



VILA

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Planning Commission Staff Report

Project Type: Subdivision Record Plat

Meeting Date: January 11, 2016

From: Jonathan Raiche, AICP
Senior Planner

Location: North of Wild Horse Creek Road and west of its intersection of Long Road and east of its intersection with Savonne Court

Applicant: Pulte Homes of St. Louis, LLC

Description: **Bur Oaks, Record Plat:** A Subdivision Plat for a 21.88 acre tract of land “E-1/2AC” Estate District with a “WH” Wild Horse Creek Road Overlay District designation located on the north side of Wild Horse Creek Road and west of its intersection of Long Road and east of its intersection with Savonne Court.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of Pulte Homes of St. Louis, LLC has submitted a request for a Subdivision Plat for a 21.88 acre tract which proposes thirty-five (35) new lots, various areas of common ground, and one interior street.

HISTORY OF SUBJECT SITE

On February 2, 2015, the City of Chesterfield approved [Ordinance 2831](#), which zoned the subject site, as seen in Figure 1 on the following page, from an “NU” Non-Urban District to an “E-1/2AC” Estate District with a “WH” Wild Horse Creek Road Overlay District designation. The Site Development Plan was subsequently approved by the Planning Commission on April 27, 2015. After that initial approval, an Amended Site Development Plan for the purpose of finalizing revisions to the proposed storm water infrastructure was approved administratively on November 24, 2015.



Figure 1 **Aerial Photo**

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish thirty-five (35) lots within the Bur Oaks development. The majority of the Mary Schaeffer estate has been demolished as permitted with the Site Development Plan. As required during the Site Development Plan process, the original smoke house was successfully donated to Faust Park. In recognition of the historical significance of this estate, the developer is also required to install a historic marker that will be located along the proposed trail near the historic estate.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2831. Staff recommends approval of the Record Plat for the Bur Oaks development. The record plat also substantially conforms to the approved Site Development Plan.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

