



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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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: Located northwest of the intersection of Clayton Road and Schoettler Road
Applicant: WB Properties Schoettler, LLC
Description: **Schoettler Grove, Record Plat:** A Subdivision Plat for a 17.0 acre tract of land zoned “PUD” Planned Unit Development District located northwest of the intersection of Clayton Road and Schoettler Road.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of WB Properties Schoettler LLC has submitted a request for a Subdivision Plat for a 17.0 acre tract which proposes thirty-one (31) new lots, various areas of common ground, and one interior street.

HISTORY OF SUBJECT SITE

The subject property was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. Most recently in March of 2014, the City approved a petition for a zoning map amendment to “R-2” Residence District (15,000 sq.ft. lot min.) via Ordinance Number 2780 and from “R-2” to “PUD” Planned Unit Development District via [Ordinance Number 2786](#). The requested PUD permitted a total of 31 single family units on the 17.0 acre tract. The Site Development Plan was approved by the City Council on September 3, 2014.

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-one (31) lots within the Schoettler Grove development. The subject site, seen in Figure 1 on the next page, is zoned “PUD” Planned Unit Development District. As required prior to the approval of the Record Plat by Ordinance 2786, the developer has deposited \$50,000 into a bank account established by the Homeowner’s Association for the sole purpose of maintenance for the existing cemetery on the site.

The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2786, the site's governing ordinance, as well as all other applicable requirements of the City of Chesterfield Unified Development Code (UDC). The record plat substantially conforms to the approved Site Development Plan.



Figure 1: Aerial Photo

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 2786. Staff recommends approval of the Record Plat for the Schoettler Grove development.

