



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

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.

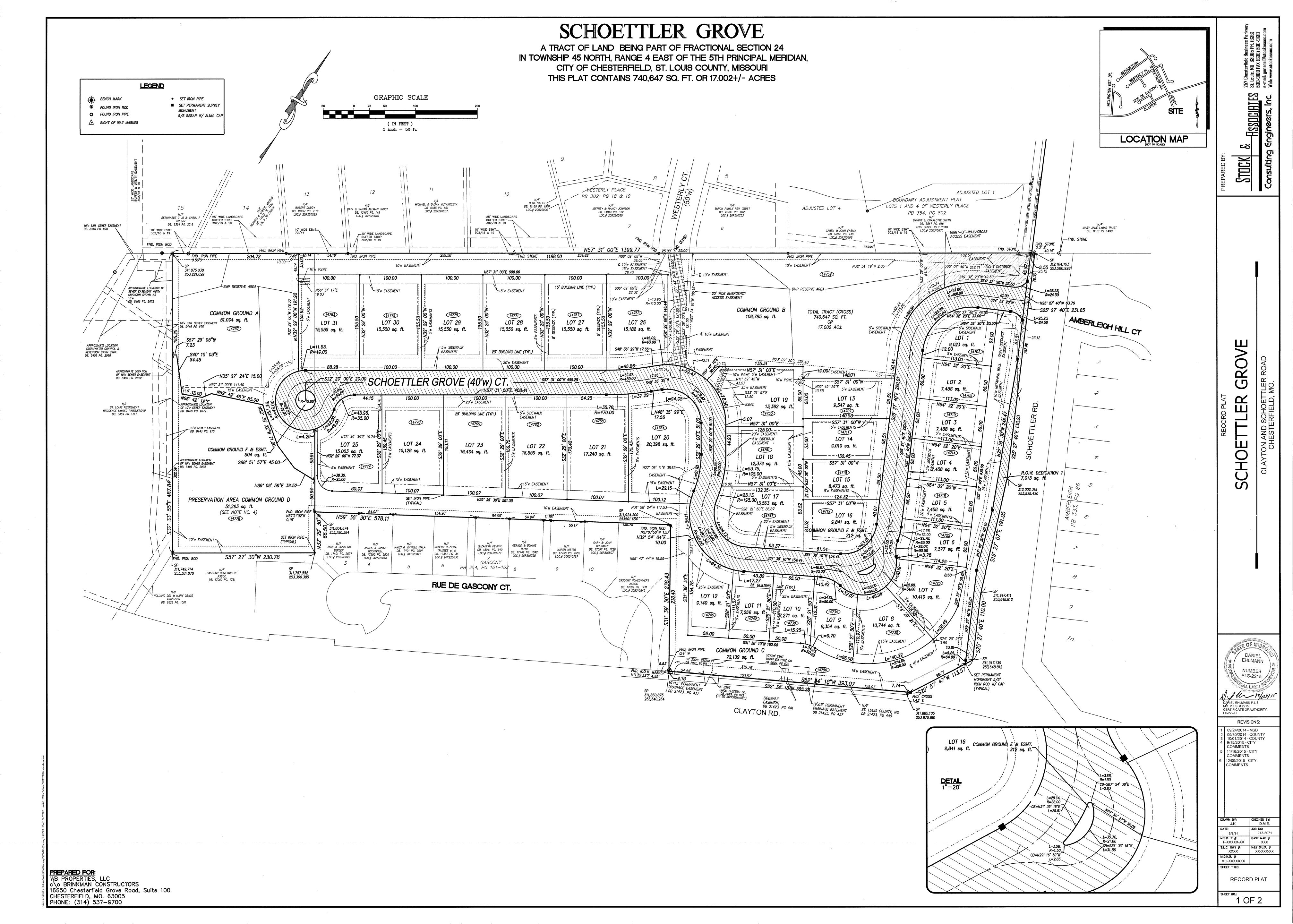
MOTION

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



A RIGHT OF WAY MARKER

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as:

"SCHOETTLER GROVE"

Schoettler Grove Court, 40 feet wide and the Widening strip along Schoettler Road, for better identification is shown hachured on this plat, and is hereby dedicated to the City of Chesterfield, Missouri, for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, Ameren Union Electric Company, AT&T Corporation, Metropolitan St. Louis Sewer District, cable companies, their successors and assigns as their interests may appear for the purpose of constructing, replacing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

The area, which for better identification is shown "cross hatched" on this plat is hereby established as a twenty (20) feet wide EMERGENCY ACCESS EASEMENT reserved by the present and future owners of Lots 1 through 31 of "Schoettler" Grove" and their respective successors and assigns, their tenants, subtenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the exclusive rights and privilege for emergency ingress and egress by the Monarch Fire Protection District and the City of Chesterfield by pedestrian, automobiles, passenger vehicles, and trucks. The owners of Lots 1 through 31 agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property and said easement shall be perpetual, and further shall run with the real estate. This access shall be a secondary emergency access only and shall include a gate as per Ordinance #2786.