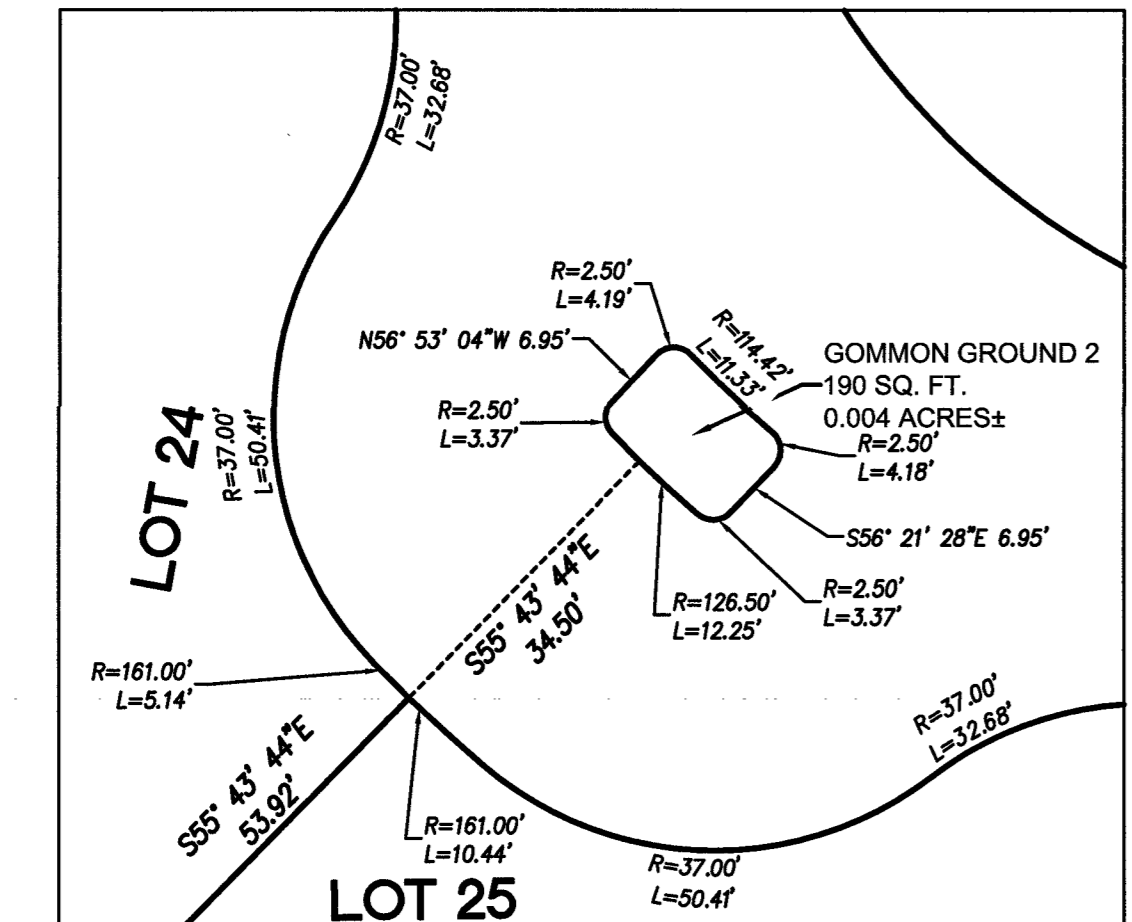
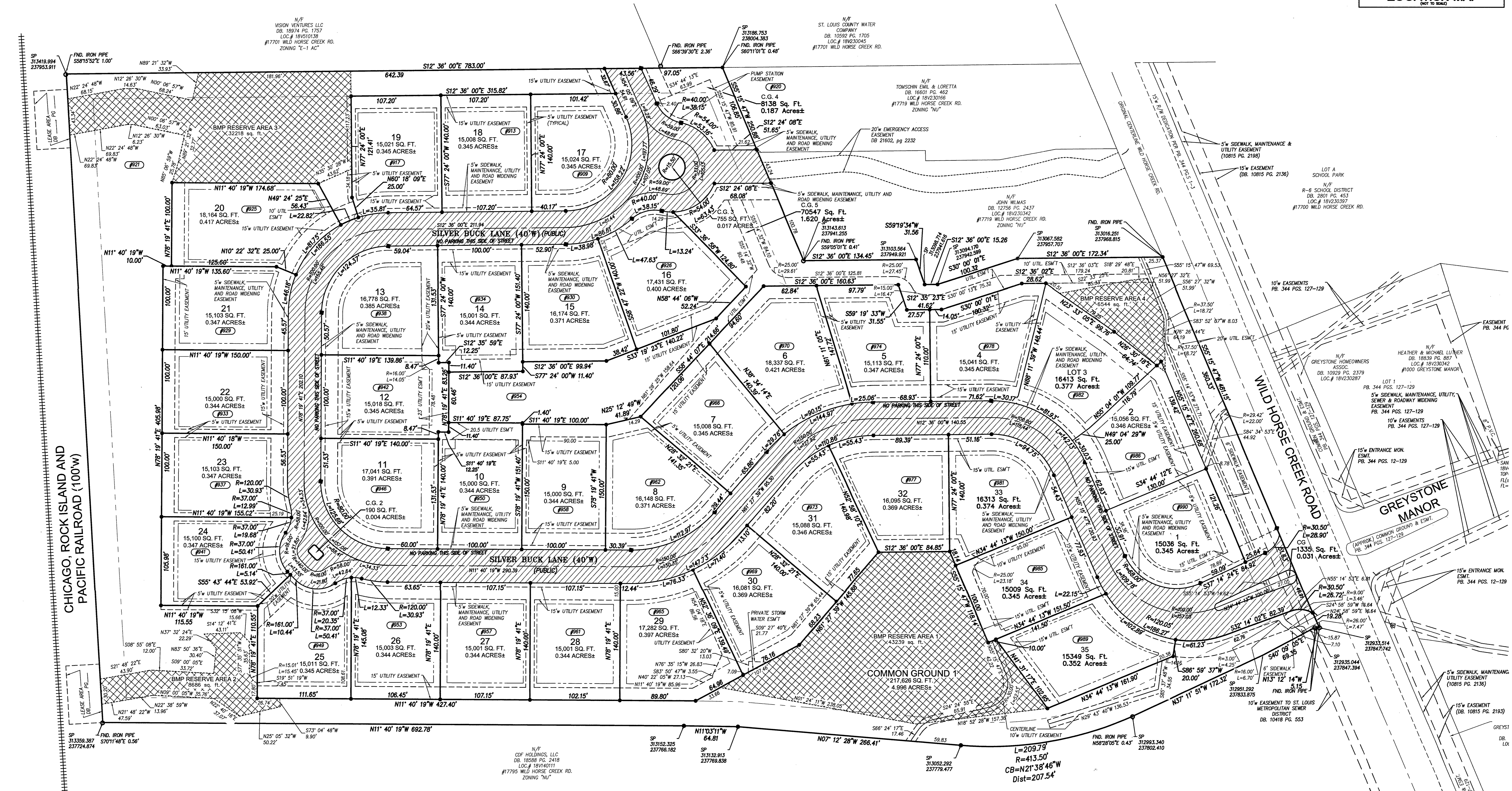
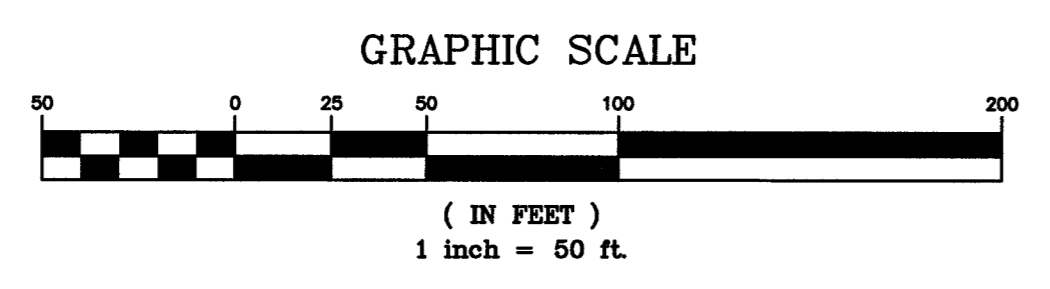
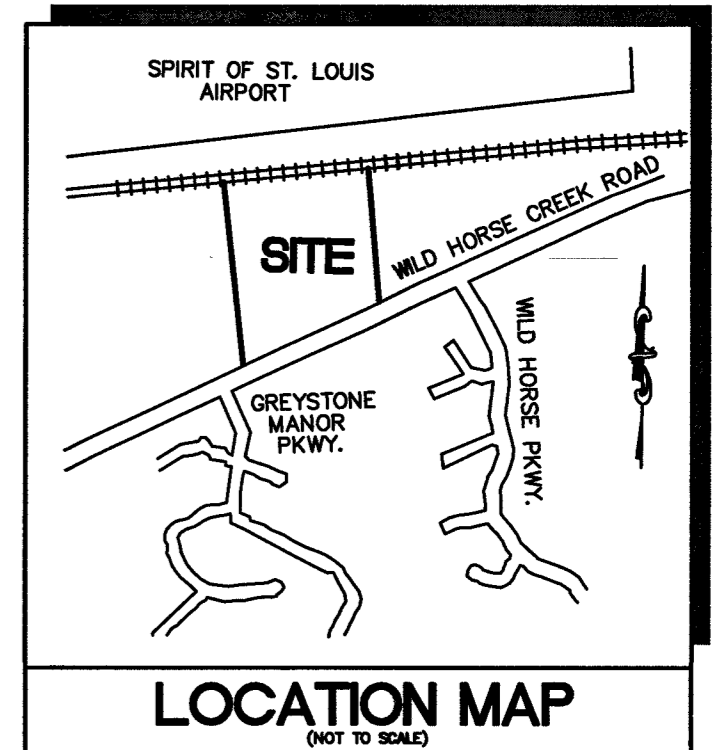
- 1) “I move to approve (or deny) the Record Plat for the Bur Oaks development.”
- 2) “I move to approve the Record Plat for the Bur Oaks development with the following conditions...” (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

