	3	
110	White Pine	22	40	3	
111	Black Cherry	5	16	3	
112	Red Cedar	5	16	3	
113	Red Cedar	18	16	3	
114	Red Cedar	20	18	3	
115	Muberry	14	20	2	Multi-stem
116	White Pine	18	24	2	
117	Walnut	12	20	3	
118	Walnut	10	20	3	
119	Walnut	14	20	3	
120	Walnut	20	20	3	
121	Walnut	10	20	3	
122	Walnut	10	20	3	
123	Walnut	10	20	3	
124	Walnut	10	20	3	

**Tree Stand Delineation Narrative
October 27, 2015**

This project site comprises a total of 8.31 Ac and has a total of 1.5 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of Eastern lot along Southern property line. It is comprised of primarily persimmon trees that vary in size 3-8" DBH. These trees form a dense cluster with an understory of shrub honeysuckle.

Woodland B: This woodland area is along the North-Eastern slope of the same lot. This woodland is made up volunteer growth on the steep slope consisting of silver maple, boxelder, mulberry and cottonwood. The quality of the woodland is poor. The understory is shrub honeysuckle.

Woodland C: This woodland is on the northern side of the entry drive along the property line. This consists of boxelder, sassafras, black cherry, and walnut. The size varies from 5-12" DBH.

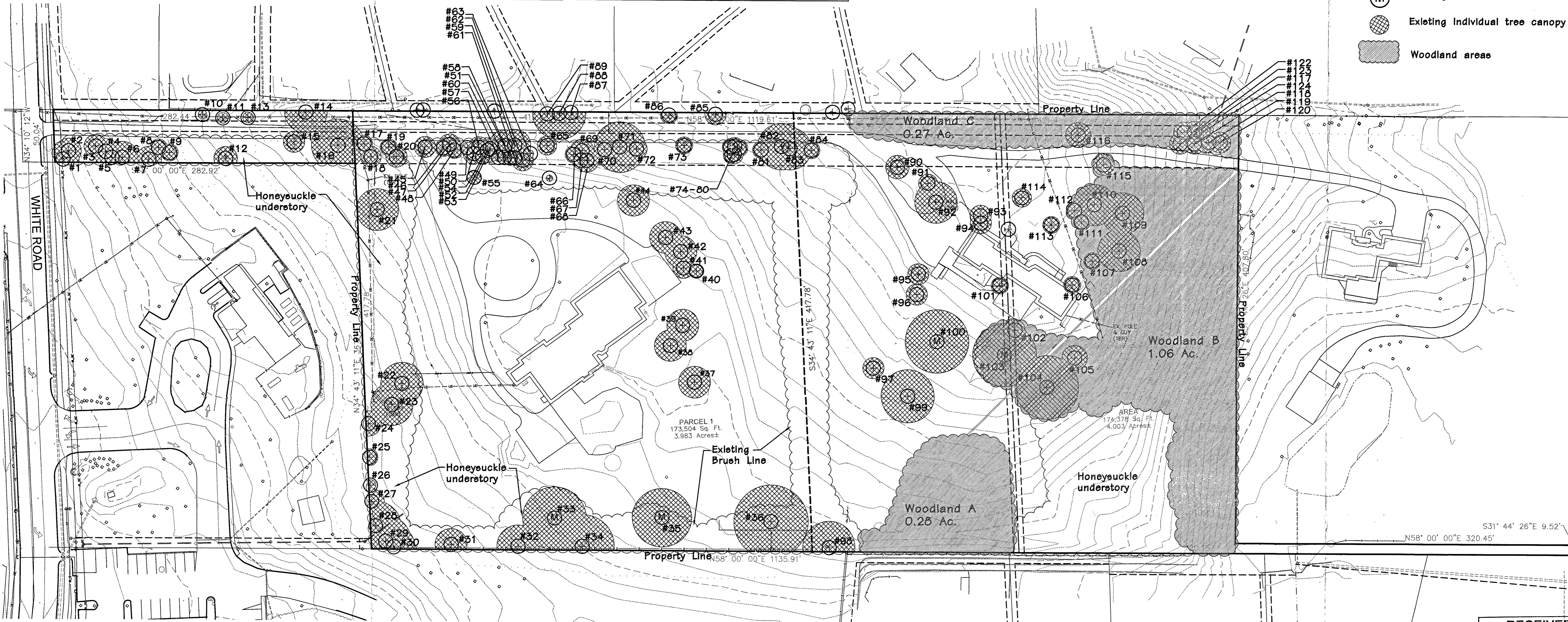
- RATING:**
- 1 = In Decline
 - 2 = Poor Quality
 - 3 = Average Quality
 - 4 = Good Quality
 - 5 = Excellent Quality

Monarch Trees are noted in the list. There are no state champion or rare trees were found on the site.

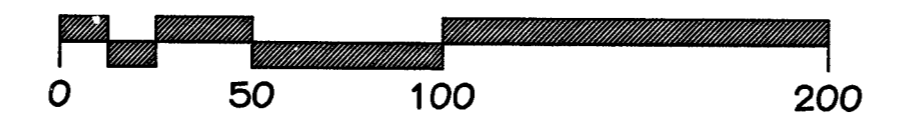
Total Site Area = 631,983 sq. ft. or 8.31 Ac.
 Woodland A = 11,888 sq. ft. or 0.27 Ac.
 Woodland B = 47,752 sq. ft. or 1.08 Ac.
 Woodland C = 7,348 sq. ft. or 0.16 Ac.
 Individual Trees = 43,944 sq. ft. or 1.04 Ac.
 TOTAL EXISTING CANOPY = 110,932 sq. ft. or 2.54 Ac.

KEY

- (+) Existing individual tree
- (M) Existing individual monarch tree
- (●) Existing individual tree canopy
- ▨ Woodland areas

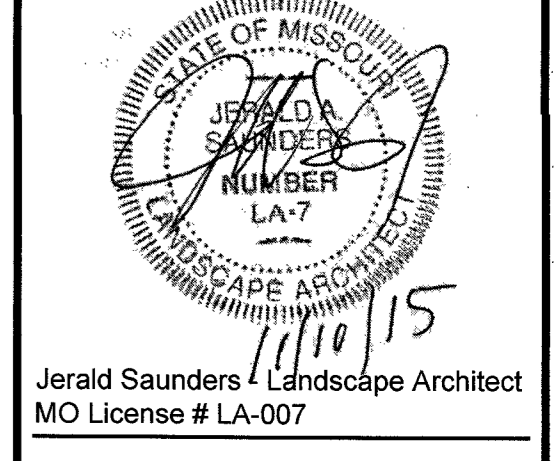


TREE STAND DELINEATION PLAN
SCALE 1"=50'



RECEIVED
City of Chesterfield
DEC 2 2 2015
Department of Public Services

Tree Stand Delineation Plan
Prepared under direction of:
Douglas DeLong
Certified Arborist MW- 4826A
Douglas A. DeLong



Jerald Saunders, Landscape Architect
MO License # LA-007

Consultants:

**White Road Site
Chesterfield, Missouri**
Stock & Associates

Revisions:

Date	Description	No.

Drawn: BB
Checked: RS

loomisAssociates
landscapeArchitects/planners
777 Spring-40 Park Drive, Suite 105
Chesterfield, MO 63015
630.515.5658 Fax 630.515.0797
e-mail: info@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Stand Delineation Plan
Sheet No.:	TSD
Date:	10/27/15
Job #:	813.043