Private Storm Water Easements (PSWE) as shown on this plat, are hereby given, granted, extended and conveyed to the Trustees of the aforementioned subdivision for exclusive right to build and maintain stormwater detention basins and sewers including stormwater improvements and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned stormwater detention basins and sewers, including stormwater improvements, and may assign their rights in this easement to the state, county, city or other political subdivision of the state. The easements hereby granted shall be perpetual, and further shall run with the real estate.

The 5-foot wide Retaining Wall Easement along Schoettler Road as shown on this plat is hereby dedicated to the City of Chesterfield for the purpose of constructing, maintaining, rebuilding and or repair of a retaining wall improvements along with such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned retaining wall.

Reserve areas as shown on this plat are hereby established for required storm water management features, also known as BMPs (Best Management Practices). The reserved areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated 6 day of March, 2015, as recorded in the Recorder of Deed's Book 21435, Page 843 or as amended thereafter.

The 5-foot wide Sidewalk Easement along Schoettler Grove Ct. as shown on this plat is hereby dedicated to the City of Chesterfield for

The Sight Distance Easement as shown on this plat is hereby dedicated to the City of Chesterfield, Missouri to ensure and protect the clear and unobstructed view of motorists on and entering the adjacent roadway. No part of said easement shall be built on in a manner whatsoever, nor shall the grade of the land within the easement be changed, nor shall any structure (including sign, fence or pole) be built, or planting (including trees, shrubs, grasses or weeds) within said easement unless directly approved by the City of Chesterfield. Any structure or planting approved by the City shall be maintained to provide sight distance. Any structures, plants or grading which is not approved by the City, or which is not maintained, shall be removed or corrected.

The Right-of-way/Cross Access Easement, shown hatched for better identification, is hereby dedicated for Cross Access to the current or future owner and their successors or assigns, of the 2297 Schoetler Road tract, for a Non-Exclusive right, privilege and easement to use drives and roads for ingress and egress to the property described as "2297 Schoettler Road."

Permanent and/or semi-permanent monuments, as required, will be set as shown, with the exception that the front corners may be monumented by notches or crosses cut in the concrete paving on the prolongation of the side lot line within 12 months after the recording of this plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition other survey monuments as indicated on this subdivision plat, required by the Ordinance of the City of Chesterfield, Missouri, will be set.

Common Ground Area as shown hereon, is to be conveyed to the Trustees of this Subdivision by General Warranty Deed recorded in the St. Louis County Recorder of Deeds Office.

This subdivision is hereby subject to the Covenants, Restrictions and Conditions for Schoettler Grove, as recorded in Deed Book _____, Page _____, to be simultaneously recorded with this plat.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of _____

(Print Name & Title)

STATE OF MISSOURI

COUNTY OF ST. LOUIS

personally known to me, who being by me On this _____ day of _____, 20__, before me appeared __ duly sworn, did say that (a) he is the ____ company, and has executed said instrument as the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

PROPERTY DESCRIPTION TOTAL TRACT

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westerly Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Survey 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a Stone in the Southern line of U.S. Survey 412, said point being the Northwest corner of a tract of land described in a deed book 10722, page 1411 of the St. Louis County records; thence along the Northern line of said tract North 57 degrees 31 minutes 00 seconds East, a distance of 26.60 feet to the Western line of Schoettler Road; thence along the Western line of Schoettler Road the following: thence South 25 degrees 27 minutes 40 seconds East, a distance of 370.08 feet to a point; thence South 19 degrees 27 minutes 07 seconds East, a distance of 191.05 feet to a point; thence South 25 degrees 27 minutes 40 seconds East, a distance of 110.00 feet to a point; thence South 29 degrees 57 minutes 47 seconds West, a distance of 113.57 feet to a point on the Northern line of a tract of land described in a deed to St. Louis County, Missouri as recorded in Deed Book 21423, Page 445 of the St. Louis County Records; thence along said Northern line South 62 degrees 34 minutes 18 seconds West, a distance of 393.07 feet to a point; thence leaving said North line along the Eastern and Northern line of Gascony, a subdivision filed for record on Plat Book 354, Pages 161 and 162 of the St. Louis County Records the following: North 31 degrees 39 minutes 30 seconds West, a distance of 238.43 feet to a point; thence South 59 degrees 36 minutes 30 seconds West, a distance of 578.11 feet to a point on the Eastern line of a tract of land described in a deed to the First Baptist Church of Ballwin as recorded in Deed Book 9408 Page 1794 of the St. Louis County Records; thence along the Eastern line of said tract South 32 degrees 29 minutes 30 seconds East, a distance of 66.60 feet to the Southeast corner thereof; thence along the Southern line of said tract South 57 degrees 27 minutes 30 seconds West, a distance of 230.78 feet to the Southwestern corner thereof; thence along the Western line of said tract North 32 degrees 33 minutes 55 seconds West, a distance of 487.84 feet to the Northwest corner thereof, said corner also being on the Southern line of Westerly Place, a subdivision filed for record in Plat Book 302, Pages 18 and 19 of said St. Louis County Records; thence along the Southern line of said Westerly Place and the Northern line of the aforesaid First Baptist Church tract North 57 degrees 31 minutes 00 seconds East, a distance of 231.41 feet to the Northeast corner of said First Baptist Church tract; thence continuing along the Southern line of Westerly Place, North 57 degrees 31 minutes 00 seconds East, a distance of 1141.75 feet to the Point of Beginning and containing 739,022 square feet or 16.965 acres more or le as per a survey by Stock & Associates Consulting Engineers, Inc. during the Month of April, 2013.