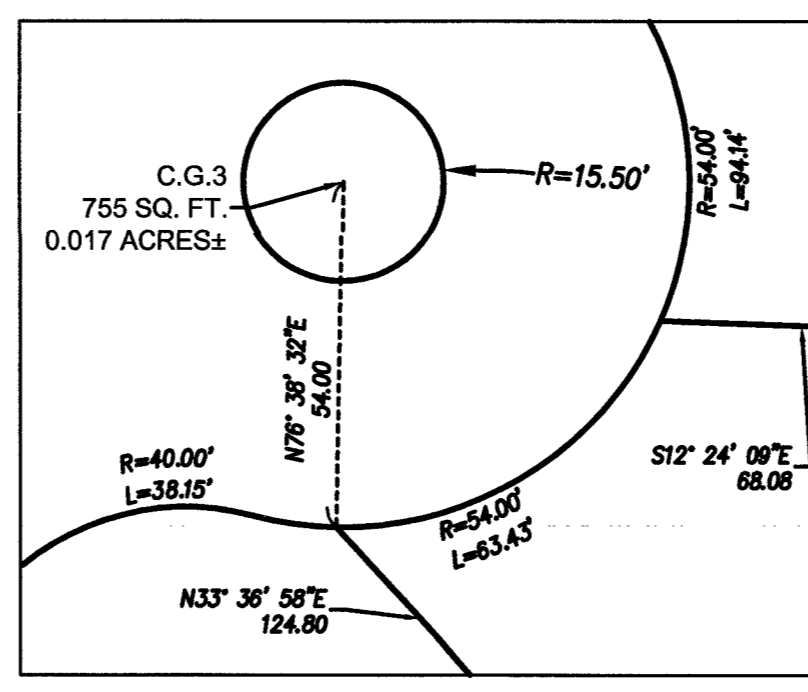
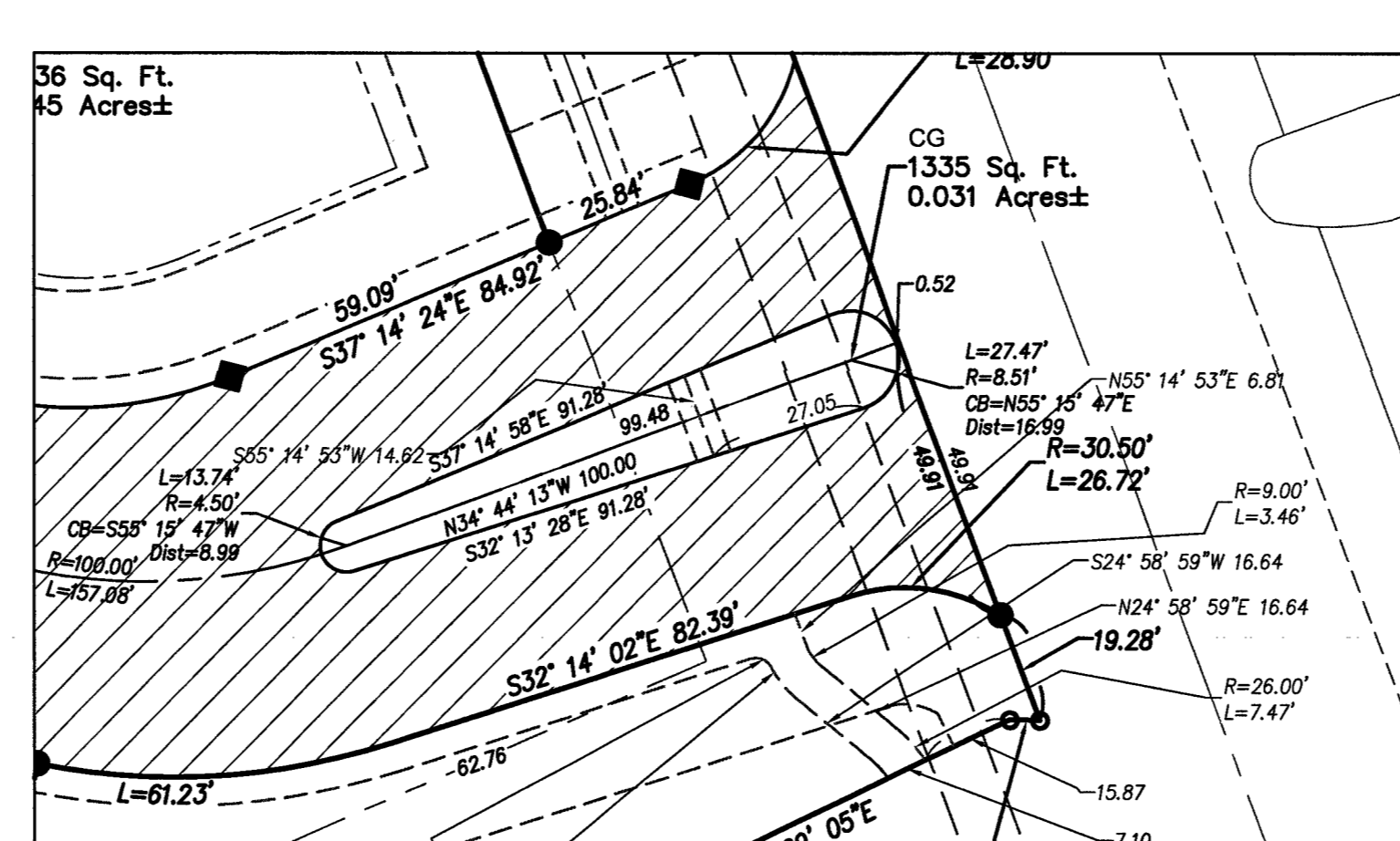
BUR OAKS SUBDIVISION