MOTION

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

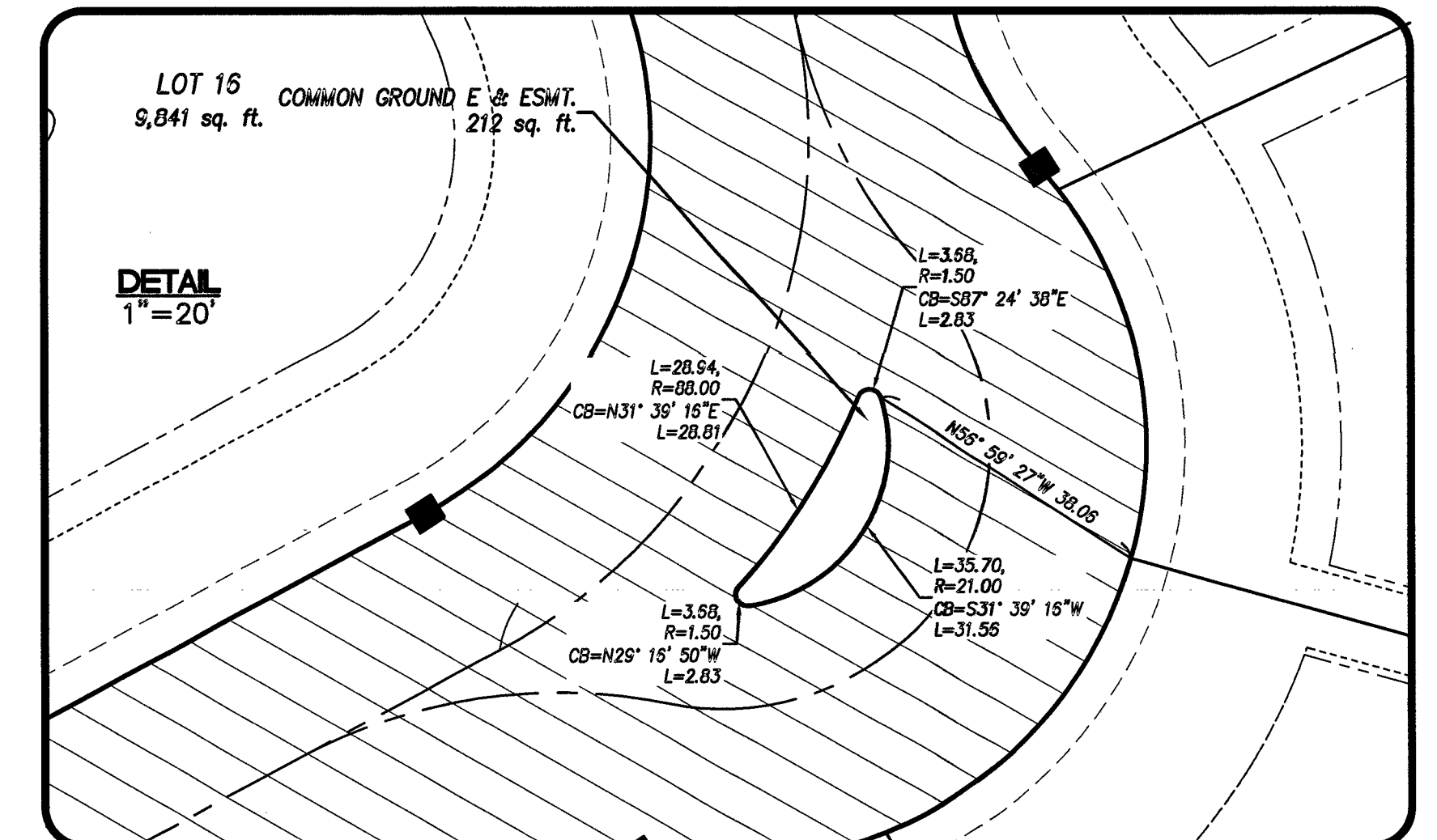
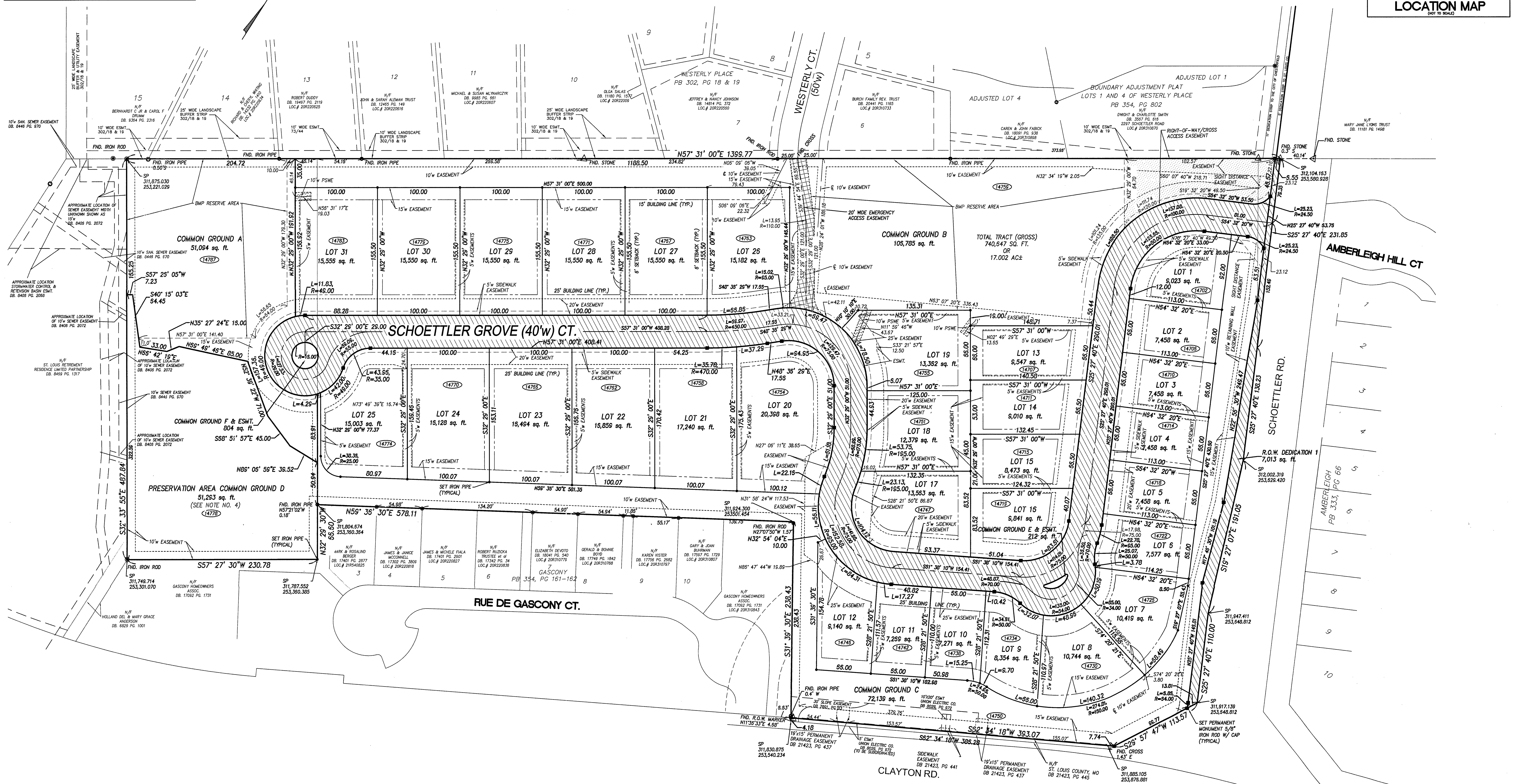
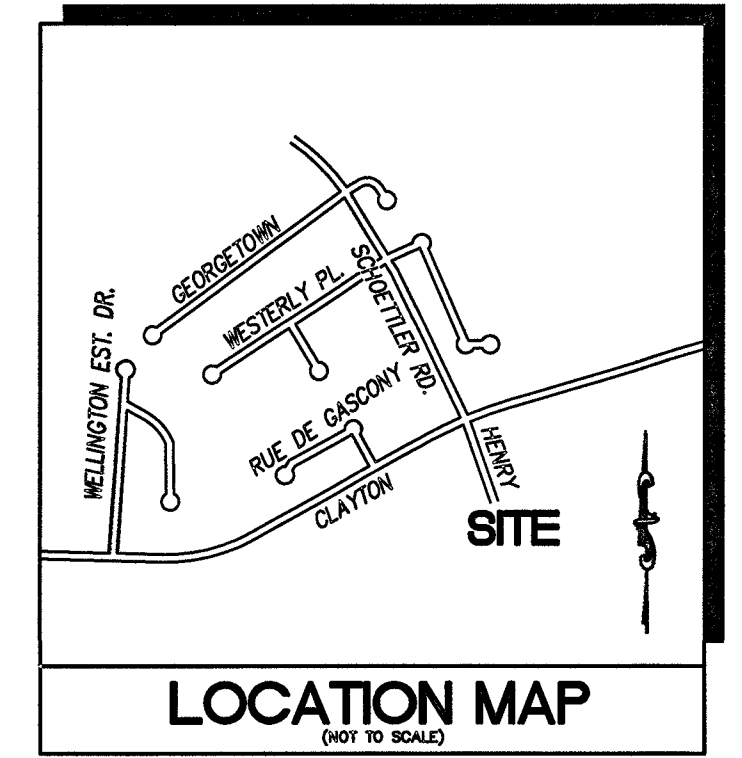
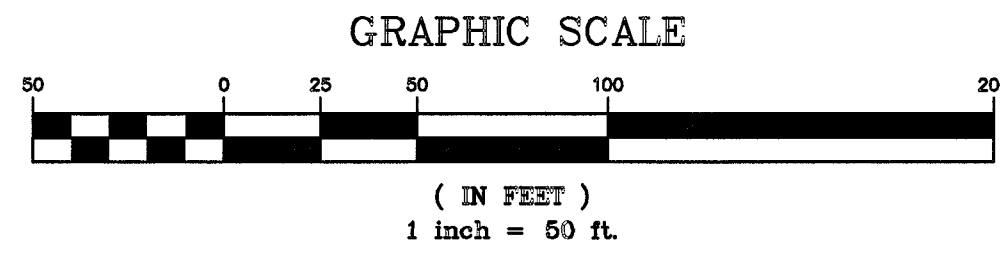
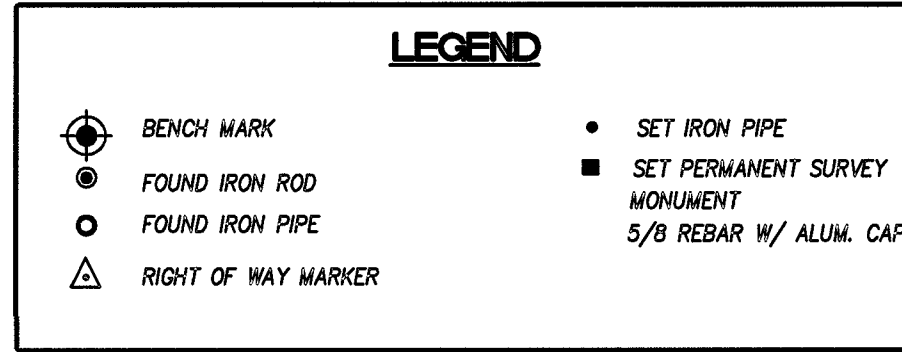
- 1) "I move to approve (or deny) the Record Plat for the Schoettler Grove development."
- 2) "I move to approve the Record Plat for the Schoettler Grove development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

SCHOETTLER GROVE

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 24
IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 740,647 SQ. FT. OR 17.002+/- ACRES



PREPARED FOR:
WB PROPERTIES, LLC
c/o BRINKMAN CONSTRUCTORS
16650 Chesterfield Grove Road, Suite 100
Chesterfield, MO, 63005
PHONE: (314) 537-9700

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

RECORD PLAT

SCHOETTLER GROVE
CLAYTON AND SCHOETTLER ROAD
CHESTERFIELD, MO.

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
CERTIFICATE OF AUTHORITY 100250

REVISIONS:

- 09/24/2014 - MSD
- 09/30/2014 - COUNTY
- 10/01/2014 - COUNTY
- 01/15/2015 - CITY COMMENTS
- 11/16/2015 - CITY COMMENTS
- 12/09/2015 - CITY COMMENTS

DRAWN BY: J.K.
CHECKED BY: D.M.E.
DATE: 5/11/14
JOB NO: 213-5071
H.S.D. P. # P-XXXXXX
BASE MAP # XXX
S.L.C. MET # XXX
MET SIZE # XX-XX-XX
M.D.R. # MO-XXXXXX
SHEET TITLE:

RECORD PLAT
SHEET NO: 1 OF 2