LENDER'S CERTIFICATION

of the St. Louis County Records, do	of Note, as secured by Deeds of Trust recorded in Bo es hereby join in and approve the foregoing Subdivision	n Plat as shown hereon.
	hereunto set out hand and affixed our corporate seal th	nis day of
, 20		
		*
		<u> </u>
•		
	Ву:	
	Print Name:	
	Print Title:	
	Pink nue.	
STATE OF)		
) SS.		
COUNTY OF)	•	
On this day of	, 20, before me appeared	
personally known, who, being by me	e duly sworn, did say that he is the	of
instrument in behalf of said	, 20, before me appeared e duly sworn, did say that he is the ational Banking Association, known to me to be the pe , and acknowledged to me th executed same for the purposes therein stated.	rson who executed the w
HISUUHIERU III DEHAN OI SAIU	executed same for the purposes therein stated.	aı
	because and my band and affixed my official and in the	a Caumbu and Clata
IN TESTIMONY WHEREOF, I have		ie County and State
IN TESTIMONY WHEREOF, I have aforesaid, the day and year first about		ie County and State
		ie County and State
	ove written.	e County and State
		e County and State
	Notary Public	
	ove written.	

This is to certify that "SCHOETTLER GROVE" was approved by the City Council for the City of Chesterfield by Ordinance No. _____, on the ____ day of __, 20__, and thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deed

Bob Nation, Mayor

Vickie Hass, City Clerk

GENERAL NOTES:

(1) Subject property lies within Flood Zone "x" (area determined to be outside the 500-year flood), according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The Maps are identified as Map 29189C0157 H with an effective date of August 2,

(2) Present Zoning: "PUD" Planned Unit Development - Ordinance No. 2786

Setback Requirements: a. Twenty (20) feet from the front yard* b. Six (6) feet from the side yard c. Fifteen (15) feet from the rear yard

*The developer has chosen to reduce the right-of-way width by ten feet with the placement of required sidewalks within a five-foot wide sidewalk, maintenance, utility and roadway widening easement. Due to this, the distance from the established right-of-way to the building line is increased by five feet.

(3) Basis of Bearings is the North line of the tract of land described in the deed recorded in Deed Book 16578, Page 626.

(4) Maintenance of the Cemetery shall be the responsibility of the Schoettler Grove Home Owner's Association".

(5) Streets within the Schoettler Grove subdivision will not be given priority snow removal by the City of Chesterfield.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-64 GRID FACTOR = 0.99990735 NORTH (Y) =310209.258 EAST(X) = 249565.583

NOTE: 1 METER = 3.28083333 FEET ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-64, ADJUSTED IN 2011

Station SL-64 to Azimuth Mark SL-64A - Grid Azimuth = 75 Degrees 55 Minutes 19 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2014 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Deed Book 16578, Page 626. The grid bearing along the Northern line on this plat is found to be North 57 degrees 31 minutes 00 seconds East. The measured bearing labeled along the same line is North 57 degrees 31 minutes 00 seconds East 1399.77 feet. The grid bearing from SL-64 to the most Northwest corner is South 69 degrees 57 minutes 59 seconds West 2194.332 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during September, 2013, by order of and for the use of WB Properties, LLC., executed a Property Boundary Survey on a tract of land Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and during the month of May, 2014 prepared a Subdivision Plat of said tract and teh results of said Survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16. Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D

-Associates

DANIEL EHLMANN NUMBER PLS-2215

DANIEL EHLMANN P.L.S. **REVISIONS:**

09/30/2014 - COUNTY 10/01/2014 - COUNTY 4 9/15/2015 - CITY COMMENTS 11/16/2015 - CITY COMMENTS 5 12/09/2015 - CITY COMMENTS

5/1/14 M.S.D. P # P-XXXXX-XX BASE MAP # S.L.C. H&T # H&T S.U.P. # XXXX XX-XX MO-XXXXXXX

RECORD PLAT

2 OF 2

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