A TRACT OF LAND BEING LOT A OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS, ALSO BEING A PART OF LOT 24 OF R.H. STEVENS FARM SUBDIVISION AS RECORDED IN PLAT BOOK 363, PAGE 218 LOCATED IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 TOTAL TRACT 21877 ACRES±



ABBREVIATIONS

- C.G. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- FL. - FLOWLINE
- FEET
- FND. - FOUND
- FT.
- M.H. - MANHOLE
- N/P. - NOW OR FORMERLY
- PL. - PLAY BOOK
- PC. - 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
- SO. - SQUARE
- T. - TELEPHONE CABLE
- V.C.P. - VETRIFFED CLAY PIPE
- W. - WATER
- (8" W) - RIGHT-OF-WAY WIDTH
- M.B. - MAIL BOX



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

RECORD PLAT OF
BUR OAKS SUBDIVISION
 17751 WILD HORSE CREEK ROAD
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

REVISIONS:

| | | |
|---|------------|--|
| 1 | 09/28/2015 | |
| 2 | 10/27/2015 | |
| 3 | 12/29/2015 | |

PREPARED FOR:
 PULTE HOMES OF ST. LOUIS
 17107 CHESTERFIELD AIRPORT ROAD, STE 120
 CHESTERFIELD, MO. 63005
 PHONE: (636) 537-7164

DRAWN BY: W.J.P.
 CHECKED BY: G.M.S.
 DATE: 2/11/2015
 JOB NO: 215-5241
 PLOTTED BY: P-XXXXXX
 BASE MAP: XXX
 S.L.C. H.A.T. #: XXXX
 H.A.T. S.U.P. #: XXXX
 M.D.N.A. #: MO-XXXXXX
 SHEET TITLE: RECORD PLAT
 SHEET NO.: 1 OF 2

